

LAND INFORMATION MEMORANDUM

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



CAMBRIDGE





Land Information Memorandum

For property located at
15 Moemoea Place Cambridge 3434

LIM reference: LIM/0582/25
Application date: 7 July 2025

Applicant details

Applicant	Greg David Wallace
Client	
Postal address	15 Moemoea Place 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:

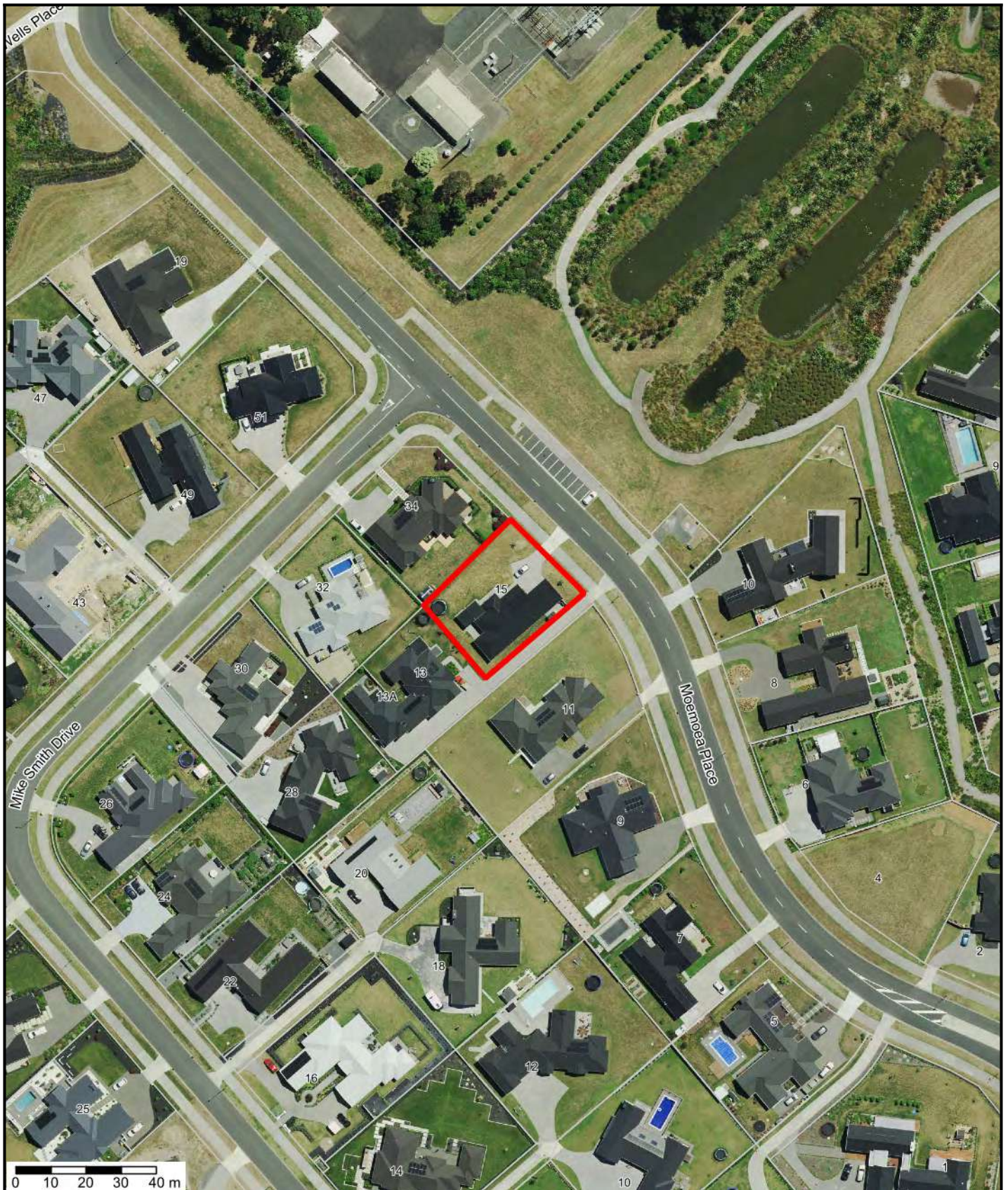
- **Part 1** contains information required to be provided pursuant to Section 44A of the Local Government Official Information and Meeting Act 1987.
- **Part 2** contains Discretionary information that the Council considers may be of interest to any prospective purchaser of a site.

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.

Tuesday 15 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	G D Wallace, J F Wallace, Tompkins Wake Trustees 2021 Limited
Property address	15 Moemoea Place Cambridge 3434
Legal description	LOT 195 DP 511302
Area	0.1000 ha
Record of title	Attached

1b Valuation details	
Valuation assessment number	04380/363.32
Date of valuation	1 August 2022
Land value	\$765000
Value of improvements	\$995000
Capital value	\$1760000

1c Rating details	
Rates struck for year 2025 to 2026	Rates Not Yet Struck
Balance of account	\$0.00
Next instalment due date	21 August 2025
Penalty date	28 August 2025

Notes:

- (1) Section 43 (3) of the Local Government Rating Act 2002 states that the *“rate shall not be affected by any alterations in the value or factors of a rating unit during the financial year in which the rates are set”*.
- (2) 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.
- (3) 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/0582/25



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




R.W. Muir
Registrar-General
of Land

Identifier 784656
Land Registration District South Auckland
Date Issued 16 June 2017
Prior References
749355

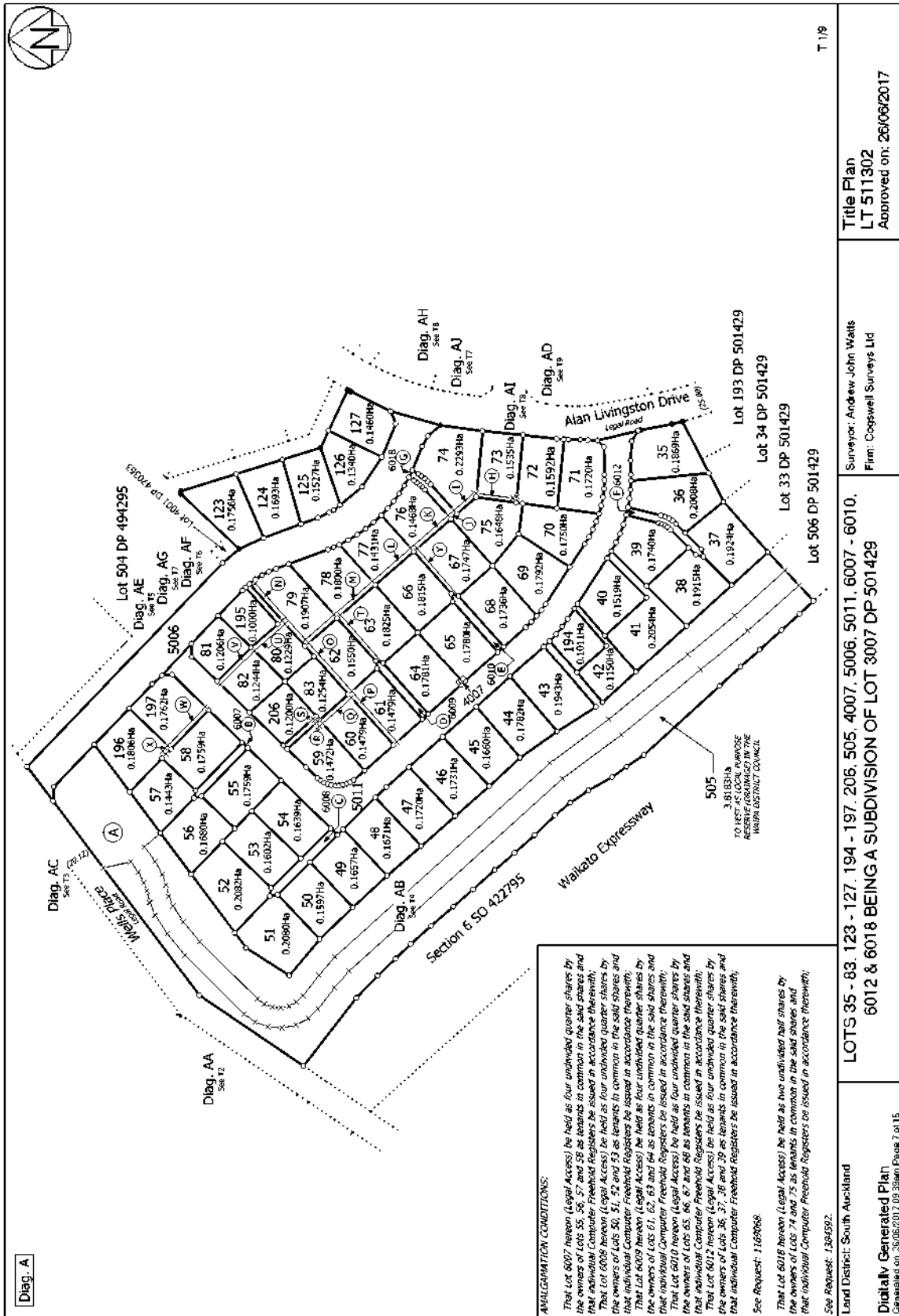
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This document has been obtained on behalf of the client and is made available to customers for general information purposes only. Neither More Real Estate Ltd nor their client warrant the accuracy, completeness or currency of the document, nor do they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

Estate Fee Simple
Area 1000 square metres more or less
Legal Description Lot 195 Deposited Plan 511302
Registered Owners
Greg David Wallace, Julie Frances Wallace and Tompkins Wake Trustees 2021 Limited

Interests

8770836.1 Encumbrance to Waipa District Council - 2.9.2011 at 9:11 am
8771707.1 Encumbrance to New Zealand Transport Agency - 15.9.2011 at 4:18 pm
10780726.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.6.2017 at 3:10 pm
Appurtenant hereto is a right to drain sewage created by Easement Instrument 10780726.6 - 16.6.2017 at 3:10 pm
The easements created by Easement Instrument 10780726.6 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 10780726.11 - 16.6.2017 at 3:10 pm
12210188.3 Mortgage to ASB Bank Limited - 31.8.2021 at 12:41 pm



2a Details of buildings on the site

This section contains details of:

- Any Building Permits issued pursuant to Council's Building Bylaw.
- Any Building Consents and Code of Compliance Certificates 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; and
- 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
BC/0772/17	Erect New Dwelling With Attached Garage	17/08/2017	12/03/2018
210094	New Outdoor Kitchen Area With New Wastewater Plumbing Connections To Existing System	03/03/2021	19/04/2021
220593	Install Pool And Pool Fencing	31/05/2022	25/09/2024

Notes:

- (1) Refer to copies of the building plans, and Certificates (where relevant).
- (2) For any further building enquiries please contact Councils Building Compliance Team.
- (3) Prior to the Building Act 1991, Council was not required to keep detailed records for building permits issued. As such, limited information is held and in some cases we are unable to identify building permits for particular properties.

LIM/0582/25

Form 7

Code Compliance Certificate CCC/0181/18

Section 95, Building Act 2004

The Building

Street address of building: 15 Moemoea Place Cambridge 3434

Legal description of land where building is located: LOT 195 DP 511302

Property ID: 67468 Rating unit number: 04380/363.32

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: 2018

Owner

Name of Owner:

GD Wallace & JF Wallace

Contact Name: N/A

Mailing Address:

GD Wallace, JF Wallace

1233 Oreipunga Road

RD 2

Cambridge 3494

Street Address: N/A

Phone: N/A

Landline: N/A

Mobile: 027 239 5714

Daytime: N/A

After Hours: N/A

Facsimile number: N/A

Email address: N/A

Website: N/A

First Point of Contact for Communications with the Building Consents Authority

Name of Contact:

Urban Homes NZ LTD

Contact Name: Alison Durning

Mailing Address:

PO Box 1044

Waikato Mail Centre

Hamilton 3240

Phone: 078395570

Landline: 078395570

Mobile: 027 383 7600

Facsimile number: N/A

Email address: alison@urban.co.nz

Building Work

Building consent number: BC/0772/17

Issued by: Waipa District Council

Completed Work: Lot 195 - Erect New Dwelling with Attached Garage

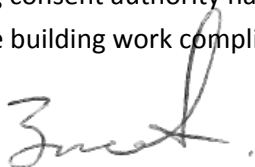
Value of work: \$ 472,000.00

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: 12/03/2018

Form 5

Building Consent BC/0772/17

Section 51, Building Act 2004

The Building

Street address of building: Alan Livingston Drive Cambridge 3434

Legal description of land where building is located: LOT 3007 DP 501429

Property ID: 66985

Rating unit number: 04380/362.85

Building Name: N/A

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

Level/Unit number: N/A

The Owner

Name of Owner:

Grantchester Farms Ltd

Contact Person: N/A

Mailing Address:

GD Wallace, JF Wallace

1233 Oreipunga Road

RD 2

Cambridge 3494

Street Address: N/A

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

Name of Contact:

Urban Homes

Contact Person: N/A

Mailing Address:

PO Box 1044

Waikato Mail Centre

Hamilton 3240

Street Address:

Phone

Landline: – N/A

Mobile: – 027 239 5714

Daytime: – N/A

After hours: – N/A

Facsimile number: N/A

Email: greg.julie.wallace@gmail.com

Website: N/A

Phone

Landline: – 07 839 5570

Mobile: – 027 383 7600

Daytime: – 07 839 5570

After Hours:- N/A

Facsimile number: N/A

Email: joanna.chalmers@urban.co.nz

Website: N/A

Building Work

The following building work is authorised by this building consent:

Proposed work: Lot 195 - Erect New Dwelling with Attached Garage

Classified Use: Detached Dwelling

Value of work: \$472,000.00

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

Foundations/Pile Holes (prior to pouring of concrete)

- Boundary pegs are to be located.
- All reinforcing steel is to be completed and tied in place.
- Excavated sites for sand pads are to be inspected by Council Building Control Officer prior to any sand fill being placed.
- If the depth of the sand fill exceeds 600mm the site is to be inspected by a Geotechnical Engineer who must also supervise the sand filling operation and provide a report to Council confirming the sand fill is capable of supporting the proposed building.

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-Wrap/Structural Framing

At the completion of the framing and bracing/fixings but prior to the fixing of any wall wrap/cladding or roofing underlay/cladding.

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.

Post Lining (prior to stopping of walls)

Bracing elements to be nailed off.

Sanitary/Stormwater Drainage

After the completion of all drainage work AND prior to any backfilling. As Laid drainage plan to be provided at time of inspection.

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.

Geotechnical Reports

The construction of the building platform is to be supervised by a qualified engineer and a PS4 submitted to Council on completion.

Flood Levels

Finished floor level is to be a minimum 67.0m RL as per the requirements of the 221 Consent Notice.

Compliance Schedule Specified Systems

A Compliance Schedule is not required for this building.

Additional Comments or Conditions

The construction of the specifically designed onsite stormwater disposal systems is to be supervised by a qualified engineer and a PS4 submitted to Council on completion.

Signature:



Position: Building Compliance Officer – Name: Danielle Hooper

On behalf of: Waipa District Council

Date building consent issued: 17/08/17

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.
- 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.

As Laid Drainage

Working Together

Building Consent Number: 0772/17

Date: 11 / 12 / 17 No. of pages:

Builder: URBAN HOMES

Owner: WALLACE RESIDENCE

Address: 15 MOEMOE PL, CAMBRIDGE (LOT 195) ALAN LIVINGSTON DRIVE

Drain Layer Name: SAM NENDICK

(Please print clearly)

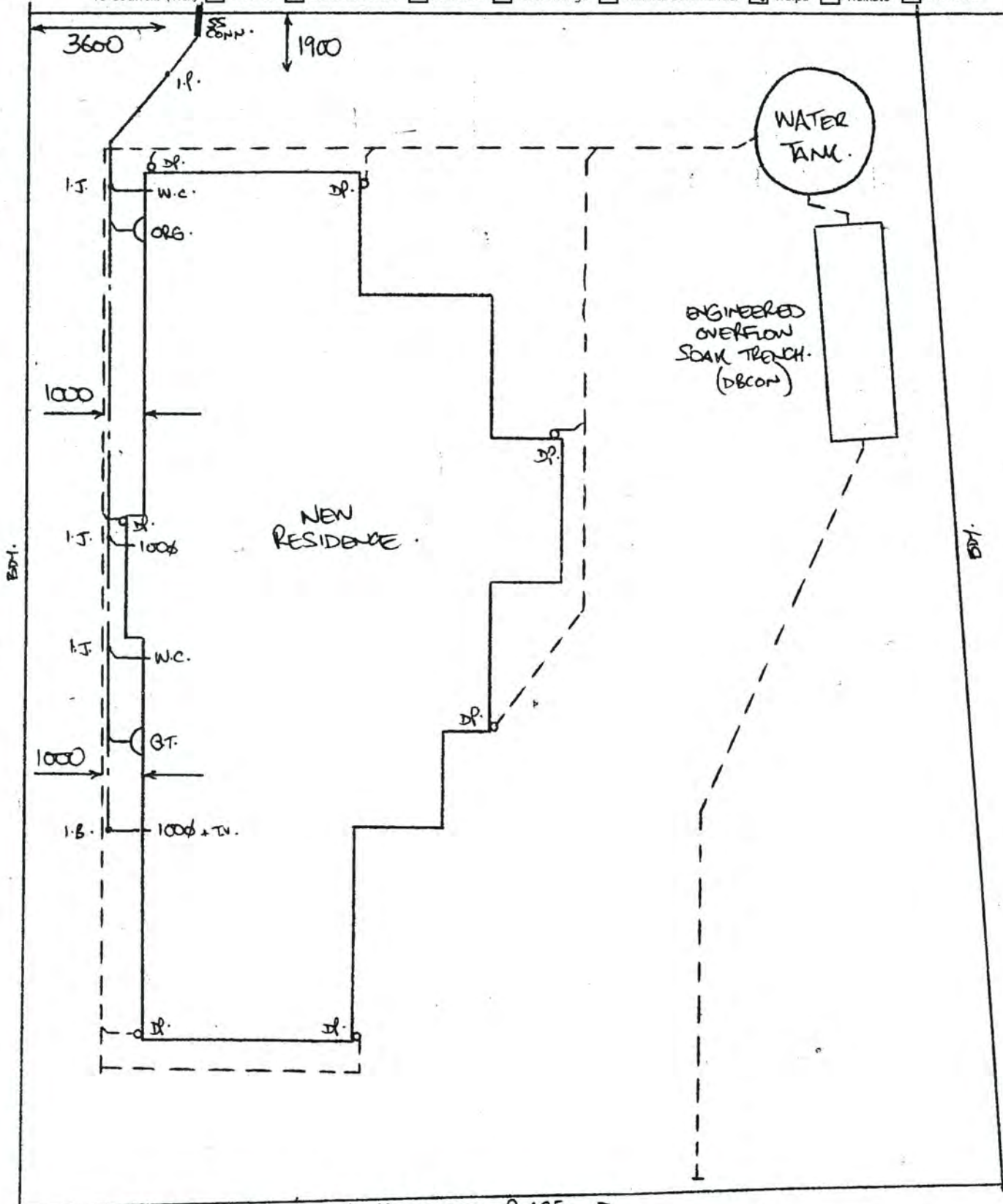
Signature:

Registration Number: 17944

Business Name:

DRAINAGE SYSTEMS

To Council: (Tick) ☐ Hauraki ☐ Matamata Piako ☐ Waitomo ☐ Otorohanga ☐ Thames Coromandel ☒ Waipa ☐ Waikato ☐ Hamilton



EARTHWORKS CALCS:

APPROX. TOPSOIL TO BE STRIPPED FROM BUILDING PLATFORM	= 95.1m ³
APPROX. TOPSOIL TO BE STRIPPED FROM DRIVEWAY AND PATIO	= 13.2m ³
APPROX. SOLID MEASURE SAND TO BE BROUGHT ON TO SITE	= 180.2m ³
TOTAL VOLUME OF EARTH TO BE MOVED	= 288.5m ³
TOTAL AREA OF EARTH TO BE MOVED	= 405.0m ²

11 x JA SOLAR 290WP PV MODULES
MOUNTED AT 25° WITH 25° ROOF IN
PORTRAIT ORIENTATION (REFER TO
MANUFACTURERS SPECIFICATIONS)

POST AND RAIL TO THIS ENTIRE
BOUNDARY AS PER ST KILDA
DESIGN GUIDELINES

KOWHAI, TITOKI OR LARGE
LEAFED KOWHAI AS PER ST
KILDA DESIGN GUIDELINES

TV AERIAL/SATELITE DISH TO BE LOCATED
ON THIS ROOF PLAN (MUST BE DISCRETELY
LOCATED FROM PUBLIC VIEW AS PER ST
KILDA DESIGN GUIDELINES)

25000L CONCRETE WATER TANK TO BE
FULLY BURIED AND SCREENED FROM
VIEW OF NEIGHBOURS WITH PLANTING
(REFER TO ENGINEERS DESIGN FOR
TANK OVERFLOW)

EXISTING WASTEWATER MAIN

MINIMUM FINISHED FLOOR LEVEL
AS PER ST KILDA WETLAND
DESIGN REPORT TABLE 10

INDICATIVE ROUTE OF NON-POTABLE
WATER SUPPLY

EXISTING WASTEWATER CONNECTION
(EXACT LOCATION TO BE CONFIRMED
ON SITE)

PROPOSED CLOTHESLINE

SCREENING MIN 1.8m HIGH TO
BE PROVIDED FOR
CLOTHESLINE AND BIN AREAS
AS PER SKDC DESIGN
GUIDELINES

POST AND RAIL TO THIS ENTIRE
BOUNDARY AS PER ST KILDA
DESIGN GUIDELINES

EXISTING WASTEWATER MAIN

PERMEABLE AREA:

TOTAL PLAN ROOF AREA	= 272.6m ²
(TOTAL PAVED AREAS	= 119.4m ²)
TOTAL PAVED AREA EXCL O/HANGS	= 102.0m ²

TOTAL NON PERMEABLE AREA	= 374.6m ²
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NETT SITE AREA	= 1000.0m ²
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TOTAL NON PERMEABLE AREA	= 37.46%
TOTAL PERMEABLE AREA	= 62.54%

LEGAL DESCRIPTION:

LOT	= 195
DP	= 511302

NETT SITE AREA	= 1000.0m ²
SITE COVERAGE	= 23.74%

PLANNING NOTES:

T.A.	= WAIPA DISTRICT COUNCIL
T.A. ZONE	= RESIDENTIAL
WIND ZONE	= HIGH
EARTHQUAKE ZONE	= ZONE 1
EXPOSURE ZONE	= ZONE B
CLIMATE ZONE	= ZONE 2



Design Centre:
444 Anglesea Street
PO Box 1044 Hamilton,
New Zealand
(07) 839 5570
office@urban.co.nz
www.urban.co.nz



Designer:
JC
Drawn:
JC
Plan type:
CUSTOM DESIGN

Sheet:

SITE PLAN

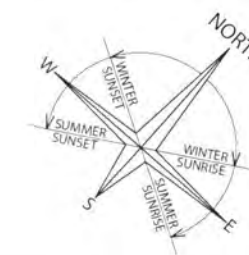
Contractor to check and verify all levels and dimensions on site prior to commencing work. DO NOT SCALE OFF DRAWINGS.
COPYRIGHT - This design and drawings remains the property of Urban Homes and may not be reproduced in whole or in part without prior written consent. Drawings to be read in conjunction with specification.

Client:

GREG & JULIE WALLACE

Address:

PROPOSED NEW DWELLING
ON LOT 195, MOEMOEA PLACE, ST KILDA, CAMBRIDGE



GENERAL NOTES:

- ALL BOUNDARY PEGS TO BE LOCATED PRIOR TO COMMENCING CONSTRUCTION
- TOP OF CONCRETE SLAB - VENEER CLADDING - ABOVE PAVING 100 mm
- TOP OF CONCRETE SLAB - VENEER CLADDING - ABOVE SOIL 150 mm
- TOP OF CONCRETE SLAB - OTHER CLADDING - ABOVE PAVING 150 mm
- TOP OF CONCRETE SLAB - OTHER CLADDING - ABOVE SOIL 225 mm
- BOTTOM OF CLADDING TO PAVING - EXCEPT MASONARY VENEER 100 mm
- BOTTOM OF CLADDING TO UNPAVED GROUND - EXCEPT MASONARY VENEER 175 mm
- ALL DRAINAGE IS DIAGRAMMATIC ONLY. PLUMBER/DRAINLAYER TO CONFIRM ALL PIPE RUNS ON SITE PRIOR TO COMMENCING CONSTRUCTION
- ALL DRAINAGE TO COMPLY WITH NZBC G12/AS1 & G13/AS2 UNLESS OTHERWISE STATED ON PLAN
- ALL JUNCTIONS BETWEEN DRAINS TO BE AS PER NZBC G12/AS1 & G13/AS1
- ALL DRAINAGE GRADIENTS TO COMPLY WITH NZBC G13/AS2 TABLE 2

SITE SAFETY:

- HAZARDCO CONSTRUCTION SITE SIGN TO BE DISPLAYED AT SITE ENTRANCE DISPLAYING CURRENT SITE HAZARDS
- HAZARDCO SITE SAFETY PACK WITH HAZARD & INDUCTION CARDS AND SITE INDUCTION REGISTER TO BE DISPLAYED AT SITE ENTRANCE
- ALL SITE CONSTRUCTION AND DEMOLITION HAZARDS TO COMPLY WITH F5/AS1

EARTHWORKS/SEDIMENT CONTROL

NOTES:

- EARTHWORKS AND SEDIMENT CONTROL TO BE IN ACCORDANCE WITH THE DISTRICT PLAN & THE WAIKATO REGIONAL PLAN
- EARTHWORKS SHALL BE CONSTRUCTED TO REMAIN SAFE AND STABLE FOR THE DURATION OF THE INTENDED LAND USE
- EARTHWORKS SHALL BE CONSTRUCTED TO BE GEOTECHNICALLY SOUND
- EARTHWORKS SHALL BE CONSTRUCTED TO WITHSTAND AND REMAIN STABLE UNDER LOADS
- ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES WILL BE ADOPTED TO MINIMISE ANY SEDIMENT LEAVING THE SITE AND ENTERING ANY WATERWAY
- ALL APPROPRIATE MEASURES WILL BE UNDERTAKEN THAT NO EARTHWORKS SHALL OBSTRUCT ANY STORMWATER OVERLAND FLOW PATH
- ALL APPROPRIATE MEASURES WILL BE UNDERTAKEN TO KEEP ROADS CLEAN AND FREE FROM SILT AND SEDIMENT TRACKED FROM SITE
- ALL APPROPRIATE MEASURES WILL BE UNDERTAKEN SO AS NOT TO CREATE A DUST NUISANCE
- ALL CONSTRUCTION NOISE SHALL COMPLY WITH THE PROVISIONS OF NZS 6803:1999
- THE OWNER SHALL RE-VEGETATE OR RE-GRASS ALL AREAS OF BARE EARTH AS SOON AS PRACTICAL

EXTERIOR LIGHTING:

- LOW INTENSITY, INDIRECT LIGHT SOURCES ARE TO BE USED FOR ALL EXTERIOR LIGHTS.
- FIXTURES ARE REQUIRED TO HAVE COVERS OR REFLECTORS TO DIRECT LIGHT TO THE GROUND AND SHIELDED THE LIGHT SOURCES TO AVOID GLARE AND LIGHT POLLUTION
- ANY ACCENT LIGHTING PLANS MUST BE SUBMITTED WITH THE HOUSE AND/OR LANDSCAPE DESIGN PLANS FOR APPROVAL BY THE SKDC. NO UPLIGHTING SHALL BE PERMITTED THAT DOES NOT FALL DIRECTLY ONTO A NON-TRANSPARENT SURFACE OR LOCATION CLOSE TO BOUNDARY POINTS. THE SKDC ENCOURAGES THE USE OF UPLIGHTING CLOSE TO THE MAIN DWELLING AND CENTRAL TO THE LOT.

NOTE:

CONTRACT ADDENDUM 10/04/2017 ALLOWS FOR:
DRIVEWAY 84.2m² 5% BLACK OXIDE CONCRETE UNSEALED
PATIOS 45.2m² 5% BLACK OXIDE CONCRETE UNSEALED
ANY ADDITIONAL CONCRETE WILL INCUR EXTRA COST

NOTE:

SEE SHEET 7 FOR ST KILDA RAIN WATER STORAGE TANK DIAGRAM

MOEMOEA PLACE

EXISTING WATER SUPPLY
CONNECTION

EXISTING WATER SUPPLY MAIN

STORMWATER SOAKAGE TRENCH
AS PER ENGINEERS DESIGN,
MINIMUM 3.0m OFFSET
FOUNDATIONS AND 1.5m OFFSET
BOUNDARY (EXACT LOCATION TO
BE CONFIRMED ON SITE)

CATCHPIT/BUBBLE UP CHAMBER
AS PER ENGINEERS DESIGN

VEHICLE CROSSING (EXACT
LOCATION TO BE
CONFIRMED ON SITE)

POST AND RAIL TO THIS
BOUNDARY EXCLUSIVE OF
DRIVEWAY CROSSING, FENCE
DESIGN AS PER ST KILDA
DESIGN GUIDELINES

PROPOSED RUBBISH &
RECYCLING BINS

SCREENING MIN 1.8m HIGH TO
BE PROVIDED FOR CLOTHESLINE
AND BIN AREAS AS PER SKDC
DESIGN GUIDELINES

Approved Waipa District Council
Building Department

0772/17

Subject to conditions of
Building Consent No

Issued:

DD01 27/04/2017

Scale:

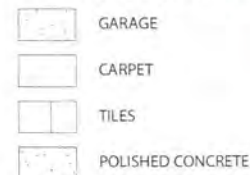
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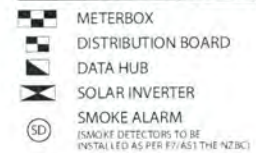
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No.	Date	Description
BC01	30/06/17	CONSENT SET
DD05	29/06/17	CLOTHESLINE SCREENING
DD04	23/06/17	UPDATED SET
DD03	21/06/17	UPDATED SET
DD02	06/06/17	UPDATED SET

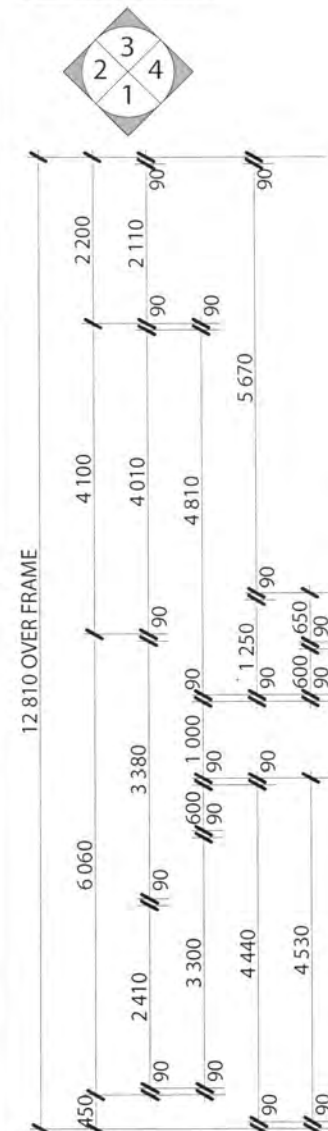
FLOOR FINISHES:



ELECTRICAL KEY:



ELEVATION KEY

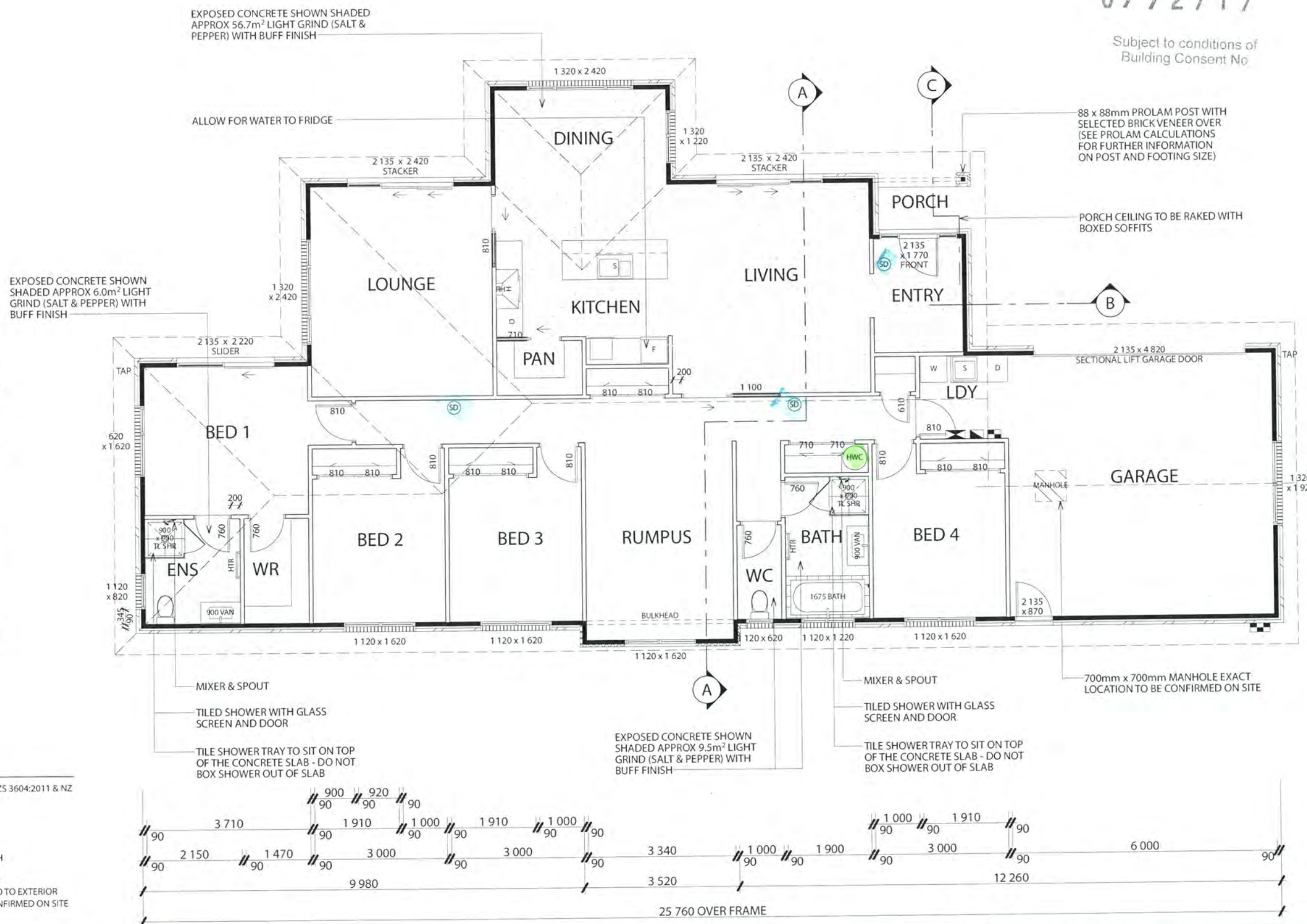


GENERAL NOTES:

- ALL CONSTRUCTION IS TO COMPLY WITH NZS 3604:2011 & NZ BUILDING CODE
- 2.4m STUD HEIGHT THROUGHOUT
- 25° ROOF PITCH
- 600mm SOFFIT OVERHANG
- 450mm GABLE OVERHANG
- EXTERIOR JOINERY SHOWN HEIGHT x WIDTH
- 2.135mm EXT. JOINERY TRIM HEAD HEIGHT
- ALL INTERIOR DOORS TO BE 1.980mm HIGH
- BATHROOMS TO BE MECHANICALLY VENTED TO EXTERIOR
- EXACT LOCATION OF MANHOLES TO BE CONFIRMED ON SITE

WALL KEY:

- 90 x 45 STUDS @ 600 CTRS & 2 ROWS OF NOGS
- 90 x 45 STUDS @ 600 CTRS & 2 ROWS OF NOGS WITH 50 CAVITY & 70 BRICK
- 90 x 45 STUDS @ 600 CTRS & 2 ROWS OF NOGS WITH 20 CAVITY & JH LINEA
- REFER TO FRAMING MANUFACTURERS PLAN FOR ADDITIONAL INTERNAL LOADBEARING WALLS & LINTEL SIZES
- ALL TIMBER TO BE H1.2 TREATED UNLESS OTHERWISE STATED AS PER NZBC B2/AS1
- ALL EXTERNAL POSTS TO BE H5 TREATED
- ALL TIMBER TO BE SGB UNLESS OTHERWISE STATED



FLOOR AREAS:

HABITABLE AREA OVER FRAME	= 184.6m²
GARAGE AREA OVER FRAME	= 41.5m²
TOTAL AREA OVER FRAME	= 226.1m²
TOTAL AREA OVER FOUNDATION	= 234.7m²
TOTAL PORCH AREA OVER FOUNDATION	= 2.7m²
TOTAL ROOF PLAN AREA	= 272.6m²



Design Centre:
444 Anglesea Street
PO Box 1044 Hamilton,
New Zealand
(07) 839 5570
office@urban.co.nz
www.urban.co.nz



Designer:
JC
Drawn:
JC
Plan type:
CUSTOM DESIGN

Sheet:

FLOOR PLAN

Contractor to check and verify all levels and dimensions on site prior to commencing work. DO NOT SCALE OFF DRAWINGS.
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Client:

GREG & JULIE WALLACE

Address:

PROPOSED NEW DWELLING
ON LOT 195, MOEMOE PLACE, ST KILDA, CAMBRIDGE

Issue	Date	Description
BC01	30/06/17	CONSENT SET
DD04	23/06/17	UPDATED SET
DD03	21/06/17	UPDATED SET
DD02	06/06/17	UPDATED SET
Issue:	DD01	27/04/2017
Scale:	1:100@A3	
Sheet No:	3 of 12	

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 15 Moemoea Place, Cambridge, 3434
Legal description of land where building is located: Lot195 Deposited Plan 511302
Building name: N/A
Location of building within site/block number: 15 Moemoea Place
Cambridge
3434
Level/unit number: N/A
Current, lawfully established, use: 8.0.1 Ancillary with 5 occupants
Year first constructed: 2017

The owner

Name of owner: Greg D Wallace and Julie F Wallace
Contact person: Greg D Wallace and Julie F Wallace
Mailing address: 15 Moemoea Place, Cambridge
Street address/registered office: 15 Moemoea Place, Cambridge
Phone number: Landline: 0272395714 Mobile: N/A
Daytime: Landline: 0272395714 Mobile: N/A
After hours: Landline: 0272395714 Mobile: N/A
Facsimile number: No information provided
Email address: greg.julie.wallace@gmail.com
Website: No information provided
First point of contact for communications with the council/building consent authority:
Mark Forrest (Forrest Builders); Mailing Address: 159 Maungatautari Rd
RD 2
Cambridge 3494; Phone: 0220490225; Email: mark@forrestbuilders.nz

Building work

Building consent number: BC210094
Description: New outdoor kitchen area with new wastewater plumbing connections to existing system
Issued by: Waipa District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

Signature: Andy Golding

Position: Building Control Officer

On behalf of: Waipa District Council

Date: 19 April 2021

Postal Address

Private Bag 2402
Te Awamutu 3840
New Zealand

Head Office

07 872 0030
101 Bank Street
Te Awamutu 3800

Cambridge Office

07 823 3800
23 Wilson Street
Cambridge 3434

210094@waipa.abcs.co.nz
BC210094

Digitally Delivered

Form 5**Building consent - BC210094**

Section 51, Building Act 2004

The building

Street address of building: 15 Moemoea Place
Cambridge
3434

Legal description of land where building is located: Lot195 Deposited Plan 511302

Building name:

Location of building within site/block number: 15 Moemoea Place
Cambridge
3434

Level/unit number: 0

The owner

Name of owner: Greg D Wallace and Julie F Wallace

Contact person:

Mailing address: 15 Moemoea Place
Cambridge 3434

Street address/registered office: 15 Moemoea Place
Cambridge 3434

Phone number: Landline: 0272395714 Mobile:

Daytime: No information provided

After hours: No information provided

Facsimile number: No information provided

Email address: greg.julie.wallace@gmail.com

Website: No information provided

First point of contact for communications with the building consent authority:
Mark Forrest (Forrest Builders); Mailing Address: 159 Maungatautari Rd
RD 2
Cambridge 3494; Phone: 0220490225; Email: mark@forrestbuilders.nz

Building work

The following building work is authorised by this building consent:

New outdoor kitchen area with new wastewater plumbing connections to existing system

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.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Inspections

The following inspections are required to be carried out by Waipa District Council:

- Drainage
- Final

Booking Inspections

Inspections must be booked prior to 4pm 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 inquiries regarding this consent to the Customer Support team on 0800 924 723.

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records. Please upload all required documents via your customer portal or email to the consent email

address.

Documents required

Final

- G13: As-builts Drainlayer Details Including Stormwater
- G12: Pipework pressure test documentation

All required documents are to submitted and approved prior to final inspection being carried out.

Compliance schedule

A compliance schedule is not required for this building.

Attachments

Copies of the following documents are attached to this building consent:

- Advice notes note Drainage and Final inspection may be completed at same time.

Signature: Russell Hewer

Position: Building Control Officer

On behalf of: Waipa District Council

Issue Date: 03 March 2021

Advice notes

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Section 52 - Lapse of Building Consent: A building consent lapses and is of no affect if the building work to which it relates, has not commenced within 12 months after the date of issue of the building consent.

Section 92 (2A) - Code Compliance Certificate Application - Restricted Building Work: An application for Code Compliance Certificate is required to be applied for within 24 months of the Building Consent issued date, please complete this within the AlphaOne system.

As the building work involves restricted building work, all licensed building practitioners who carry out or supervise restricted building work under this consent must on completion of the work provide the Owner and the Territorial Authority (Council name) with a record of work, in the prescribed form (Form 6A), detailing what restricted building work has been carried out or supervised.

In accordance with S92 of the Building Act records of work must be included with the application for Code Compliance Certificate.

The records of building work may be submitted via the customer portal as follows:

Sign in;

Search for the appropriate project in My Applications;

Go to the Action menu by the application progress bar and select Upload Documents;

On the Miscellaneous document select attach file and upload your document.

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 within the consent portal for a Code Compliance Certificate.

Accidental Discovery Protocols: In the event that bones or artifacts 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 Heritage New Zealand Pouhere Taonga 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 Heritage New Zealand Pouhere Taonga Act 2014, regardless of whether the sites are registered.

Hazardous Materials: As with any construction project there is a likelihood that some materials used may potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

Building Consent Number:

Builder:

Owner:

Address:

Drain Layer Name:

Registration Number:

To Council: (Tick)

☐ Hauraki

☐ Matamata Piako

☐ Waitomo

☐ Otorohanga

☐ Thames Coromandel

☒ Waipa

☐ Waikato

☐ Hamilton

Date:

11 / 12 / 17

No. of pages:

URBAN HOMES

WALLACE RESIDENCE

15 MOEMOEA PLACE, CAMBRIDGE (LOT 195) ALAN LIVINGSTON DRIVE

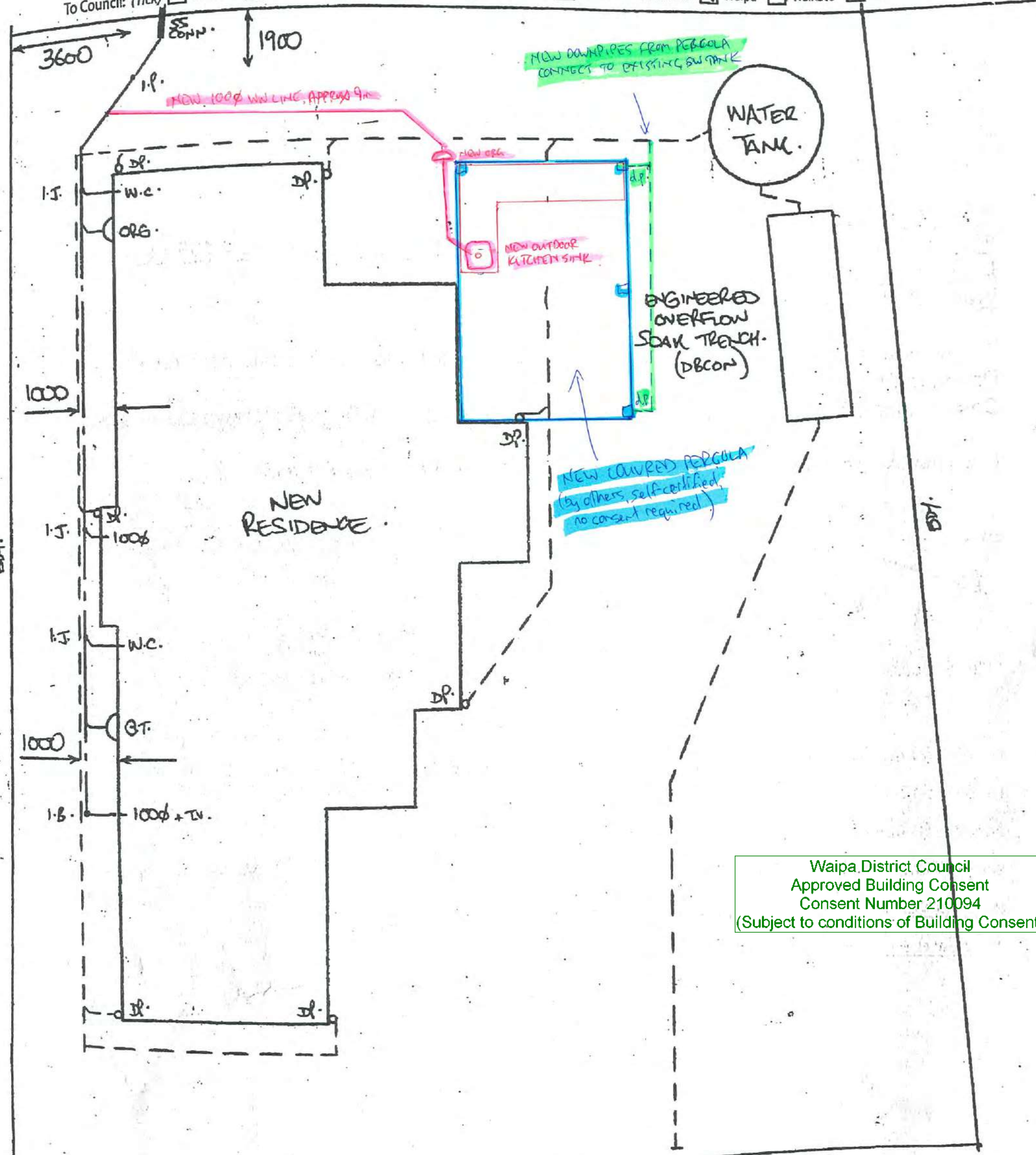
SAM NENDICK

(Please print clearly)

Signature:

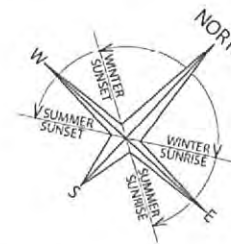
Business Name:

DRAINAGE SYSTEMS



Waipa District Council
Approved Building Consent
Consent Number 210094
(Subject to conditions of Building Consent)





GENERAL NOTES:

- ALL BOUNDARY PEGS TO BE LOCATED PRIOR TO COMMENCING CONSTRUCTION
- TOP OF CONCRETE SLAB - VENEER CLADDING - ABOVE PAVING 100 mm
- TOP OF CONCRETE SLAB - VENEER CLADDING - ABOVE SOIL 150 mm
- TOP OF CONCRETE SLAB - OTHER CLADDING - ABOVE PAVING 150 mm
- TOP OF CONCRETE SLAB - OTHER CLADDING - ABOVE SOIL 225 mm
- BOTTOM OF CLADDING TO PAVING - EXCEPT MASONRY VENEER 100 mm
- BOTTOM OF CLADDING TO UNPAVED GROUND - EXCEPT MASONRY VENEER 175 mm
- ALL DRAINAGE IS DIAGRAMMATIC ONLY. PLUMBER/DRAINLAYER TO CONFIRM ALL PIPE RUNS ON SITE PRIOR TO COMMENCING CONSTRUCTION
- ALL DRAINAGE TO COMPLY WITH NZBC G12/AS1 & G13/AS2 UNLESS OTHERWISE STATED ON PLAN
- ALL JUNCTIONS BETWEEN DRAINS TO BE AS PER NZBC G12/AS1 & G13/AS1
- ALL DRAINAGE GRADIENTS TO COMPLY WITH NZBC G13/AS2 TABLE 2

SITE SAFETY:

- HAZARDCO CONSTRUCTION SITE SIGN TO BE DISPLAYED AT SITE ENTRANCE DISPLAYING CURRENT SITE HAZARDS
- HAZARDCO SITE SAFETY PACK WITH HAZARD & INDUCTION CARDS AND SITE INDUCTION REGISTER TO BE DISPLAYED AT SITE ENTRANCE
- ALL SITE CONSTRUCTION AND DEMOLITION HAZARDS TO COMPLY WITH FS/AS1

EARTHWORKS/SEDIMENT CONTROL

NOTES:

- EARTHWORKS AND SEDIMENT CONTROL TO BE IN ACCORDANCE WITH THE DISTRICT PLAN & THE WAIKATO REGIONAL PLAN
- EARTHWORKS SHALL BE CONSTRUCTED TO REMAIN SAFE AND STABLE FOR THE DURATION OF THE INTENDED LAND USE
- EARTHWORKS SHALL BE CONSTRUCTED TO BE GEOTECHNICALLY SOUND
- EARTHWORKS SHALL BE CONSTRUCTED TO WITHSTAND AND REMAIN STABLE UNDER LOADS
- ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES WILL BE ADOPTED TO MINIMISE ANY SEDIMENT LEAVING THE SITE AND ENTERING ANY WATERWAY
- ALL APPROPRIATE MEASURES WILL BE UNDERTAKEN THAT NO EARTHWORKS SHALL OBSTRUCT ANY STORMWATER OVERLAND FLOW PATH
- ALL APPROPRIATE MEASURES WILL BE UNDERTAKEN TO KEEP ROADS CLEAN AND FREE FROM SILT AND SEDIMENT TRACKED FROM SITE
- ALL APPROPRIATE MEASURES WILL BE UNDERTAKEN SO AS NOT TO CREATE A DUST NUISANCE
- ALL CONSTRUCTION NOISE SHALL COMPLY WITH THE PROVISIONS OF NZS 6803:1999
- THE OWNER SHALL RE-VEGETATE OR RE-GRASS ALL AREAS OF BARE EARTH AS SOON AS PRACTICAL

EXTERIOR LIGHTING:

- LOW INTENSITY, INDIRECT LIGHT SOURCES ARE TO BE USED FOR ALL EXTERIOR LIGHTS.
- FIXTURES ARE REQUIRED TO HAVE COVERS OR REFLECTORS TO DIRECT LIGHT TO THE GROUND AND SHIELD THE LIGHT SOURCES TO AVOID GLARE AND LIGHT POLLUTION
- ANY ACCENT LIGHTING PLANS MUST BE SUBMITTED WITH THE HOUSE AND/OR LANDSCAPE DESIGN PLANS FOR APPROVAL BY THE SKDC. NO UPLIGHTING SHALL BE PERMITTED THAT DOES NOT FALL DIRECTLY ONTO A NON-TRANSPARENT SURFACE OR LOCATION CLOSE TO BOUNDARY POINTS. THE SKDC ENCOURAGES THE USE OF UPLIGHTING CLOSE TO THE MAIN DWELLING AND CENTRAL TO THE LOT.

NOTE:
CONTRACT ADDENDUM 10/04/2017 ALLOWS FOR:
DRIVEWAY 84.2m² 5% BLACK OXIDE CONCRETE UNSEALED
PATIOS 45.2m² 5% BLACK OXIDE CONCRETE UNSEALED
ANY ADDITIONAL CONCRETE WILL INCUR EXTRA COST

NOTE:
SEE SHEET 7 FOR ST KILDA RAIN WATER STORAGE TANK DIAGRAM

APPROX. TOP SOIL TO BE STRIPPED FROM DRIVEWAY AND PATIO
APPROX. SOLID MEASURE SAND TO BE BROUGHT ON TO SITE
TOTAL VOLUME OF EARTH TO BE MOVED
TOTAL AREA OF EARTH TO BE MOVED

= 95.1m³
= 13.2m³
= 180.2m³
= 288.5m³
= 405.0m²

11 x JA SOLAR 290WP PV MODULES
MOUNTED AT 25° WITH 25° ROOF IN
PORTRAIT ORIENTATION (REFER TO
MANUFACTURERS SPECIFICATIONS)

POST AND RAIL TO THIS ENTIRE
BOUNDARY AS PER ST KILDA
DESIGN GUIDELINES

KOWHAI, TITOKI OR LARGE
LEAFED KOWHAI AS PER ST
KILDA DESIGN GUIDELINES

TV AERIAL/SATELITE DISH TO BE LOCATED
ON THIS ROOF PLAN (MUST BE DISCRETELY
LOCATED FROM PUBLIC VIEW AS PER ST
KILDA DESIGN GUIDELINES)

25000L CONCRETE WATER TANK TO BE
FULLY BURIED AND SCREENED FROM
VIEW OF NEIGHBOURS WITH PLANTING
(REFER TO ENGINEERS DESIGN FOR
TANK OVERFLOW)

EXISTING WASTEWATER MAIN

MINIMUM FINISHED FLOOR LEVEL
AS PER ST KILDA WETLAND
DESIGN REPORT TABLE 10

INDICATIVE ROUTE OF NON-POTABLE
WATER SUPPLY

EXISTING WASTEWATER CONNECTION
(EXACT LOCATION TO BE CONFIRMED
ON SITE)

PROPOSED CLOTHESLINE

SCREENING MIN 1.8m HIGH TO
BE PROVIDED FOR
CLOTHESLINE AND BIN AREAS
AS PER SKDC DESIGN
GUIDELINES

POST AND RAIL TO THIS ENTIRE
BOUNDARY AS PER ST KILDA
DESIGN GUIDELINES

EXISTING WASTEWATER MAIN

PERMEABLE AREA:

TOTAL PLAN ROOF AREA = 272.6m²
TOTAL PAVED AREAS = 119.4m²
TOTAL PAVED AREA EXCL O/HANGS = 102.0m²
TOTAL NON PERMEABLE AREA = 374.6m²
NETT SITE AREA = 1000.0m²
TOTAL NON PERMEABLE AREA = 37.46%
TOTAL PERMEABLE AREA = 62.54%

LEGAL DESCRIPTION:

LOT = 195
DP = 511302
NETT SITE AREA = 1000.0m²
SITE COVERAGE = 23.74%

PLANNING NOTES:

T.A. = WAIKATO DISTRICT COUNCIL
T.A. ZONE = RESIDENTIAL
WIND ZONE = HIGH
EARTHQUAKE ZONE = ZONE 1
EXPOSURE ZONE = ZONE B
CLIMATE ZONE = ZONE 2

SITE PLAN

Contractor to check and verify all levels and dimensions on site prior to commencing work. DO NOT SCALE OFF DRAWINGS.
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Client: GREG & JULIE WALLACE
Address:

PROPOSED NEW DWELLING
ON LOT 195, MOEMOEA PLACE, ST KILDA, CAMBRIDGE

Date	Description
30/06/17	CONSENT SET
29/06/17	CLOTHESLINE SCREENING
23/06/17	UPDATED SET
21/06/17	UPDATED SET
06/06/17	UPDATED SET
06/06/17	UPDATED SET

Issued: DD01 27/04/2017
Scale: 1:200@A3
Sheet No: 1 of 12

urban
HOMES BUILT WITH INTEGRITY

Design Centre:
444 Anglesea Street
PO Box 1044 Hamilton,
New Zealand
(07) 839 5570
office@urban.co.nz
www.urban.co.nz



Designer: JC
Drawn: JC
Plan type: CUSTOM DESIGN

Form 7 Code compliance certificate

Section 95, Building Act 2004

220593@waipa.abcs.co.nz
BC220593

Digitally Delivered

The building

Street address of building: 15 Moemoea Place, Cambridge 3434
Legal description of land where building is located: Lot 195 DP 511302
Building name: N/A
Location of building within site/block number: 15 Moemoea Place
Cambridge 3434
Level/unit number: 0
Current, lawfully established, use: 7.0.1 Outbuildings with 1 occupant
Year first constructed: 2022

The owner

Name of owner: Greg David Wallace, Julie France Wallace And
Tompkins Wake Trustee 2021 Limited
Contact person: Greg Wallace
Mailing address: 15 Moemoea Place, Cambridge
Street address/registered office: N/A
Phone number: Landline: 0272395714 Mobile: N/A
Daytime: Landline: 0272395714 Mobile: N/A
After hours: Landline: 0272395714 Mobile: N/A
Facsimile number: No information provided
Email address: greg.julie.wallace@gmail.com
Website: No information provided
First point of contact for communications with the council/building consent authority:
Genaviene Hapi (Building Consent Services); Mailing Address: 8/232 Killarney Road
Frankton
Hamilton 3204; Phone: 0211482486; Email: info@buildingconsentservices.co.nz

Building work

Building consent number: BC220593
Description: Install Pool and Pool Fencing

Amendment 1: Swimming pool fencing to now
incorporate the boundary fence
Issued by: Waipā District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

Signature: Michael Black

Position: Building Inspector

On behalf of: Waipa District Council

Date: 25 September 2024

Postal Address

Private Bag 2402
Te Awamutu 3840
New Zealand

Head Office

07 872 0030
101 Bank Street
Te Awamutu 3800

Cambridge Office

07 823 3800
23 Wilson Street
Cambridge 3434

220593@waipa.abcs.co.nz
BC220593

Digitally Delivered

Form 5**Building consent - BC220593.A1**

Section 51, Building Act 2004

The building

Street address of building: 15 Moemoea Place
Cambridge 3434

Legal description of land where building is located: Lot 195 DP 511302

Building name:

Location of building within site/block number: 15 Moemoea Place
Cambridge 3434

Level/unit number: 0

The owner

Name of owner: Greg David Wallace, Julie France Wallace And
Tompkins Wake Trustee 2021 Limited

Contact person: Greg Wallace

Mailing address: 15 Moemoea Place
Cambridge 3434

Street address/registered office:

Phone number: Landline: 0272395714 Mobile:

Daytime: No information provided

After hours: No information provided

Facsimile number: No information provided

Email address: greg.julie.wallace@gmail.com

Website: No information provided

First point of contact for communications with the building consent authority:
Genaviene Hapi (Building Consent Services); Mailing Address: 8/232 Killarney Road
Frankton
Hamilton 3204; Phone: 0211482486; Email: info@buildingconsentservices.co.nz

Building work

The following building work is authorised by this building consent:
Install Pool and Pool Fencing

Amendment 1: Swimming pool fencing to now incorporate the boundary fence

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.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Inspections

The following inspections are required to be carried out by Waipa District Council:

Inspections generated from Main Building

- Pool Prepour
- Final

Inspections generated from Amendment 1

No additional inspections have been generated.

Booking Inspections

Please arrange the booking of inspections and direct inquiries regarding this consent to the Customer Support team on 0800 924 723 between 8am and 5pm, Monday to Friday. Please quote the Building Consent number when booking inspections. The approved consent plans and associated documents must be on-site for all inspections.

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records. Please upload all required documents via your customer portal or email to the consent email address.

Documents required

MAIN BUILDING

Final

- Wastewater As-built Drainage Plan - If Required
- G9: Energy works certificate

All required documents are to submitted and approved prior to final inspection being carried out.

Compliance schedule

A compliance schedule is not required for this building.

Attachments

Copies of the following documents are attached to this building consent:

- Advice notes

Signature: Shona Cooper

Position: Building Compliance Officer - Processing

On behalf of: Waipa District Council

Issue Date: 13 September 2022

Advice notes

Section 52 - Lapse of Building Consent: A building consent lapses and is of no affect if the building work to which it relates, has not commenced within 12 months after the date of issue of the 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 within the consent portal for a Code Compliance Certificate.

Accidental Discovery Protocols: In the event that bones or artifacts 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 Heritage New Zealand Pouhere Taonga 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 Heritage New Zealand Pouhere Taonga Act 2014, regardless of whether the sites are registered.

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Swimming Pools: Pool fencing is to be inspected and approved by a Council Building Compliance Officer prior to the pool being filled or partly filled with water. A temporary fence or barrier is to be installed complying with the requirements of Clause F9 of the NZBC if the pool is to be filled prior to the consented fencing being installed. An inspection of this fence or barrier is required to be completed by a Council Building Compliance Officer prior to the pool being filled or partly filled with water.

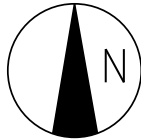
Swimming Pool Register: The swimming pool that was identified by the applicant when completing the the application form is recorded on the council swimming pool register. The owner has a statutory obligation to ensure that the pool is fenced in accordance with Building (Pools) Amendment Act 2016 and with New Zealand Building Code Clause F9 to prevent young children from gaining direct access to the pool.

15 MOEMOEA PLACE, CAMBRIDGE

SITE DETAILS:
LOT 195 DPS 511302

SITE AREA: 1000 m²

EARTHQUAKE ZONE: 1
EXPOSURE ZONE: B
WIND ZONE: HIGH



Net Site area 1000.0 m²

Impermeable calculation:
Dwelling 272.6 m²
paved areas 1194 m²
Swimming pool and associated concrete surround 794 m²

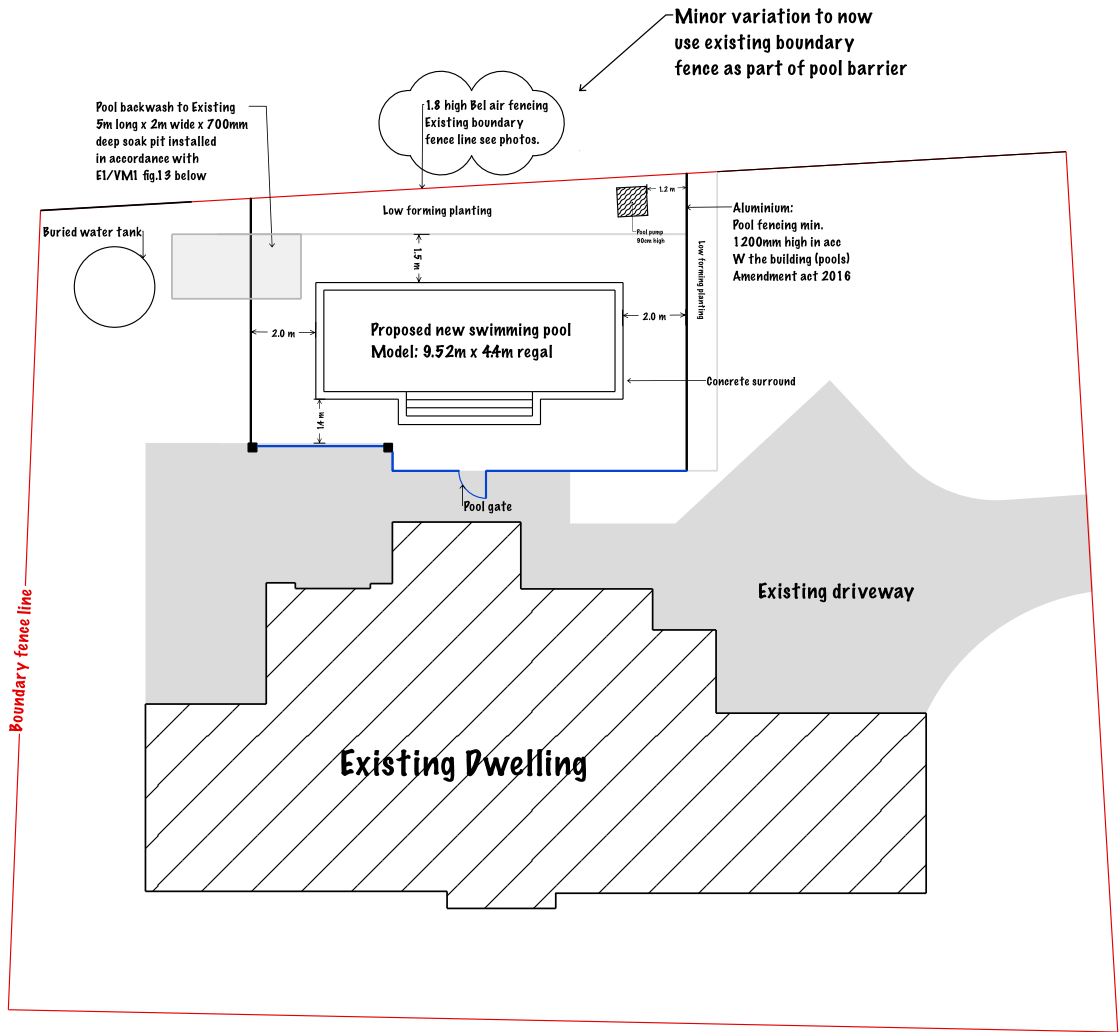
Total Impermeable surfaces = 4710%

Site coverage:
Buildings all 2374m²

Total Site coverage = 23.74%

INDEX:

A-1 SITE PLAN 1:200
A-2 DRAINAGE PLAN 1:100
A-3 BACKFLOW PROTECTION



Waipa District Council
Approved Amendment
Consent Number: 220593.A1
13 Sep 2022

Not restricted building works:
Plans have been prepared in conjunction with the owner and Building Consent Services

Project address:
15 MOEMOEA PLACE, CAMBRIDGE
LOT 195 DPS 511302

Date:

04/08/2022

Project description:

Proposed pool & pool barrier

Client information:

Name: Greg & Julie Wallace

Email:
Gregdavidwallace@gmail.com

All workmanship and materials shall be in accordance with NZS 3604:2011 and the Building Act 2004. The contractor shall verify all dimensions on site before commencing work. The contractor shall carry out the work in accordance to the drawings and specifications provided. Written dimensions are to take priority over scaled dimensions. All plans to be read in conjunction with specifications and engineers details.

POOL BARRIER NOTES:

A Gate in a pool barrier shall be or have:
Hinged
Complies with F9/AS1
At least 1200mm high
Opens away from the pool
Swings clear of any obstruction that might hold it open
Open away from the pool
Self-closing device returns gate to closed and latched position from any position with a stationary start.
Hinges arranged such that when the gate is lifted up or pulled down:
- the latching device will not release
- the gate will not come off it's hinges
- the ground clearance under the gate will not allow the passage of a 100 mm diameter sphere.

A latch on a gate in pool barrier shall:
a) automatically operate on the closing of the gate such that a manual operation is required to release it
b) be positioned so that it cannot be reached by a child from outside the pool area.
c) not be capable of being released from outside the pool area by the insertion of a thin implement through any gaps

F5 - Work site barriers .
If the work site is not completely enclosed and unauthorised entry by children, likely allow for site fencing when workers are absent from the immediate vicinity.
Allow for 2m min high site fence to proposed building perimeter over duration of construction in accordance with compliance
Document clause F5 of the NZBC. Allow for toe boards to access and storage platforms, toe boards to be 100mm above the platform height (10mm max gap between the platform & toe board), and no lower than the materials stacked on them unless the materials are restrained from falling.

Revision A for minor variation

A-1

15 MOEMOEA PLACE, CAMBRIDGE

SITE DETAILS:
LOT 195 DPS 511302

SITE AREA: 1000 m²

EARTHQUAKE ZONE: 1
EXPOSURE ZONE: B
WIND ZONE: HIGH

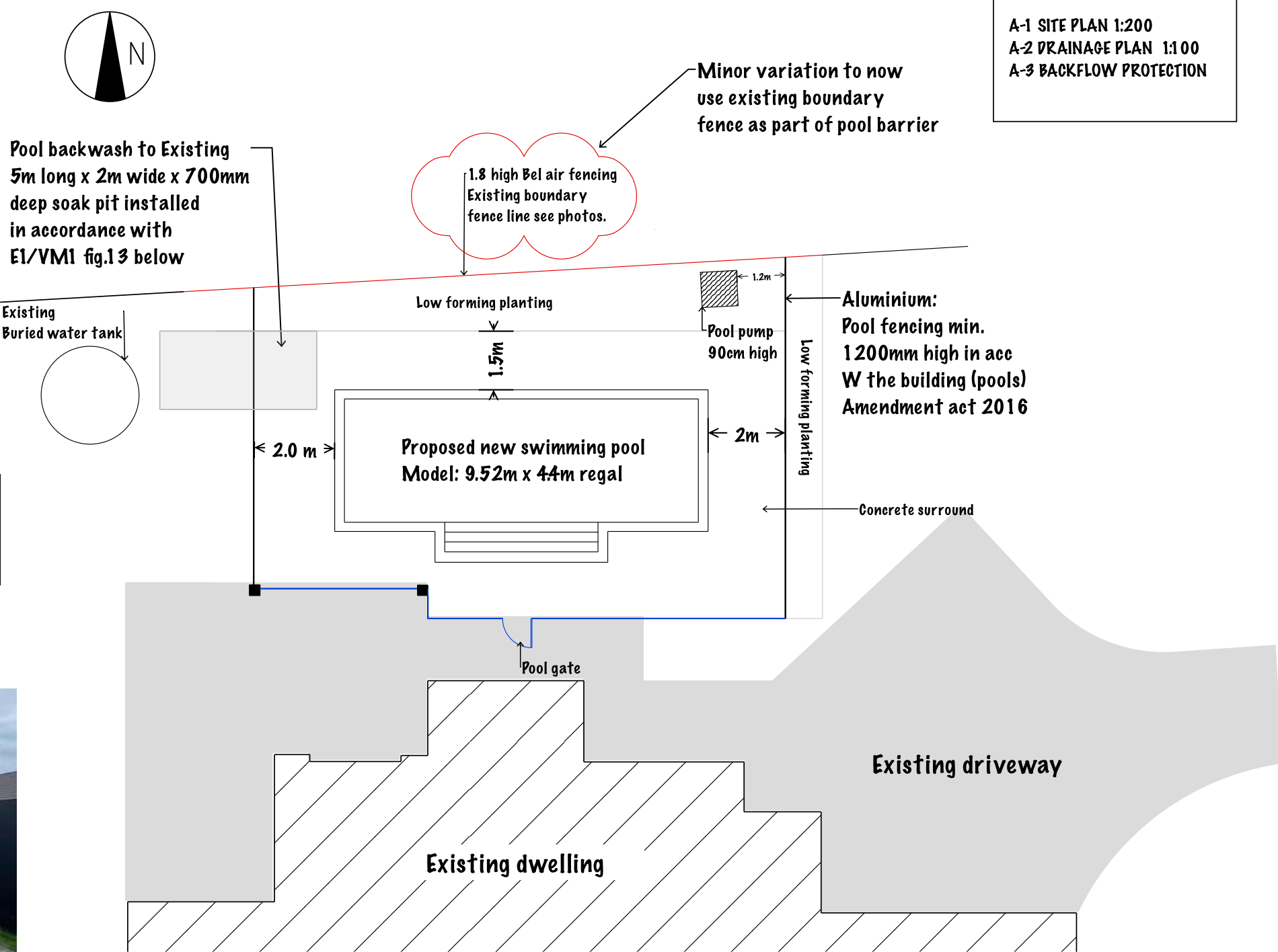
Key:

— Glass fencing & gate



Revision B - minor variation

A-2



INDEX:

A-1 SITE PLAN 1:200
A-2 DRAINAGE PLAN 1:100
A-3 BACKFLOW PROTECTION

Not restricted building works:
Plans have been prepared in conjunction with the owner and Building Consent Services

Project address:
15 MOEMOEA PLACE, CAMBRIDGE
LOT 195 DPS 511302

Date:
04/08/2022

Project description:
Proposed pool & pool barrier

Client information:
Name: Greg & Julie Wallace
Email: Gregdavidwallace@gmail.com

All workmanship and materials shall be in accordance with NZS 3604:2011 and the Building Act 2004. The contractor shall verify all dimensions on site before commencing work. The contractor shall carry out the work in accordance to the drawings and specifications provided. Written dimensions are to take priority over scaled dimensions. All plans to be read in conjunction with specifications and engineers details.

POOL BARRIER NOTES:
A Gate in a pool barrier shall be or have:
Hinged
Complies with F9/AS1
At least 1200mm high
Opens away from the pool
Swings clear of any obstruction that might hold it open
Open away from the pool
Self-closing device returns gate to closed and latched position from any position with a stationary start.
Hinges arranged such that when the gate is lifted up or pulled down:
- the latching device will not release
- the gate will not come off it's hinges
- the ground clearance under the gate will not allow the passage of a 100 mm diameter sphere.

A latch on a gate in pool barrier shall:
a) automatically operate on the closing of the gate such that a manual operation is required to release it
b) be positioned so that it cannot be reached by a child from outside the pool area.
c) not be capable of being released from outside the pool area by the insertion of a thin implement through any gaps

F5 - Work site barriers .
If the work site is not completely enclosed and unauthorised entry by children, likely allow for site fencing when workers are absent from the immediate vicinity.
Allow for 2m min high site fence to proposed building perimeter over duration of construction in accordance with compliance
Document clause F5 of the NZBC. Allow for toe boards to access and storage platforms, toe boards to be 100mm above the platform height (10mm max gap between the platform & toe board), and no lower than the materials stacked on them unless the materials are restrained from falling.

Waipa District Council
Approved Amendment
Consent Number: 220593.A1
13 Sep 2022

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? Yes

It is the owner/occupier's responsibility to maintain the fencing, gates and access into the pool area in a complying manner. Please refer to the information brochure to ensure the swimming/spa pool is still in compliance with the Building Act 2004 at the following link. <https://www.buildwaikato.co.nz/most-popular/pools>.

As of 1 January 2017, every residential pool must be inspected every 3 years. The inspection can be carried out by your local Territorial Authority (Council) or by an independent qualified pool inspector (IQPI) who has been approved by the Ministry of Business, Innovation, and Employment (MBIE). A register of IQPIs will be available on the MBIE website in 2017.

If the pool does not pass the inspection the inspector may issue a Notice To Fix. The Owner will have to address the compliance issues within the timeframe stated in the notice. Failure to comply with the Notice To Fix could result in an Infringement Notice and fine or prosecution.

Has the swimming pool fencing been inspected by Waipa District Council and approved in the last 3 years?

Yes

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/0582/25

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; and

Note:

- (a) 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.
- (b) 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.

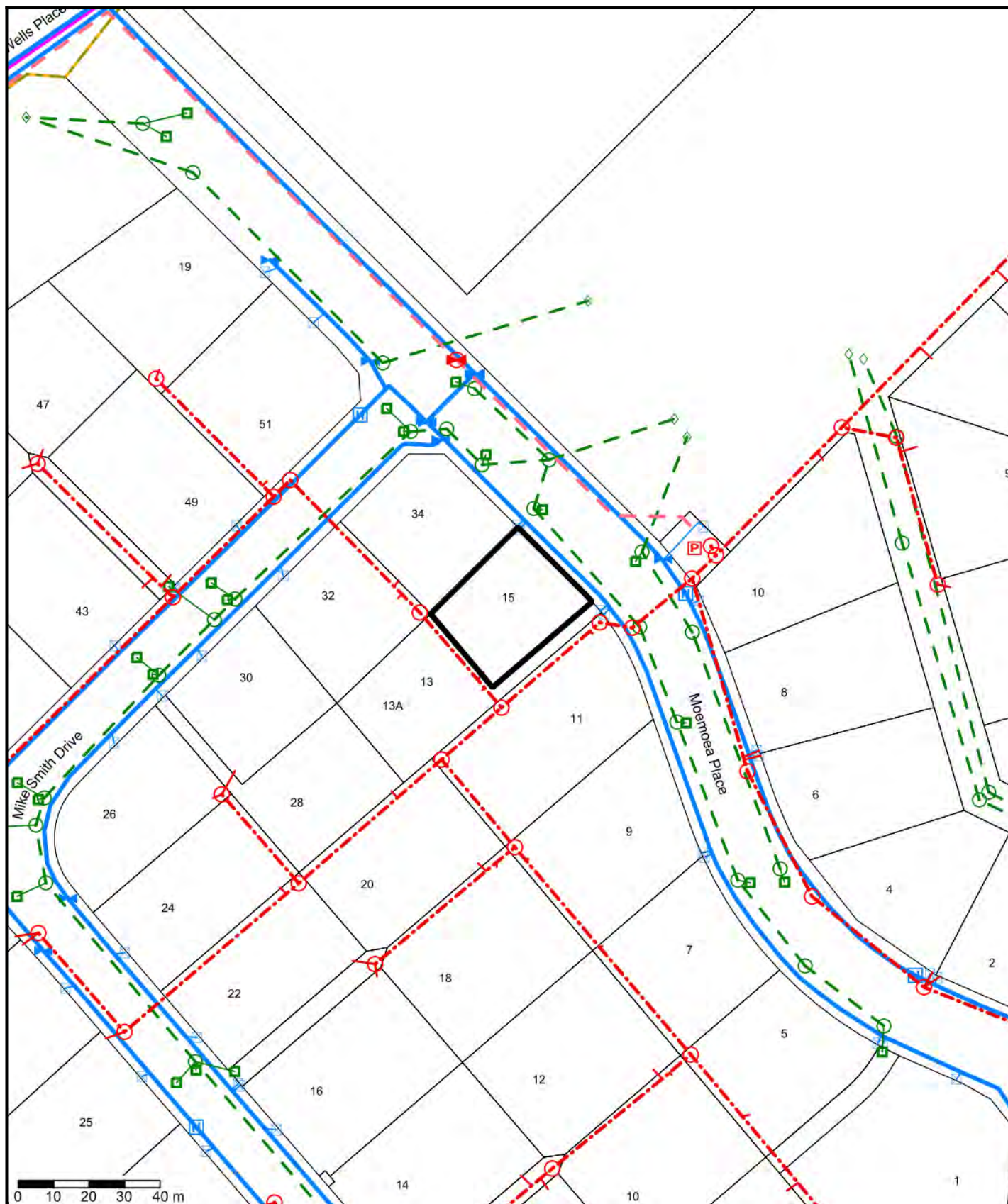
The property is supplied with drinking water by Waipa District Council as networked supplier. The conditions of supply are those set out in the Waipa District Water Supply Bylaw 2013. A copy can be viewed on the Council's website, www.waipadc.govt.nz search for "Bylaws".

- 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:	C13SU005915
Balance of water rates account:	Nil
Exemptions notified by Taumata Arowai	N/A

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

LIM/0582/25



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 and sewerage 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.

4a Waipā District Plan details

This section contains the relevant details and planning maps and any proposed Plan Changes that may affect the property.

Zoning & Policy Areas

See attached schedule

Refer to a copy of the relevant District Plan Maps for this site and Schedule of Notified Plan Changes.



Schedule of Notified Plan Changes

Tuesday 15 July 2025

For further information on proposed and notified plan changes that may affect your property, please see Council's website www.waipadc.govt.nz/our-council/waipā-district-plan/wpdc-variations 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			
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

Tuesday 15 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	ST KILDA

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

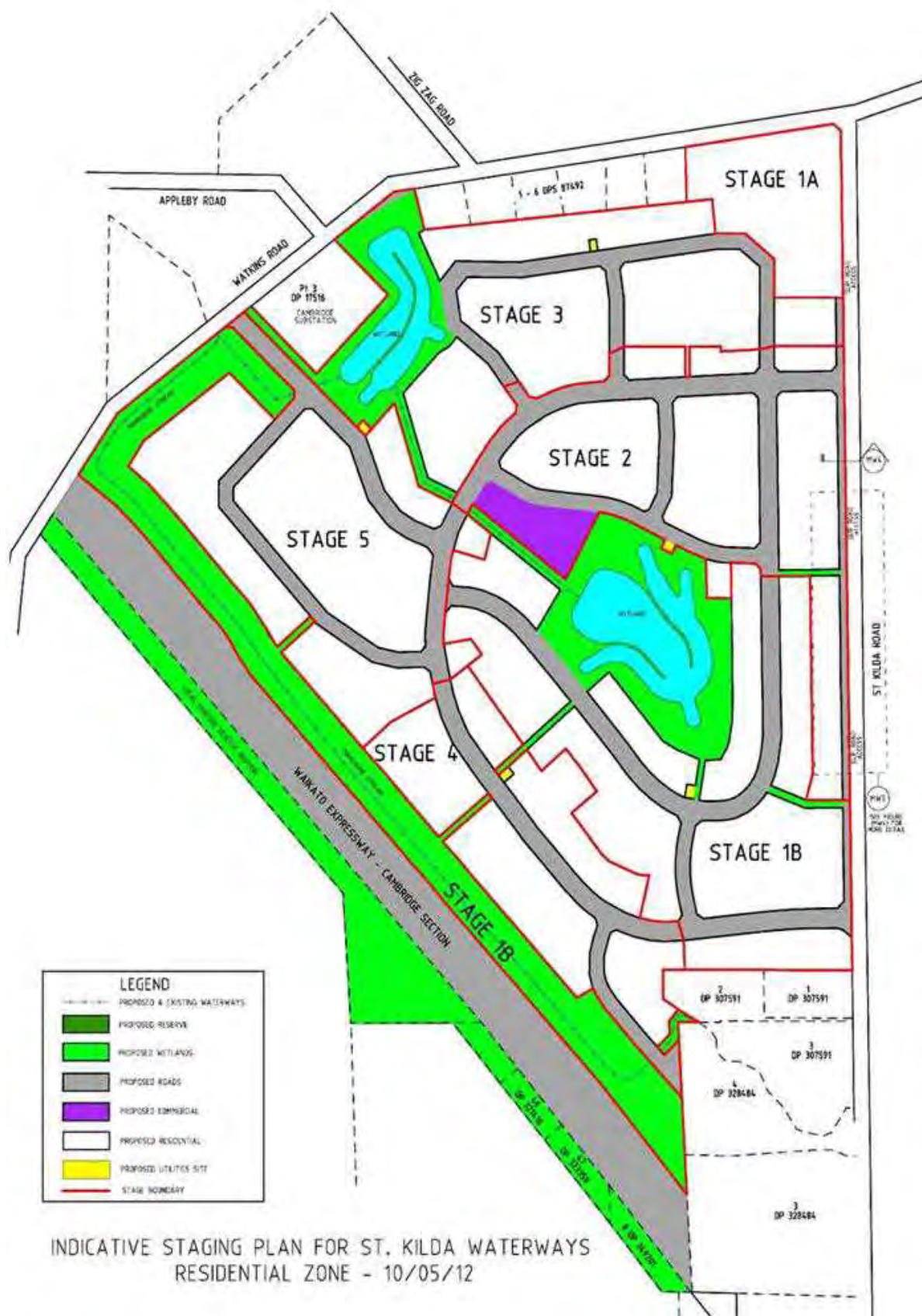
Indigenous Forest Corridor

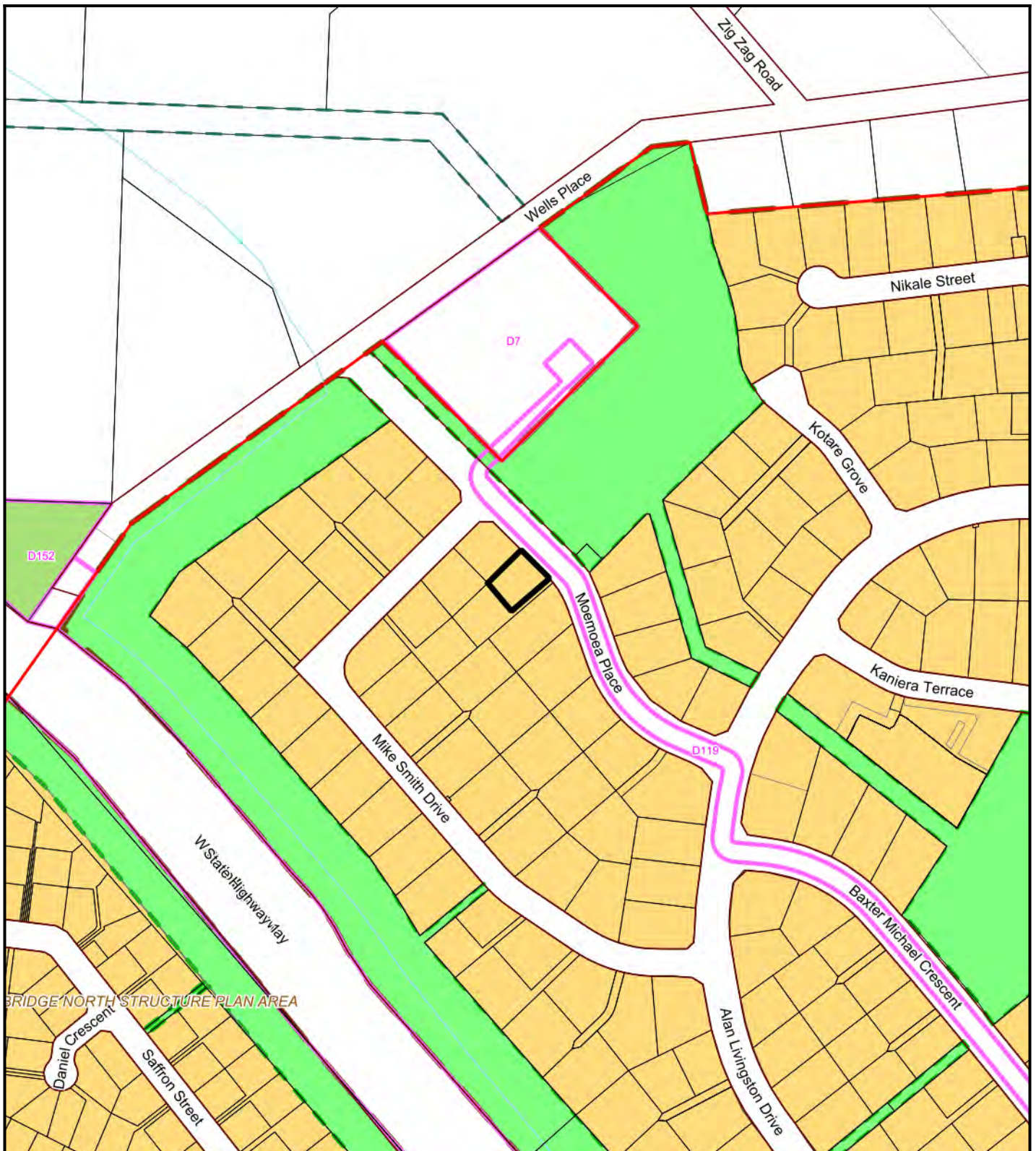
N/A

Peat Lake Catchment

N/A





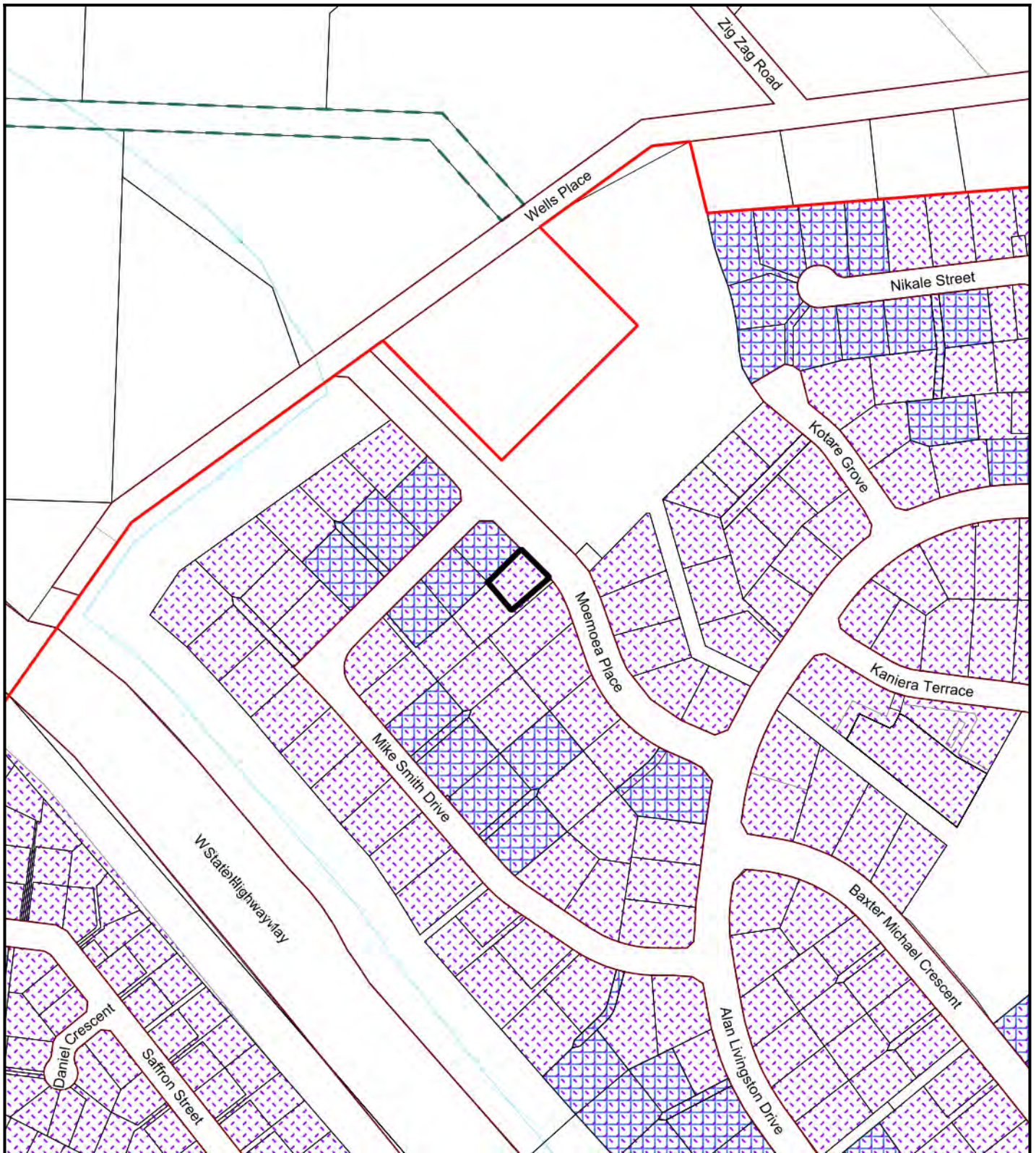


Waipā District Plan Zones and Overlays

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>

Tuesday 15 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. Position of property boundaries is INDICATIVE only and must not be used for legal purposes.



Waipā District Plan Qualifying Matters

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Tuesday 15 July 2025

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Refer to the Zone Legend for
Symbology.

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NEW ZEALAND'S DIGITAL CORE RECORD SYSTEM (CRS). CROWN COPYRIGHT RESERVED.



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

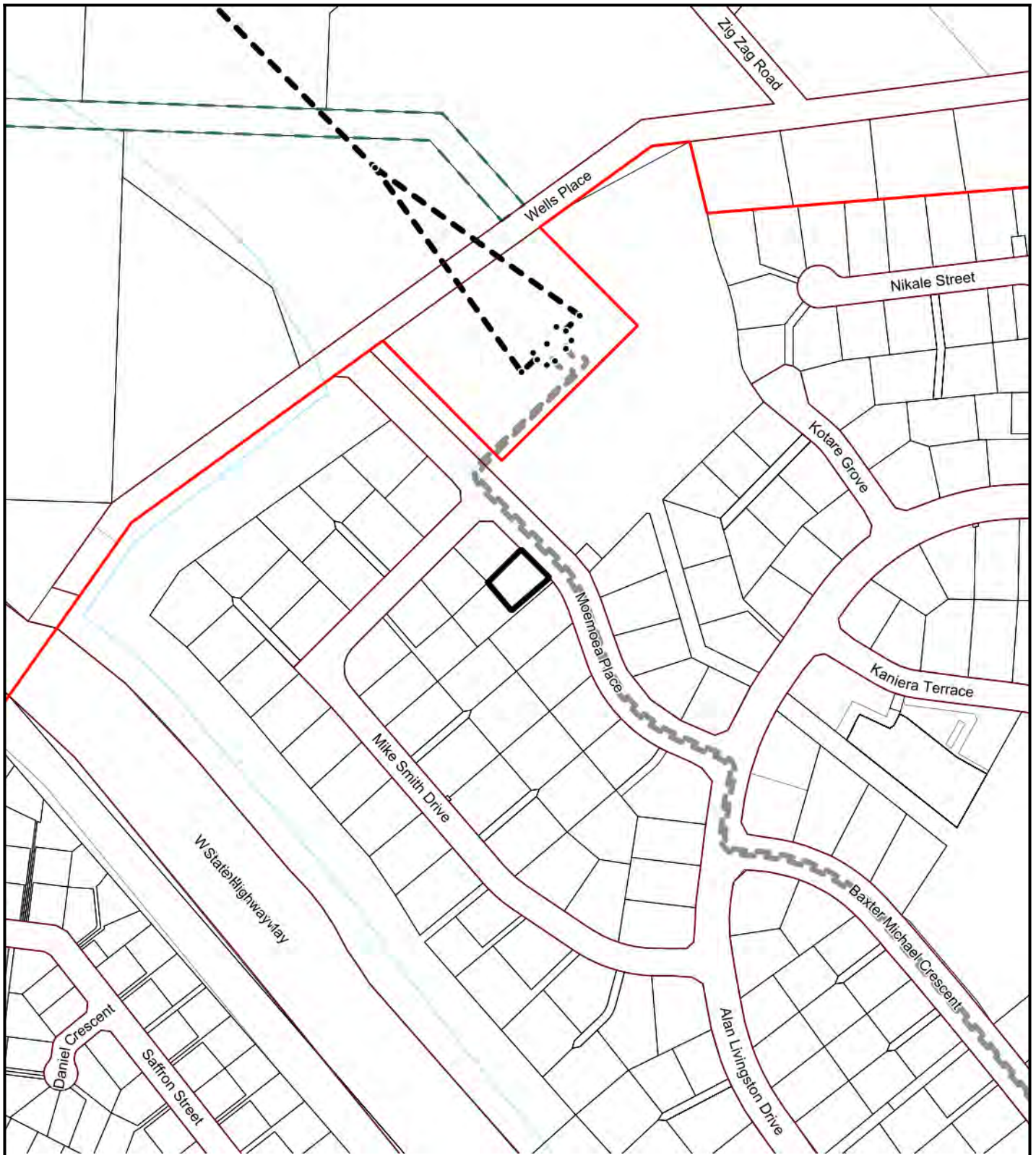
Water with approval as from property owner
or other authority to flow into any discharge body

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>

Tuesday 15 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

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 resource 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, 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"); and
- 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.

An Encumbrance is registered on the title. See attached information.

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

Yes

Reference number	Date Approved	Description
LU/0174/14	14/08/2014	Onsite manoeuvring to encroach front and side yard setbacks.
LU/0005/13.01	08/09/2016	For the ability to construct one secondary dwelling per residential lot in the St Kilda Residential Zone and for the construction of 12 duplex dwellings across the whole subdivision, with a maximum of 5 duplex dwellings per underlying subdivision stage.
LU/0215/16	14/09/2016	Construct buildings within Stages 4 and 5 breaching the following performance standards of the St Kilda Residential Zone: • 2.4.2.4 – Minimum Building Setback from Internal Site Boundaries; • Rule 2.4.2.6 – Maximum Building Length; • Rule 2.4.2.27 – Neighbourhood Amenity and Safety; and • 2.4.2.38 – Secondary Dwelling

Notes: Refer to:

- (a) Part 2 for a map showing the location of any resource consents granted on sites within a set distance from the property from 1 November 1989, and a schedule describing these resource consents;

LIM/0582/25

View Instrument Details



Instrument No	10780726.4
Status	Registered
Date & Time Lodged	16 June 2017 15:10
Lodged By	Roberts, Pamela Ellen Fitzgibbon
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
749355	South Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Amanda Jane Vosper as Territorial Authority Representative on 09/06/2017 03:24 PM

*** End of Report ***

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 749355 (South Auckland
	Registry) and Plan No DP
	511302

WHEREAS:

1. The **WAIPA DISTRICT COUNCIL** has pursuant to Sections 34A(1), 104, 104B, 108 and 220 of the Resource Management Act 1991 granted to **GRANTCHESTER FARMS LIMITED** subdivision consent for the subdivision of Lot 3007 DP 501429.
2. The subdivision to which consent has been given is shown on Plan No. DP 511302.
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 35 to 83, 123 to 127, 194 to 197 and 206 DP 511302 (for which new certificates of title 784603 to 784648, 784659, 784660, 784649 to 784658 and 784661 respectively have been allocated) must be designed by a Chartered Professional Engineer.
 - (b) The minimum residential land level and minimum building platform level on Lots 35 to 83, 123 to 127, 194 to 197 and 206 DP 511302 (for which new certificates of title 784603 to 784648, 784659, 784660, 784649 to 784658 and 784661 respectively have been allocated) must comply with Table 10 of the St Kilda Waterways Wetland Design Report, prepared by Beca, dated 5 April 2012, for the catchment the lot is located within. Where the catchment boundary traverses the lot the higher of the two levels must be adopted. Compliance with these levels must be demonstrated at the time of building consent of the dwelling.
 - (c) The stormwater design for Lots 35 to 83, 123 to 127, 194 to 197 and 206 DP 511302 (for which new certificates of title 784603 to 784648, 784659, 784660, 784649 to 784658 and 784661 respectively have been allocated) must provide for an on-site stormwater soakage system designed to cater for runoff from a 2 year return period rainfall event, unless it is demonstrated by a suitably qualified professional, that the ground conditions of the lot are not practical for on-site soakage. Where it has been demonstrated that on-site soakage is not practical all stormwater must be designed to be connected to the piped stormwater reticulation network. Compliance with this provision must be demonstrated at the time of building consent for the dwelling.

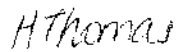
Reason: The above conditions will advise further owners of the special and continuing circumstances relating to development of their lot with regards to building foundations, the minimum land and building floor levels and the provision for on-site soakage.

- 2 -

4. The said condition is 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 Cambridge this 31st day of May 2017



Authorised Officer



View Instrument Details

Instrument No. 8770836.1
Status Registered
Date & Time Lodged 02 Sep 2011 09:11
Lodged By Bracken, Michael Thomas
Instrument Type Encumbrance



Affected Computer Registers	Land District
201810	South Auckland
116209	South Auckland

Annexure Schedule: Contains 8 Pages.

Encumbrancer Certifications

- I certify that I have the authority to act for the Encumbrancer and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Louise Mary McCulloch as Encumbrancer Representative on 30/08/2011 01:16 PM

Encumbrancee Certifications

- I certify that I have the authority to act for the Encumbrancee and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Michael Thomas Bracken as Encumbrancee Representative on 02/09/2011 09:00 AM

*** End of Report ***

Form E

Encumbrance Instrument

(Section 101 Land Transfer Act 1952)

Affected instrument Identifier and type (if applicable)	All/part	Area/Description of part or stratum
201810 116209	All All	

Encumbrancer

Grantchester Farms Limited

Encumbrancee

Waipa District Council

Estate or interest to be encumbered

Insert e.g. Fee simple; Leasehold in Lease No. etc.

Fee simple

Encumbrance Memorandum Number

N/A

Nature of security

State whether sum of money, annuity or rentcharge and amount

Rent charge – continued in clause 2 of Annexure Schedule

Encumbrance

Delete words in [], as appropriate

The **Encumbrancer** encumbers for the benefit of the **Encumbrancee** the land in the above computer register(s) with the above sum of money, annuity or rentcharge, to be raised and paid in accordance with the terms set out in this Encumbrance Instrument and ~~(above Encumbrance Memorandum)~~ [Annexure Schedule(s)] and so as to incorporate in this Encumbrance the terms and other provisions set out in this Encumbrance Instrument and the ~~(above Encumbrance Memorandum)~~ [and] [Annexure Schedule(s)] for the better securing to the Encumbrancee the payment(s) secured by this Encumbrance, and compliance by the Encumbrancer with the terms of this encumbrance.

9246810_1.DOC

Form E *continued***Terms**

- 1 Length of term – **999 years from the date of this encumbrance instrument**
- 2 Payment date(s) – **June in each year if demanded by that date**
- 3 Rate(s) of interest - **Nil**
- 4 Event(s) in which the sum, annuity or rent charge becomes payable – **if demanded**
- 5 Event(s) in which the sum, annuity or rent charge ceases to be payable – **Refer Annexure Schedule**

Covenants and conditions*Continue in Annexure Schedule(s), if required***Refer Annexure Schedule****Modification of statutory provisions***Continue in Annexure Schedule(s), if required*

9246810_1.DOC

Form L

Annexure Schedule

Page 1 of 6 Pages

Insert instrument type

Encumbrance Instrument

Continue in additional Annexure Schedule, if required

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions: in this instrument, unless the context indicates otherwise:

"Annual Rent Charge" means the annual rent charge referred to in clause 2.

"Encumbrance" means this encumbrance instrument.

"Encumbrancee" means the Waipa District Council.

"Encumbrancer" means Grantchester Farms Limited which is registered as proprietor of the Land.

"Land" means the Encumbrancer's land described as:

- (a) Lots 3 and 7 DP 349201 computer freehold register 201810; and
- (b) Lot 1 DP 328484 computer freehold register 116209.

"Legitimate Farming Operations" means all farming activities and their effects which are permitted by the Resource Management Act 1991.

"Plan Change" means Plan Change 58 to the Waipa District Plan.

"SKWRZ" means the St Kilda Waterways Residential Zone.

"Secured Obligations" means the obligations secured by this instrument, as set out in Schedule 2.

"Term" means the term of 999 years from the date of this instrument.

1.2 Interpretation: in this instrument, unless the context indicates otherwise:

- (a) **Defined Expressions:** expressions defined in the main body of this memorandum have the defined meaning in the whole of this memorandum including the background.
- (b) **Joint and Several Liability:** an obligation by two or more persons binds those persons jointly and severally.
- (c) **Plural and Singular:** words importing the singular number include the plural and vice versa.
- (d) **Headings:** clause and other headings are for ease of reference only and will not affect this instrument's interpretation;
- (e) **Parties:** references to any party include that party's executors,

9246810_1.DOC

Form L

Annexure Schedule

Page 2 of 6 Pages

Insert instrument type

Encumbrance Instrument

administrators, successors and permitted assigns;

- (f) **Persons:** references to a **person** include an individual, company, corporation, partnership, firm, joint venture, association, trust, unincorporated body of persons, governmental or other regulatory body, authority or entity, in each case whether or not having separate legal identity;
- (g) **Clauses/Schedules/Attachments:** references to clauses, schedules and attachments are to clauses in, and the schedules and attachments to, this instrument. Each such schedule and attachment forms part of this instrument;
- (h) **Statutory Provisions:** references to any statutory provision are to statutory provisions in force in New Zealand and include any statutory provisions which amends or replaces it, and any by-law, regulation, order, statutory instrument, determination or subordinate legislation made under it; and
- (i) **Negative Obligations:** any obligation not to do anything includes an obligation not to suffer, permit or cause that thing to be done.

2. **ENCUMBRANCE**

- 2.1 The Encumbrancer encumbers the Land for the benefit of the Encumbrancee for the Term with an Annual Rent Charge of \$1 payable in one sum upon demand by the Encumbrancee and thereafter on the anniversary of the date of such demand.
- 2.2 Encumbrancer for itself, its successors in title, assigns, lessees, licensees or occupiers of any part of the Land, hereby encumbers the Land for the benefit of the Encumbrancee.
- 2.3 Encumbrancer covenants with and for the benefit of the Encumbrancee that Encumbrancer will henceforth and at all times hereafter observe the stipulations and restrictions contained in Schedule 2 provided always that any party shall as regards this Encumbrance be liable only in respect of breaches of this Encumbrance which shall occur while it shall be the registered proprietor of the Land or any part thereof.

3. **BACKGROUND**

The Encumbrancer acknowledges and confirms the matters set out in Schedule 1.

4. **DISCHARGE OR REDEMPTION**

- 4.1 In recognition of the background matters in Schedule 1, the Encumbrancer irrevocably covenants with the Encumbrancee for the Term that, for as long as all the Secured Obligations are not fully performed:
 - (a) the Encumbrancee will have no obligation to discharge this encumbrance under section 97 of the Property Law Act 2007 or otherwise;

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Form L

Annexure Schedule

Page 3 of 6 Pages

*Insert instrument type***Encumbrance Instrument**

(b) the Encumbrancer will not take any steps whatsoever, including, without limitation, pursuant to section 97 of the Property Law Act 2007 or section 115 of the Property Law Act 2007 to redeem or discharge this encumbrance, or pursuant to section 317 of the Property Law Act 2007 to have this encumbrance revoked, cancelled, surrendered, discharged, lapsed or otherwise removed from the title to the Land;

(c) the Encumbrancer will not support any such steps being taken by a third party; and

(d) the Encumbrancer surrenders and waives any right, entitlement or ability that the Encumbrancer may have to have this encumbrance discharged, redeemed, revoked, cancelled, surrendered, discharged, lapsed or otherwise removed from the title to the Land.

4.2 To avoid any doubt:

(a) If the Secured Obligations are of a restrictive nature, for example by requiring the Encumbrancer not to do something, the performance of those obligations will require the Encumbrancer to observe and comply with those restrictions; and

(b) Where the Secured Obligations are of a continuing nature, they will be treated as not having been fully performed for as long as they are capable of still being performed, observed or complied with.

5. **COSTS**

The Encumbrancer will pay all legal costs attributable to the preparation, registration, enforcement and discharge of this encumbrance.

6. **IMPLIED TERMS**

6.1 Sections 71, 203, 204 and 205 of the Property Law Act 2007 apply to this Encumbrance (without prejudice to the Encumbrancee's rights of action at common law as a rent-chargee), except that:

(a) The Encumbrancee shall be entitled to none of the powers and remedies given to encumbrances by the Land Transfer Act 1952 and the Property Law Act 2007; and

(b) No covenant on the part of the Encumbrancer and its successors in title are implied in this Encumbrance other than the covenant for the further assurance implied by Section 154 of the Land Transfer Act 1952.

6.2 The Encumbrancer shall be entitled to a release of this encumbrance where:

(a) Encumbrancer is able to demonstrate to the Encumbrancee, upon reasonable grounds, that the obligations secured by this encumbrance have become obsolete; and

(b) in such circumstances the Encumbrancee shall provide Encumbrancer with

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Form L**Annexure Schedule**

Page 4 of 6 Pages

*Insert instrument type***Encumbrance Instrument**

a full release of this encumbrance.

7. CONSENT

For the purposes of the Property Law Act 2007 and the Land Transfer Act 1952, the Encumbrancee consents to the following dealings affecting the Land without having to execute a consent instrument:

- (a) creation, variation or surrender of an easement or covenant;
- (b) creation or variation of a mortgage instrument;
- (c) registration of a lease, lease variation instrument or surrender of a lease;
- (d) the transfer of all or any part of the Land; and
- (e) any dealing that is expressed as subject to this Encumbrance.

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Form L

Annexure Schedule

Page 5 of 6 Pages

*Insert instrument type***Encumbrance Instrument****SCHEDULE 1****BACKGROUND****THIS INSTRUMENT RECORDS THAT:**

- A. Encumbrancer is the registered proprietor of the Land.
- B. Encumbrancer has requested that the Encumbrancee approve a Plan Change allowing for the rezoning of the Land from Rural to SKWRZ in accordance with the provisions of the Plan Change.
- C. The Encumbrancee has approved the Plan Change and will include the provisions of the Plan Change in its District Plan.
- D. The Encumbrancee has requested Encumbrancer to make any prospective purchaser of the Land aware that the Land may be affected by the use of neighbouring land, which is zoned Rural in the Waipa District Plan, for Legitimate Farming Operations.
- E. The Encumbrancee wishes to ensure that any residential activity within the new SKWRZ will not cause reverse sensitivity effects on, and thereby constrain, adjacent Legitimate Farming Operations. Accordingly, Encumbrancer has agreed to enter into and register this encumbrance.
- F. The Encumbrancee also wishes to ensure that the owners of residential lots abutting the proposed reserve areas within the SKWRZ are aware that they will not be able to seek any contribution from the Encumbrancee towards the cost of constructing or maintaining any fence between their lots and the reserve areas.

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Form L

Annexure Schedule

Page 6 of 6 Pages

*Insert instrument type***Encumbrance Instrument****SCHEDULE 2****COVENANTS**

1. Encumbrancer acknowledges that the proposed SKWRZ is adjacent to land zoned Rural and that certain activities are permitted and occur in this zone which may produce adverse effects within the SKWRZ.
2. Encumbrancer hereby agrees that it, or any successors in title to any part of the Land:
 - (a) shall not object to, or take any legal or other action in respect of, any effects generated by the use of land zoned Rural which is adjacent to the SKWRZ where those effects result from the use of that land for Legitimate Farming Operations;
 - (b) will include in any lease, licence or any other written document relating to the use or occupation of any part of the Land for residential purposes, an encumbrance on the same terms as set out in this Schedule 2, for the benefit of the Encumbrancee, and to require compliance with such obligations;
 - (c) shall not make any claim to the Encumbrancee pursuant to the Fencing Act 1978, or otherwise, for a monetary or any other contribution towards the costs of constructing or maintaining any fences on the boundaries of those parts of the Land which are to be vested in the Encumbrancee as reserve.

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14 August 2014

Your ref: H945

In reply please quote: LU/0174/14

If calling, please ask for: Planning
Consultant – Cathy O’Callaghan

Environmental Management Services Ltd
PO Box 1307
Waikato Mail Centre
Hamilton 3240

Digitally Delivered

Dear Mark

LAND USE CONSENT: DISPENSE WITH ON-SITE MANOEUVRING - 75 ST KILDA ROAD, CAMBRIDGE

You are advised that your application has now been determined and has been granted. Please find enclosed a copy of the decision which has been decided under delegated authority.

To ensure that you understand all the obligations and requirements of this consent, it is important that you carefully read the following before you undertake any work associated with this consent:

- All sections of this letter; and
- Every condition of this consent, and the timeframes associated with them; and
- All advisory notes.

A When this consent commences

This resource consent commences on the date you are deemed to have received this letter, however it will not commence if you have lodged a formal objection to the consent, or you (or another person) has lodged an appeal to the Environment Court.

B When this consent will lapse

This resource consent lapses on the date specified in the consent or, if no date is specified, five years after the date of the commencement of the resource consent, unless the consent is given effect to, or the Council grants an extension.

C What you must do to comply with the conditions of consent

Each condition of this consent requires that you undertake certain matters within a certain timeframe. If a timeframe is not specified in a particular condition, then each condition must be complied with before the use to which the consent relates is established. If you do not

understand any condition of this consent, please discuss this with your consultant, or the Council staff member noted at the top of this letter.

Please note that most conditions of this consent require on-going monitoring by Council's monitoring and enforcement officer.

D What to do if you want to change any conditions (section 127)

You are able to make an application at any time to Council to change or cancel any condition of this consent. However, please note that a proposed change may not be considered appropriate by Council staff for various reasons. Therefore it is recommended that you discuss any proposed changes with the staff member listed above before you make an application.

Any application must be accompanied by the relevant application fee.

E Review of decision on application

If you disagree with this decision, any of the conditions of this consent, or any additional charges imposed in processing this consent, you may lodge an objection ("section 357") in writing to Waipa District Council.

The objection must explain clearly the reasons you are objecting to the decision, conditions or charges; and must be received by Council within 15 working days¹ of you receiving this decision, or the invoice for the additional charge. Please note that should the objection be unsuccessful, an additional fixed charge will be invoiced to you.

F Fees and charges

Any additional fees and charges for processing this consent (if more than the deposit you have paid) will be calculated and invoiced to you as soon as practicable. Please also note that there may be further monitoring charges associated with this consent.

G Disclosure of information to third parties

The information you provided in your application (including personal information) is official information. Your application documents, the details of this consent and any ongoing communications between you and Council will be held at Council's offices and may be accessed upon request by a third party. Access to information held by Council is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. Your information may be disclosed in accordance with the terms of these Acts.

H Surrender of consent

If this consent is no longer needed or wanted, it may be surrendered in part or in whole, by giving notice to Waipa District Council. Acceptance of the surrender is at the discretion of the

¹ **Note:** A working day means any day except a Saturday, a Sunday, Good Friday, Easter Monday, Anzac Day, Labour Day, the Sovereign's birthday, Waitangi Day, and any day between 20 December and 10 January (inclusive)

Council, so may not be allowed in some circumstances. Additionally, you may still be required to complete certain works to give effect to the consent prior to its surrender (for example, landscaping to mitigate visual effects of earthworks activities, etc.). If you do wish to surrender this consent at any time, please contact Council's planning team to discuss.

Any application must be accompanied by the relevant application fee.

I Sale of your property (section 134)

If you sell the property to which this consent relates, you may wish to transfer the consent to a new owner. However, unless expressly stated otherwise, landuse consents "run with the land" and do not need to be transferred to the property's new owner or occupier. Please advise Waipa District Council in writing if you do wish to record a change of ownership/address for correspondence. Any application must be accompanied by the relevant application fee.

Please do not hesitate to contact me on 0800 924 723 if you have any questions regarding any of the above advice.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'C O'Callaghan'.

Cathy O'Callaghan
PLANNING CONSULTANT

Resource Consent

(Resource Management Act 1991)

DECISION ON APPLICATION LU/0174/14

Pursuant to Sections 34A(1), Section 104, 104B and 108 of the Resource Management Act 1991, the Waipa District Council, under delegated authority, grants Land Use Consent for a Discretionary Activity:

Activity: Onsite manoeuvring to encroach front and side yard setbacks

Consent Holder: Grantchester Farms Ltd

Location Address: St Kilda Residential Zone Stages 1A-5, Cambridge.

Legal Description: Lots 1 – 224 and Lots 226 – 285.

This consent is subject to the conditions attached in Schedule 1.

Advisory notes for this consent are attached in Schedule 2.

The reasons for this decision are detailed in the attached Schedule 3.

Dated at Cambridge this 14th day of August 2014.

For and on behalf of Waipa District Council



Cathy O'Callaghan
CONSULTANT PLANNER

Schedule 1

Conditions of Consent

Resource Consent No: LU/0174/14

General

- 1 The development shall proceed in accordance with the information submitted with the application on 15 July 2014. This information is entered into council records as LU/0174/14. A copy of the approved plan is attached.
- 2 On all lots, on-site manoeuvring areas shall:
 - a) Not encroach on any outdoor living area; and
 - b) Be designed, formed, and constructed in accordance with Appendix T2 of the District Plan and ensure that the surface of the required area provides a dust free environment; and
 - c) Provide for the safe and efficient disposal of surface stormwater clear of any adjoining access or road surface in a way that does not result in ponding or scouring; and
 - d) Be provided on the site on which the dwelling is located; and
 - e) Ensure that the vehicle manoeuvring space, including those spaces located in a garage, is of a standard adequate to accommodate a 99.8 percentile car as described in Appendix T2 of the District Plan, in order to ensure that all vehicles have the ability to access the adjoining road in a forward direction after no more than a three point turning manoeuvre on the site.

Accidental discovery protocols

- 3 If taonga (treasured or prized possessions, including Maori artefacts) or archaeological sites are discovered in any area being earth-worked, the consent holder shall cease work within a 100m radius of the discovery immediately and contact local iwi, the New Zealand Historic Places Trust (NZHPT) and Council's Manager Planning and Regulatory. Works shall not recommence in that area until a site inspection is carried out by iwi representatives, relevant Council staff and staff of the NZHPT (if they consider it necessary); the appropriate action has been carried out to remove the Taonga and record the site, or alternative action has been taken; and approval to continue work is given by Council's Manager Planning and Regulatory. The site inspection shall occur within 3 working days of the discovery being made.

- 4 If during construction activities, any Koiwi (skeletal remains) or similar material are uncovered, works are to cease within a 100m radius of the discovery immediately, and the consent holder shall notify the New Zealand Police, local iwi, the New Zealand Historic Places Trust (NZHPT) and Council's Manager Planning and Regulatory. Works shall not recommence in that area until a site inspection is carried out by iwi representatives, relevant Council staff and staff from the NZHPT and the New Zealand Police (if they consider it necessary); the appropriate ceremony has been conducted by iwi (if necessary); the materials discovered have been removed by the iwi responsible for the tikanga appropriate to their removal and preservation or re-interment, or alternative action (e.g. works are relocated) has been taken; and approval to continue work is given by Council's Manager Planning and Regulatory.

Monitoring and charges

- 5 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder must pay the actual and reasonable costs incurred by the Waipa District Council when monitoring the conditions of this consent.

Schedule 2

Advisory Notes

Resource Consent No: LU/0174/14

- 1 Failure to comply with the conditions of consent may result in Council taking legal action under the provisions of Part XII of the Resource Management Act 1991.
- 2 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 3 All earthworks associated with any development of land must be undertaken in accordance with the following matters :
 - i) All earthworks must be carried out so as to provide sound foundations as required under NZS 4431:1989 and avoid any hazard to persons or property;
 - ii) All earthworks must be carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows
 - iii) The existing landform must not be altered in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level
 - iv) All earthworks must be carried out in accordance with the Waipa District Development and Subdivision Manual 2012.

Schedule 3

Reasons for Decision

Resource Consent No: LU/0174/14

- 1 The proposal is considered to be a Discretionary Activity under the Decisions Version of the Proposed Waipa District Plan. The proposal will have no more than minor adverse effects on the environment and is not contrary to the relevant Objectives and Policies of the Proposed Waipa District Plan.
- 2 The application was processed on a non-notified basis and was approved under delegated authority without the need for a Council hearing. Written approval was not required as no party was considered to be affected by the proposal.
- 3 The accidental discovery protocol conditions are required to ensure the consent holder is aware of their obligations in regards to the discovery of taonga (treasured or prized possessions, including Maori artefacts), archaeological sites, or skeletal remains.
- 4 The proposal is not considered to affect the streetscape or visual amenity of the sites as the Structure Plan Area has wide grass berms on either side of the pedestrian footpaths which offer a sense of green, open space and provide additional amenity.
- 5 The proposal is not considered to affect the safety of road users or pedestrians as conditions are in place to ensure that on-site manoeuvring is designed, formed, and constructed so that vehicles must access the road in a forward facing direction.
- 6 The proposal is not considered to affect the safety of road users or pedestrians as the Structure Plan Area has large road reserves which clearly define and separate pedestrian and vehicle movements.

08 September 2016

Your ref: H945
In reply please quote: LU/0005/13.01

Environmental Management Services Ltd
PO Box 1307
Waikato Mail Centre
Hamilton 3240

Digitally Delivered

Dear Mark

LAND USE CONSENT: .75 ST KILDA ROAD. RD 1. CAMBRIDGE 3493

You are advised that your application has now been determined and has been granted. Please find enclosed a copy of the decision which has been decided under delegated authority.

To ensure that you understand all the obligations and requirements of this consent, it is important that you carefully read the following before you undertake any work associated with this consent:

- All sections of this letter; and
- Every condition of this consent, and the timeframes associated with them; and
- All advisory notes.

A When this consent commences

This resource consent commences on the date you are deemed to have received this letter, however it will not commence if you have lodged a formal objection to the consent, or you (or another person) has lodged an appeal to the Environment Court.

Under Section 127 of the Resource Management Act 1991 the date of commencement is the date of receipt of the original decision letter 14 March 2014.

B When this consent will lapse

This resource consent lapses on the date specified in the consent or, if no date is specified, five years after the date of the commencement of the resource consent, unless the consent is given effect to, or the Council grants an extension.

C What you must do to comply with the conditions of consent

Each condition of this consent requires that you undertake certain matters within a certain timeframe. If a timeframe is not specified in a particular condition, then each condition must be complied with before the use to which the consent relates is established. If you do not

understand any condition of this consent, please discuss this with your consultant, or the Council staff member noted at the top of this letter.

Please note conditions of this consent require on-going monitoring by Council's monitoring and enforcement officer.

D What to do if you want to change any conditions (section 127)

You are able to make an application at any time to Council to change or cancel any condition of this consent. However, please note that a proposed change may not be considered appropriate by Council staff for various reasons. Therefore it is recommended that you discuss any proposed changes with the staff member listed above before you make an application.

Any application must be accompanied by the relevant application fee.

E Review of decision on application

If you disagree with this decision, any of the conditions of this consent, or any additional charges imposed in processing this consent, you may lodge an objection ("section 357") in writing to Waipa District Council.

The objection must explain clearly the reasons you are objecting to the decision, conditions or charges; and must be received by Council within 15 working days¹ of you receiving this decision, or the invoice for the additional charge. Please note that should the objection be unsuccessful, an additional fixed charge will be invoiced to you.

F Fees and charges

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H Surrender of consent

If this consent is no longer needed or wanted, it may be surrendered in part or in whole, by giving notice to Waipa District Council. Acceptance of the surrender is at the discretion of the

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Council, so may not be allowed in some circumstances. Additionally, you may still be required to complete certain works to give effect to the consent prior to its surrender (for example, landscaping to mitigate visual effects of earthworks activities, etc.). If you do wish to surrender this consent at any time, please contact Council's planning team to discuss.

Any application must be accompanied by the relevant application fee.

I Sale of your property (section 134)

If you sell the property to which this consent relates, you may wish to transfer the consent to a new owner. However, unless expressly stated otherwise, landuse consents "run with the land" and do not need to be transferred to the property's new owner or occupier. Please advise Waipa District Council in writing if you do wish to record a change of ownership/address for correspondence. Any application must be accompanied by the relevant application fee.

Please do not hesitate to contact me on 0800 924 723 if you have any questions regarding any of the above advice.

Yours faithfully



Kathryn Drew
Planning Consultant
Email: kdrew@bbo.co.nz

Resource Consent

(Resource Management Act 1991)

DECISION ON APPLICATION LU/0005/13.01

Pursuant to Sections 34A(1), Section 104, 104B and 108 of the Resource Management Act 1991, the Waipa District Council, under delegated authority, grants Land Use Consent for a Discretionary Activity to:

Activity:	For the ability to construct one secondary dwelling per residential lot in the St Kilda Residential Zone and for the construction of 12 duplex dwellings across the whole subdivision, with a maximum of 5 duplex dwellings per underlying subdivision stage.
Consent Holder:	Grantchester Farms Ltd
Location Address:	75 St Kilda Road, RD1, Cambridge
Legal Description:	The proposed allotments of subdivision SP/0001/12.01 (excluding Stages 1A and 2A) being a subdivision of Lot 3002 DP 470240 as compromised in Certificate of Title 634857.

This consent is subject to the conditions attached in Schedule 1.

Advisory notes for this consent are attached in Schedule 2.

The reasons for this decision are detailed in the attached Schedule 3.

Dated at Cambridge this day 08 of September 2016.

For and on behalf of Waipa District Council



Kathryn Drew
CONSULTANT PLANNER

Schedule 1
Conditions of Consent
Resource Consent No: LU/0005/13.01

General

- 1 The construction of secondary dwellings and duplex dwellings within the St Kilda Residential Zone / St Kilda Structure Plan Area shall proceed in general accordance with the information submitted in support of the application LU/0005/13 as set out in the application documentation titled Grantchester Farms Ltd – St Kilda Housing Resource Consent Application, prepared by Environmental Management Services Ltd, dated December 2012 and the further information dated 28th February 2014; including the information supplied under the s.127 application titled Grantchester Farms Ltd – St Kilda S.127 Application to Amend Duplex Consent LU/0005/13 except where another condition of this consent must be complied with.
- 2 Pursuant to section 125(1) of the Resource Management Act 1991 this resource consent shall lapse ten years from the commencement of this consent.

This condition has changed

- 3 In addition to the residential activities permitted under the Operative Waipa District Plan and the Proposed Waipa District Plan the following residential activities shall be permitted in the St Kilda Residential Zone / St Kilda Structure Plan Area associated with this consent:
 - a) One principal dwelling and one secondary dwelling per residential lot, except where a duplex housing development is proposed on a lot and in this circumstance no secondary dwelling will be permitted; and
 - b) A maximum of 12 duplex dwellings across the whole subdivision, at a rate of no more than five (5) duplex dwellings per underlying stage, as demonstrated on the attached Nominated Duplex Lot Plan prepared by Cogswell Surveys Ltd, Ref:3741, dated 22 June 2016.
- 4 No person or company other than the consent holder can apply for a duplex dwelling building consent, unless specifically authorised in writing by the consent holder to submit such an application.
- 5 For the purpose of this consent, the activity of providing for duplex dwellings means:

“A residential building that contains two dwelling units located on a single site. The dwelling units share a common wall or common floor/ceiling, and generally are of a similar size.”
- 6 Prior to the issue of a building consent for a duplex dwelling on any lot the consent holder must provide Council with:
 - a) Signed approvals from the St Kilda Development Committee confirming that the duplex development complies with the St Kilda Design and Building Guidelines; and

- b) Site and elevation plans that demonstrate that the extent of buildings, structures and impermeable surface for the lot does not exceed 700m²; and
- c) Site and elevation plans that demonstrate the duplex dwellings comply with all other site performance standards in the District Plan for St Kilda, as appropriate, excluding any required setbacks between the proposed duplex housing; and
- d) Confirmation of compliance with condition 3(b) by providing a summary of the number of duplex dwellings that have been granted a building consent across the St Kilda subdivision, on what allotments and within which stage of the subdivision.

7 For the purpose of this consent, secondary dwellings must comply with the following requirements:

- a) A secondary dwelling shall be erected in conjunction with the principle dwelling on the site or where there is already a principal dwelling on the site and shall be:
 - i) Encompassed within the bulk of the principal dwelling so that the building contains both dwellings and has the visual appearance of a single dwelling;
 - ii) no more than 70m² gross floor area, excluding garaging;
 - iii) designed so that the extent of buildings, structures and impermeable surface for the lot does not exceed 700m²; and
- b) The site plans for the secondary dwelling building consent application must demonstrate that the secondary dwelling can comply with clauses 7(a)(i)-(ii) above and all other site performance standards in the District Plan for St Kilda, as appropriate.

Entrances for Duplex Dwellings

8 Prior to the occupation of any duplex dwelling the consent holder shall construct an urban residential vehicle crossing to each duplex unit on that allotment. The crossing is to be constructed to Council's standards as set out in the Waipa District Development and Subdivision Manual 2012. All work is to be completed to the satisfaction of Council's Manager Development Engineering, and shall be at the consent holder's expense. The following issues shall also be addressed:

- a) The crossing shall be constructed in accordance with TS306, TS309 and TS310;
- b) The crossing shall be formed with concrete in accordance with TS306; and
- c) All work shall be completed by a Council approved contractor.

Water and Sewage Connections for Duplex Dwellings

9 The consent holder shall arrange for Council to install separate water connections to each duplex unit, at the consent holder's expense.

10 The consent holder shall provide separate sewage connections to each duplex unit. These connections shall be constructed and recorded in accordance with Council's standards as set out in the Waipa District Development and Subdivision Manual 2012. All work is to be completed to the satisfaction of Council's Manager Development Engineering, and shall be at the consent holder's expense. An application with construction drawings shall be submitted to Council for acceptance

prior to any work being carried out. An inspection is required prior to any backfill being placed.

Stormwater Disposal and Minimum Floor Levels for Secondary and Duplex Dwellings

- 11 The stormwater design for secondary dwellings and duplex dwellings must provide for on-site stormwater soakage system designed to cater for runoff from a 2 year period rainfall event, unless it is demonstrated by a suitably qualified professional, that the ground conditions of the lot are not practical for on-site soakage. Where it has been demonstrated that on-site soakage is not practical all stormwater must be designed to be connected to the piped stormwater reticulation network. Compliance with this provision must be demonstrated at the time of building consent for the secondary dwellings and duplex dwellings.
- 12 The minimum residential land level and minimum building platform level for secondary dwellings and duplex dwellings must comply with Table 10 of the St Kilda Waterways Wetland Design Report prepared by Beca, dated 5 April 2012, for the catchment the lot is located within. Where the catchment boundary traverses the lot the higher of the two levels must be adopted. Compliance with the levels must be demonstrated at the time of building consent of the secondary dwelling or duplex dwelling.

Accidental Discovery Protocols

- 13 If taonga (treasured or prized possessions, including Maori artefacts) or archaeological sites are discovered in any area being earth-worked, the consent holder shall cease work within a 100m radius of the discovery immediately and contact local iwi, the New Zealand Historic Places Trust (NZHPT) and Council's Manager Planning and Regulatory. Works shall not recommence in that area until a site inspection is carried out by iwi representatives, relevant Council staff and staff of the NZHPT (if they consider it necessary); the appropriate action has been carried out to remove the Taonga and record the site, or alternative action has been taken; and approval to continue work is given by Council's Manager Planning and Regulatory. The site inspection shall occur within 3 working days of the discovery being made.
- 14 If during construction activities, any Koiwi (skeletal remains) or similar material are uncovered, works are to cease within a 100m radius of the discovery immediately, and the consent holder shall notify the New Zealand Police, local iwi, the New Zealand Historic Places Trust (NZHPT) and Council's Manager Planning and Regulatory. Works shall not recommence in that area until a site inspection is carried out by iwi representatives, relevant Council staff and staff from the NZHPT and the New Zealand Police (if they consider it necessary); the appropriate ceremony has been conducted by iwi (if necessary); the materials discovered have been removed by the iwi responsible for the tikanga appropriate to their removal and preservation or re-interment, or alternative action (e.g. works are relocated) has been taken; and approval to continue work is given by Council's Manager Planning and Regulatory.

Monitoring and Charges

- 15 The consent holder shall notify the Waipa District Council enforcement team in writing two weeks prior to the commencement of activities associated with this consent.

Note: this advice should be emailed to consentmonitoring@waipadc.govt.nz

- 16 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder must pay the actual and reasonable costs incurred by the Waipa District Council when monitoring the conditions of this consent.

Schedule 2 Advisory Notes

Resource Consent No: LU/0005/13

- 1 Failure to comply with the conditions of consent may result in Council taking legal action under the provisions of Part XII of the Resource Management Act 1991.
- 2 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 3 All earthworks associated with any development of land must be undertaken in accordance with the following matters :
 - i) All earthworks must be carried out so as to provide sound foundations as required under NZS 4431:1989 and avoid any hazard to persons or property;
 - ii) All earthworks must be carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows;
 - iii) The existing landform must not be altered in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level; and
 - iv) All earthworks must be carried out in accordance with the Waipa District Council Code of Practice for Land Development and Subdivision for formation and construction standards.
- 4 All contractors or persons undertaking work in the road corridor, for which reinstatement work will be necessary, are required to make a Corridor Access Request (CAR) via the BeforeUDig website. A Traffic Management Plan for the works shall be submitted with the CAR.
- 5 The location of the water connection shall comply with all aspects of Waipa District Council Water Supply Bylaw 2013.

Schedule 3
Reasons for Decision
Resource Consent No: LU/0005/13

- 1 Pursuant to Section 95A-F of the Resource Management Act 1991 the application has not been publicly notified as the adverse effects of the proposal were not considered to be more than minor and there were not parties considered to be potentially affected by the proposal in a minor or more than minor way. Accordingly, the application was processed on a non-notified basis.
- 2 It has been determined that the actual and potential adverse effects of the proposal can be avoided, remedied or mitigated with appropriate conditions such that the effects are either less than minor or consistent with the permitted baseline.
- 3 Conditions are imposed that identify that Council will only accept building consents for duplex dwellings subject to those consents demonstrating compliance with performance standards specified in the consent conditions and for duplex dwellings provided that they are submitted by the consent holder. These controls will ensure that a level of control is maintained over where and how duplex dwellings are constructed as the consent lies with all land within the St Kilda subdivision and there is not specific design of the duplex dwellings approved.
- 4 Conditions have been imposed relating to the construction of secondary dwellings to ensure that the construction of secondary dwellings across the development is consistent with the provisions provided for in the Proposed District Plan.
- 5 Other consent conditions have been imposed that relate to providing suitable infrastructure (connections to Council's reticulation and entrances) to service the density of development proposed in general accordance with the information provided in support of this application (and the subdivision application for the site) and in accordance with Council's standards as set out in the Waipa District Development and Subdivision Manual 2012.
- 6 Compliance with condition 16 will avoid unnecessary site inspections being made (and inspection fees charged) by Council's Monitoring and Enforcement team.
- 7 The accidental discovery protocol conditions are required to ensure the consent holder is aware of their obligations in regards to the discovery of taonga (treasured or prized possessions, including Maori artefacts), archaeological sites, or skeletal remains.
- 8 Subject to the above conditions, the proposal is considered to be generally consistent with the relevant objectives and policies of the Operative and Proposed District Plans and is considered to not give rise to more than minor adverse effects on the environment.

- 9 The application is considered to satisfy Section 104 and 104B of the Resource Management Act 1991 and is considered to be consistent with Part 2 of the Resource Management Act 1991.

This reason has been included

- 10 *The Section 127 has been approved on the basis that it will not generate any additional environmental effects and there are no potentially affected parties.*



APPLEBY ROAD

ZIG ZAG ROAD

WELLS PLACE

PI 3
DP 17516

5007
514m²
ROAD
TO VEST

202
3.31 ha

WETLAND 2

510
297m²
LOCAL PURPOSE
RESERVE
(ACCESSWAY)

504
3.39 ha

5005
3033m²
LOCAL PURPOSE
RESERVE
(DRAINAGE)

5006
3033m²
LOCAL PURPOSE
RESERVE
(ACCESSWAY)

5007
3033m²
LOCAL PURPOSE
RESERVE
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WETLAND 1

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DUPLIX LOTS

ST KILDA
CAMBRIDGE

Total Block Area	79,981 ha
Number of Residential Lots	283
Area of Road to Vest	12.10 ha
Area of Reserves	17.21 ha
Average Area of Lots	1593m ²
Maximum Lot Size	3.59 ha
Minimum Lot Size	1000 m ²
Commercial Zone	9252 m ²
Area of Residential Lots	45.09 ha
Area of Access Lots	6628 m ²
Area of Utilities Sites to Vest	985 m ²

NOTE: LOTS 4000-4009 ARE LOCAL PURPOSE RESERVES (UTILITY)
AMALGAMATION CONDITIONS
THAT LOT 248 HEREON & LOT 249 DP 470343 (CPR 435397) BE HELD IN
THE SAME COMPUTER FREEDHOLD REGISTER.
THAT LOT 155 HEREON BE TRANSFERRED TO THE OWNER OF
LOT 10000 DP 470240 (CPR 434154) AND THAT ONE COMPUTER
FREEDHOLD REGISTER BE ISSUED TO INCLUDE BOTH PARCELS.

UPDATED 22/02/16

COGSWELL SURVEYS LTD
REGISTERED PROFESSIONAL SURVEYORS
LAND & ENGINEERING SURVEYORS & DEVELOPMENT CONSULTANTS

11 ANKLE STREET, P.O. BOX 104 CAMBRIDGE
TELEPHONE 07 877 3071 EMAIL office@cogswellsurveys.co.nz

REF:3741

NOMINATED
DUPLIX LOTS

PREPARED FOR:
GRANTCHESTER FARMS LTD

SCALE: 1:3000

DATE: 22/06/16

ORIGINAL PLAN SIZE: A2

NOTE: BOUNDARIES AND DIMENSIONS AND
AREAS ARE APPROXIMATE AND SUBJECT
TO ALTERATION BY APPROVAL OR SURVEY

THIS DRAWING OR DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE
REPRODUCED, WITHOUT THE WRITTEN PERMISSION OF COGSWELL SURVEYS LTD.

14 September 2016

Your ref: H1674
In reply please quote: LU/0215/16

Environmental Management Services Ltd
PO Box 1307
Waikato Mail Centre
Hamilton 3240

Digitally Delivered

Dear Mark

LAND USE CONSENT: ALAN LIVINGSTON DRIVE, CAMBRIDGE 3434

You are advised that your application has now been determined and has been granted. Please find enclosed a copy of the decision which has been decided under delegated authority.

To ensure that you understand all the obligations and requirements of this consent, it is important that you carefully read the following before you undertake any work associated with this consent:

- All sections of this letter; and
- Every condition of this consent, and the timeframes associated with them; and
- All advisory notes.

A When this consent commences

This resource consent commences on the date you are deemed to have received this letter, however it will not commence if you have lodged a formal objection to the consent, or you (or another person) has lodged an appeal to the Environment Court.

B When this consent will lapse

This resource consent lapses on the date specified in the consent or, if no date is specified, five years after the date of the commencement of the resource consent, unless the consent is given effect to, or the Council grants an extension.

C What you must do to comply with the conditions of consent

Each condition of this consent requires that you undertake certain matters within a certain timeframe. If a timeframe is not specified in a particular condition, then each condition must be complied with before the use to which the consent relates is established. If you do not understand any condition of this consent, please discuss this with your consultant, or the Council staff member noted at the top of this letter.

Please note conditions of this consent require on-going monitoring by Council's monitoring and enforcement officer.

D What to do if you want to change any conditions (section 127)

You are able to make an application at any time to Council to change or cancel any condition of this consent. However, please note that a proposed change may not be considered appropriate by Council staff for various reasons. Therefore it is recommended that you discuss any proposed changes with the staff member listed above before you make an application.

Any application must be accompanied by the relevant application fee.

E Review of decision on application

If you disagree with this decision, any of the conditions of this consent, or any additional charges imposed in processing this consent, you may lodge an objection ("section 357") in writing to Waipa District Council.

The objection must explain clearly the reasons you are objecting to the decision, conditions or charges; and must be received by Council within 15 working days¹ of you receiving this decision, or the invoice for the additional charge. Please note that should the objection be unsuccessful, an additional fixed charge will be invoiced to you.

F Fees and charges

Any additional fees and charges for processing this consent (if more than the deposit you have paid) will be calculated and invoiced to you as soon as practicable. Please also note that there may be further monitoring charges associated with this consent.

G Disclosure of information to third parties

The information you provided in your application (including personal information) is official information. Your application documents, the details of this consent and any ongoing communications between you and Council will be held at Council's offices and may be accessed upon request by a third party. Access to information held by Council is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. Your information may be disclosed in accordance with the terms of these Acts.

H Surrender of consent

If this consent is no longer needed or wanted, it may be surrendered in part or in whole, by giving notice to Waipa District Council. Acceptance of the surrender is at the discretion of the Council, so may not be allowed in some circumstances. Additionally, you may still be required to complete certain works to give effect to the consent prior to its surrender (for example,

¹ **Note:** A working day means any day except a Saturday, a Sunday, Good Friday, Easter Monday, Anzac Day, Labour Day, the Sovereign's birthday, Waitangi Day, and any day between 20 December and 10 January (inclusive)

landscaping to mitigate visual effects of earthworks activities, etc.). If you do wish to surrender this consent at any time, please contact Council's planning team to discuss.

Any application must be accompanied by the relevant application fee.

I Sale of your property (section 134)

If you sell the property to which this consent relates, you may wish to transfer the consent to a new owner. However, unless expressly stated otherwise, landuse consents "run with the land" and do not need to be transferred to the property's new owner or occupier. Please advise Waipa District Council in writing if you do wish to record a change of ownership/address for correspondence. Any application must be accompanied by the relevant application fee.

Please do not hesitate to contact me on 0800 924 723 if you have any questions regarding any of the above advice.

Yours faithfully



Kathryn Drew
Planning Consultant

Resource Consent

(Resource Management Act 1991)

DECISION ON APPLICATION LU/0215/16

Pursuant to Sections 34A(1), Section 104, 104B and 108 of the Resource Management Act 1991, the Waipa District Council, under delegated authority, grants Land Use Consent for a Discretionary Activity to:

Activity: Construct buildings within Stages 4 and 5 breaching the following performance standards of the St Kilda Residential Zone:

- 2.4.2.4 – Minimum Building Setback from Internal Site Boundaries;
- Rule 2.4.2.6 – Maximum Building Length;
- Rule 2.4.2.27 – Neighbourhood Amenity and Safety; and
- 2.4.2.38 – Secondary Dwelling

Consent Holder: Grantchester Farms Ltd

Location Address: Alan Livingston Drive, Cambridge 3434

Legal Description: Lot 3006 DP 494295 as comprised in Certificate of Title 722985

This consent is subject to the conditions attached in Schedule 1.

Advisory notes for this consent are attached in Schedule 2.

The reasons for this decision are detailed in the attached Schedule 3.

Dated at Cambridge this 14th day of September 2016.

For and on behalf of Waipa District Council:

Kathryn Drew



CONSULTANT PLANNER

Schedule 1

Conditions of Consent

Resource Consent No: LU/0215/16

General

- 1 That construction of buildings within Stages 4 and 5 of the St Kilda Residential Zone shall proceed in general accordance with the information submitted in support of application LU/0215/16 as set out in the application documentation titled "*St Kilda Building Performance Standards – Resource Consent Application and Assessment of Environmental Effects*" dated 21 July 2016 and the further information received on the 22 August 2016 and the 12 August 2016, except where amended by conditions of this consent.
- 2 The development of all lots within Stages 4 and 5 of the St Kilda Residential Zone may breach the following performance standards of the Proposed Waipa District Plan as follows:
 - a) Rule 2.4.2.4 – Apart from Lots 108-122, all other lots within Stages 4 and 5 may have buildings that are setback 3m from the rear boundary of the relevant lot.
 - b) Rule 2.4.2.6 – All lots within Stage 4 and 5 may have dwellings where the maximum length exceeds 23m provided that such a design is approved by the St Kilda Design Committee prior to lodgement of the building consent application.
 - c) Rule 2.4.2.17 – All lots within Stages 4 and 5 may have a building whereby the 15% glazing to a public space is calculated by excluding the garage portion of the dwelling.
 - d) Rule 2.4.2.38 – All lots within Stages 4 and 5 may have secondary dwellings up to 100m².
- 3 Prior to the issue of a building consent that seeks to utilise one or more the dispensations provided for in this consent, the Applicant of that building consent shall provide Council with:
 - a) Signed approvals from the St Kilda Development Committee confirming that the building(s) seeking consent complies with the St Kilda Design and Building Guidelines;
 - b) Elevation plans that demonstrate that the building has at least 15% glazing on all facades that face a public space, but excluding the garage portion of the building; and
 - c) Site and elevation plans that demonstrate that the extent of buildings, structures and impermeable surfaces for the lot does not exceed 700m².

Charges

- 4 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder must pay the actual and reasonable costs incurred by the Waipa District Council when monitoring the conditions of this consent.

Schedule 2

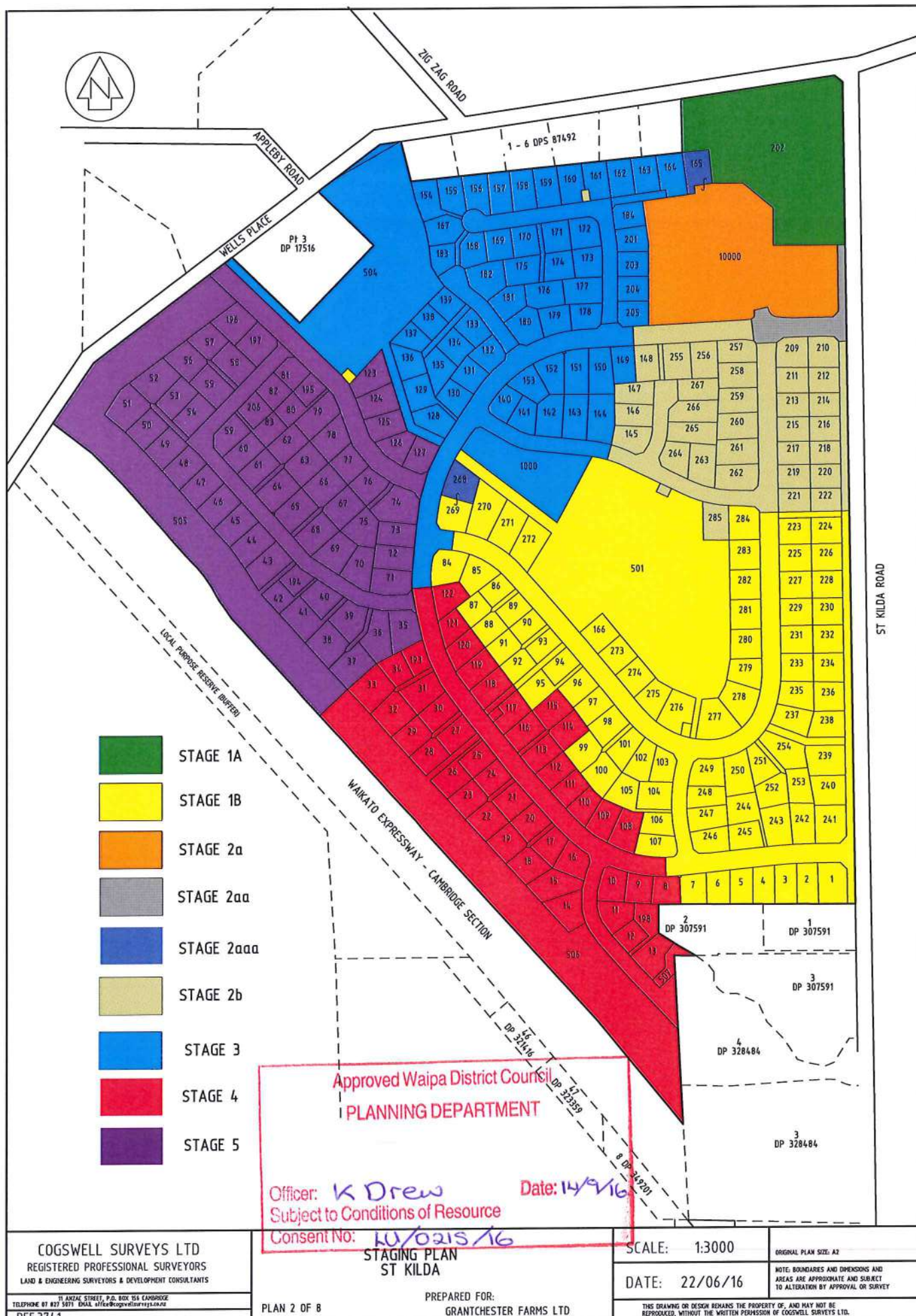
Advisory Notes

Resource Consent No: LU/0215/16

- 1 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 2 All earthworks associated with any development of land must be undertaken in accordance with the following matters:
 - i) All earthworks must be carried out so as to provide sound foundations as required under NZS 4431:1989 and avoid any hazard to persons or property;
 - ii) All earthworks must be carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows;
 - iii) The existing landform must not be altered in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level; and
 - iv) All earthworks must be carried out in accordance with the Waipa District Council Code of Practice for Land Development and Subdivision for formation and construction standards.
- 3 A Guidance Note has been prepared to provide Council staff with further guidance on the interpretation of 2.4.2.3 – Design of Building Façade so as to avoid the need for a dispensation as part of this consent process.

Schedule 3
Reasons for Decision
Resource Consent No: LU/0215/16

- 1 The proposal is not contrary to Part 2 of the Resource Management Act 1991.
- 2 The proposal is considered to be a Discretionary Activity under the Proposed Waipa District Plan, being the most restrictive activity classification from the dispensations sought.
- 3 The assessment has concluded that the effects of the proposal with regard to effects on the density, character and visual amenity of the receiving environment will not be minor or more than minor as a result of the proposed dispensation sought. In practice the dispensations reflect a pragmatic compromise to sites within the Waipa District that are unique because of their orientation and size.
- 4 All building consent applications that seek to utilise dispensations provided for in this consent will be required to provide Council with a copy of the approval to that building from the St Kilda Design Committee. This process will ensure that Council staff are aware that such approval has been obtained before the building consent is lodged and processed.
- 5 Overall it is also considered that whilst the proposal seeks to dispense with some of the St Kilda Residential Zone performance standards the conditions of consent imposed and compromises made by Council and the Applicant in the assessment of this application will ensure that the proposal will not be contrary to the relevant objectives and policies of the Proposed Waipa District Plan.
- 6 The application was processed on a non-notified basis and was approved under delegated authority without the need for a Council hearing.



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

Notes: 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).

6 Special feature details

This section contains details of:

- Whether the site is affected by potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, inundation, 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.

Are there any special features identified for this property?

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>

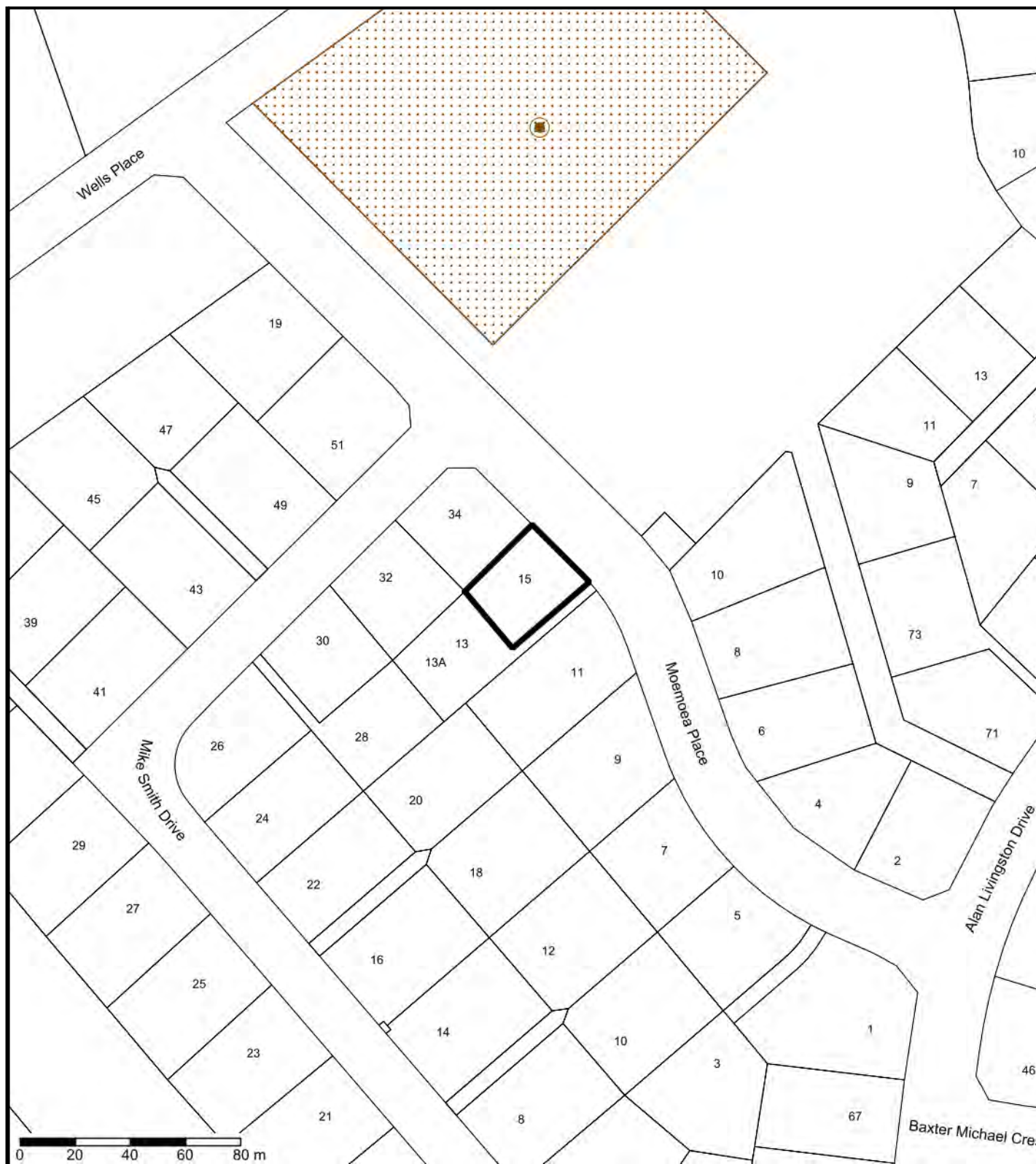
6a Urban Stormwater Flood Modelling

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.

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.

LIM/0582/25



Special Features

(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.

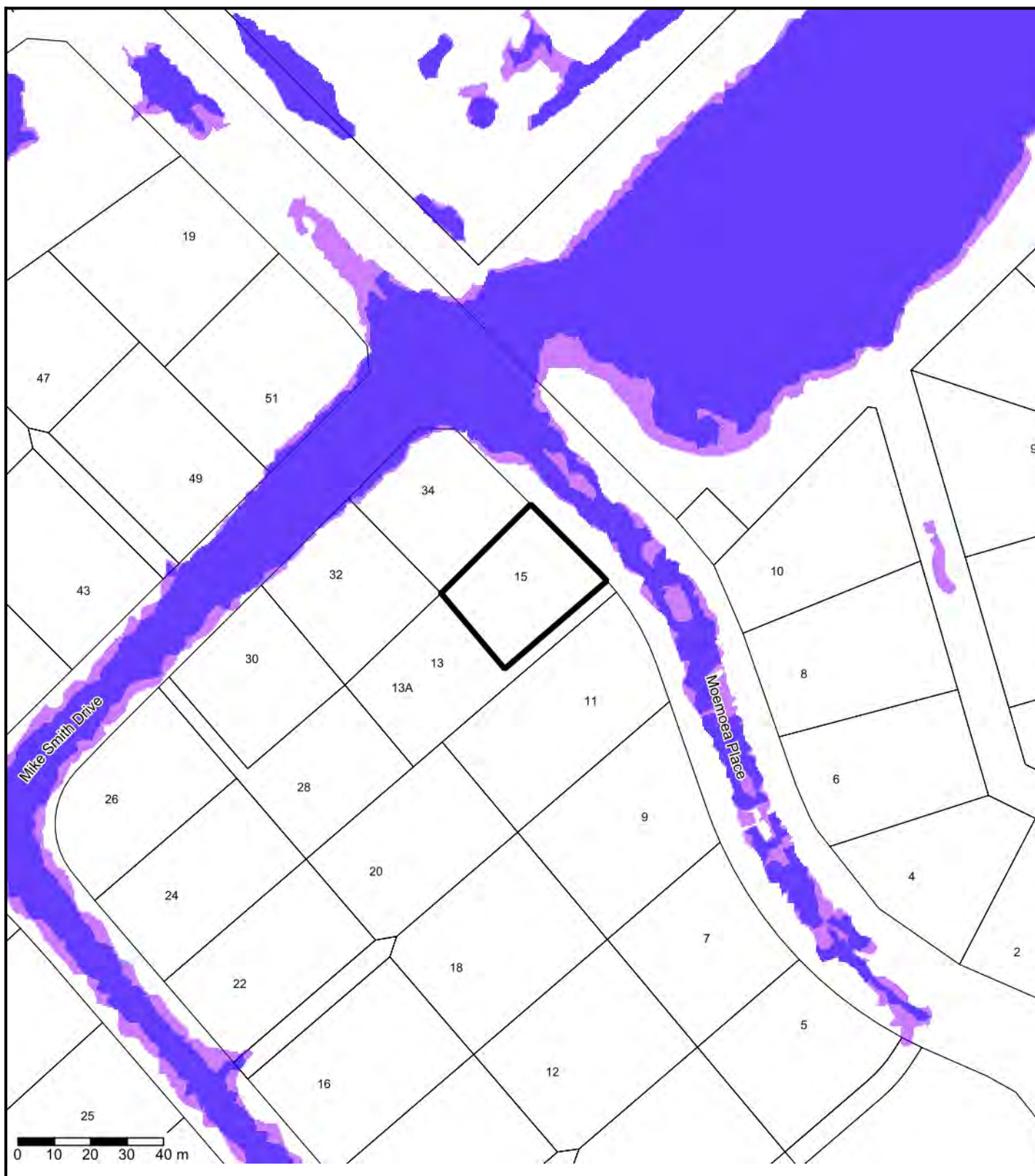
While Waikato Regional Council has exercised all reasonable skill and care in controlling the contents of this information, Waikato Regional Council accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising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

Tuesday 15 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.





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.

Tuesday 15 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

7a Alcohol licence details

This section contains details of any Alcohol Licence authorised for this site pursuant to the Sale and Supply of Alcohol Act 2012.

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

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

7b 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.

7c 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
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Has an application been made to a Court for an Enforcement Order on this site?	No
--	----

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

7d 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/0582/25



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 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.

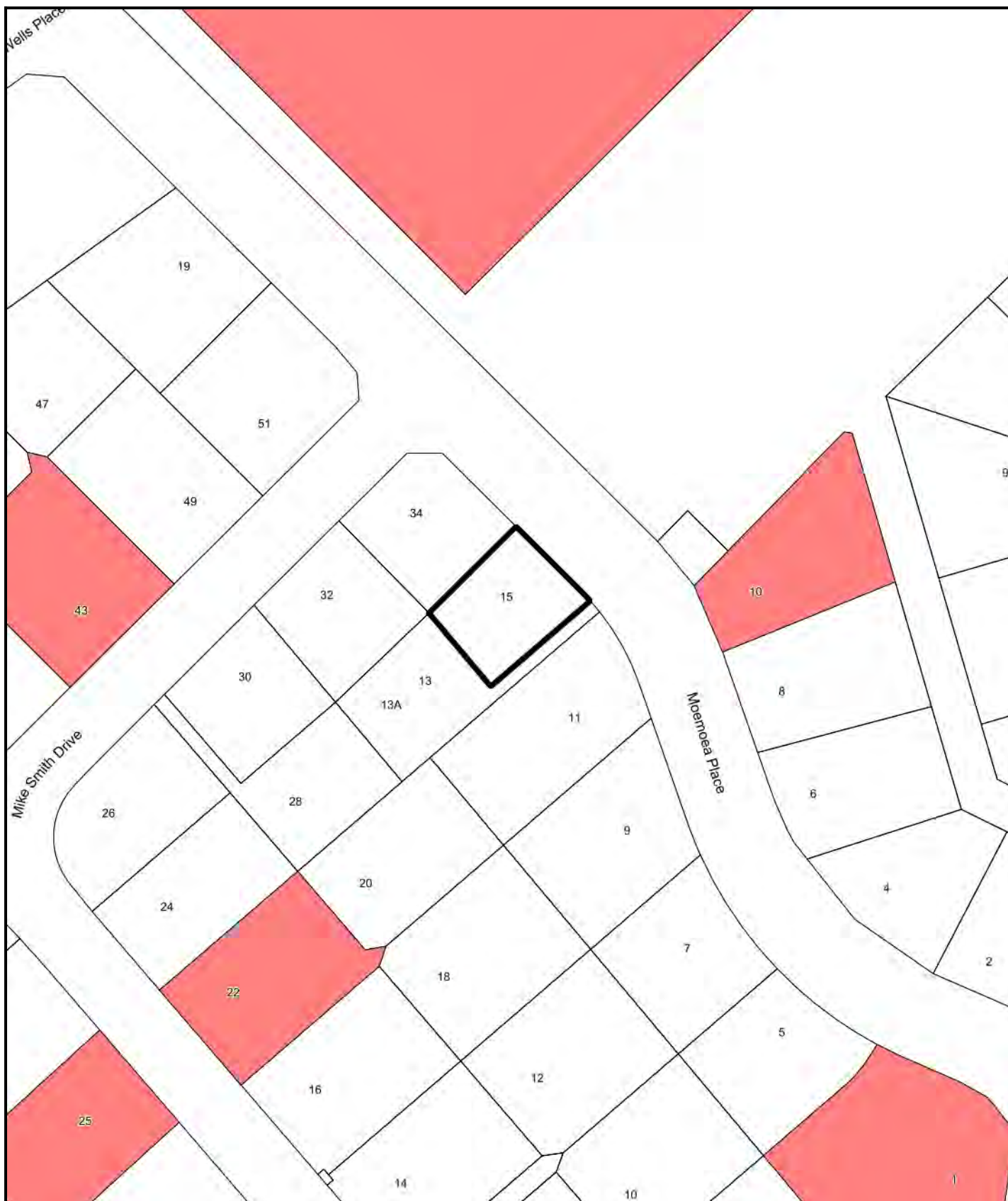
Fire Control

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

Tuesday 15 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.





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 15 July 2025

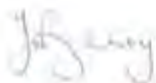
Land Use Consents

Property Address	Application ID	Decision	Date Approved	Description
10 Moemoea Place Cambridge 3434	NT/0115/18	#Approved	06/11/2018	Erect dwelling breaching daylight control

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



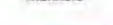
Authorised Officer

15 July 2025

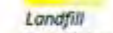
Date

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

 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 - Waipā DC
 Culvert	 Stormwater Structures			

Special Features

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

Subject Property Identifier

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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 investigation will always be warranted.

Map Legend

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