

FILE COPY

51 Taylor Street
Cambridge

LAND INFORMATION MEMORANDUM

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



CAMBRIDGE





Land Information Memorandum

For property located at
51 Taylor Street Cambridge 3434

LIM reference: LIM/0888/24
Application date: 1 October 2024

Applicant details

Applicant	Sylvia Janet Brown & Martin Christopher Brown
Postal address	51 Taylor Street Cambridge 3434

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

This LIM contains two parts:

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

For information/notes:

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

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





Aerial Photography



High-resolution imagery for Cambridge, Hautapu, Kakepuku, Karapiro, Kihikihi, Mystery Creek, Ohauupo, Te Awamutu, Te Miro, Tokanui flown 17 February 2021;
Puhape, 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 $\pm 0.1m$ in high-resolution imagery and $\pm 0.5m$ in medium-resolution imagery.
Position of property boundaries is INDICATIVE only and must not be used for legal purposes.
Imagery sourced from LandPro Ltd. and NZ Aerial Surveys Ltd.

Friday 4 October 2024

Disclaimer
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PART 1

1a Site details

Owner	M C Brown, S J Brown
Property address	51 Taylor Street Cambridge 3434
Legal description	LOT 2 DPS 1339
Area	0.1012
Record of title	Attached

1b Valuation details

Valuation assessment number	04361/003.00
Date of valuation	1 August 2022
Land value	\$830000
Value of improvements	\$480000
Capital value	\$1310000

1c Rating details

Rates struck for year 2024 to 2025	\$4293.40
Balance of account	\$2493.37
Next instalment due date	21 November 2024
Penalty date	28 November 2024

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/0888/24



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




R.W. Muir
Registrar-General
of Land

Identifier SA1082/171
Land Registration District South Auckland
Date Issued 11 September 1953
Prior References
SA402/212

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Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland 1339
Registered Owners
Martin Christopher Brown and Sylvia Janet Brown

Interests

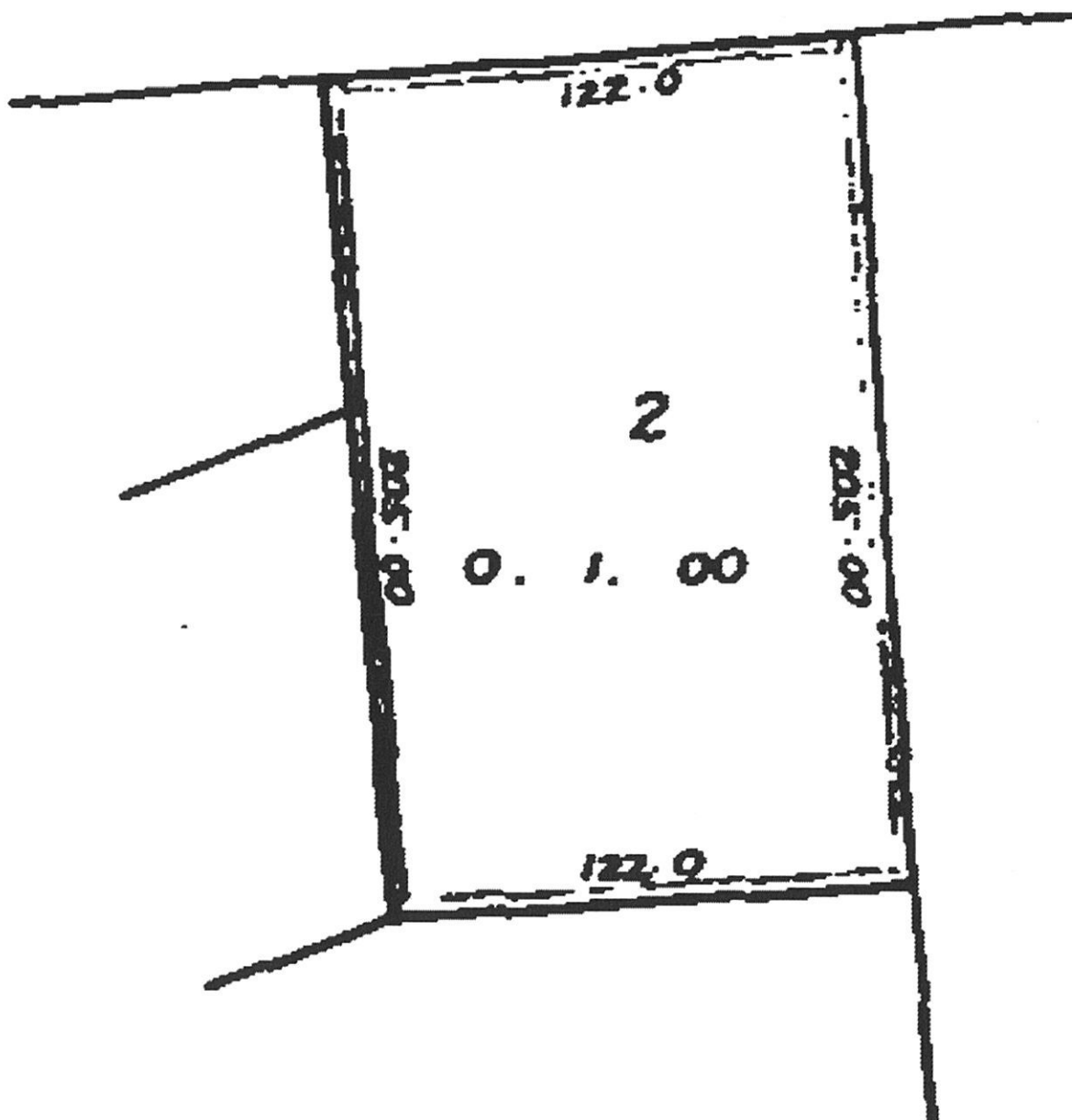
Fencing Agreement in Transfer S55324 - 11.9.1953
11984887.1 Mortgage to Heartland Bank Limited - 15.1.2021 at 11:46 am

Identifier

SA1082/171

Taylor Street East.

(88)



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 Permits** have been issued pursuant to Council's Building Bylaw:

Please note: Code of Compliance Certificates (CCC's) were not issued on building permits.

Reference number	Description	Date issued
E84	Dwelling	20/04/1959
A016457	Carport	25/10/1964
B022	Heating	09/05/1985
C08268	Dwelling alterations	28/08/1986

Notes:

- (1) Refer to copies of the building plans, and Certificates (where relevant).
- (2) For any further building enquiries please contact Council's 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.

2b Weathertight homes

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

Has a Weather tight Home Notice been issued for a dwelling on this site? No information known to Council

Note: Refer to further information if relevant.

2c Swimming pool / Spa pool details

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

Is there a swimming pool located on the property? No information known to Council

Note: Small heated pools (spa) of less than 5m² water surface area that have a safety cover as a means of restricting access are exempt from periodic inspection requirements.

LIM/0888/24

To the Engineer:

I hereby apply for a PERMIT to ERECT, REPAIR, EXTEND, DEMOLISH, REMOVE and/or DRAINAGE AND PLUMBING WORK. INSTALL KENT LOG FIRE

AT NO: 51 TAYLOR (street) FOR: M. R.G. FELL (owner)
OF: 51 TAYLOR ST CAMBRIDGE Ph. 6646 (address)

according to site plan and detailed plans, elevations, cross sections, and specifications deposited herewith in DUPLICATE. (Refer to back of this sheet).

PROPOSED USE OF BUILDING: DWELLING
(Dwelling, Shop, Factory, Carport, etc)

PARTICULARS OF LAND:

VALUATION NO: _____ LOT NO: _____ DP: _____

SECTION NO: _____ BLOCK: _____ ZONING: _____

TOTAL FLOOR AREA: _____ sq. m.

N.B. The purpose for which each part of the building is to be used must be indicated on the plans.

NAME OF BUILDER: McLEAN HEATING

ADDRESS: P.O. BOX 92
CAMBRIDGE
PHONE 6071

NAME OF DRAINLAYER: _____

ADDRESS: _____

NAME OF PLUMBER: _____

ADDRESS: _____

Separate permit applications
must be signed by the Plumber
and/or drainlayer

ESTIMATED VALUE:

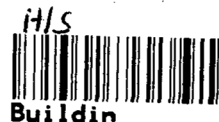
BUILDING: \$ 1156 - 00

PLUMBING & DRAINAGE: _____

TOTAL: \$ 1156 - 00

SIGNATURE OF APPLICANT: _____

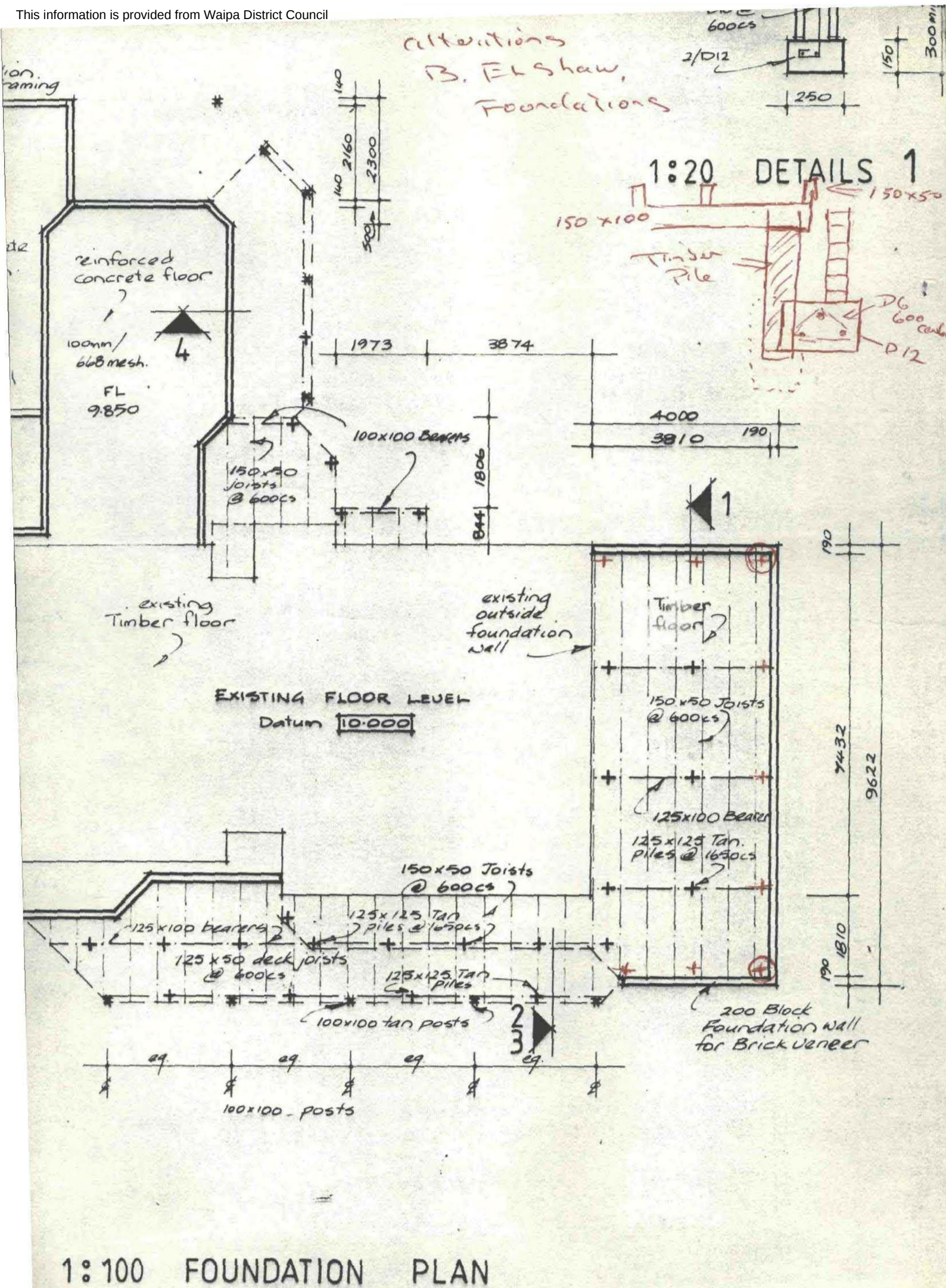
DATE: 5/5/85



Fees, Charges and Deposits	Account Code	Amount \$
Building permit	1524 766	17 00
Plumbing/Drainage permit	1528 766	
Building Research Levy	8012 766	
Water services	3507 724	
Sewer services	3004 724	
Street damage deposit	8005 727	
Development contribution	8206 817	
	1413 808	

Building permit number
Plumbing/drainage
permits number

Name of
Payee McLean Heating
Data paid \$ 5.85



CAMBRIDGE BOROUGH COUNCILBUILDING AND/OR DRAINAGE & PLUMBING APPLICATION FORM

To the Engineer:

I hereby apply for a PERMIT to ERECT, REPAIR, EXTEND, DEMOLISH, REMOVE and/or DRAINAGE AND PLUMBING WORK.

AT NO 51 Taylor St (street) FOR BR+PR ELSHAW (owner)OF Cambridge (address)according to site plan and detailed plans, elevations, cross sections, and specifications deposited herewith in DUPLICATE. (Refer to back of this sheet.)PROPOSED USE OF BUILDING Dwelling
(Dwelling, Shop, Factory, Carport, etc)PARTICULARS OF LANDVALUATION NO 435/172/4 LOT NO 2 DP S 1339

SECTION NO _____ BLOCK _____ ZONING _____

TOTAL FLOOR AREA 180 Sq M

NB: The purpose for which each part of the building is to be used must be indicated on the plans.

NAME OF BUILDER Ray GardnerADDRESS 70 King St CambridgeNAME OF DRAINLAYER K. Burn) Separate permit applicationsADDRESS Queen St Cambridge) must be signed by the PlumberNAME OF PLUMBER K. Burn) and/or drainlayer.ADDRESS Queen St Cambridge)

ESTIMATED VALUE

BUILDING 50,000 SIGNATURE OF APPLICANTPLUMBING & DRAINAGE 4500.00. BR+PR ELSHAWTOTAL 54500.00 DATE 12-8-86

FEES, CHARGES AND DEPOSITS	Account	Code	Amount \$
Building Permit	1524	766	304-00
Plumbing/Drainage Permit	1528	766	150-00.
Building Research Levy	8012	766	55-00.
Water Services	3507	724	N/A
Sewer Services	3004	724	N/A
Street Damage Deposit	8005	727	150-00
Development Contribution	8206	817	
Photocopies	1413	808	
TOTAL \$			<u>659.00.</u>

Building Permit No C08268Plumbing/drainage Permit No 4597Name of Payee B. ElshawDate Paid 25-8-86Receipt No 30618

PLAN OF SEWAGE AND STORMWATER DRAINS

Tradesperson to complete all details and draw plan and hand completed document to Council Inspector at time of inspection.

- Safety notes:-** ventilate deep manholes before entering.
- don't work alone in deep manholes or trenches.
 - wash your hands before eating.
 - beware of electrical cables and gas pipes and overhead power hazards.

Check for cables before you dig

Accurate drainage plans save time and money

- for property owners and occupants
- for tradespersons
- for council staff

Please take care to write or print legibly.

- Always show-** the direction of North.
- the name of the main street frontage.
 - the outline of all buildings.
 - the location of all inspection access fittings.
 - the boundaries of the property
 - the exact location of connection between drains and sewer.
 - the scale of your plan.

If you forget to hand this plan to the Council Inspector, please post it to:

**The Drainage Inspector
Cambridge Borough Council
P.O.Box 485
CAMBRIDGE**

LOCATION OF WORK

STREET 51 TAYLOR STREET
(number) (name of street)

Legal description of property Lot No. 2 DP No. 1339
Allotment/Section.....

OWNER OF PROPERTY

Barry Elshaw
(owners name and initials)

TRADESPERSON

Drains
laid by John Bunn
(name of tradesperson responsible for work)

Drainlayer registration No. 11998

Company or business
name and address. K.G. BUNN & SONS
150 QUEEN ST
CAMBRIDGE
PH 4451

Telephone number (27) 4451
Exchange number

Signature of tradesperson

[Signature]
date work completed 26-11-86

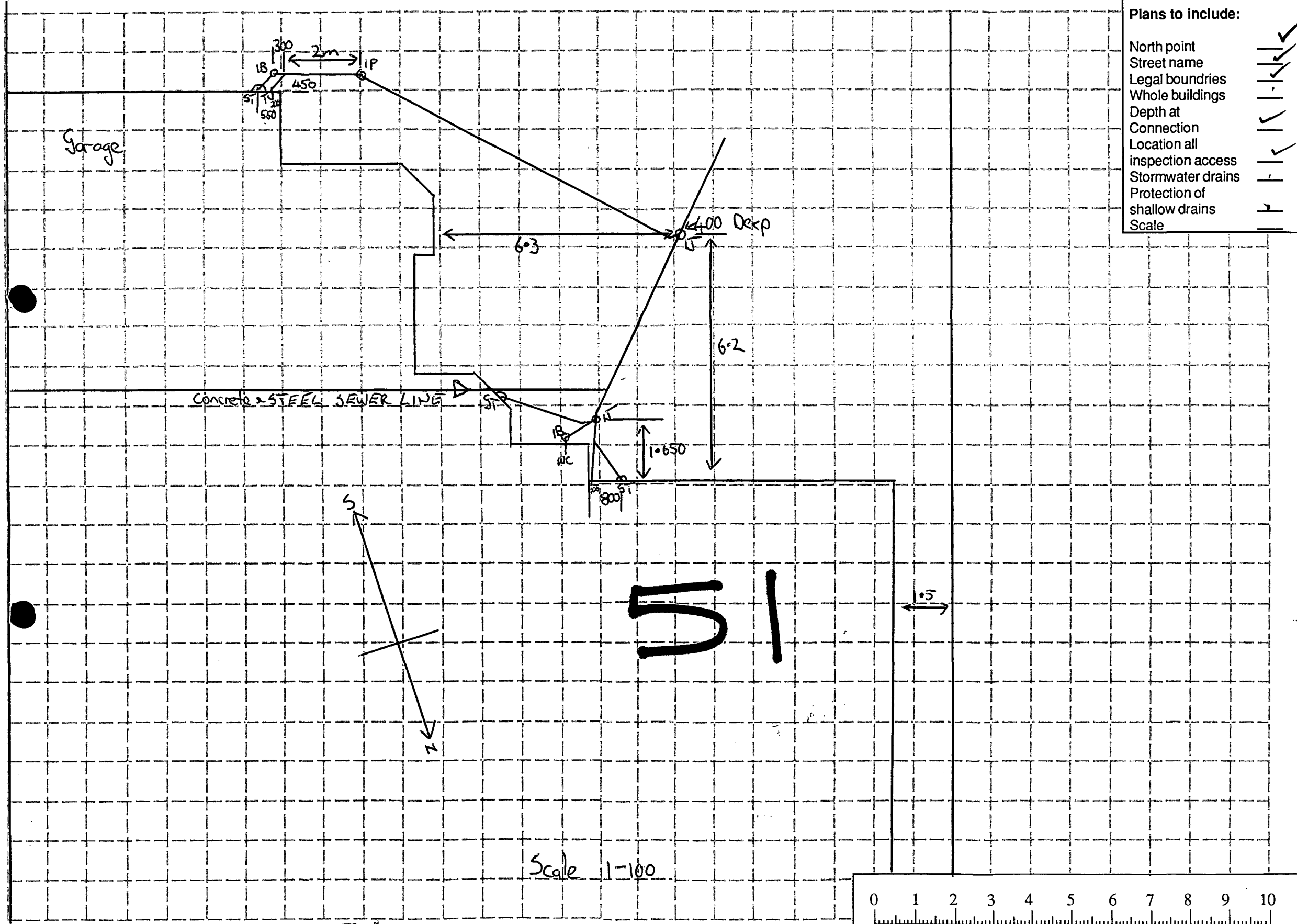
Permit number for
job.....dated.....

Inspectors Notes:

Tick features

- new work ☒
- additions to existing drain ☒
- alterations to existing drain ☐
- connection to sewer ☒
- work under contract for council ☐
- residential ☒
- commercial/industrial ☐
- leased land ☐
- land subject to cross-lease ☐
- Other.....



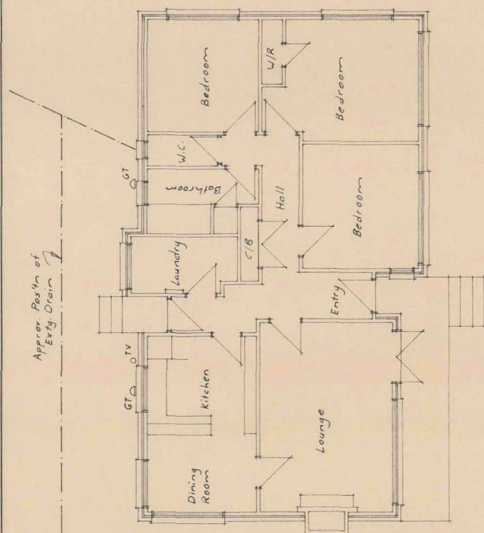


Plans to include:

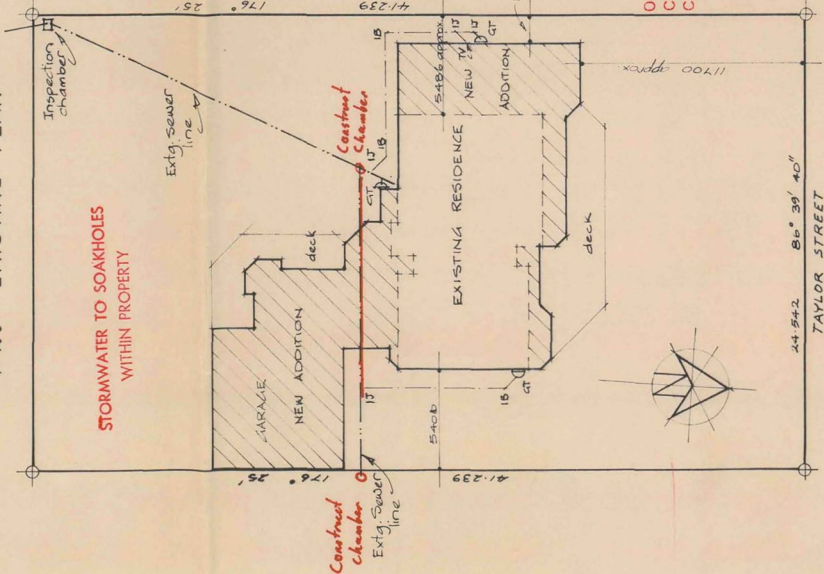
- North point
- Street name
- Legal boundaries
- Whole buildings
- Depth at
- Connection
- Location all
- inspection access
- Stormwater drains
- Protection of
- shallow drains
- Scale



04361/003.00



1:100 EXISTING PLAN

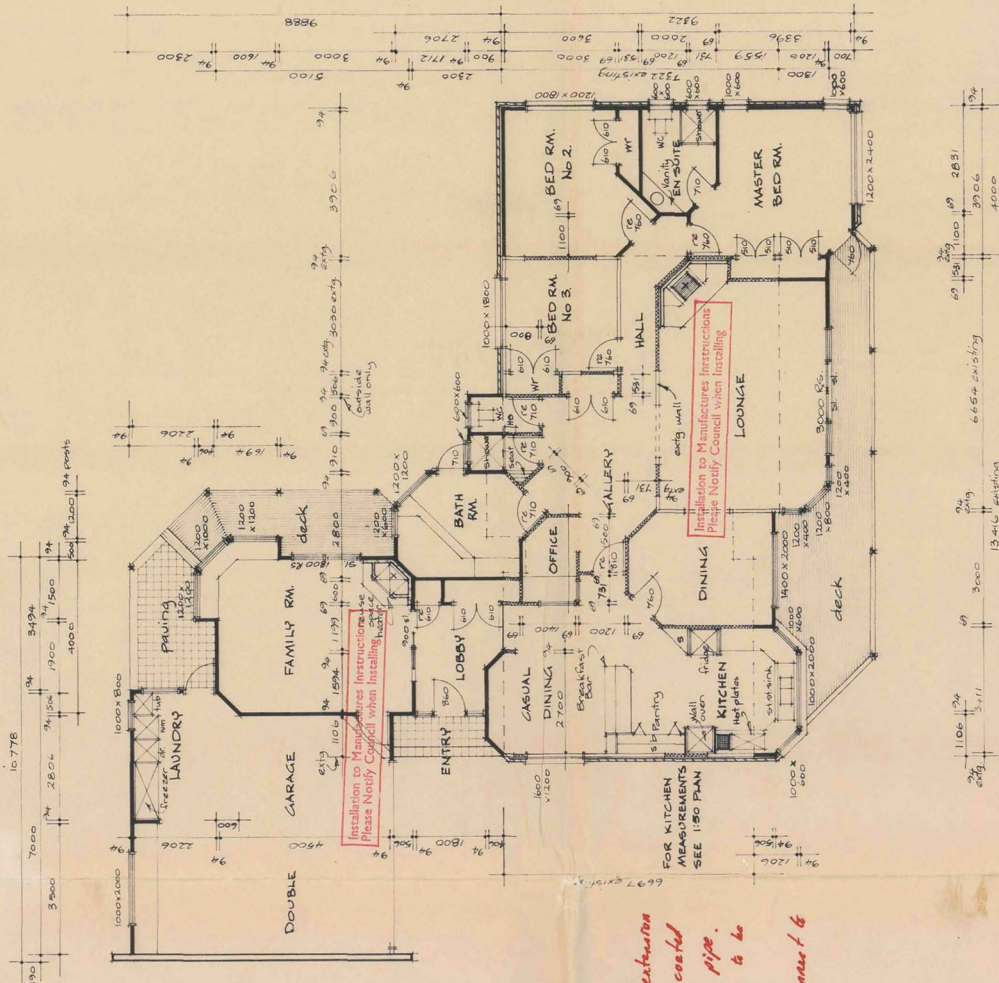


1:200 SITE PLAN & DRAINAGE PLAN

Section of sewer under extension
to be replaced by enamel coated
concrete lined mild steel pipe.
The joints under the extension to be
flanged.
Gr haulth shall be used to connect to
existing pipes.

OWNER SHALL LOCATE ALL SERVICES PRIOR TO
COMMENCEMENT OF BUILDING TO ENSURE
COMPLIANCE WITH PLANS.

APPROVED SUBJECT TO NOTATIONS
IN RED ON PLAN



1:100 CONSTRUCTION PLAN

APPROVED SUBJECT TO NOTATIONS
IN RED ON PLAN

IMPORTANT
24 Hours notice must be given prior to inspections
Inspector must check work before pouring concrete
foundations-floors-each bond beam-columns.
All carter rods to be wired in place.
Concrete inspection must be carried out
Pre-mixing concrete to be 75mm clear of ground contact
Cambridge Road Council conditions, approved plans
and Specifications to be kept on site at all times

Check all measurements on site



PROPOSED ADDITIONS & ALTERATIONS TO THE RESIDENCE OF
MR. & MRS. B. ELSHAW AT 51 TAYLOR STREET, CAMBRIDGE

HOLMES & RAUTANGATA
ARCHITECTURAL DESIGNERS
22 Dick St., Cambridge. Ph. 5872.

Drawn: *dmh*
Traced: *dmh*
Checked: *dmh*
Date: *July 86*

Ref: R 084
DWG 1
No 1
Scales: as shown
of 4 Dwg.

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;
- 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
- Any information that has been notified to the Council by a drinking water supplier under section 69ZH of the Health Act 1956. That section applies to a drinking water supplier who considers that the connection of additional residential properties to that suppliers drinking water supply may compromise the suppliers' ability to provide an adequate supply of drinking water to any property.

Note:

- (a) Section 69G Health Act 1956 contains a full definition of the terms "drinking water", "drinking water supplier" "drinking water supply" and "networked supplier" and where those words and expressions are used in this LIM report they have the same meaning as in Section 69G of the Health Act 1956.
- (b) 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.
- (c) 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:	17MC231291
Balance of water rates account:	N/A
Section 69ZH Health Act 1956	No
Note: Refer to services map which shows the location of any public water pipes and manholes in the vicinity of the property.	

LIM/0888/24

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

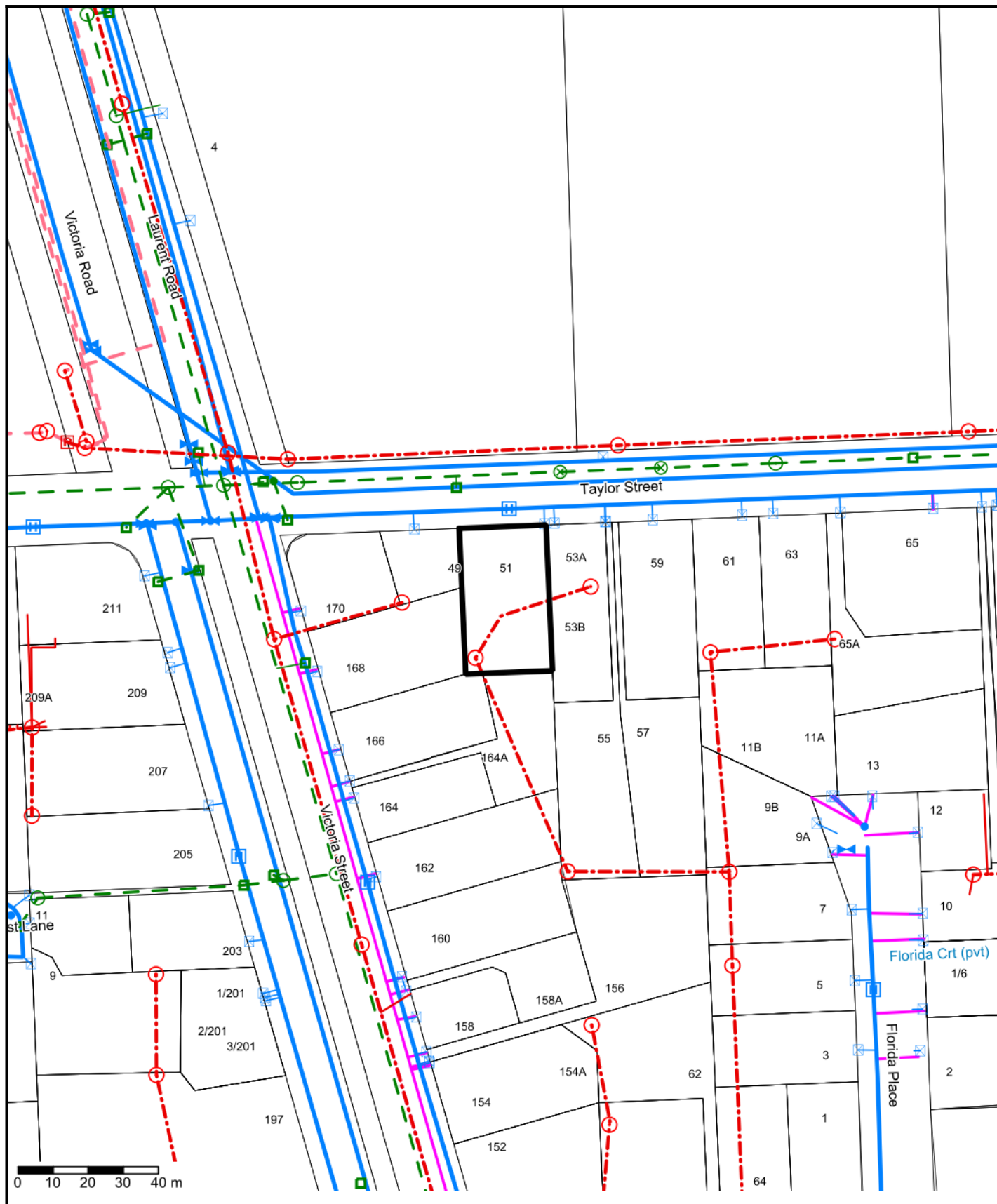
This section contains details of:

- 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 Waipā 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.

LIM/0888/24



Essential Services

(Refer to Map Legend)

Friday 4 October 2024

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D. W. WEBBER LTD.
P.O. BOX 175
CAMBRIDGE

80 *

M R 7000 R G

25-7-77

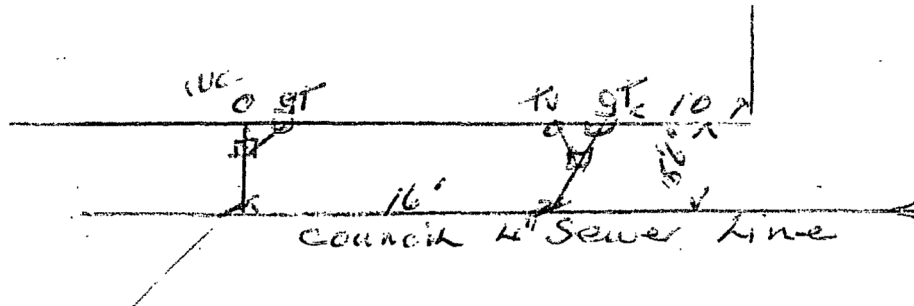
139 2000 5 T

No 432

Taylor St

435 / 172 / 4

51



OK 27/2/77

Sewer	\$8
Day Fee	\$3
	\$11

Taylor St

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.	

LIM/0888/24



Schedule of Notified Plan Changes

Friday 4 October 2024

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/0001/24	Plan Change 27 - Rezone N3 Growth Cell - Ngahinapouri Growth Cell				
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 – Rezoning of part of C10 Growth Cell 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/0003/23	Plan Change 28 - Cambridge C5 Growth Cell Development				
PC/0003/24	Plan Change 33 - Hautapu Area 7				



Report on Zoning and Policy Areas

relevant to this property

Friday 4 October 2024

For property specific District Plan chapter and district wide provision information use the Waipa District ePlan:
<https://www.waipadc.govt.nz/our-council/waipa-district-plan/waipa-eplan>

Zoning

MEDIUM DENSITY RESIDENTIAL ZONE

Zone Overlay

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

N/A

Designation

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

N/A

Qualifying Matters

Infrastructure Constraint Qualifying Matter Overlay
Stormwater 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

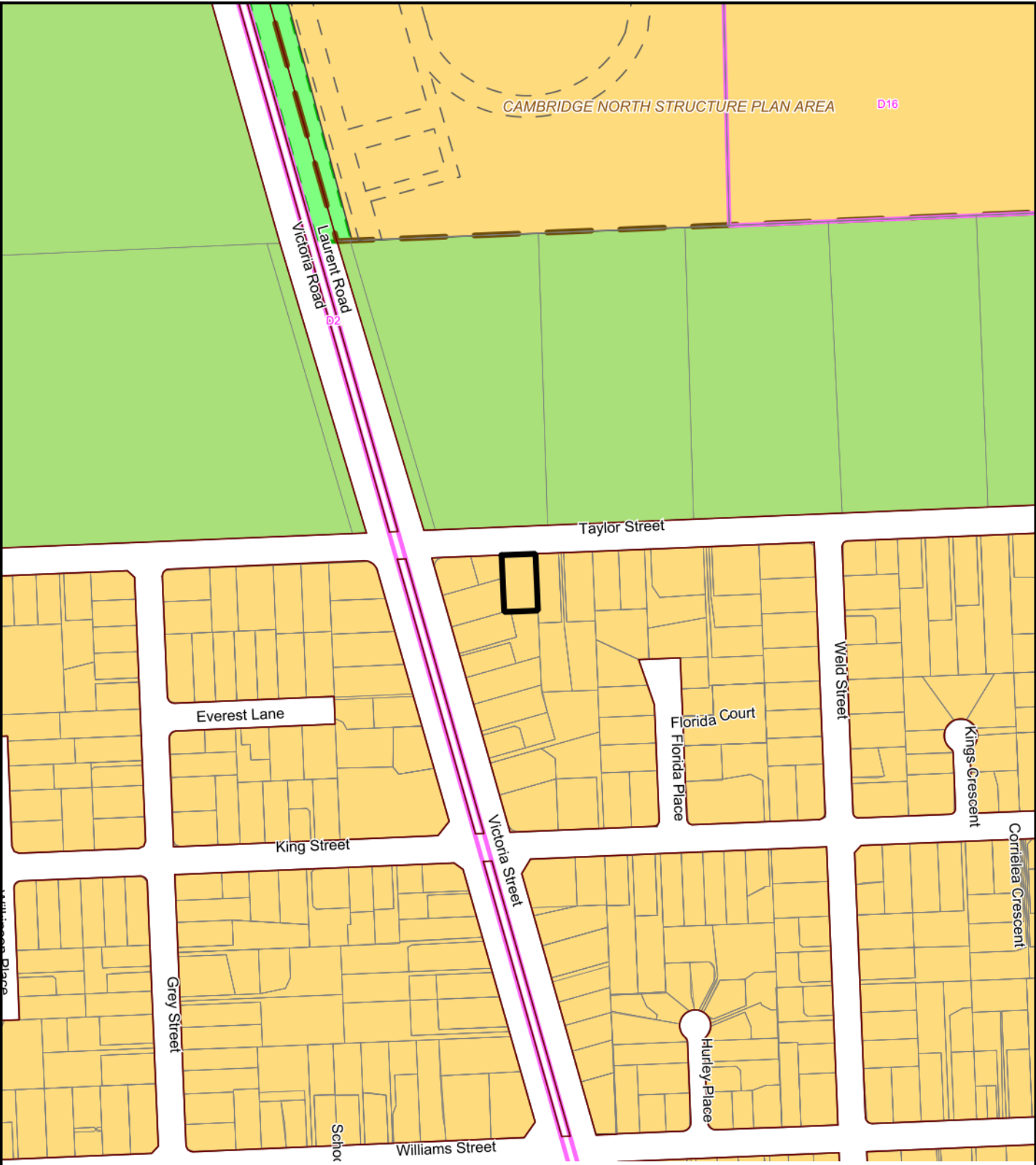
N/A

Indigenous Forest Corridor

N/A

Peat Lake Catchment

N/A



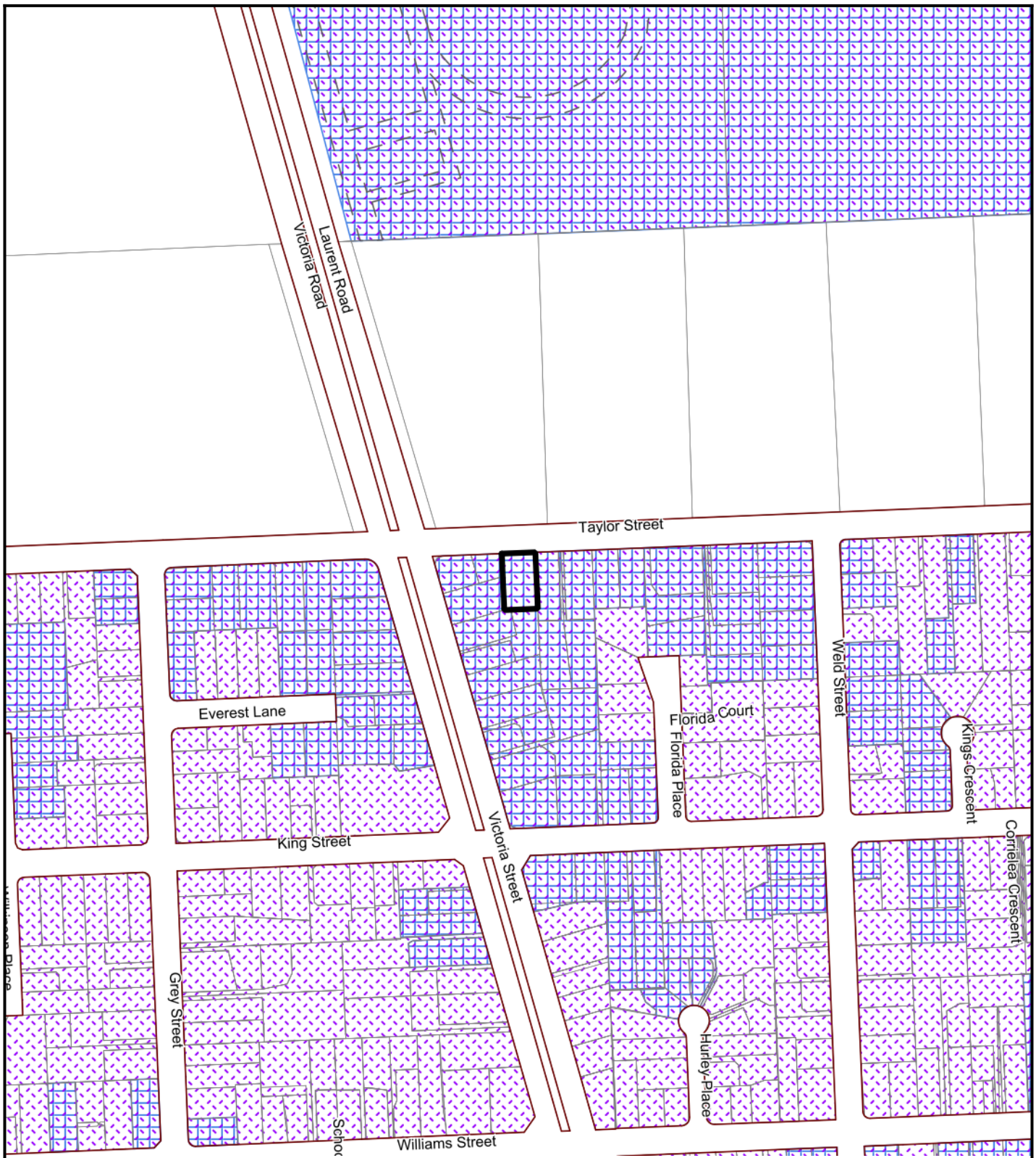
Waipā District Plan Zones and Overlays

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>

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Waipā District Plan Qualifying Matters



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Refer to the Zone Legend for
Symbology.

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Zones Legend

AIRPORT

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

DESIGNATIONS (Refer Appendix D1)

	Designation Approved
	Designation (Notice of Requirement)

OVERLAYS

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

GENERAL

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

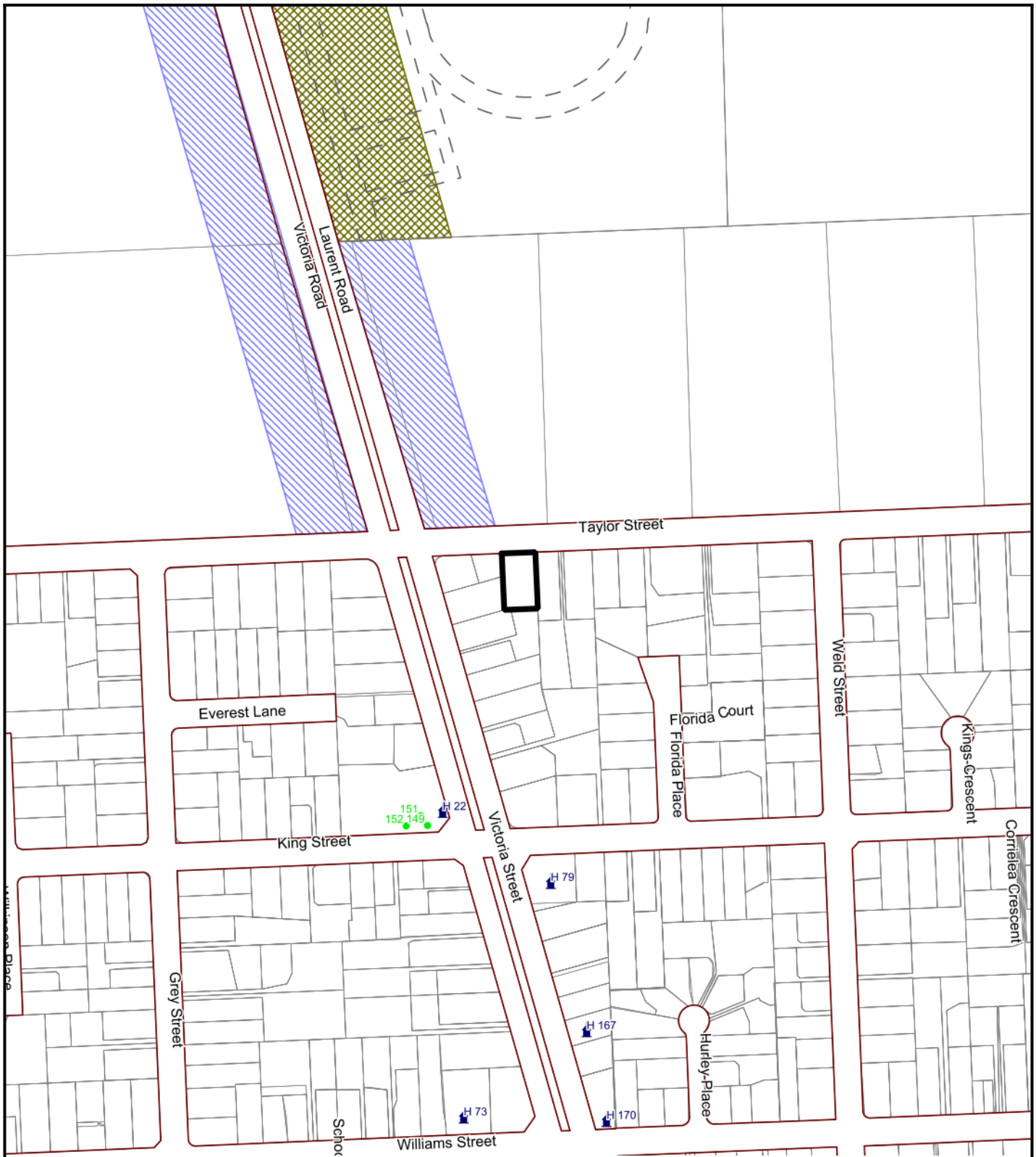
(Note: will appear as line pattern over certain lakes due to them also being Reserve Zone)

ZONES

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

QUALIFYING MATTERS

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



Waipā District Plan Policy Areas

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Policy Areas Legend

ESPLANADE REQUIREMENTS

-  Access Strip
-  Esplanade Reserve
-  Esplanade Strip

LANDSCAPE AND NATURAL AREAS

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

HERITAGE

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

GENERAL

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

OVERLAYS

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

UTILITIES

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

NATURAL HAZARDS

-  Flood Hazard Area

NOTE:

1. Referenced Sites

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

2. Archaeological Sites

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

3. Reliability 1

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

4. Cultural Landscape Areas

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

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

5a Resource consents, notices, bonds, 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.

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

No

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;

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).

LIM/0888/24

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.

Disclaimer: 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, nor accept any liability, in relation to the accuracy, completeness or reliability of this information. The use of this information is entirely at your own risk. 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/0888/24



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.

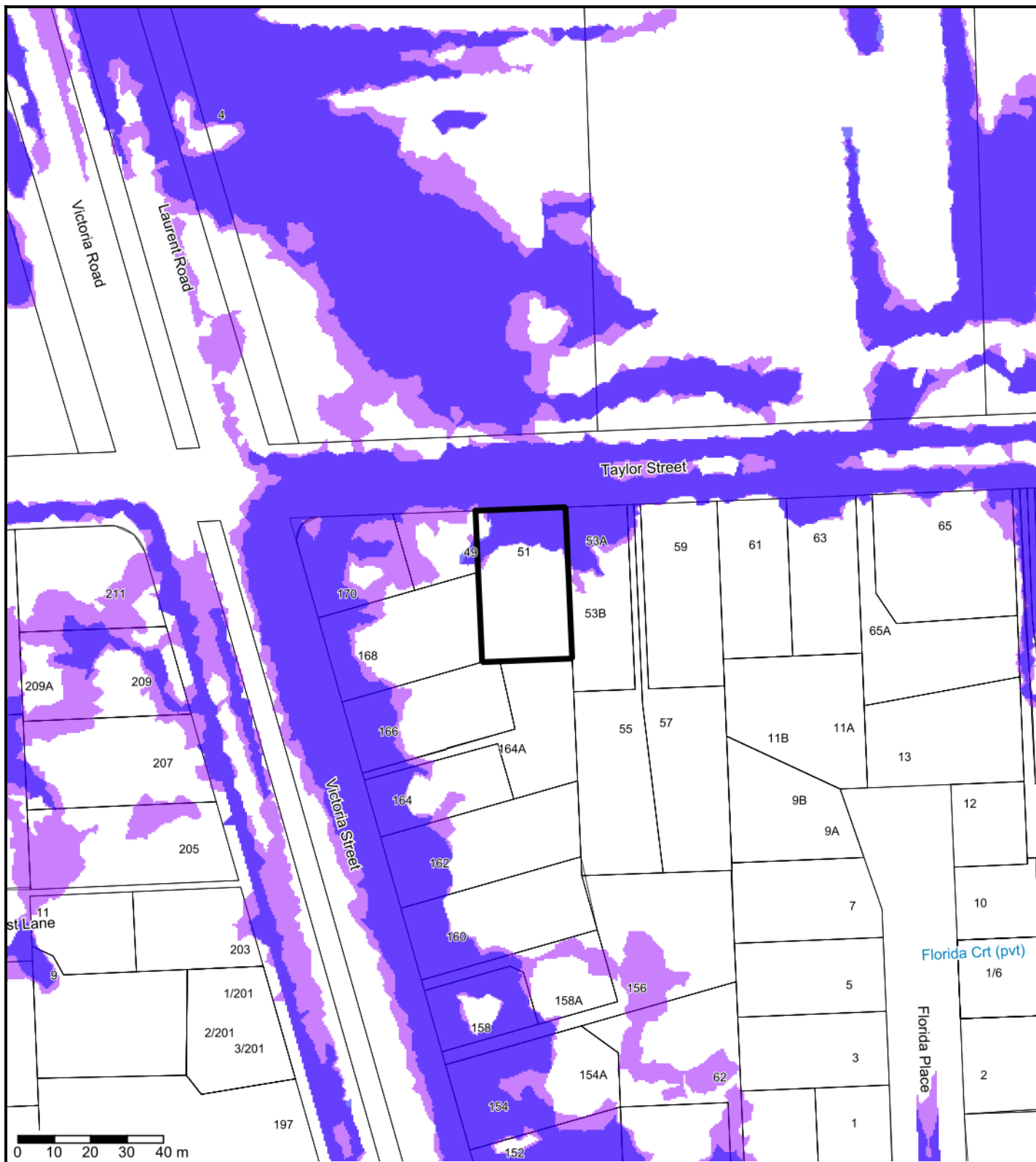
While Waikato Regional Council has exercised all reasonable skill and care in controlling the contents of this information, Waikato Regional Council accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising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

Friday 4 October 2024

Disclaimer

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Urban Stormwater Flood Modelling 1% AEP

Friday 4 October 2024



- 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.

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
---	----

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/0888/24



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.

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.

Liquor licence details and Environmental health details within vicinity of property

Refer to schedule of details if relevant

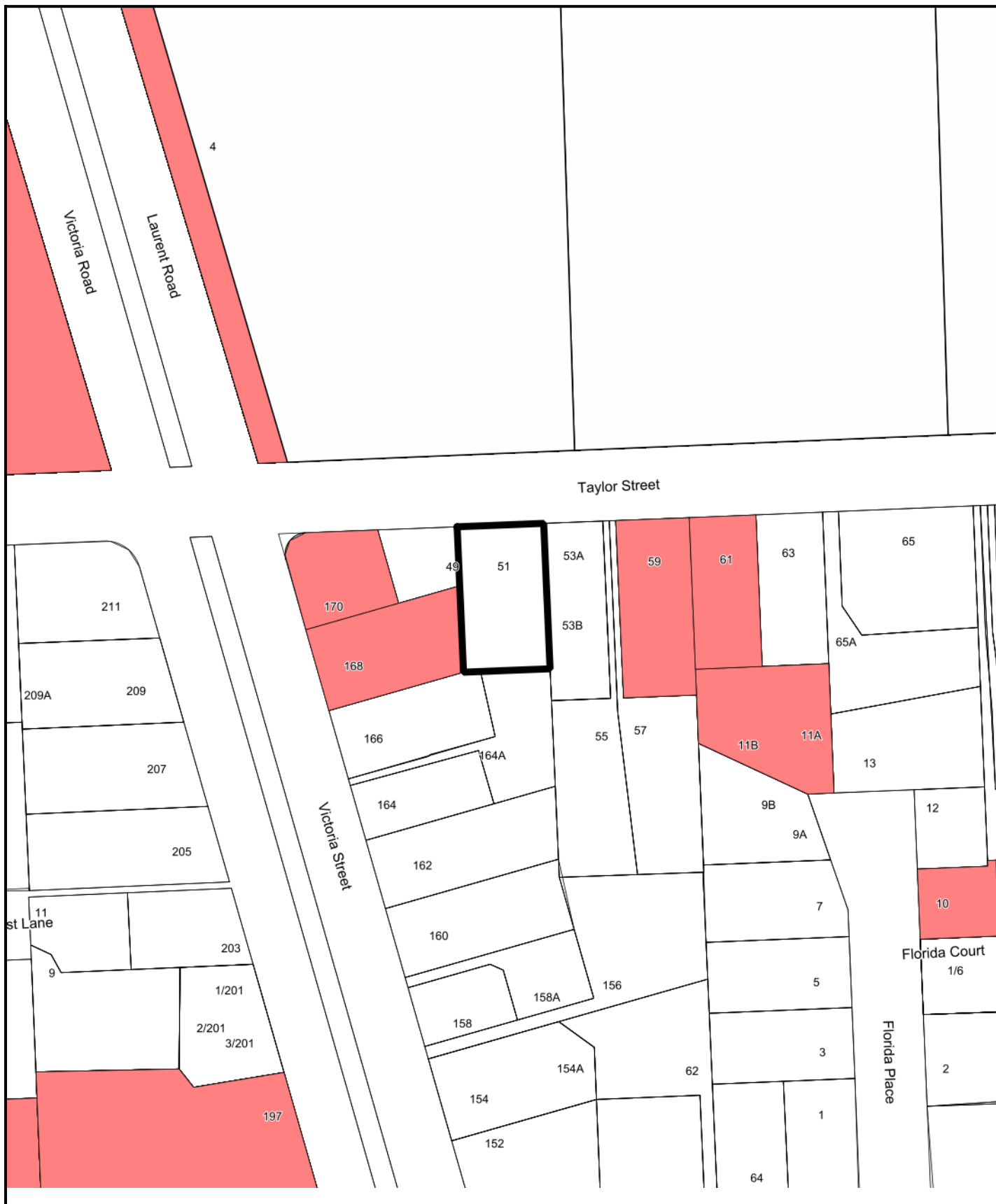
Fire Control

Fire and Emergency New Zealand administer all properties in the district in regards to fire control, please contact them for more information. www.checkitsalright.nz.

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

Friday 4 October 2024



Granted since 1 November 1989

Please use the attached Land Use Consents Report for further details

Disclaimer
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Land Use Consents Report

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

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

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

Friday 4 October 2024

Land Use Consents

Property Address	Application ID	Decision	Date Approved	Description
11A Florida Place Cambridge 3434	NT/0139/22	#Approved	18/01/2023	Carport breaching internal boundary setbacks
168 Victoria Street Cambridge 3434	LU/0181/15	#APPROVED	14/07/2015	Dwelling extensions breaching setback from internal boundary
170 Victoria Street Cambridge 3434	RC/2990	#Approved	12/11/1999	To erect a garage within the front yard
59 Taylor Street Cambridge 3434	LU/0273/07	#Approved	15/11/2007	Demolish garage and replace with house extension within side yard
59 Taylor Street Cambridge 3434	NT/0125/22	#Approved	17/11/2022	Remove garage and construct an extension of the dwelling breaching internal boundary setback and daylight control
61 Taylor Street Cambridge 3434	NT/0134/18	#Approved	14/01/2019	Dwelling addition within internal boundary setbacks

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 Waipa District Council relevant to the land described.

Signed for and on behalf of the WAIPA DISTRICT COUNCIL



Authorised Officer

04 October 2024

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 – Waipa DC
 Culvert	 Stormwater Structures			

Special Features

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



Subject Property Identifier

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

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

Map Legend

Updated: 10/11/2017



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