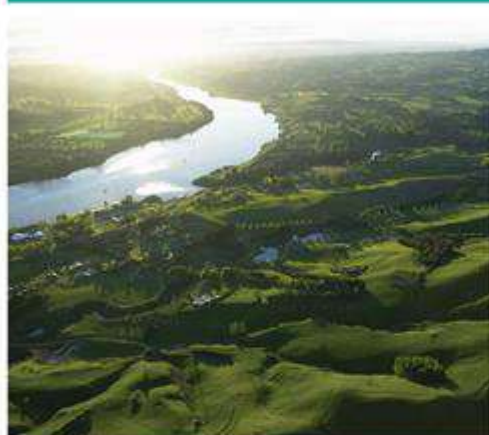


FILE COPY

**2 BYRON STREET
LEAMINGTON**

LAND INFORMATION MEMORANDUM

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



CAMBRIDGE





Land Information Memorandum

For property located at
2 Byron Street Leamington Cambridge 3432

LIM reference: LIM/0730/25
Application date: 21 August 2025

Applicant details

Applicant	Kathryn Elizabeth Copestake
Client	
Postal address	2 Byron Street Leamington Cambridge 3432

About this LIM:

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

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

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

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

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

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

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

The Council records can be incomplete in some instances.



This LIM contains two parts:

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

General

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

For information/notes:

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

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

LIM/0730/25



Aerial Photography



High-resolution imagery for Cambridge, Haurapu, Kakepuku, Karapiro, Kihikihi, Mystery Creek, Ohaupo, 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 $\pm 0.1\text{m}$ 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.

Friday 29 August 2025

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

PART 1

1a Site details	
Owner	D I Copestake, K E Copestake
Property address	2 Byron Street Leamington Cambridge 3432
Legal description	LOT 1 DPS 22011
Area	0.0948 ha
Record of title	Attached

1b Valuation details	
Valuation assessment number	04510/395.00
Date of valuation	1 August 2022
Land value	\$690000
Value of improvements	\$480000
Capital value	\$1170000

1c Rating details	
Rates struck for year 2025 to 2026	\$4606.64
Balance of account	\$3471.74
Next instalment due date	21 November 2025
Penalty date	28 November 2025

Note:

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

LIM/0730/25



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

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




R.W. Muir
Registrar-General
of Land

Identifier SA20B/799
Land Registration District South Auckland
Date Issued 18 May 1976
Prior References
SA14B/356

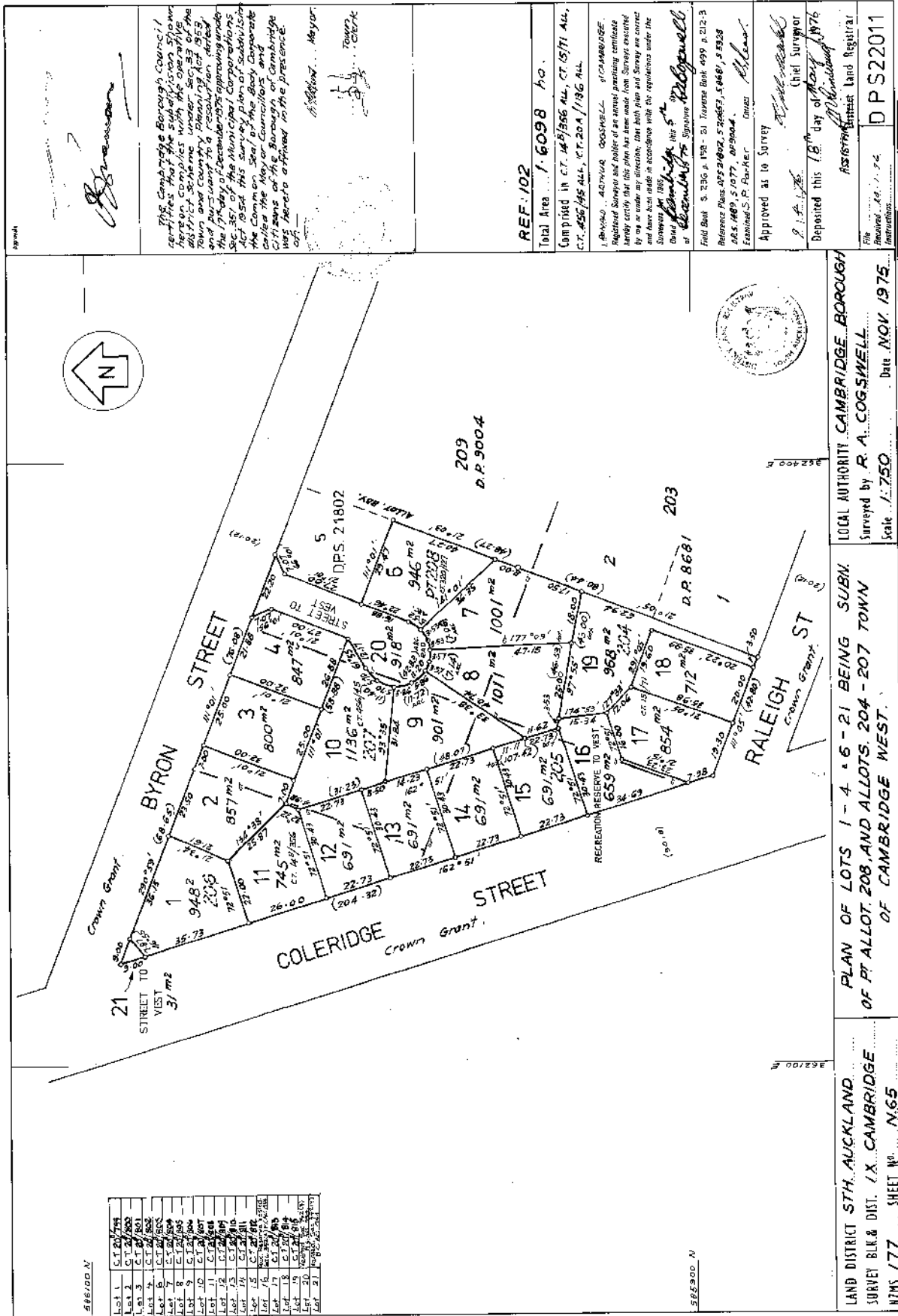
MORE REAL ESTATE LIMITED DISCLAIMER

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

Estate Fee Simple
Area 948 square metres more or less
Legal Description Lot 1 Deposited Plan South Auckland
22011

Registered Owners
David Ian Copestake and Kathryn Elizabeth Copestake

Interests



LAND DISTRICT 5TH AUCKLAND
SURVEY BLK & DIST. 1X CAMBRIDGE
NZMS 177 SHEET NO. N:65

PLAN OF LOTS 1-4 & 6-21 BEING SUBJ.
OF PT ALLOT. 208 AND ALLOTS. 204-207 TOWN
OF CAMBRIDGE WEST.

LOCAL AUTHORITY CAMBRIDGE BOROUGH
Surveyed by R. A. COGSWELL
Scale 1:750 Date NOV. 1975

The Cambridge Borough Council
certifies that the plan shown
hereof is a true and correct
copy of the original plan
submitted to the Council
under the provisions of the
Town and Country Planning Act 1953
and pursuant to a resolution passed
on the 17th day of December 1975 approving
the plan of the Municipal Corporation
of Cambridge.

Attest
The Mayor of Cambridge
The Clerk

REF: 102

Total Area 1.6098 ha.
Comprised in CT. 14/1956 AL, CT. 15/71 AL,
CT. 456/45 AL, CT. 204/186 AL.

APPROVED: 14/11/75
Registered Surveyor and holder of an annual planning certificate
I hereby certify that this plan has been made from surveys conducted
by me or under my direction, that all lots and survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1953.

David Thompson, his 5th Registrar
of the Cambridge Borough

Field Book S. 236 p. 178 - 21. Trench Bank 499 p. 212-3
Reference Plans 105/1002, 5/1063, 5/1067, 5/1068
D.E.S. 1409, 5/1077, 20/9004.

Examined S. P. MacFarlane
Approved as to Survey

Deposited this 18th day of May 1976
Chief Surveyor

Approved as to Survey
18/5/76
Chief Surveyor

Approved as to Survey
18/5/76
Chief Surveyor

Approved as to Survey
18/5/76
Chief Surveyor

Approved as to Survey
18/5/76
Chief Surveyor

Approved as to Survey
18/5/76
Chief Surveyor

Approved as to Survey
18/5/76
Chief Surveyor

Approved as to Survey
18/5/76
Chief Surveyor

Approved as to Survey
18/5/76
Chief Surveyor

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

This section includes details of:

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

The following **Building 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
K038868	DWELLING & GARAGE/WORKSHOP	26/11/1980

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
6974	ADDITIONS TO LIVING ROOM	02/08/1995	05/12/1995
BC/0987/17	INSTALL NEW FREESTANDING MULTI-FUEL HEATER WITH WETBACK	12/09/2017	16/11/2017

Note:

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

LIM/0730/25

BOROUGH OF CAMBRIDGE

BUILDING AND/OR DRAINAGE AND 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: 508 COVERIDGE & BYRON (streets) FOR: MR. & MRS. T. VERHOEVEN (owner)
OF: 105 DOKE ST. 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 LAND:

VALUATION NO: 452 / 119 PT LOT NO: 1 DP: 5 22011
SECTION NO: _____ BLOCK: _____ ZONING: _____TOTAL FLOOR AREA: 140 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: OWNER ACTING AS DOULDER

ADDRESS: _____

NAME OF ^{PLUMBER} ~~DRAINLAYER~~: CAMBRIDGE PLUMBING CO.ADDRESS: ELLIES ST. CAMBRIDGENAME OF ^{DRAINLAYER} ~~PLUMBER~~: DENTON & FINLAYADDRESS: CARTERS CRES. CAMBRIDGE

ESTIMATED VALUE:

BUILDING: 45,000PLUMBING & DRAINAGE: 4,000TOTAL: 49,000

SIGNATURE OF APPLICANT:

DATE: 25-11-80

FOR OFFICE USE ONLY

BUILDING: \$ 222-50PLUMBING & DRAINAGE: \$ 65-00BUILDING RES LEVY: \$ 49-00WATER CONNECTION: \$ 42.0 -00 1453SEWER CONNECTION: \$ 246-00KERB/FOOTPATH DEP: \$ 100-00FEES PAID: \$ 702.50RECEIPT NO: 7357PAYEE: M. VerhoevenDATE: 26.11.80PERMIT NO: 38878

D & P NO: _____

TOTAL FEES: \$ 702-50

Buildin H15

CAMBRIDGE BOROUGH COUNCIL

PLUMBING AND DRAINAGE PLAN

P7634

DRAIN PLAN FOR:

Permit No.:

Lot No.: D.P. No.: Street: 2 Byron

Owner: T.G. Verhagen Address:

Type of Building:

Drainlayer: R.H. Bunn Address: 50 McLean St

Date of Inspection:

NOTE:— Drain plans to be drawn in ink on the reverse side of this form shall be as hereunder:—

- 1 Drawn to a scale of 1:100 unless otherwise agreed upon by the Inspector.
- 2 New sewage drains to be drawn in red ink; existing drains in full black, where position is known.
- 3 New stormwater drains are to be drawn in green ink; existing stormwater drains in dotted black, where position is known.

The plan shall also include:—

- (a) The details of the whole or part of the building, etc., to be drained.
- (b) The correct position of the whole or part of the building to be drained in relation to the nearest front and side, or rear and side, boundaries.
- (c) The correct position of the drain in relation to the building and the boundaries.
- (d) The gradient(s) of drain.
- (e) Where the street frontage lies.
- (f) The approximate north point of the site.

Inspector's Report:

OK. gk

40

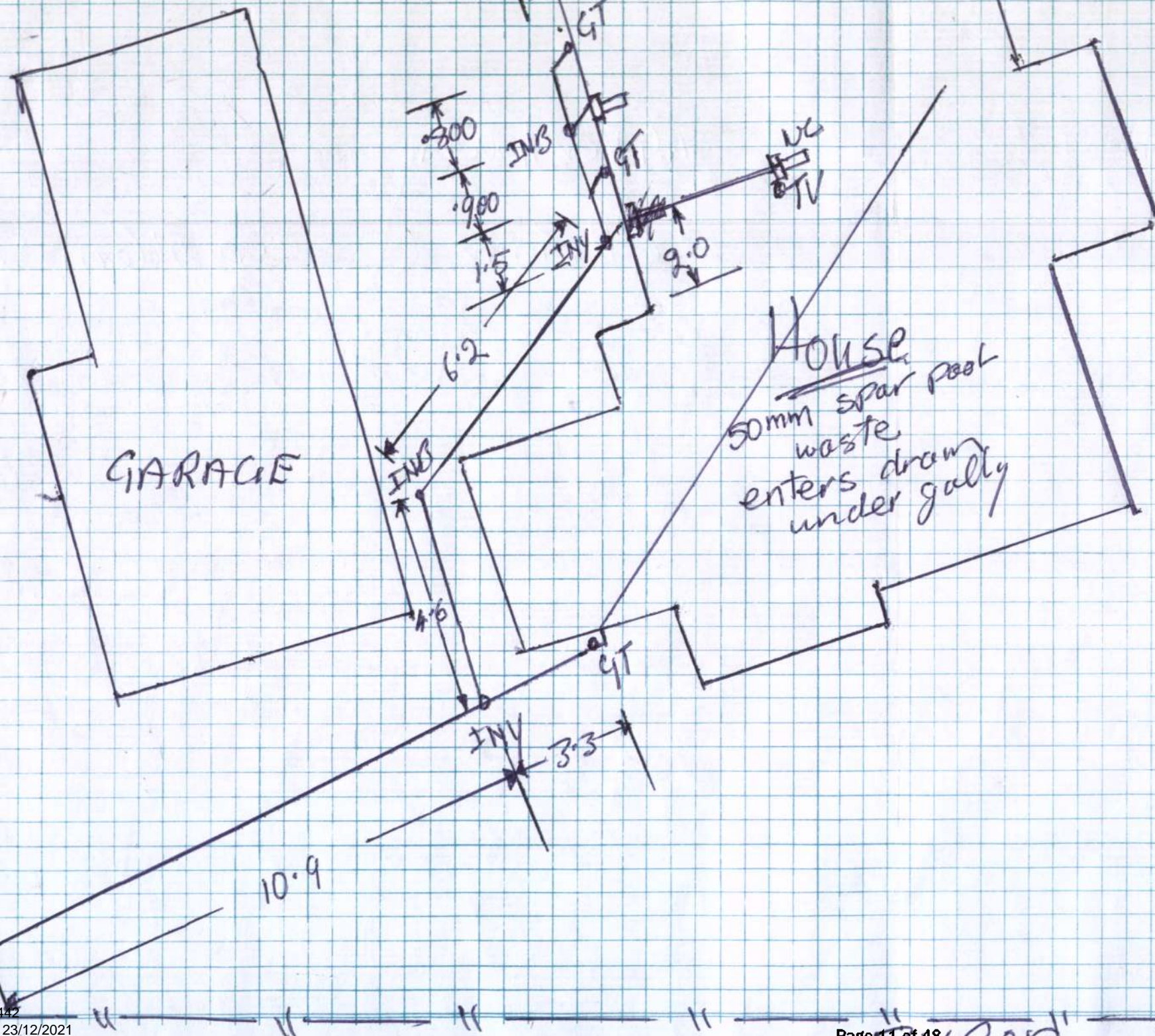
St

COLERIDGE

STREET

COLERIDGE STREET

STREET





Building Consent No:6974
Section 35, Building Act 1991

Issued:02Aug95

Issued by Waipa District Council

CONTACT : ANTANAS PROCUTA ARCHITECT
2 BYRON STREET
LEAMINGTON

Phone: 827 6521 (Pvt.)

OWNER : MR Donald Edward WILLOUGHBY
2 BYRON ST
CAMBRIDGE

Application received:

PROJECT LOCATION

Street Address: 2 BYRON STREET, CAMBRIDGE
Property ID:
Assessment No: 04510/395.00
Legal: LOT 1 DPS 22011

PROJECT

The project is for Dwelling Add/Alt
Intended Use(s): ADDITIONS TO LIVING ROOM
Intended life: Indefinite but not less than 50 years
Value of Work: \$20,000.00

COUNCIL CHARGES

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

Receipt number: 987623	Date: 08May95	Amount: \$200.00
Receipt number: 1009909	Date: 01Aug95	Amount: \$341.00



1: Inspections by Territorial Authority:

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

Excavation for foundations.

Reinforcing steel for foundations.

Reinforcing steel for masonry prior to any required washout ports being closed off.

Damp proofing and reinforcement to concrete floor.

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

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

Framing timber required to have a specified moisture content.

Thermal insulation material

Fixing of linings for bracing elements

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

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

The completion of the work authorised by this consent.

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

Phone: 07 871 7133 TeAwamutu or
07 827 6033 Cambridge

2: Hot Water

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

3: Electrical Work

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

4: Stormwater

All stormwater runoff from roof, driveways and pave areas shall be

Building Consent: 6974

Page : 2

collected and piped in sealed pipes to approved soakholes.

5:

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

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

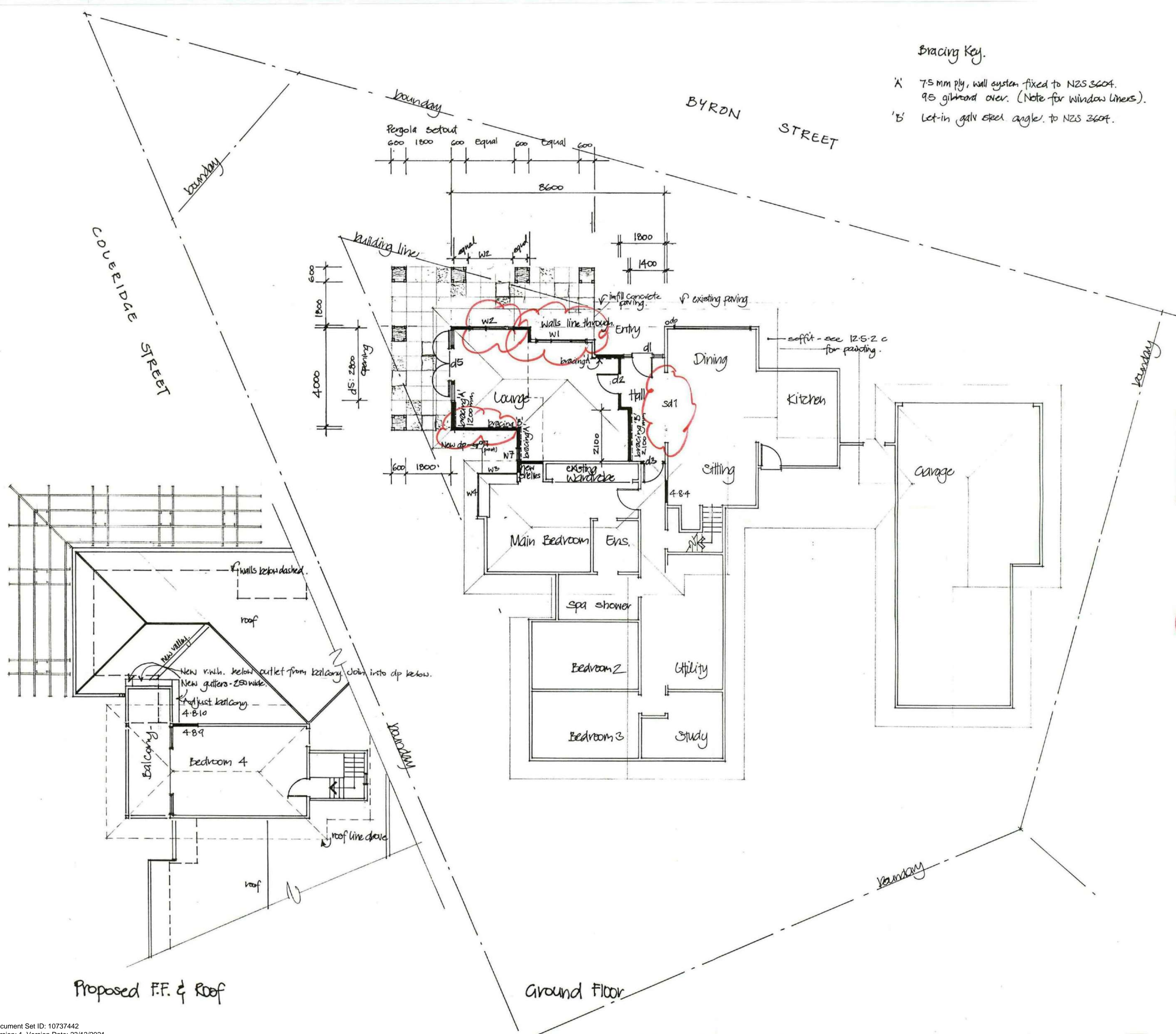
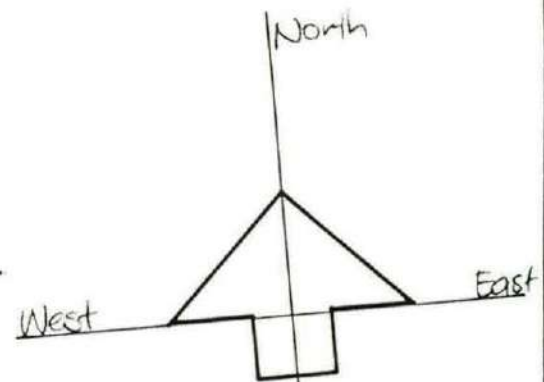
Signed for and on behalf of the Waipa District Council:

Name: 

Position: Building Control Officer. Date: 2/8/95.

Bracing Key.

- 'A' 7.5 mm ply, wall system fixed to NZS 3604.
9.5 gillboard over. (Note for window liners).
- 'B' Let-in galv steel angle to NZS 3604.



Approved Waipa District Council
Building Department

Officer:  Date: 2-8-95
Subject to Conditions of
Building Consent No. 6974

Amendment A date: 20 July 1995
For Construction Issue.
W1 wall remains as existing.
W2 window re-used. d4, d6, w5 & w6 deleted.
Work to edl deleted.

Amendments

Antanas Proada Architect
ANZIA Batch B B Sc
56 Thornton Road
Cambridge

Willoughby House Addition
2 Byron St
Leamington

1:100 Proposed Plans

94-07 Drawing 3 A

Form 7

Code Compliance Certificate CCC/1052/17

Section 95, Building Act 2004

The Building

Street address of building: 2 Byron Street Leamington Cambridge 3432

Legal description of land where building is located: LOT 1 DPS 22011

Property ID: 7634 Rating unit number: 04510/395.00

Building Name: N/A

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

Level/unit number: N/A

Current, lawfully established use: Detached Dwelling

Year First Constructed: 1980

Owner

Name of Owner:

RL Willoughby & DE Willoughby

Contact Name: N/A

Mailing Address:

DE Willoughby, RL Willoughby

2 Byron Street

Leamington

Cambridge 3432

Street Address: N/A

Phone: 078278051

Landline: 078278051

Mobile: 027 361 9924

Daytime: N/A

After Hours: N/A

Facsimile number: N/A

Email address: mudlarkdon@gmail.com

Website: N/A

First Point of Contact for Communications with the Building Consents Authority

Name of Contact:

Pratts Group

Contact Name: N/A

Mailing Address:

PO Box 164

Otorohanga 3940

Phone: 078275400

Landline: N/A

Mobile: 027 544 5020

Facsimile number: N/A

Email address: shaun@pratts.co.nz

Building Work

Building consent number: BC/0987/17

Issued by: Waipa District Council

Completed Work: Install New Freestanding Multi-fuel Heater with Wetback

Value of work: \$ 7,000.00

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: Andy Booth

On behalf of: Waipa District Council

Date CCC issued: 16/11/2017

Form 5

Building Consent BC/0987/17

Section 51, Building Act 2004

The Building

Street address of building: 2 Byron Street Leamington Cambridge 3432

Legal description of land where building is located: LOT 1 DPS 22011

Property ID: 7634

Rating unit number: 04510/395.00

Building Name: N/A

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

Level/Unit number: N/A

The Owner

Name of Owner:

RL Willoughby & DE Willoughby

Contact Person:

Mailing Address:

DE Willoughby, RL Willoughby

2 Byron Street

Leamington

Cambridge 3432

Street Address: N/A

Phone

Landline: – 078278051

Mobile: – 027 361 9924

Daytime: – N/A

After hours: – N/A

Facsimile number: N/A

Email: mudlarkdon@gmail.com

Website: N/A

Building Work

The following building work is authorised by this building consent:

Proposed work: Install New Freestanding Multi-fuel Heater with Wetback

Classified Use: Detached Dwelling

Value of work: \$ 7,000.00

First Point of Contact for Communications with the Building Consent Authority

Name of Contact:

Pratts Group

Contact Person:

Mailing Address:

PO Box 164

Otorohanga 3940

Street Address:

Phone

Landline: – N/A

Mobile: – 027 544 5020

Daytime: – 078275400

After Hours:- N/A

Facsimile number: N/A

Email: shaun@pratts.co.nz

Website: N/A

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

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.

Solid Fuel Heaters

Notice to be given by owner or agent that work is ready for inspection and shall be given to the Waipa District Council at least one working day in advance for the following work. Heater is not to be used until inspected by a Building Compliance Officer.

Free Standing Heater installation


To be inspected at the completion of the heater installation prior to the ceiling plate being fixed.

The installation of any uncontrolled heat source to a HWC (i.e. wetback) to be fitted with a tempering valve, installed in accordance with Plumbers, Drain-layers and Gasfitters Act 2006.

Compliance Schedule Specified Systems

A Compliance Schedule is not required for this building.

Signature:



Position: Building Project Advisor - Name: Marion Gosnell

On behalf of: Waipa District Council

Date building consent issued: 12 September 2017

Important Notices

Section 52 Building Act 2004 '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.

Accidental Discovery Protocols

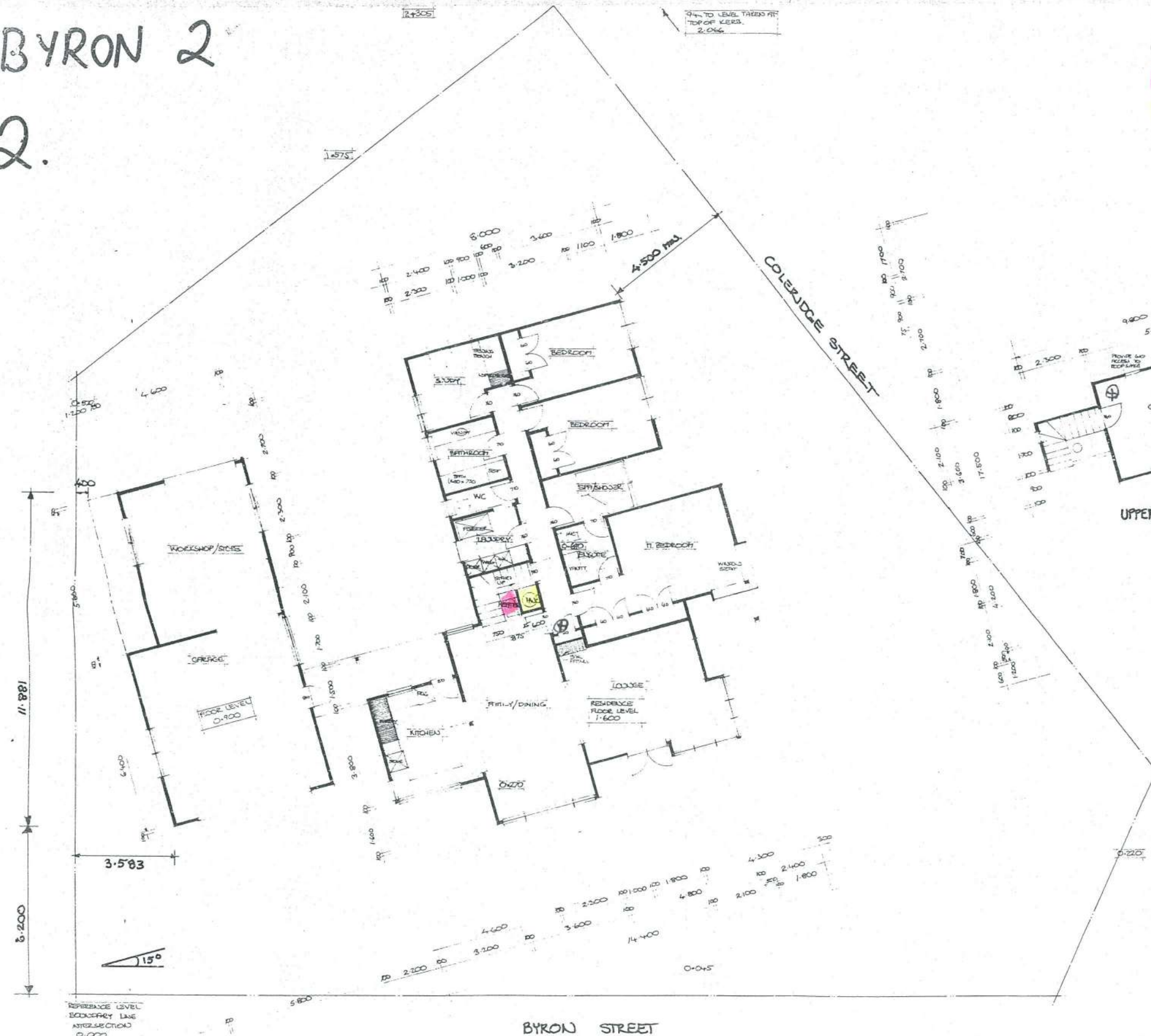
In the event that bones or artefacts are discovered in the course of site excavation, the consent holder should cease works in that area and contact Council's Planning Department. The Council will notify Iwi and/or New Zealand Historic Places Trust to determine the appropriate method of recording and/or 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.

BYRON 2

2.



GROUND FLOOR & SITE PLAN

C. J. Porton = architect
8 Bedford Street Cambridge 31 7616

PROPOSED RESIDENCE FOR MR. & MRS. T. VERHOEVEN
LERMINGTON

SITE & FLOOR PLAN
SCALE 1:100
DATE NOV. 80
DRAWN C. J. PORTON

1

- ⊗ Smoke Alarms
- Fire location
- Hot Water Cylinder

UPPER FLOOR PLAN

Approved Waipa District Council
Building Department

№ 0987 17

Subject to conditions of
Building Consent No

TOWN PLANNING	
SERVICES	
HEALTH	
ENGINEER	
BUILDING	26-11-80

REQUIREMENTS PRIOR TO POURING CONCRETE

1. All work is to be inspected prior to pouring of concrete.
2. 24 hours notice should be given prior to inspection.
3. Cambridge Borough Council conditions, approved plan, plans and specifications to be on site.
4. All starter rods to be wired in place.
5. All facing steel to be 75 mm clear of ground contact.
6. All blockwork reinforcement to be in place at final band beam levels.

MICROBOX

MICROFILM RECORDS (WAIKATO) LTD/HAMILTON

15/12/94

3

2b Other building information

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

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

No information known to Council.

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

No information known to Council.

Note: Refer to further information if relevant.

2c Weathertight homes

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

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

No information known to Council.

Note: Refer to further information if relevant.

2d Swimming pool / Spa pool details

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

Is there a swimming pool located on the property?

No information known to Council.

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

LIM/0730/25

3a Water supply details

This section includes details of:

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

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

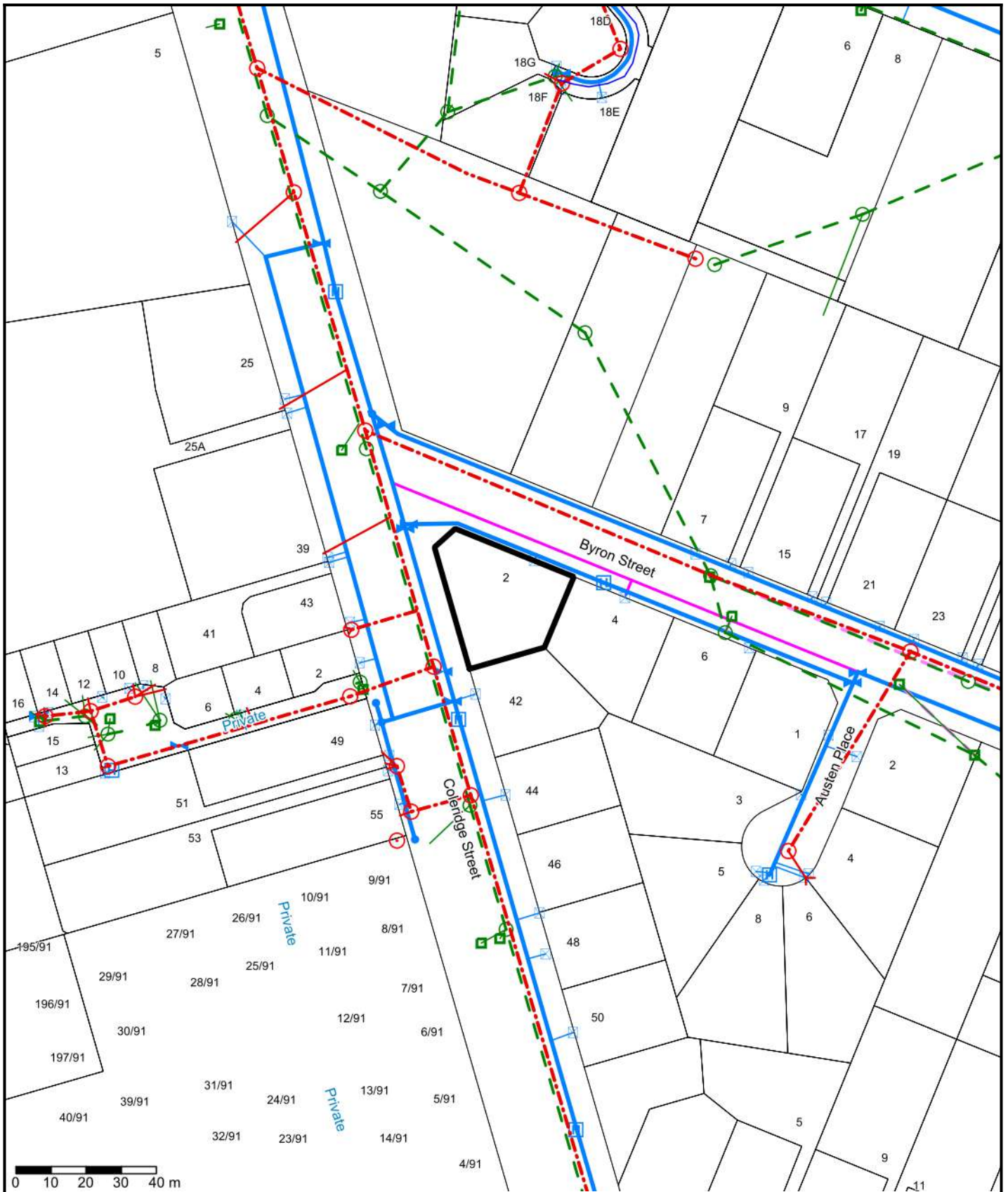
- The supply is an on demand supply, as defined in clause 9.4.2 of the Waipa District Water Supply Bylaw 2013.

Water meter on property?	Yes
Water meter number:	16MC207286
Balance of water rates account:	\$89.98
Exemptions notified by Taumata Arowai	No information known to Council

Note:

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

LIM/0730/25



Essential Services

(Refer to LIM Legend for Symbolology)

Friday 29 August 2025

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

3b Wastewater supply details

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

The property is within a reticulated wastewater area.

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

3c Land drainage details

This section includes details of:

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

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

Note:

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

LIM/0730/25

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

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

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

See attached schedule

Note:

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

LIM/0730/25



Schedule of Proposed Plan Changes

Friday 29 August 2025

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

Council Plan Changes

No Council Plan Changes

Private Plan Changes

Application ID	Description	Notified Date	Decision Issued	Stage/Decision	Operative
PC/0001/23	Plan Change 32 - Proposed rezoning of land on the eastern side of Airport Road for business/industrial purposes				
PC/0002/23	Plan Change 31 - Rezone the T4 Growth Cell in Te Awamutu from Deferred Residential Zone to Medium Density Residential Zone and to insert a new T4 Growth Cell Structure Plan into the District Plan				
PC/0002/24	Plan Change 14 – rezone part of the C10 growth cell at Hautapu (bounded by Zig Zag Road, Swayne Road, and the Waikato Expressway) from rural to industrial and inclusion of the Mangaone Precinct Structure Plan	20 Jun 2024	12 Jun 2025	Approved	No
PC/0002/25	Plan Change 35 - Mitre 10 Te Awamutu. The request involves:1. Rezoning of land from Medium Density Residential Zone to Commercial Zone;2. Amendment of the Te Awamutu Large Format Retail plan contained in Appendix S6 of the Waipa District Plan;3. Provision to relocate and enlarge the existing Mitre 10 premises;4. Amendment to provisions of the Waipa District Plan relating to development within the Te Awamutu Large Format Retail Centre.				
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

Friday 29 August 2025

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

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

Zoning

MEDIUM DENSITY RESIDENTIAL ZONE

Zone Overlay

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

N/A

Designation

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

N/A

Qualifying Matters

Infrastructure Constraint Qualifying Matter Overlay

Policy Areas

Landscape and Natural Areas

N/A

Significant Tree or Bushstand

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

N/A

Significant Natural Area

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

N/A

Esplanade Requirements

N/A

Policy Overlays

Type	Comments
------	----------

N/A

N/A

Heritage

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

N/A

Character Areas

N/A

Qualifying Matter

N/A

Protected Tree

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

N/A

Utilities

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

N/A

Natural Hazards

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

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

Biodiversity Areas

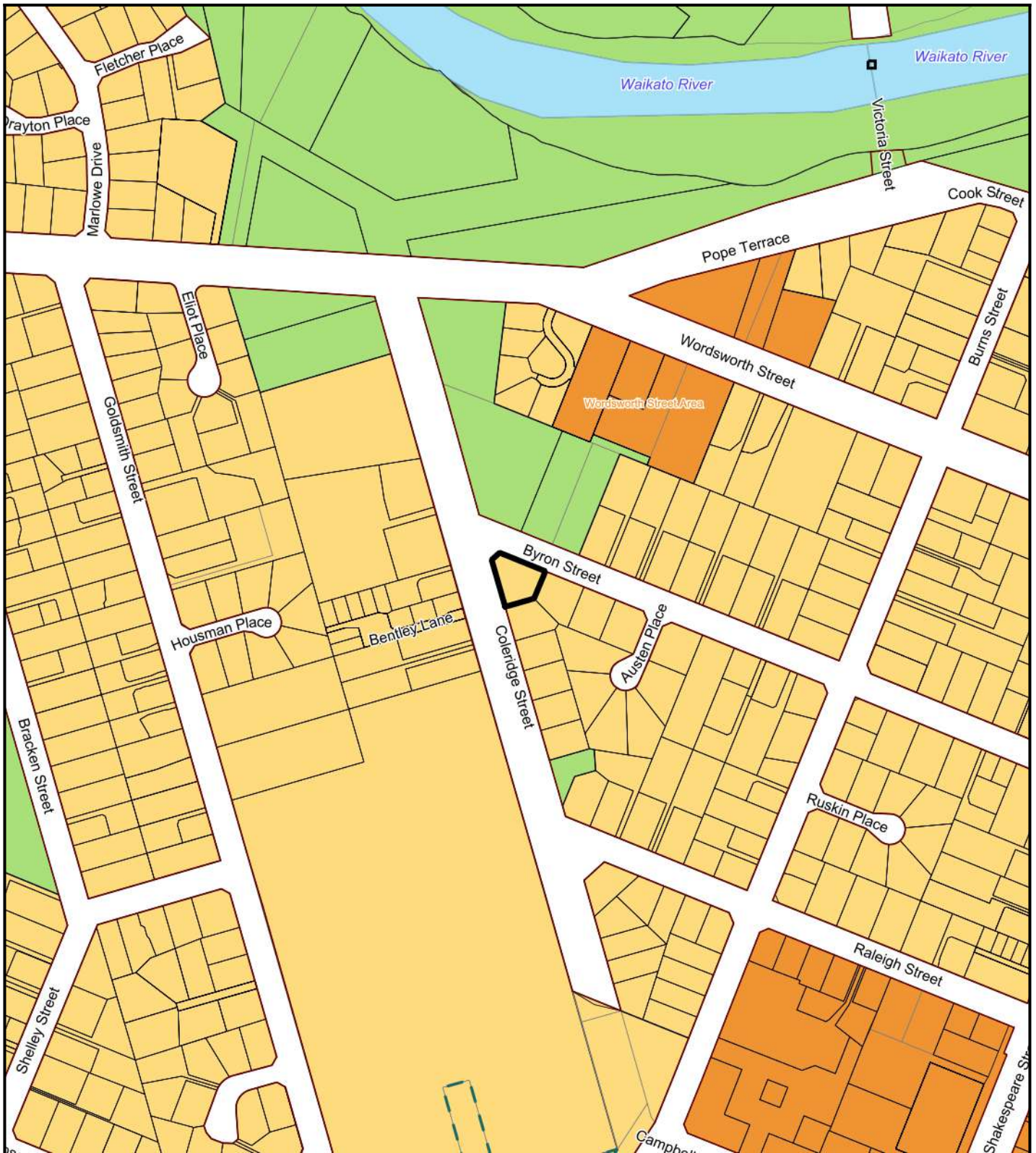
River Stream Corridor

N/A

Indigenous Forest Corridor

N/A

Peat Lake Catchment



Waipā District Plan Zones and Overlays



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

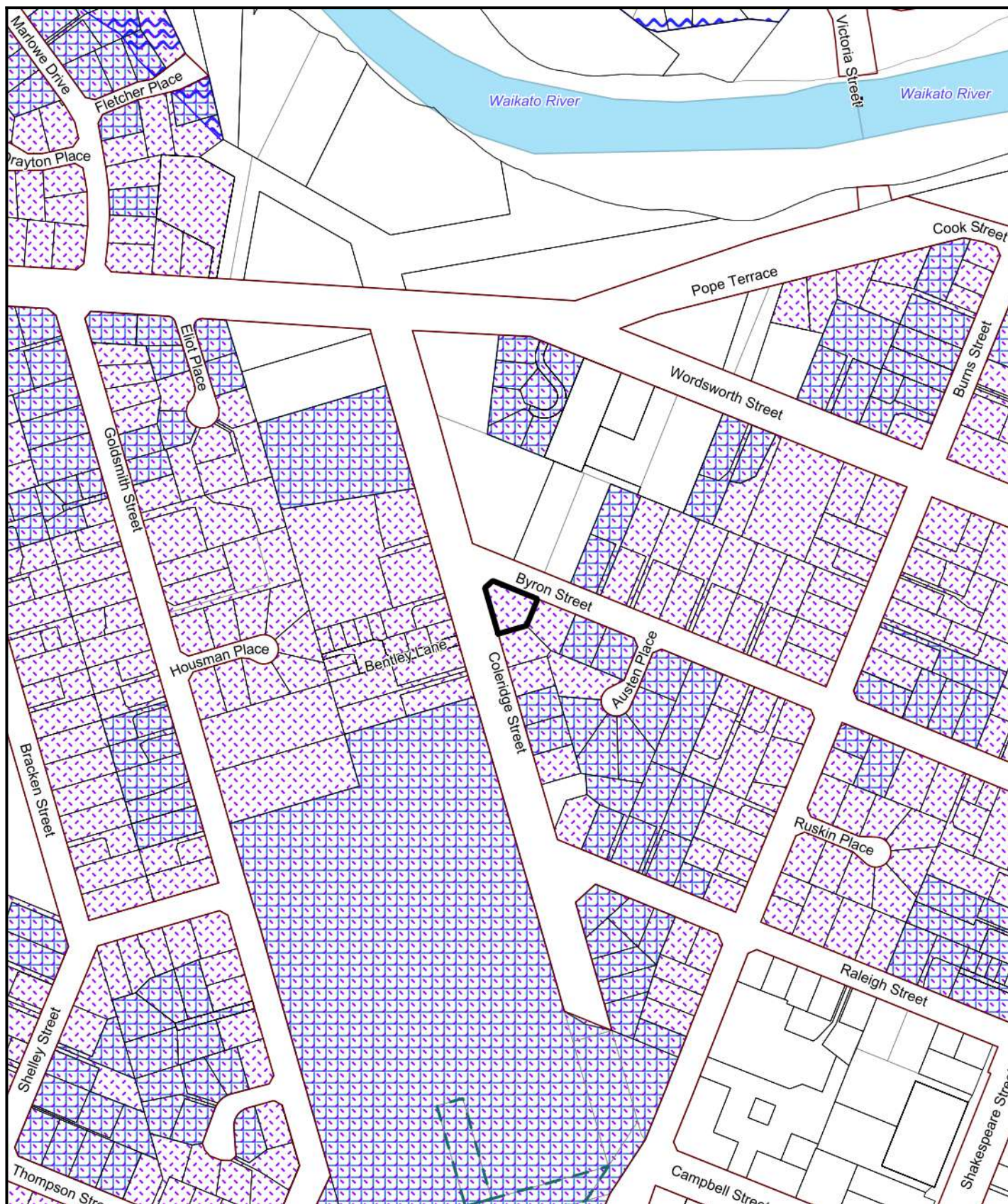
Friday 29 August 2025

Disclaimer

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Waipā District Plan Qualifying Matters



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

Friday 29 August 2025

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Refer to the Zone Legend for
Symbology.

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Zones Legend

AIRPORT

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

DESIGNATIONS (Refer Appendix D1)

	Designation Approved
	Designation (Notice of Requirement)

OVERLAYS

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

GENERAL

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

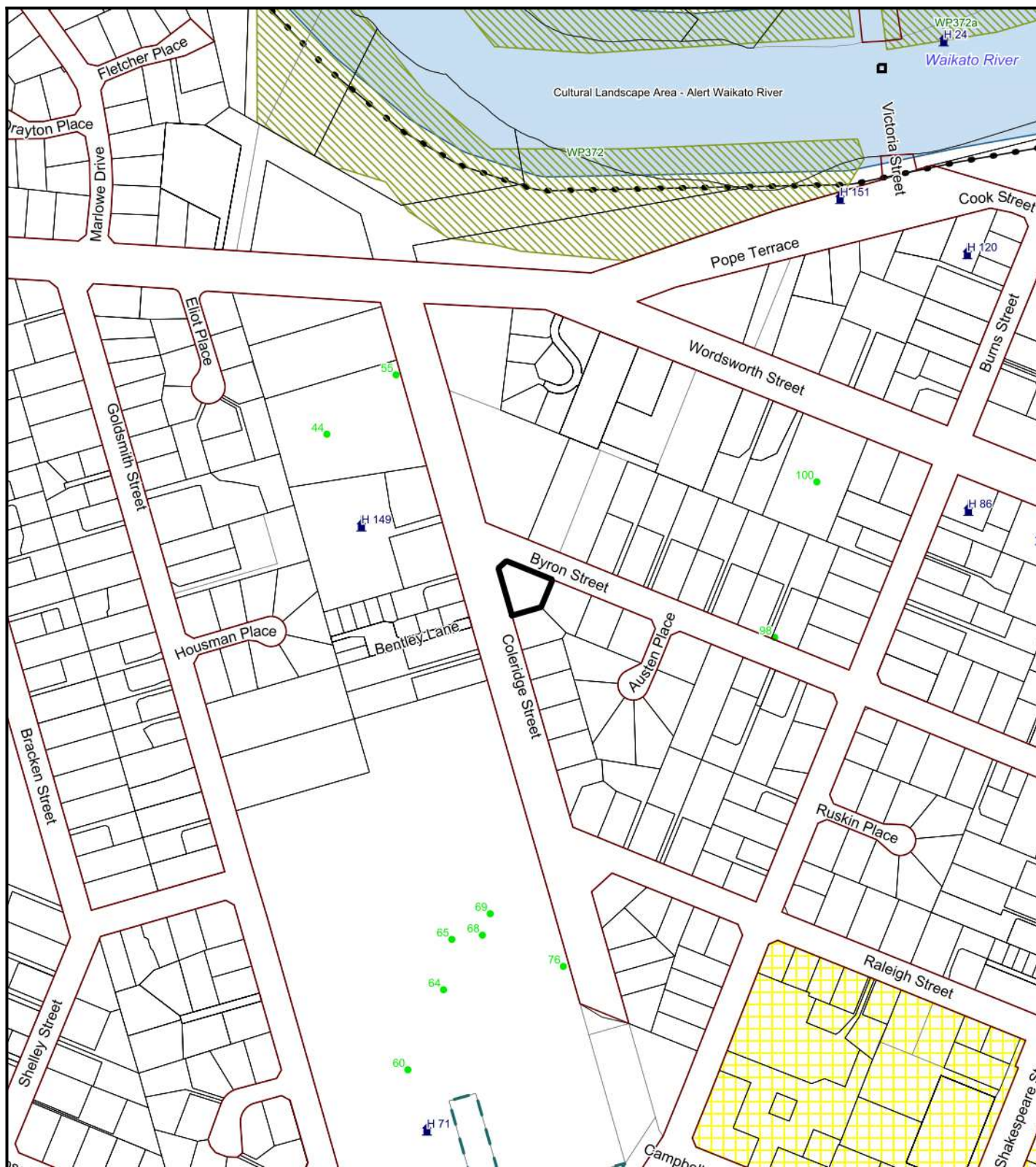
(Note: will appear as line pattern over certain lakes due to them also being Reserve Zone)

ZONES

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

QUALIFYING MATTERS

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



Waipā District Plan Policy Areas



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

Friday 29 August 2025

Disclaimer




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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, Council easements, and consent notices

This section includes details of:

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

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

No

Note:

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

5b Development contributions

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

Is there a development contribution notice on this site?

No

Development contribution reference

N/A

Development contribution amount

N/A

Is there a statutory land charge imposed on this site?

No

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

LIM/0730/25

6 Special feature or characteristics details

This section includes details of:

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

Are there any special features identified for this property?

No

Poor Soakage

No information known to Council.

Site contamination / Hazardous substances

No information known to Council.

Peat

No information known to Council.

Land Fill

No information known to Council.

Filled Ground

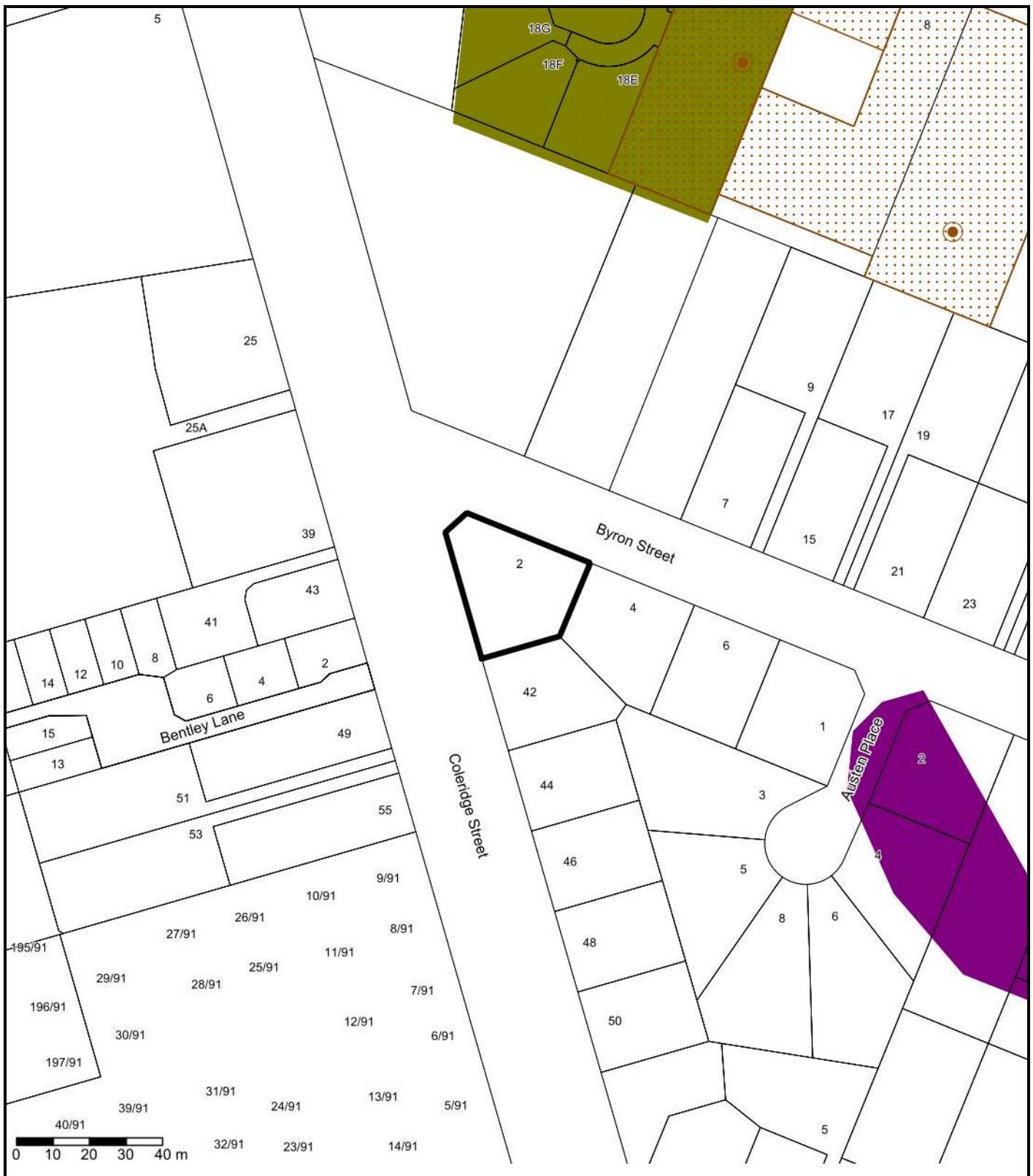
No information known to Council.

Note:

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

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

LIM/0730/25



Special Features

(Refer to LIM Legend for Symbolology)

Data has been drawn from various sources including:

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

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

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

Friday 29 August 2025

Disclaimer

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



7a Natural hazards

This section includes details of:

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

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

Erosion, avulsion or alluvion

No information known to Council.

Falling debris or slippage

No information known to Council.

Liquefaction

No information known to Council.

Subsidence (fill or other doubtful ground)

No information known to Council.

Earthquake, Fault Lines and Ground Shaking

No information known to Council.

Flooding

No information known to Council.

Fire

No information known to Council.

Drought

No information known to Council.

Wind

No information known to Council.

Volcanic and geothermal activity

No information known to Council.

LIM/0730/25

Tsunami

No information known to Council.

Inundation

No information known to Council.

Note:

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

7b Building Act 2004 natural hazards information

This section includes details of:

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

No information known to Council.

Note: Refer to further information if relevant.

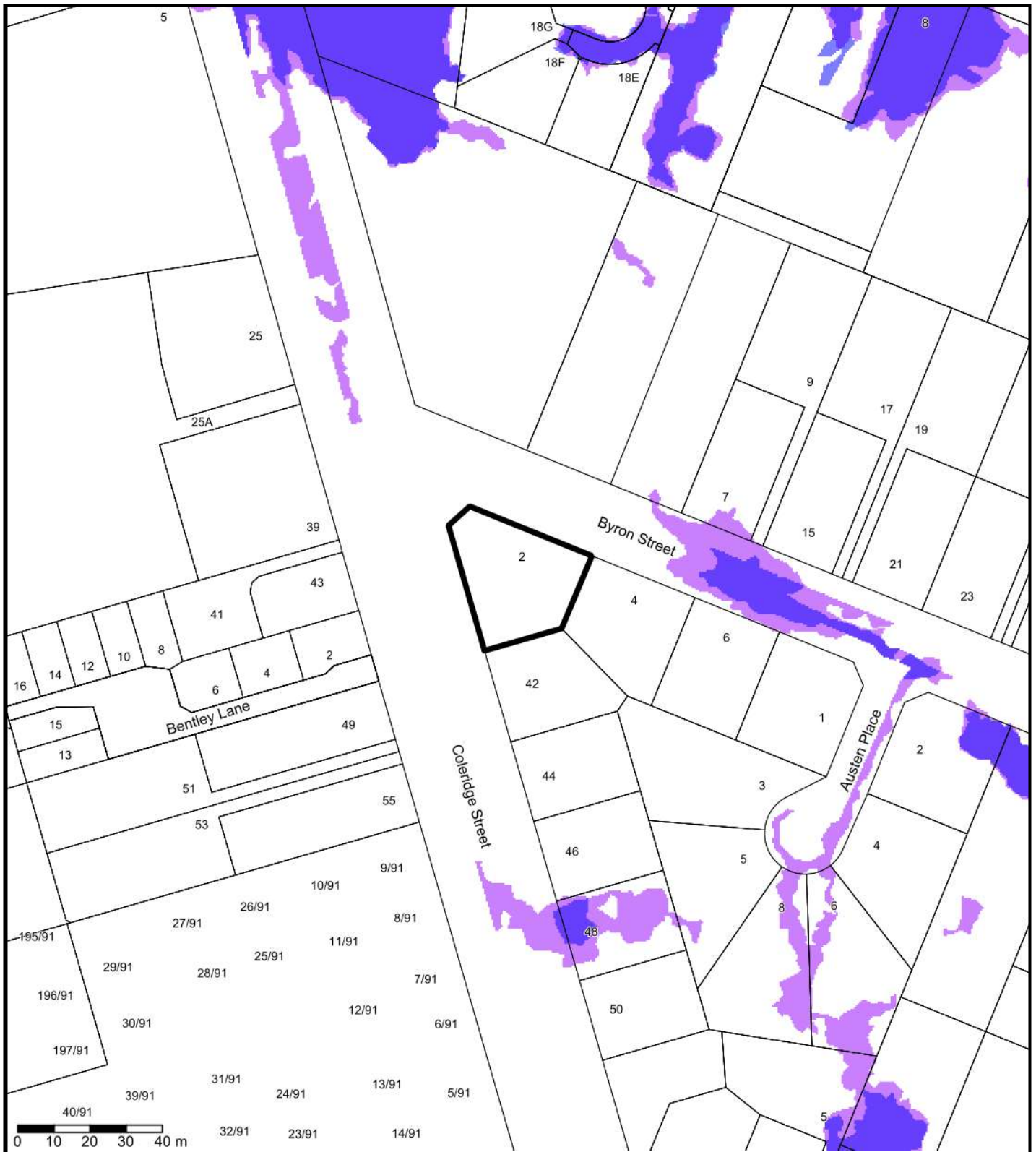
7c Urban Stormwater Flood Modelling

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

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/0730/25



Natural Hazards

(Refer to LIM Legend for Symbolology)

Data has been drawn from various sources including:

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

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

Friday 29 August 2025

Disclaimer

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



8a Alcohol licence details

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

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

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

8b Environmental health details

This section includes details of:

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

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

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

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

8c Environmental monitoring details

This section includes details of:

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

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

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

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

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

8d Clanlabs

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

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

No information known to Council

Note: Refer to further information if relevant.

LIM/0730/25



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

Cambridge to Piarere Project (Long Term Improvements Project)

Location / description

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

Status

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

Southern Links (D 156) – New Zealand Transport Agency

Location / description

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

Status

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

Further information is available at: www.waipadc.govt.nz/HamiltonSouthernLinks, or the Council offices.

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

Location / description

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

Status

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

Notified resource consents within vicinity of property

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

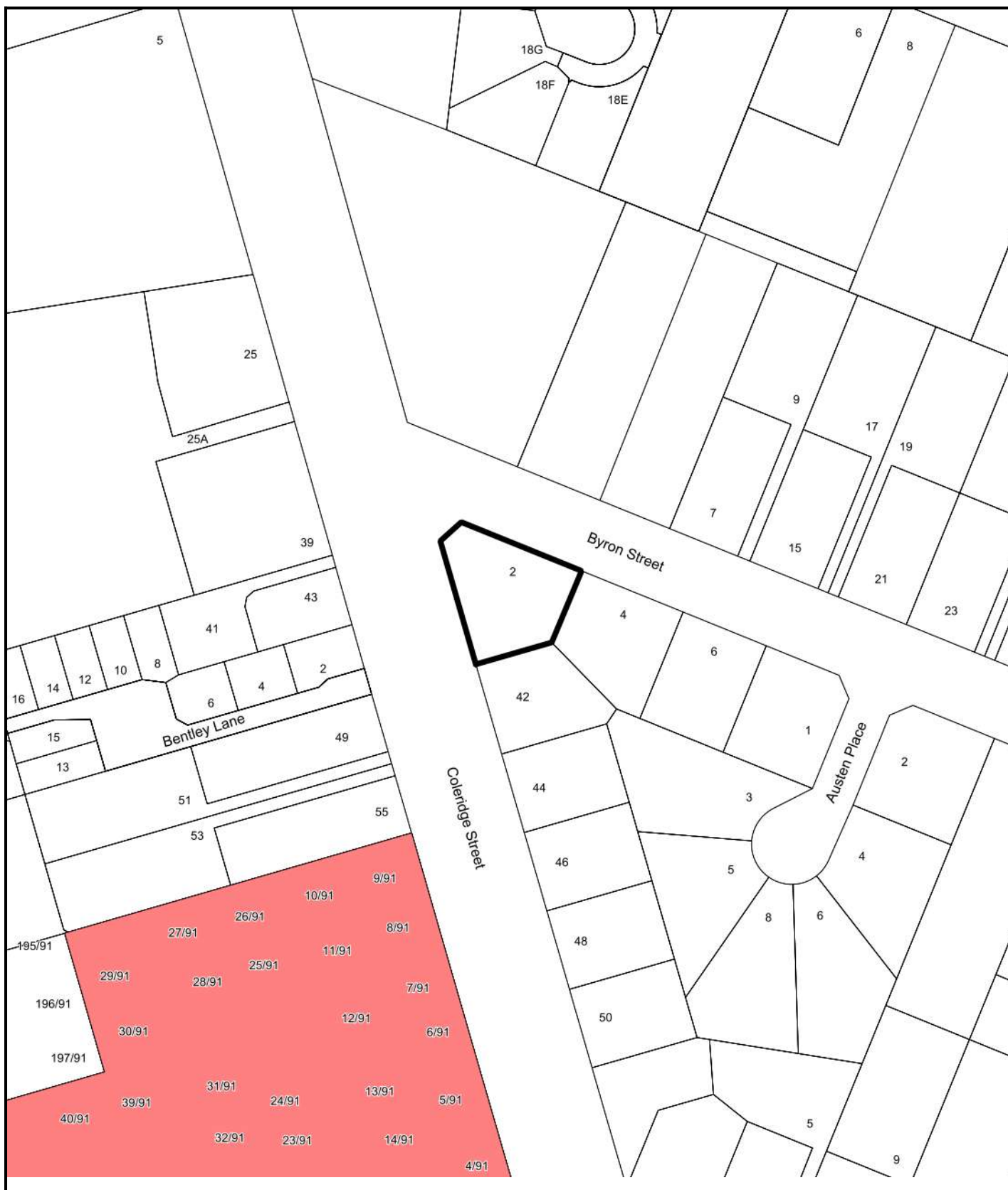
Fire Control

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

Refuse, and recycling collection details

This section includes 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



Notified Resource Consents

Friday 29 August 2025



Granted since 1 July 2006

Please use the attached Consents Report for further details

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



Land Use/Subdivision Consents

Please use the attached Notified Resource Consent Map to locate the property to which the consent applies. The Notified Resource Consent Map only relates to Notified Consents approved from 1 July 2006.
The report below lists Notified Land Use and Subdivision Consents within a 50m buffer for properties in urban areas (residential, town centre, industrial and general).
A 400m buffer has been applied for all (other) rural properties. Further information on any consent can be obtained by contacting the Council Planning Department.

Friday 29 August 2025

Land Use Consents

Property Address	Application ID	Decision	Date Approved	Description
91 Coleridge Street Leamington Cambridge 3432	LU/0001/19	#Approved	16/10/2019	Construction and operation of a care facility and serviced apartments, as an extension of the Lauriston Park Retirement Village and construct retaining wall and relocate shed in locations that does not comply with road boundary setback requirements

Subdivision Consents

No Subdivision Consents

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

29 August 2025

Date

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

Essential Services Map








 Sewer Connection	 Sewer 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 Map

 Filled Ground	 Landfill	 Peat Area	 Poor Soakage	 Orchard	 HAIL Site (Source: Waikato Regional Council)
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(Note: Applying for all Features - Hatched fill when overlayed by other Special Feature(s))

Natural Hazards Map

 Erosion	 Flooding	 Peat Lake	 Subsidence	 Secondary Flow Flood Path
 Urban Flood Modelling Extent Existing	 Urban Flood Modelling Extent Climate Change			



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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