

**In reply, please quote**

LIM1358/26

13 April 2026

Arizto Limited  
c/o Evolution Legal  
Suite 2A/109 Dominion Road,  
Mount Eden,  
Auckland 1024

Kia Ora,

**Postal Address**

Private Bag 544, Ngaruawahia 3742  
New Zealand

**0800 492 452**

**[www.waikatodistrict.govt.nz](http://www.waikatodistrict.govt.nz)**

**LAND INFORMATION MEMORANDUM**

Please find enclosed your Land Information Memorandum for 232 Martin Road WAERENGA.

If you have any questions regarding the information or content in the Land Information Memorandum, please contact the team responsible for the relevant section of the report.

Ngaa mihi,



Raquel de Carvalho

**Land Information Officer**

# Land Information

## Memorandum

### LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

The information supplied in this Land Information Memorandum is based on existing Waikato District Council records that may not be complete. The property has not been inspected or surveyed by the Council. It is the purchaser's responsibility to check the boundaries of the property.

It is assumed that any purchaser will search for the certificate of title that is not held by the Council and will personally inspect the property and its surrounds. This information deals solely with the property named below and does not disclose any relevant information that may affect adjacent properties.

It is the sole responsibility of any purchaser to ensure that the land is suitable for a particular purpose.

#### ► Property Details:

<b>Valuation Reference:</b>	04390/556.01
<b>Legal Description:</b>	Lot 1 DP 430510
<b>Area:</b>	1.2920 hectares more or less
<b>Property Location:</b>	232 Martin Road WAERENGA
<b>Owners:</b>	Timothy Adam Schweder, Samantha Laura Evelyn Cullen

#### ► Property Location:



■ Rates

Information regarding –  
44A(2)  
(c) information relating to any rates owing in relation to the land

► Rates & Rating Valuation: <span style="float: right;">Information regarding – 44A(2)(c) information relating to any rates owing in relation to the land.</span>	
<b>Annual rates for 2025/2026</b>	\$2,955.35      Balance Owing: \$0.00 <i>(Balance of 3rd instalment due 20 May 2026)</i>
<b>Value of Improvements</b>	\$ 485,000.00
<b>Land Value</b>	\$ 480,000.00
<b>Capital Value</b>	\$ 965,000.00
<b>Date of Valuation</b>	1 October 2023

**Valuation**

Properties in the Waikato District are re-valued every three years in accordance with the Rating and Valuations Act 1988.

**Current Rates**

*A copy of the current 2025/2026 rates assessment is attached. The 2025/2026 rates are based on the valuations dated 1 October 2023.*

A new part fee and charge will apply for those ratepayers that connect to specific council services after 1 July. These changes will mean that anyone that builds a new dwelling after 1 July will pay for the services their property receives (e.g., wastewater, storm water, rubbish) through fees and charges, rather than rates, until rates are struck on their property in the following financial year. You will receive an invoice from Council following granting of your Code Compliance Certificate (CCC). Rates are only struck once a year.

Valuations & Current Rates can be viewed online using the Rating Information Database (RID) available on the Waikato District Council [Rates Information Database](#)

**Rates Capital Value**

Please note that the rates reflected in this LIM were calculated based on the capital value of the property as at 1 July of the current rating year. Any changes to the capital value of the property that have taken place since 1 July will be reflected in the rating charges for this property in the next rating year. Please contact a member of the rating team on 0800 492 452 if you require further clarification or have any questions.

**Regional Council: Waikato Regional Council**

Waikato Regional Council sends their rates notices annually. You are able to get specific annual regional rates information at [www.waikatoregion.govt.nz](http://www.waikatoregion.govt.nz) Search under address or valuation reference. Alternatively, contact them on freephone 0800 800 401

Information regarding –

44A(2)

- (f) information relating to the use to which that land may be put and conditions attached to that use:
- (g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
- (h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

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### **Operative Waikato District Plan (Waikato Section)**

This only applies where there are outstanding appeals on the provisions of the Proposed Waikato District Plan (appeals version), to the extent they are relevant to any proposed works or project.

**Zone: Rural**

**Policy: Area A Waikato River Catchment**

For further information please refer to the planning maps attached and the [Waikato District Plan](#)

### **Waikato District Plan – Operative in Part**

Waikato District Council notified its decisions on Variation 3 on 30 October 2024, and the Plan became Partially Operative.

The zone of this property is: **General rural zone**

The following overlays apply to the property: **Area A Waikato River catchment**

The provisions relevant to this property may be subject to appeal and any that are subject to appeal are not yet operative.

If the provisions relevant to this property are subject to an appeal, both the Waikato District Plan Operative in Part and the Operative Waikato District Plan will need to be considered.

### **Development Contributions**

- Builders, developers and owners cannot presume that all development contributions have been paid at the time of subdivision.
- The current [Development Contributions Policy](#) can be viewed here.
- For any queries on specific properties please email [info@waidc.govt.nz](mailto:info@waidc.govt.nz) providing the specific property number and/or property address

The Development Contributions Estimator Tool provides an estimate only. A full development contributions assessment will be provided once a consent application has been lodged.

[Development contributions estimator tool](#)

Development contributions policies, capital works schedules, catchments and levies are subject to review and change.

Credits are given for any development contributions paid at the time of subdivision but additional development contributions may be required at time of building consent or service connection.

## ■ Planning continued

Information regarding –  
44A(2)

- (f) information relating to the use to which that land may be put and conditions attached to that use:
- (g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
- (h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

**For any restrictions on the use of the property please refer to the Record/Certificate of Title.**

### ► Resource Consents:

Application No	Description	Decision
	<b>SUBDIVISION CONSENTS</b>	<b>GRANTED</b>
SUB0171/08	<i>To create two additional lots from one Certificate of Title</i>	11 April 2008
SUB0171/08.03	<i>S127 RMA 1991 – Change/Cancel Conditions</i>	07 July 2010
SUB0171/08.05	<i>S127 RMA 1991 – Change/Cancel Conditions</i>	05 July 2013
SUB0022/14	<i>To undertake a subdivision that will create two additional lots in the Rural Zone</i>	01 October 2013

**Requisitions:** No known planning requisitions to date.

Planning rules relating to this property are contained in the Waikato District Plan and are not outlined in this LIM report. The Waikato District Plan is available to view on Council's website at [www.waikatodc.govt.nz](http://www.waikatodc.govt.nz).

## ■ Building

Information regarding –  
44A(2)

- (d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the [Building Act 2004](#), or any other Act):
- (e) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the [Building Act 2004](#):
- (ea) information notified to the territorial authority under [section 124](#) of the Weathertight Homes Resolution Services Act 2006:

*It is recommended that a potential purchaser engage a building consultant to complete a pre-purchase inspection of buildings. Irrespective of code of compliance, structures are subject to deterioration over time and works may have been undertaken without building consent. If requested and supplied, a copy of this may be filed on council records for future references and Land Information Memoranda.*

Architects and designers require wind & earthquake information to establish bracing requirements for building development.

### ► Building Consents/Permits:

Number	Description	Consent/Permit issued date	CCC Issued/ Completed Date
A050662	Garage / Shed	23 April 1964	*
C049645	Dwelling Additions	30 March 1971	15 April 1971
A26137	Implement Storage Shed	20 October 1982	14 March 1983
85300	Two Bay Mini Contour Shed	18 November 1994	31 January 1995
97449	Garage	11 September 2003	27 March 2008

**Requisitions:** No known building requisitions to date.

#### \* No completed date recorded on historic County records.

Prior to the Building Act 1991, whilst the Council issued building permits, there was no provision, nor requirement to issue Code of Compliance Certificates.

Code of Compliance Certificates are only applicable where a Building Consent has been issued under the Building Act 1991 (effective date 1<sup>st</sup> July 1992) and subsequently the Building Act 2004.

#### Historical dwelling/buildings

Please note that if there are buildings on this land that were erected prior to 1959, the Council records may not indicate if they had a building permit or not. For information on approximate dates of historical buildings please go to <https://www.qv.co.nz/property-search>

If you feel there has been unauthorised building work undertaken on this property, please note that Council has no authority to issue retrospective building consents. The current owner can, however, apply for a Certificate of Acceptance (COA).

- Please refer to the [BuildWaikato](#) site for further information regarding COAs.

## ■ Water Supply

Information regarding –

44A(2)

- (ba) any information that has been notified to the territorial authority by a drinking-water supplier under section 69ZH of the Health Act 1956:
- (bb) information on—
  - (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier:
  - (ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply:
  - (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:

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The property is located outside an area currently served by a community water supply administered by Waikato District Council.

### ■ Drinking Water (potable water supply)

The property is not connected to a community water supply. It is the property owner's responsibility to ensure suitable drinking water is supplied on-site.

The construction of a bore for the taking of ground water requires consent from the Waikato Regional Council, for further information contact Waikato Regional Council.

Information regarding –  
44A(2)

(b) information on private and public stormwater and sewerage drains as shown in the territorial authority's records:

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## ■ Wastewater

The property is located outside an area currently served by a community system for wastewater disposal.

On-site wastewater disposal must comply with the Waikato Regional Plan and the AS/NZS standard for On-site Domestic Wastewater Management. New on-site effluent disposal systems must be designed and certified by an engineer or suitably qualified person.

### Existing system - No AS-LAID Plan

There are no records as to the size or location of an existing on-site wastewater disposal system. Wastewater Disposal Systems are sized in relation to the number of bedrooms of a dwelling and the potential occupancy. Assessment of the existing system will be required for future building works that includes additional bedrooms.

The system must be adequately designed to treat and dispose of potential increased loadings. If upgrades are required, these must be designed, supervised and certified by an engineer or other suitably qualified person to comply with AS/NZS 1547:2012 and the Waikato Regional Plan. It is recommended that potential purchasers engage a contractor to inspect the septic tank and prior to settlement.

The Waikato District Council does not maintain or monitor private wastewater disposal systems and NZ standards indicate a septic tank should be cleaned/ emptied every 3 years.

## ■ Stormwater

The property is located outside an area currently served by a community system for stormwater or land drainage disposal.

For any new development, Onsite Stormwater Disposal will be required under the Waikato District Plan & Waikato Regional Plan prior to connection to any public stormwater network or drains.

For further Information please contact a Project Planning & Engineering Officer at the Waikato District Council.

## ■ Natural Hazards

Information regarding –

- 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.

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### LRI (Slope)

New Zealand Land Resource Inventory Maps indicate that the soils in this area may have poor bearing capacity for building foundations due to **Natural Sloping Topography**.

A geotechnical engineer may be required to investigate ground or sub-soil conditions to establish any specific requirements for building development.

### Earthquakes and Landslides

Waikato Regional Hazards Portal indicates that Liquefaction Level A Category is Possible on this property. For further information please visit the portal below.

The Waikato Regional Council Hazards Portal 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.

Click here to access: [Waikato Regional Hazards Portal | Waikato Regional Council](#)

Supporting Information Documents:

[Waikato Regional Hazards Portal - Supporting information | Waikato Regional Council](#)

**Climate change** means long-term changes in the Earth's weather patterns and temperatures. These changes are mostly caused by human activities like burning coal, oil, and gas, which release gases that trap heat in the atmosphere. As a result, we're seeing more extreme weather, rising sea levels, and increased risks like flooding and drought. For further information regarding climate change please visit [Earth Sciences New Zealand](#)

### Flood hazards across Aotearoa New Zealand

Earth Sciences New Zealand has released the country's first nationally consistent flood risk model, alongside a public flood hazard viewer that enables New Zealanders to assess their local flood exposure in the context of national trends. This national flood hazard viewer maps areas at risk from extreme rainfall events under current and future climate conditions. For further information please visit [Public Flood Hazard Viewer](#)

**Under section 71-74 of the Building Act 2004, upon application for a building consent applicant must demonstrate that any proposed building work will be protected from hazards.**

## ■ Additional Information

Information regarding –

44A(3) In addition to the information provided for under subsection (2), a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be

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### ■ Health

There are no outstanding Notices or Orders under the Health Act 1956 and related legislation in respect of the property.

### ■ Refuse

Waikato District Council's goal is to work towards a 'zero waste' target. On 1 July 2016 we introduced a pre-paid service to our refuse and recycling to help Waikato residents reduce the volume of waste they send to landfill. Less waste will save us all more in the long run.

Refuse & Recycling Service Collection Day for this property is **Friday**.

For further information please refer to [Rubbish and Recycling](#) page

### ■ Utilities

The Waikato District Council does not hold records concerning utility systems it does not administer. For information concerning state highways (administered by NZ Transport Agency), electricity, telephone or gas, the relevant network operator should be contacted.

### ■ Telecommunication

This property may not have a physical connection to a telecommunications network.

Developer obligations are to demonstrate that a telecommunication network is available to serve the property, such network can be either physical or wireless.

Please contact the network utility supplier and/or service provider to confirm what telecommunication connection is available to the property.

Ngaa mihi,



Raquel de Carvalho  
**Land Information Officer**

# Land Information Memorandum



232 Martin Road WAERENGA  
LOT 1 DP 430510 SUBJ TO ESMT DP 596474



**Head Office**  
 15 Galileo Street, Private Bag 544,  
 Ngaruawahia 3742, New Zealand  
 Phone: 0800 492 452  
 Email: info@waicd.govt.nz  
 www.waikatodistrict.govt.nz

# RATES TAX INVOICE / STATEMENT ASSESSMENT / CREDIT NOTE

GST Reg No. 52-054-982

Issue Date **1 April 2026**  
 Rating Year **1 July 2025 - 30 June 2026**

Property Number **2013788**  
 Valuation Reference **04390/556.01**  
 Property Location **232 Martin Road WAERENGA**  
 Legal Description **LOT 1 DP 430510 SUBJ TO ESMT DP 596474**  
 Area (Hectares) **1.2920 ha**  
 Land Value **\$480,000**  
 Improvement Value **\$485,000**  
 Capital Value **\$965,000**  
 Rateable Value\* **\$965,000**  
 Base Date Valuations **1 October 2023**

*\*The effective date of the rateable value for rating purposes is from 1 July 2025*

Instalment due dates	<b>1</b> 22 September 2025	<b>2</b> 20 January 2026	<b>3</b> 20 May 2026
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## Join the Community Voice Panel

Scan to  
learn more

Help shape the future of Waikato district

waikatodistrict.govt.nz/  
communityvoicepanel

Account Summary	
Rates balance as at 1 July 2025	\$0.00
Rates previous instalment(s)	\$1,970.04
Rates penalties	\$0.00
Remission of rates and penalties	\$0.00
Rates adjustments	\$0.00
Rates payments received before 20 March 2026	\$1,970.04 CR
This rates instalment	\$985.31
<b>Amount to be direct debit</b>	<b>\$985.31</b>
GST content of this instalment	\$128.52
Amount required to settle rates in full	\$985.31

**Please note**

**Any instalment amount not paid by the due date may incur a 10 per cent penalty.**

No payment is required as you have chosen to pay by direct debit. An amount of \$985.31 will be debited from your nominated bank account on 20 May 2026

## Rates assessment

Description Of Rate	Differential Categories and Factors for Assessment (1)	Rating Basis	Rating Factor	Factor Applicable	Assessed Amount	Remission Amount	Annual Amount
General Rate		\$0.002204	rateable value**	965,000	\$2,126.82	\$0.00	\$2,126.82
Central District Rubbish and Recycling Collection		\$280.04		1	\$280.04	\$0.00	\$280.04
Uniform Annual General Charge (UAGC)		\$548.49	fixed amount per rating unit	1	\$548.49	\$0.00	\$548.49
(All figures include GST total)				<b>Total</b>	<b>\$2,955.35</b>	<b>\$0.00</b>	<b>\$2,955.35</b>

### Notes

- Differential categories are further defined in the funding impact statement adopted as part of the Long Term Plan.
- \* SUIP - Separately used or inhabited part of a property or building.
- \*\* Rateable Value is based on your Capital Value (which includes land and improvements) less any non-rateable value.
- ^ Water consumption will be invoiced separately on a periodic basis throughout the rating year. Please refer to the Long Term Plan for further details.

### Your rates explained

#### General Rate and Uniform Annual General Charge (UAGC)

All rateable properties are charged a general rate which is calculated on the rateable value of the property. Most properties are charged a UAGC unless there are special legislative reasons for not doing so.

#### The General Rate and UAGC pays for:

- Area offices and other properties - all properties owned by WDC
- Corporate and council leadership - ensuring communities have an opportunity to influence the decision-making process.
- Grants and donations - for community group initiatives, upon application.
- Lifestyle - animal control, environmental health, community and safety, libraries and resource management.
- Parks and green spaces - parks and reserves.
- Refuse and recycling - refuse and recycling collection from public areas, closed landfill management and waste minimisation initiatives.
- Transport - roads, footpaths, bridges, traffic lights, street lights, signs, pedestrian crossings, street furniture, road safety, landscaping, weeding, street cleaning.
- Water management - water supply, wastewater, stormwater in public areas.

#### Targeted rates

- Capital works contributions - for covering the capital cost and interest charges of works not met by lump sum contributions for the projects.
- Community board - for the purpose of covering the direct costs of operating all the community boards within the district.
- Community facility - for the maintenance and operation of the halls and community centres within a defined rating area.
- Land drainage - for the collection and disposal of stormwater within defined rating areas.
- Refuse - for the collection, recycling and disposal of household refuse within defined rating areas.
- Wastewater - for the sewage disposal for properties that are connected or able to be connected to the wastewater network.
- Water - for the supply of water to properties that receive, or are capable of receiving a water supply.
- Urban stormwater - for the collection and disposal of stormwater within defined rating areas.

### What else should I know?

#### Making it easier

Rates can be paid by weekly, fortnightly, monthly or quarterly direct debit. Please complete the form online at [www.waikatodistrict.govt.nz/apply](http://www.waikatodistrict.govt.nz/apply) or phone or email Council.

Rates Notices can be delivered by email. If you prefer this method of delivery, request it online via our website.

Please note all address changes are required to be in writing. Please advise any changes to your details online by using the link below or scanning the QR code. Alternatively, you can write to our Ngaaruwaahia office.

<https://www.waikatodistrict.govt.nz/services-facilities/rates>



#### Penalties

A 10 per cent penalty will be added to the remainder of the current charge not paid by the due date.

10 per cent penalty will be charged on 1 July to rates that remain unpaid from previous years. A further 10 per cent penalty will be added on 1 January to rates from previous years that remain unpaid at that date.

Payments are applied to the oldest debt first.

#### Rating units in common ownership

Two or more rating units can be treated as one unit for setting a rate if those units are -

- Owned by the same person or persons; and
- Used jointly as a single unit; and
- Contiguous or separated only by a road, railway, drain, water race, river or stream.

#### Inspection and objection to rating information records

The Rating Information Database (RID) holds all the rates information on your property, including your name and address. The database can be viewed at the Ngaruawhia Office, 15 Galileo Street, Ngaaruwaahia. Rating information (without owner details) is also available on our website. You can ask the Council to remove your name and address details from the database, or object to any of the information in it.



0800 492 452

- If calling from overseas +64 7 824 8633
- [www.waikatodistrict.govt.nz](http://www.waikatodistrict.govt.nz)
- [info@waidc.govt.nz](mailto:info@waidc.govt.nz)
- [www.facebook.com/WaikatoDistrictCouncil](https://www.facebook.com/WaikatoDistrictCouncil)

**District Council**  
Te Kaunihera aa Takiwaa o Waikato

**Postal Address**  
Waikato District Council  
Private Bag 544  
Ngaaruwaahia 3742

**Huntly Office**  
142 Main Street  
Huntly

**Opening Hours**  
Mon to Fri 9am-5pm  
Sat 9.30am - 12.30pm

**Ngaaruwaahia Office**  
(Head Office)  
15 Galileo Street  
Ngaaruwaahia

**Opening Hours**  
Mon to Thurs 8am-5pm Fri  
9am-5pm

**Raglan Office**  
7 Bow Street  
Raglan

**Opening Hours**  
Mon to Fri 9am-5pm  
Sat 9.30am - 12.30pm

**Tamahere Office**  
Block C, Level 1,  
65 Devine Road  
Tamahere

**Opening Hours**  
Mon - Fri 9.30am - 3pm

**Te Kauwhata Office**  
1 Main Road  
Te Kauwhata

**Opening Hours**  
Mon to Fri 9am-5pm  
Sat 9.30am - 12.30pm

**Tuakau Office**  
2 Dominion Road  
Tuakau

**Opening Hours**  
Mon to Thurs 8.30am - 5pm  
Fri 9am - 5pm

# Kia ora, we're your new water people

What does this mean for you? For now, you won't see a lot of change.

IAWAI is your new water organisation, publicly owned by Waikato District Council and Hamilton City Council and working in partnership with Waikato-Tainui.

From 1 July 2026, we'll be responsible for delivering drinking water and wastewater services for Waikato and Hamilton communities. We'll also manage stormwater for both councils. This change brings together the resources and expertise needed to deliver water services more efficiently, comply with new regulations and meet our communities' growing needs.

- You will continue to receive the same water services.
- If you have any water-related issues, please contact council.
- You will notice changes on your rates invoice, as water charges are itemised more clearly.
- You will still receive metered water usage invoices, twice yearly.
- You will continue to pay for water using the same payment options.

# IAWAI



WAIKATODISTRICT.GOV.T.NZ/IAWAI



**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** 518660  
**Land Registration District** South Auckland  
**Date Issued** 02 October 2013

**Prior References**  
SA935/154

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**Estate** Fee Simple  
**Area** 1.2920 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 430510  
**Registered Owners**  
Timothy Adam Schweder and Samantha Laura Evelyn Cullen

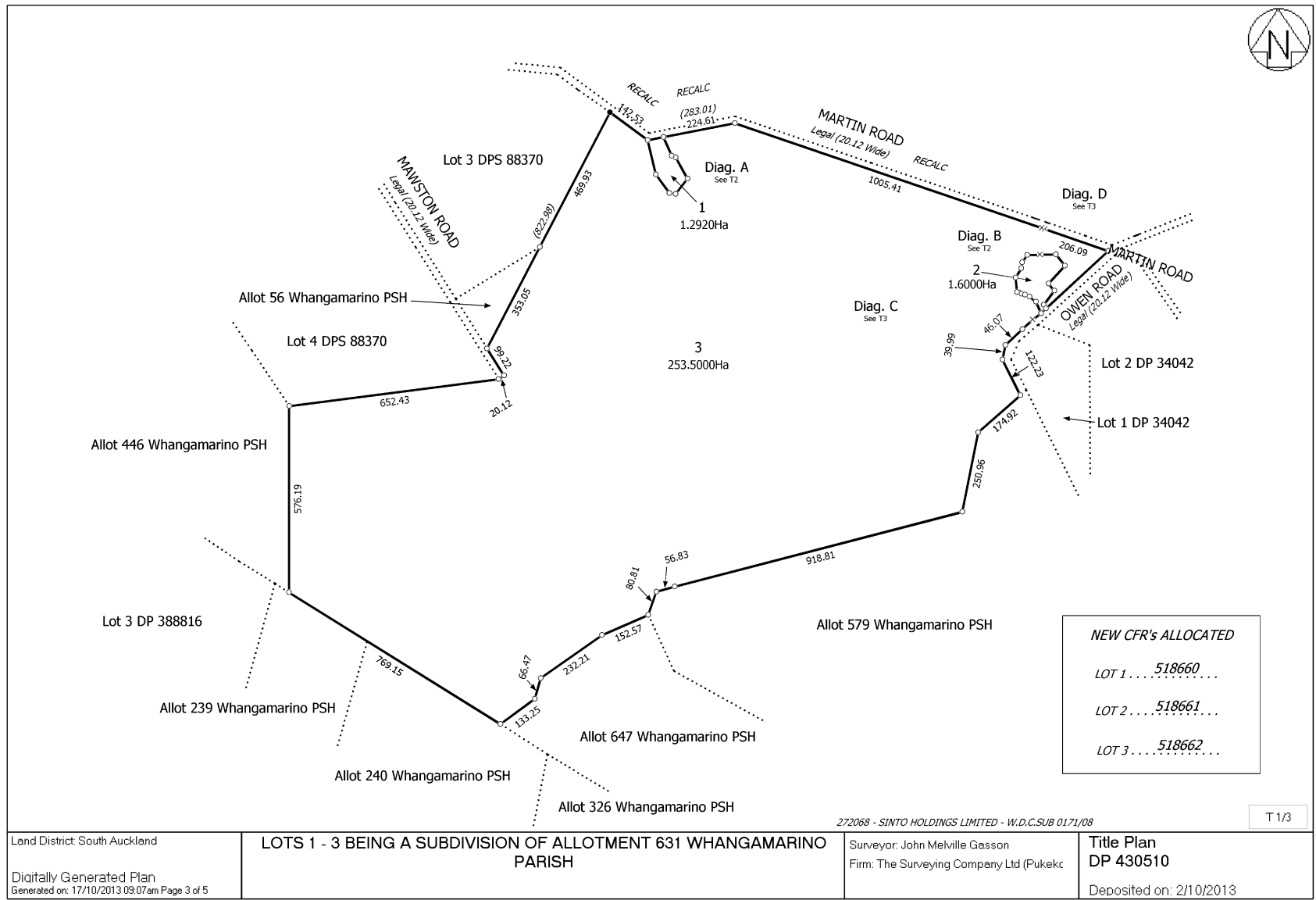
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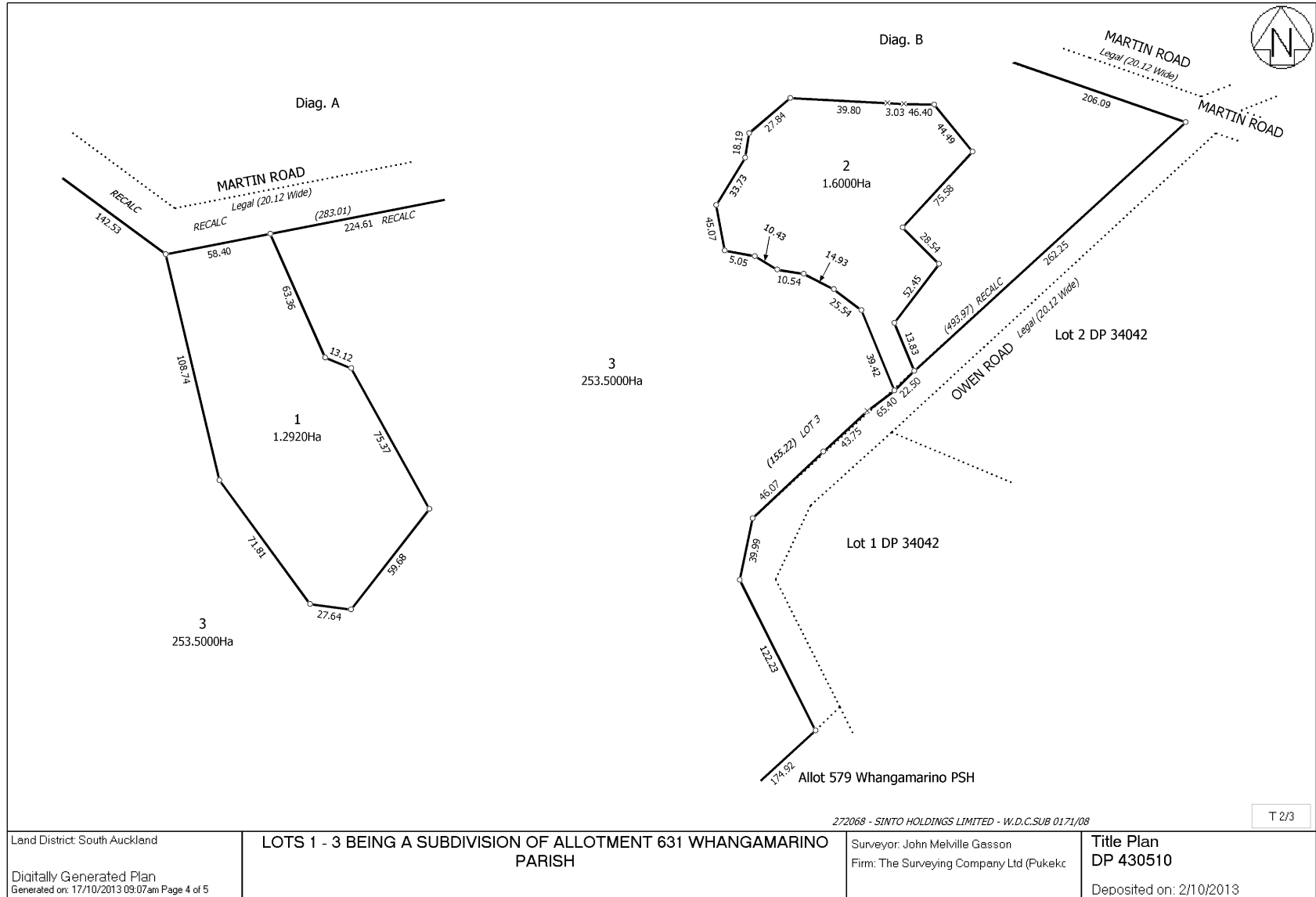
**Interests**

Subject to Section 206 Land Act 1924

Appurtenant hereto is a right to convey water created by Easement Instrument 9731162.2 - 3.6.2014 at 5:03 pm  
12424292.3 Mortgage to ASB Bank Limited - 13.5.2022 at 12:38 pm

Subject to a right to convey electricity over part marked A on DP 596474 created by Easement Instrument 12848219.1 -  
14.11.2023 at 3:25 pm









# DECISION ON APPLICATION TO CHANGE OR CANCEL RESOURCE CONSENT CONDITION

(Section 127, Resource Management Act 1991)

Pursuant to Sections 34(A)(1) and 127 of the Resource Management Act 1991, the Waikato District Council, under delegated authority, gives approval for requested changes to conditions of an approved resource consent as follows:

**Application Number:** SUB0171/08.05  
**Resource Consent Number:** SUB0171/08.03  
**Applicant:** Elmstone Farm Ltd  
**Subject:** s127 to amend two conditions of subdivision consent (RC2 and RC10)  
**Location Address:** 232 Martin Road, Waerenga  
**Legal Description:** Allotment 631 Whangamarino Parish Comprised in Computer Freehold Register SA935/154

The resource consent is now subject to the Amended Conditions detailed in the attached Schedule 1.

The Reasons for this decision are detailed in the attached Schedule 2.

DATED at Ngaruawahia this 5th day of July 2013

For and On Behalf of Waikato District Council



**CONSENTS MANAGER/  
~~ASSISTANT CONSENTS MANAGER~~**

## Schedule I

# Conditions of Consent

Resource Consent No: SUB0171/08.05

*Changes shown in Italics*

### Planning Conditions

- PC1 The Land Transfer Plan to give effect to this Resource Consent shall be generally consistent with the approved plan prepared by The Surveying Company, reference 272068 dated June 2010, submitted with application SUB0171/08.03 and received by Council on 23 June 2010 as a result of a further information request. A copy of the approved plans labelled 1, 2 and 3 is attached.
- PC2 The consent holder shall ensure that, should any human remains or archaeological items be exposed while undertaking works to give effect to conditions of this consent, works in that area will cease immediately. The Police, New Zealand Historic Places Trust, and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained.
- PC3 Pursuant to section 36 of the Resource Management Act 1991 the consent holder shall pay the actual and reasonable costs incurred by the Council when monitoring the conditions of this consent.
- PC4 Where earthworks activities are required as part of this consent, the consent holder shall submit an Earthworks Management Plan to Waikato District Council Monitoring Department.
- The Earthworks Management Plan shall be appropriate to the scale of the works and shall be submitted at least two weeks prior to physical works commencing. The Earthworks Management Plan shall include but not limited to the following information:
- (i) Silt control measures to be installed prior to commencing earthworks and maintained to prevent the offsite movement of sediment.
  - (ii) Dust control measures to be implemented to prevent the offsite movement of dust to neighbouring properties.
  - (iii) Details including volumes of any excavated materials to be removed from the subject property.

### Financial Contributions

#### Reserves

- FC1 Pursuant to Section 108(2)(a) of the Resource Management Act 1991, a reserve contribution of \$2,250.00 (Two Thousand Two Hundred and Fifty Dollars), GST inclusive shall be paid to Council for the two additional lots in Stage I. This is based on a reserve contribution of \$1,125.00 (One Thousand One Hundred and Twenty-Five Dollars) for each additional lot. This shall be paid to the Council in lieu of vesting land.

Advisory Note:

A reserve contribution is required for each Lot created by subdivision upon which a dwellinghouse or dwellinghouses are authorised by the Waikato District Plan. The subdivision will result in the creation of two additional titles. Therefore two reserve contributions each of \$1,125.00 are required.

**Roading**

FC2 That pursuant to section 108(2)(a) of the Resource Management Act 1991 a roading fee of \$18,378.00 (Eighteen Thousand Three Hundred Seventy Eight Dollars), inclusive of GST, be paid to the Council for the additional Lots. This is based on a Uniform Roding Fee of \$9,189.00 (Nine Thousand One Hundred Eight Nine Dollars), inclusive of GST, for each additional lot.

**Roading Conditions**

- RC1 The existing entrance to the cowshed and cattle yards shall be upgraded to a metalled standard heavy commercial vehicle entrance located as indicated on the approved plan and constructed in accordance with Hamilton City Council Development Manual volume 5, Waikato District Council Addendum part 9.1.1 Plan TSG-E1 to the satisfaction of Council. The entrance height shall be raised to a similar level as Martin Road to the gate setback.
- RC2 The existing entrance to Lot 3 adjacent to the eastern boundary of Lot 1 shall be upgraded to a metalled standard commercial vehicle entrance located as indicated on the approved plan and constructed in accordance with Hamilton City Council Development Manual volume 5, Waikato District Council Addendum part 9.1 Plan TSG-E4 to the satisfaction of Council.
- RC3 Deleted
- RC4 Deleted
- RC5 The existing Lot 3 paddock entrance on the corner approximately 250m east of the boundary with Lot 1 shall relocated 50m to the east of its present location. The existing Lot 3 paddock entrance shall be permanently closed to vehicular traffic. The existing entrance shall be permanently fenced and the drainage reinstated to the satisfaction of Council.
- RC6 The existing entrance to Lot 2 shall be upgraded to a metalled residential vehicle entrance located as indicated on the approved plan, and constructed in accordance with Hamilton City Council Development Manual volume 5, Waikato District Council Addendum part 9.1 Plan No. TSG-E3 to the satisfaction of Council.
- RC7 A 20m long passing bay shall be constructed on Owen Road at the mid way point between Martin Road and the existing entrance to Lot 2 to the satisfaction of Council. The metalled formation on Owen Rd shall have a minimum width of 5m for the length of the passing bay. Design plans for the passing bay shall be forwarded to Council for approval prior to work commencing.

RC8 A new gate structure shall be established on Owen Rd beyond the proposed entrance to Lot 2 to the satisfaction of Council. It is to be located approximately 17m north of the strainer post where the Owen Road fence line changes direction and approximately 8m south of the entrance to Lot 2. The gate structure is to be constructed of Number 2 strainers on both sides of the gate, fence posts are to be Number 1 posts and the rails tanalised 150mmx50mm.

Advisory Note:

As discussed on site, Brett Harvey is to supply the new gate for the new gate structure and remove the existing gate structure at the start of Owen Road.

RC9 The existing entrance to the cattle yards on Lot 3 shall be upgraded to a metalled standard commercial vehicle entrance located as indicated on the approved plan, and constructed in accordance with Hamilton City Council Development Manual volume 5, Waikato District Council Addendum part 9.1 Plan No. TSG-E2 to the satisfaction of Council

RC10 To allow better access to the cattle yards a second entrance shall be constructed to a metalled standard commercial vehicle entrance and constructed in accordance with Hamilton City Council Development Manual volume 5, Waikato District Council Addendum part 9.1 Plan No. TSG-E2 to the satisfaction of Council.

**Advisory Notes**

ANI Where Building Consents are applied for the following matters will need to be addressed in any applications:

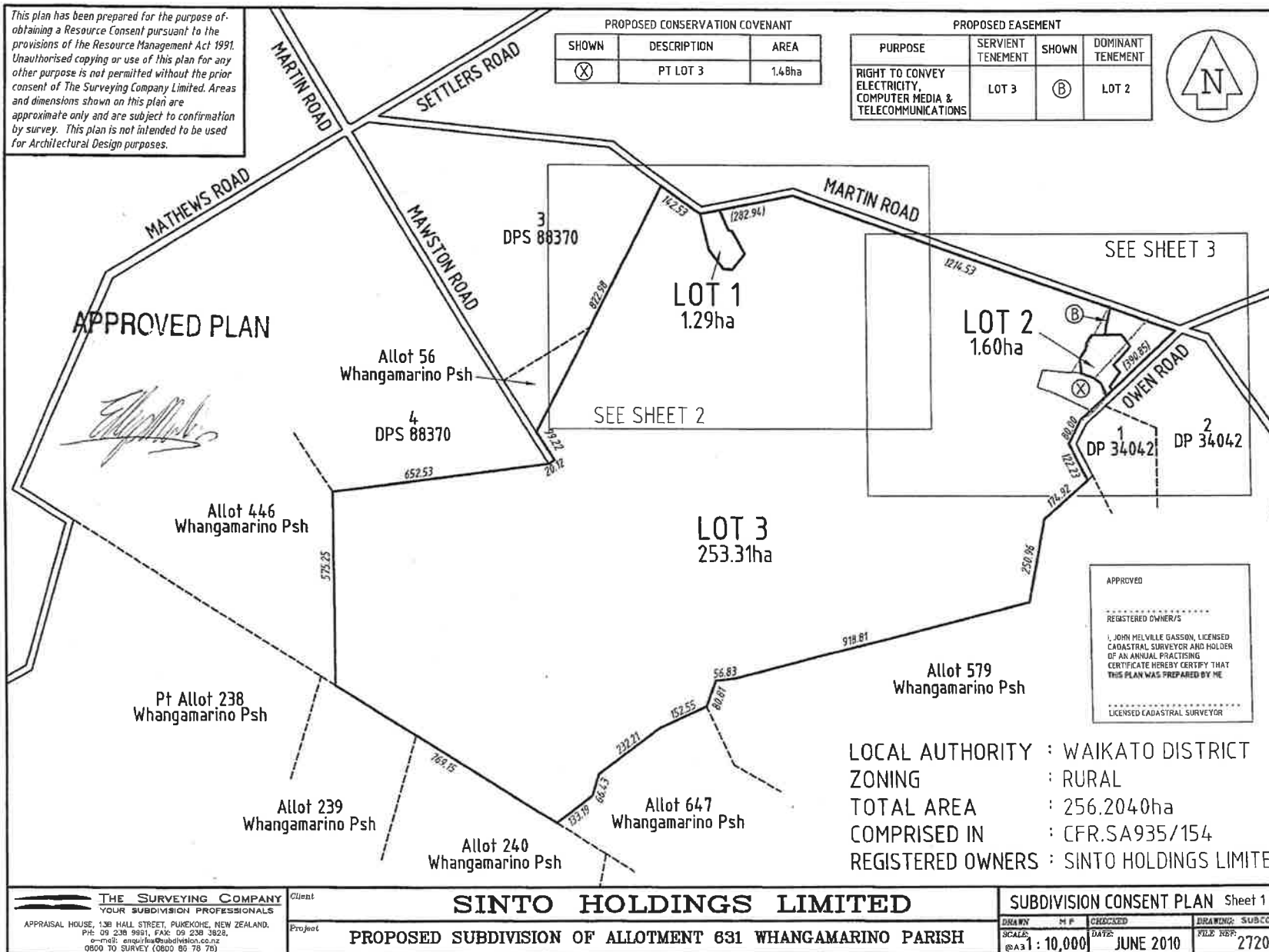
- (i) For some building sites a Registered Engineer may be required to confirm that ground conditions are suitable for building.
- (ii) A design from a suitably qualified person will be required for the effluent disposal system.

## Schedule 2

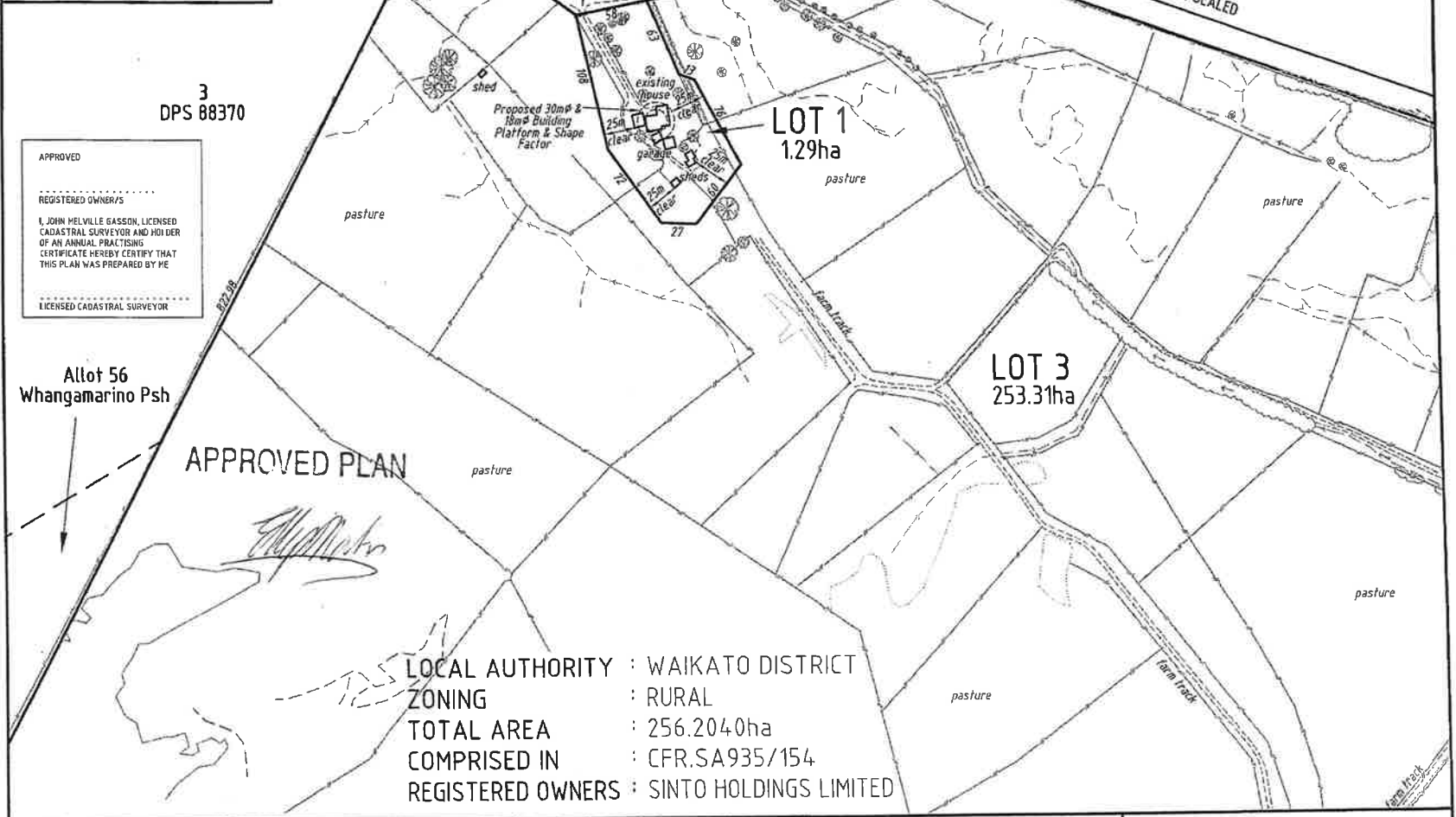
# Reasons for Decision

Resource Consent No: SUB0171/08

- I. Council is satisfied that the changes to conditions RC2 and RC10 can be granted pursuant to section 127 of the Resource Management Act, on a non-notified basis, for the following reasons:
- (a) That the changes are such that any potential adverse effects on the environment will be minor in respect of access and entranceway effects;
  - (b) That there will be no person adversely affected by the changes, the original consent was processed on a non-notified basis and the scale of effects are not considered to exceed that which was originally consented to;
  - (c) That the changes will not be contrary to relevant objectives and policies of the Waikato District Plan; and
  - (d) That the changes are consistent with the purposes and principles of the Resource Management Act.



This plan has been prepared for the purpose of obtaining a Resource Consent pursuant to the provisions of the Resource Management Act 1991. Unauthorised copying or use of this plan for any other purpose is not permitted without the prior consent of The Surveying Company Limited. Areas and dimensions shown on this plan are approximate only and are subject to confirmation by survey. This plan is not intended to be used for Architectural Design purposes.



APPROVED  
REGISTERED OWNERS  
I, JOHN MELVILLE GASSON, LICENSED  
CADASTRAL SURVEYOR AND HOLDER  
OF AN ANNUAL PRACTISING  
CERTIFICATE HEREBY CERTIFY THAT  
THIS PLAN WAS PREPARED BY ME  
LICENSED CADASTRAL SURVEYOR

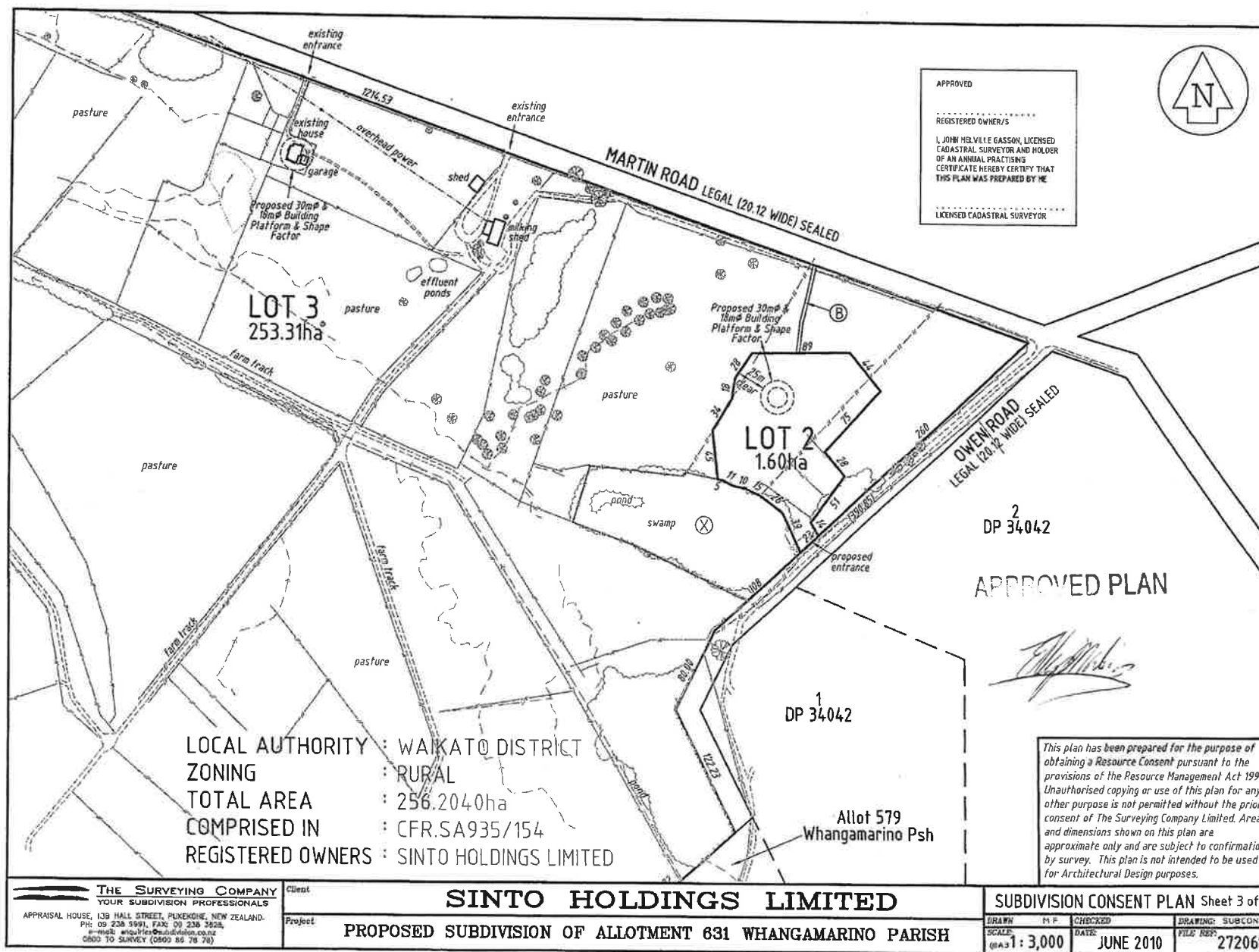
3  
DPS 88370

Allot 56  
Whangamarino Psh

APPROVED PLAN

LOCAL AUTHORITY : WAIKATO DISTRICT  
ZONING : RURAL  
TOTAL AREA : 256.2040ha  
COMPRISED IN : CFR.SA935/154  
REGISTERED OWNERS : SINTO HOLDINGS LIMITED

<b>THE SURVEYING COMPANY</b> YOUR SUBDIVISION PROFESSIONALS APPRAISAL HOUSE, 139 HALL STREET, PUKIŌHĒ, NEW ZEALAND. PH: 09 236 9901, FAX: 09 236 3428, e-mail: enquiries@surveying.co.nz 0800 10 SURVEY (0800 85 76 76)	Client	<b>SINTO HOLDINGS LIMITED</b>		SUBDIVISION CONSENT PLAN Sheet 2 of 3	
	Project	PROPOSED SUBDIVISION OF ALLOTMENT 631 WHANGAMARINO PARISH		DRAWN SCALE @A3 1:3,000	CHECKED DATE JUNE 2010
				DRAWING: SUBCON7 FILE REF: 272068	



APPROVED  
 REGISTERED OWNER/S  
 I, JOHN MELVILLE GASON, LICENSED  
 CADASTRAL SURVEYOR AND HOLDER  
 OF AN ANNUAL PRACTISING  
 CERTIFICATE HEREBY CERTIFY THAT  
 THIS PLAN WAS PREPARED BY ME  
 LICENSED CADASTRAL SURVEYOR

LOCAL AUTHORITY : WAIKATO DISTRICT  
 ZONING : RURAL  
 TOTAL AREA : 256.2040ha  
 COMPRISED IN : CFR.SA935/154  
 REGISTERED OWNERS : SINTO HOLDINGS LIMITED

2  
 DP 34042  
 APPROVED PLAN  
*[Signature]*

*This plan has been prepared for the purpose of obtaining a Resource Consent pursuant to the provisions of the Resource Management Act 1991. Unauthorised copying or use of this plan for any other purpose is not permitted without the prior consent of The Surveying Company Limited. Areas and dimensions shown on this plan are approximate only and are subject to confirmation by survey. This plan is not intended to be used for Architectural Design purposes.*

<b>THE SURVEYING COMPANY</b> YOUR SUBDIVISION PROFESSIONALS APPRAISAL HOUSE, 139 HALL STREET, PUKERANGI, NEW ZEALAND. PH: 09 238 5991, FAX: 09 238 3828, E-MAIL: <a href="mailto:info@the-surveying-company.co.nz">info@the-surveying-company.co.nz</a> CDDO TO SURVEY (0509 86 78 78)	Client	<b>SINTO HOLDINGS LIMITED</b>		SUBDIVISION CONSENT PLAN Sheet 3 of 3	
	Project	PROPOSED SUBDIVISION OF ALLOTMENT 631 WHANGAMARINO PARISH		DRAWN SCALE @A3 1:3,000	CHECKED DATE JUNE 2010

# Resource Consent

(Resource Management Act 1991)



www.waikatodistrict.govt.nz

## DECISION ON APPLICATION SUB0022/14

Pursuant to Sections 34A(1), Section 104B and 104D, and 108 of the Resource Management Act 1991, the Waikato District Council, under delegated authority, grants Subdivision Consent for a Discretionary Activity under the Operative Waikato District Plan and Non-Complying Activity under the Proposed Waikato District Plan (Plan Change 2) to:

<b>Activity:</b>	Undertake subdivision that will create two additional lots in the Rural Zone
<b>Consent Holder:</b>	Elmstone Farm Ltd
<b>Location Address:</b>	232 Martin Road, Waerenga
<b>Legal Description:</b>	ALLOT 631 WHANGAMARINO PSH SO 19745 held in Certificate of Title SA935/154

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

The reasons for this decision are detailed in the attached Schedule 2.

Dated at Ngaruawahia this 1st day of October 2013

For and on behalf of Waikato District Council

A handwritten signature in blue ink, appearing to be "S. H. D. H. H.", written over a horizontal line.

~~ASSISTANT CONSENTS MANAGER/  
SENIOR PLANNER~~



## Schedule I

# Conditions of Consent

Resource Consent No: SUB0022/14

### Planning Conditions

- PC1 The Land Transfer Plan to give effect to this Resource Consent shall be generally consistent with the approved plan prepared by The Survey Company Ltd, titled '*LOTS 1-3 BEING A SUBDIVISION OF ALLOTMENT 631 WHANGAMARINO PARISH*' reference LT 430510, generated on 13/07/2010 A copy of the approved plans is attached.
- PC2 Within 6 months of issue of this consent, the consent holder shall submit to the Waikato District Council, for approval, a survey plan pursuant to Section 223 of the Resource Management Act 1991.

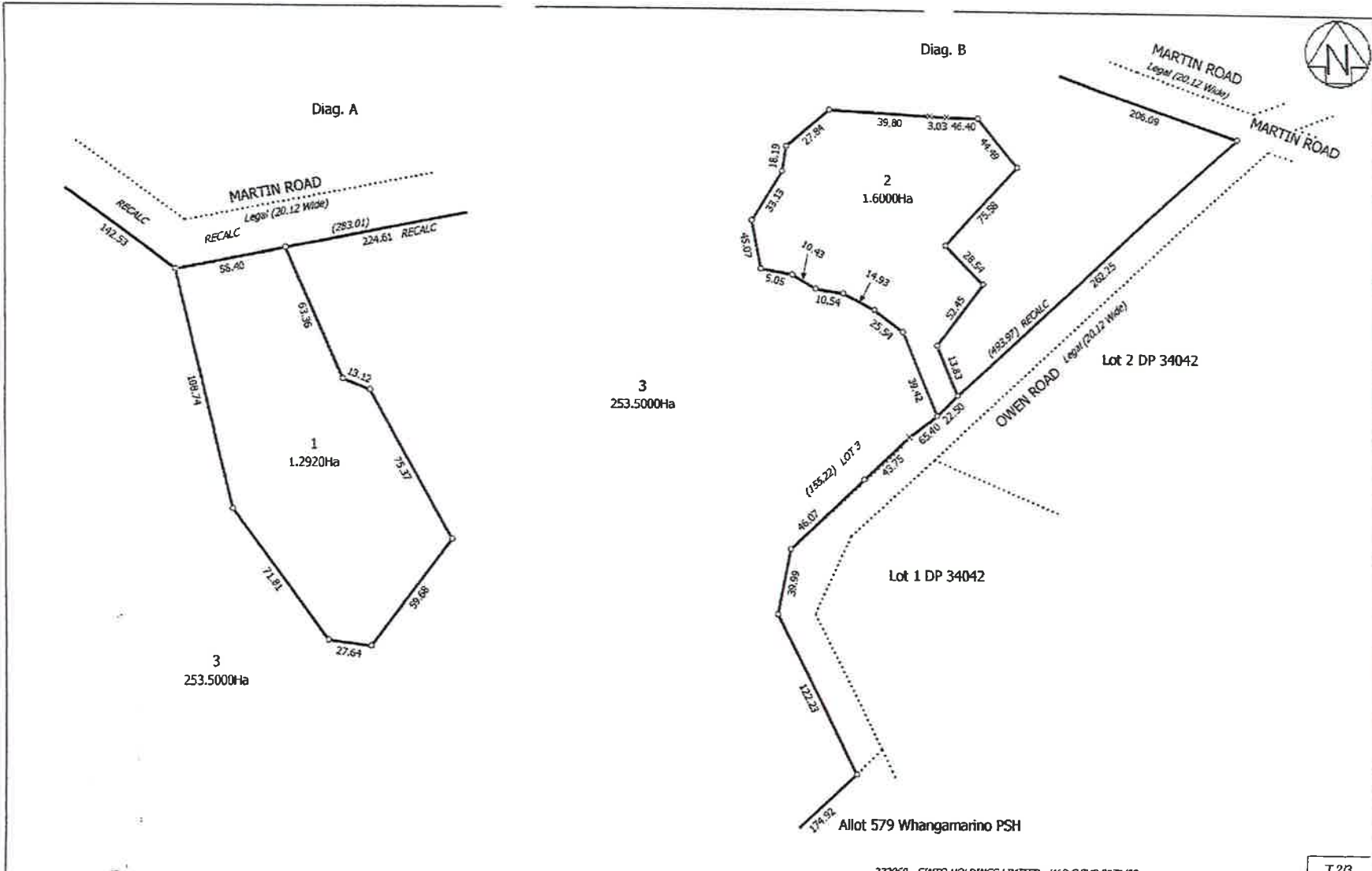


## Schedule 2

# Reasons for Decision

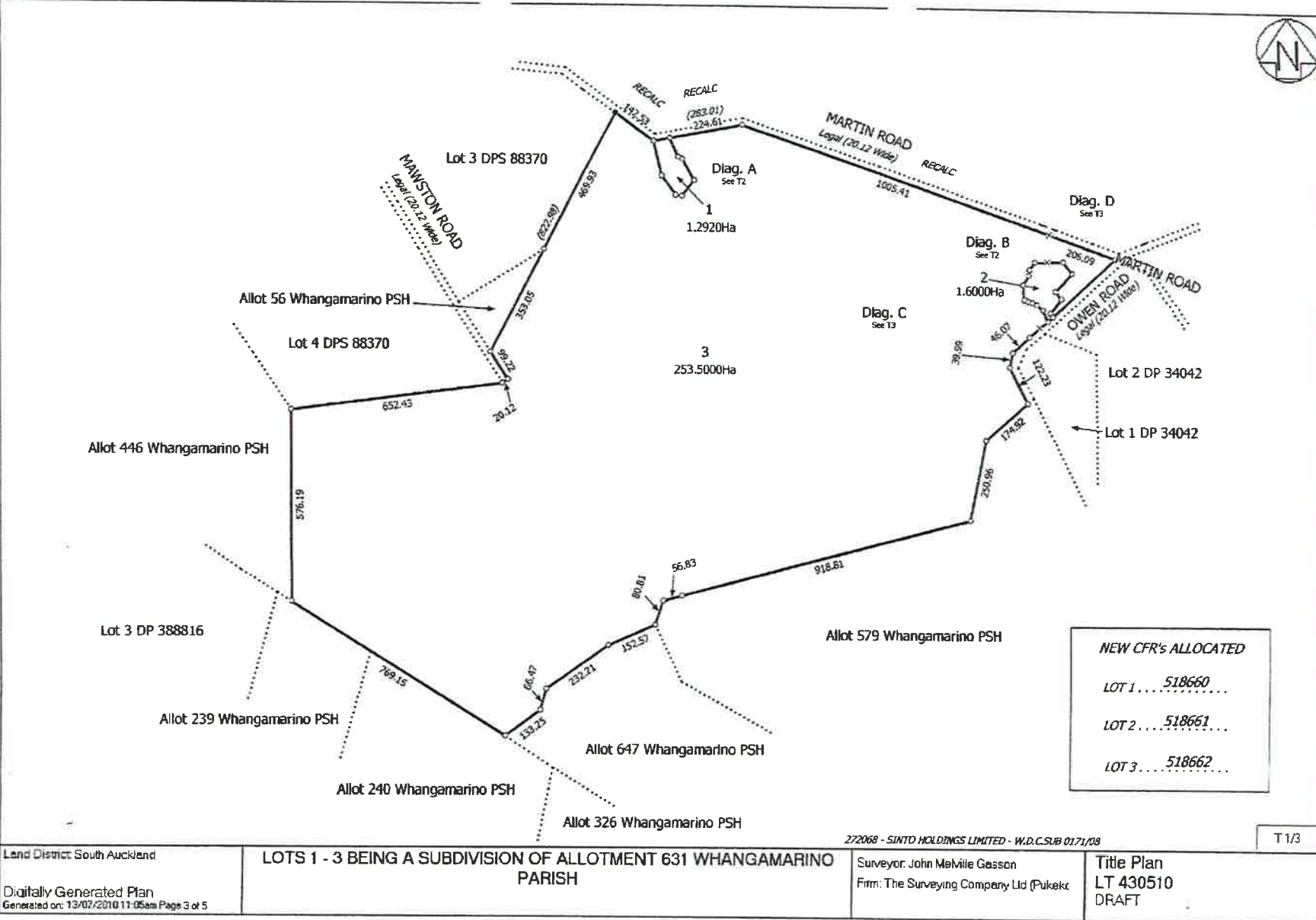
Resource Consent No: SUB0022/14

- 1 It is considered that the adverse effects of the proposal are no more than minor, and that the proposal is consistent with the objectives and policies of the Operative Waikato District Plan. Under the Proposed Waikato District Plan, the proposal will not be consistent with all objectives and policies, however overall, will satisfy the test of Section 104D of the Resource Management Act 1991.
- 2 An assessment under s104 was undertaken for both sets of plan provisions and s104D under Plan Change 2, and it was concluded that consent could be granted under both district plans. Unfairness to the applicant was considered under section 104(1)(c) of the Resource Management Act 1991. It is considered that granting of this consent will promote sustainable management of the physical resource of land, given all works are completed in respect to development of the land to provide for two additional lots. An alternative decision to decline consent would be unfair.
- 3 The proposal has been found to uphold the sustainable management purpose of the Resource Management Act, adequately provide for Part 2 matters, and be consistent with both the Regional Policy Statement and Regional Plan.
- 4 The application was processed on a non-notified basis and was approved under delegated authority without the need for a Council hearing. There are no parties considered affected by the proposal.

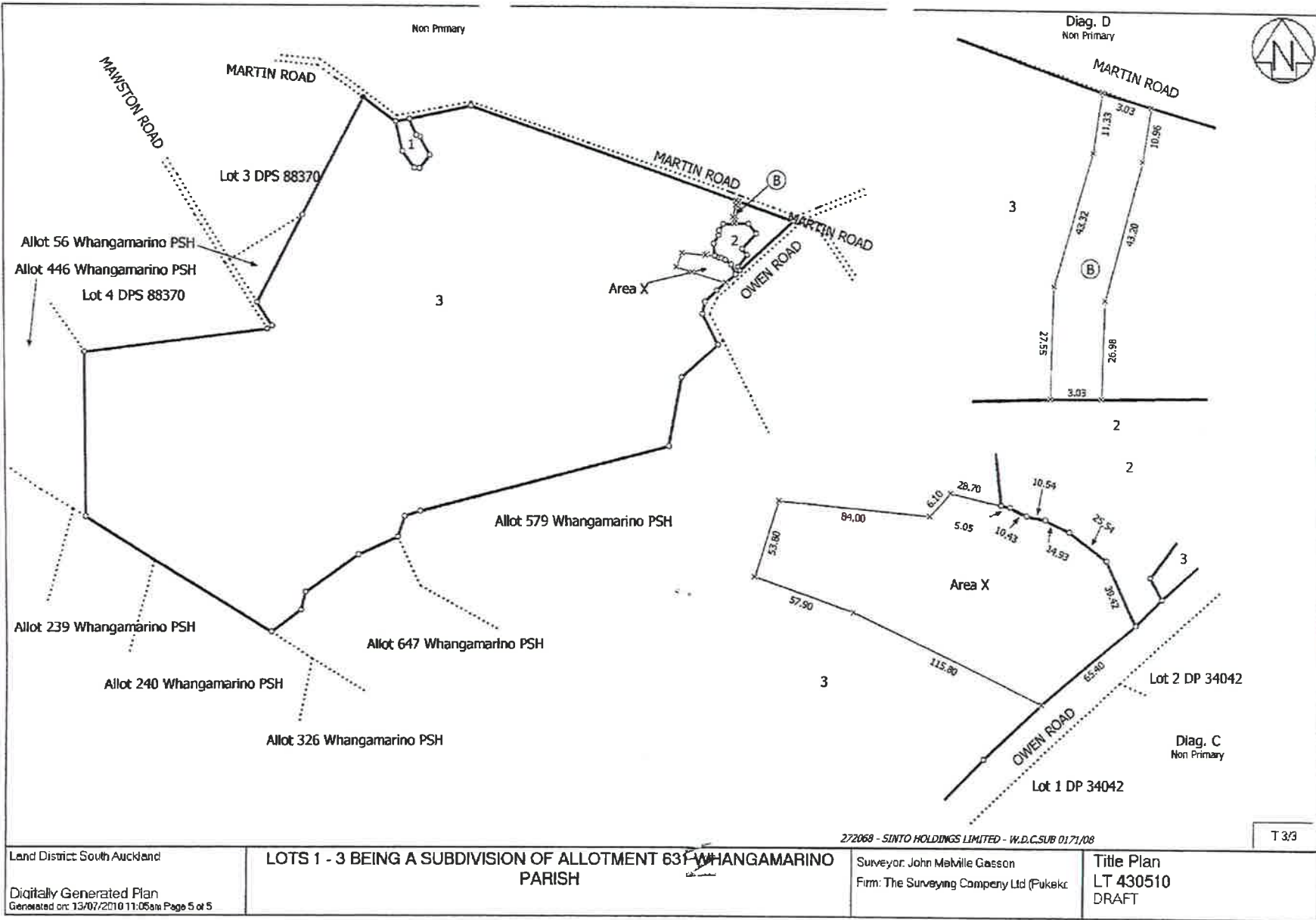


APPROVED PLAN  
S.W. 22/04/2013

<p>Land District South of Waikato</p> <p>Digitally Generated Plan Generated on: 13/07/2010 11:05am Page 4 of 5</p>	<p>LOTS 1 - 3 BEING A SUBDIVISION OF ALLOTMENT 631 WHANGAMARINO PARISH</p>	<p>272068 - SINTO HOLDINGS LIMITED - W.D.C.SUB 0171/108</p> <p>Surveyor: John Melville Casson Firm: The Surveying Company Ltd (Pukekohe)</p>	<p>Title Plan LT 430510 DRAFT</p> <p>T 2/3</p>
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APPROVED PLAN  
5/6/23/19/2013

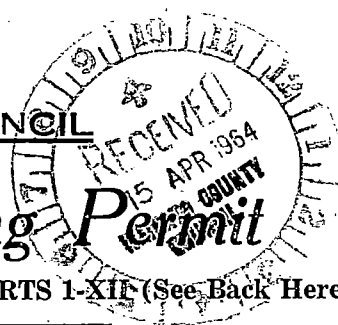


APPROVED PLAN  
S.H. 23/9/2015



4390/5500

WAIKATO COUNTY COUNCIL



Application No.

Application for Building Permit

Permit No. A.050662

WAIKATO COUNTY BY-LAW PARTS 1-XII (See Back Hereof)

TO THE WAIKATO COUNTY COUNCIL,

I hereby apply for permission to

ERRECT

at MARTINS ROAD for ELMSTONE FARM LTD

Postal address MARTINS ROAD TEKAUWHANA according to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith.

Particulars of Land } Lot No. 4 D.P. 440 Parish of WHANGAMARINO

Roll No. 439/456 Riding Waerenga Area of Site 633-0-15

Area of Ground Floor 452 sq. ft. Area other Floor(s) sq. ft. Area Outbldgs sq. ft.

Table with columns: Estimated Cost, Permit Fees. Rows: Building, Plumbing, Drainage, Total.

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use. GARAGE & IMPLEMENT SHED.

Nature of ground on which building is to be placed and of the subjacent strata: Flat

Dated 14/4/1964 Signature of Owner Signature of Builder BILT-RITE GARAGE (PREFAB)

State Name of Licensed Plumber (if known): Address PAPA KURA

This Space reserved for the use of The Inspector of Buildings Date of Permit Deposits, Crossing Fees, etc. Water Fees Deposits Returned Date of Final Inspection

REMARKS:

Table with columns: Date, Receipt No., Amount Paid. Row: 23 IV 64 - 362 63 -0.001.00 00000000

Ledger Folio By cheque/cash

Extracts from—

**WAIKATO COUNTY BY-LAW (Parts I-XII)**

"Erection of a building" includes the re-erection of a building and the reconditioning of a building and the making of any alteration, repair, or addition to any building heretofore or hereafter erected, and the removal, either in whole or in part of a building from any place within or without the County to any place within the County or from one position to another position on the same lot of land; and "erect" has a corresponding meaning: Provided, however, that maintenance work other than structural shall not be deemed a repair.

**BUILDING PERMIT REQUIRED**

201. (a) No person shall erect or commence to erect any building without first obtaining a building permit from the Engineer.  
(b) No person shall cause or permit the commencement of the erection of or the erection of any building if a building permit in that behalf has not first been obtained from the Engineer.

**APPLICATION FOR PERMIT**

202. Any person desiring to obtain a building permit shall make application therefore to the Engineer in writing signed by or on behalf of the person desiring to erect the building therein referred to.

**CONTENTS OF APPLICATION**

203. (a) Every such application shall set out:—  
(i) The legal description and particulars of the site;  
(ii) The full name and address of the applicant, and of the person for whom the work is to be done, the locality of the proposed work, and the estimated cost of such work;  
(iii) The proposed use or occupancy of every part of the building;  
(iv) Information as to the nature of the ground on which the building is or is to be placed and the subjacent strata.  
(b) Every such application shall be in the form No. 1 in the First Schedule hereto.

**PLANS AND SPECIFICATIONS**

204. (a) Together with every such application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross-sections, and specifications which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of this by-law and any other relevant by-law for the time being in force:—

- (i) For every building, except as set out in clause 205, with a framework wholly or partly of structural steel or reinforced concrete, and in every other case where the Engineer may reasonably require it, there shall also be submitted to the Engineer such stress diagrams, computations and other data as are necessary to show that the design complies with all the requirements of this by-law and any other relevant by-law in force:  
(ii) Plans of reinforced concrete work shall show clearly the dimensions of all members, and the size, length, shape, position, and overlap of all reinforcement:  
(iii) Plans of structural steelwork shall be complete working drawings, showing in figured dimensions the exact length and position of each part thereof in such detail that the steel may be supplied and the work fabricated from such drawings:  
(iv) Detailed plans shall be in such form and on such scale as the Engineer may consider necessary to ensure certainty of interpretation.  
(v) All plans other than detailed plans shall be accurately, clearly and indelibly executed to scale, and shall be drawn in ink upon drawing-paper or tracing-cloth, or printed upon cloth or approved paper. Except in the case of detailed plans, all plans shall be to scale of 1/8in. or 1/4in. to the foot:  
(vi) These plans shall state the designed unit live load for each floor or portion of each floor of the building.  
(b) The plans hereinbefore referred to shall be accompanied by a locality plan. This locality plan shall be drawn to scale and shall show the site of such building, together with the land, streets, private streets, public places, private ways, public reserves and buildings immediately surrounding such site and shall be sufficient to enable the Engineer to locate the precise situation of such site not only relative to the boundaries of its own land, but also relative to any buildings erected upon lands immediately adjoining.  
(c) On all plans deposited under this part of this by-law the following methods shall be used to assist in making clear the various parts of the work:—  
(i) The site of the proposed building shall be coloured or edged red:  
(ii) Existing buildings immediately adjoining shall be coloured grey:  
(iii) Sewers and sewer connections shall be shown by red lines:  
(iv) Storm-water drains and drain connections shall be shown by green or black lines:  
(v) The construction plans shall be so prepared as to distinguish the various materials employed in the construction of the building, also existing work from new work.  
(d) There shall also be deposited with the Council, together with and contemporaneously with the deposit of the plans hereinbefore referred to, a further block plan showing to a scale of not less than 1/8in. to a foot the position of all closets, urinals, sinks, lavatories, drain-pipes, traps and other appliances connected with, and the position, level, and grades of all drains. Such block plans shall be drawn in ink on drawing-paper or tracing cloth.  
(e) In addition to the structural details, etc., required herein, the plans and sections shall show as regards every floor of such proposed building the dimensions of the rooms, the situation of the flues, fireplaces, stoves and chimneys, and the position of all the several parts of such buildings and every water-closet, fuel store, washhouse, and all other appurtenances. Such plan and section shall further show the proposed means of water-supply, and the level of the lowest floor of the intended building and of the yard and ground belonging thereto, and also the means whereby it is proposed to deal with all storm-water and drainage.  
(f) When lodged as aforesaid the application and plans and other documents accompanying the same shall become the absolute property of the Council.

NOTE.—Specification should cover types, grading, spacing (centres) and sizes of materials. It is important that the position of existing foul drainage (especially gully traps, terminal vent, etc.) should be shown on the plans.

**PERMIT MAY BE WITHHELD (without further notice) until Applicant fully complies with the above requirements.**



OWNER ELMSTONE FARM LIMITED. Permit No. C 049645

Roll No. 439/556

PARTICULARS OF LAND: Value of Permit \$ 2555.00

Lot No. \_\_\_\_\_ DPS \_\_\_\_\_ Type of Building DWELLING ADDITIONS

Parish \_\_\_\_\_ Issued 30/3/71

Riding \_\_\_\_\_ Completed 15-4-71

Street R.D.1. Builder Owner

District Te Kauwhata. Address \_\_\_\_\_

REMARKS Completed before issue of permit.

06390/556.00

WAIKATO COUNTY COUNCIL

Building Permit No. CO.49645.  
Plumbing Permit No. 3746  
Drainage Permit No. 3746

# APPLICATION FOR BUILDING PERMIT

(Building By-law N.Z.S.S. 1900 Chapter 2)

To The Engineer,

Date 18/3/71

I hereby apply for permission to erect a addition to house  
at (Road or Street) MARTINS ROAD Locality TEKAUWHATA  
for (Owner of Land) Elmstone Farm Ltd  
Postal Address R.O.1. TEKAUWHATA

according to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited here-with.

Particulars of Land } Lot No. 62 D.P. \_\_\_\_\_ Parish of Whangamata  
Allot No. 631 Block No. \_\_\_\_\_ S.D. PIATE  
Valuation No. 439, 556 Riding \_\_\_\_\_ Area A. 633 R. 0 P. 15  
Area of Ground Floor 800 sq. ft. Area other floor(s) 1200 sq. ft.  
(Exterior measurement)

Area Outbuildings \_\_\_\_\_ sq. ft.

Estimated Cost —		PERMIT FEES —	
Building	\$ <u>2,200</u>	Building	\$ <u>12-00</u>
Plumbing	\$ <u>200-00</u>	Plumbing	\$ <u>3-00</u>
Drainage	\$ <u>135-00</u>	Drainage	\$ <u>3-00</u>
		Levy	\$ _____
Total	\$ <u>2555-00</u>	Total	\$ <u>18-00</u>

### FEES PAYABLE — SEE REVERSE SIDE OF FORM

Purposes for which every part of building is to be used or occupied (describing separately each part intended for use PRIVATE Dwelling or occupation for a separate purpose) \_\_\_\_\_

Nature of ground on which building is to be placed and of the subjacent strata \_\_\_\_\_  
Signature of Owner W. Elmstone Farm Ltd A.B. Lamm  
Name of Builder J. Maxwell  
Address Whanga  
Lic. Plumber R. Yeoman Address Whanga  
Lic. Drainlayer \_\_\_\_\_ Address \_\_\_\_\_

Date Issued 2-4-71

APPROVED — Building Inspector \_\_\_\_\_  
Health Inspector \_\_\_\_\_  
County Planner \_\_\_\_\_

Ledger Folio	Date	Receipt No.	Amount Paid
By cheque/cash	25 III 71	9493	000.018.00
Exch.			

**BUILDING PERMIT FEES**

Estimated Value of Work	Fees	Estimated Value of Work	Fees
Not exceeding \$20 .....	50c	Over \$5000 and not exceeding \$6000 .....	\$24.00
Over \$20 and not exceeding \$200 .....	\$1.00	Over \$6000 and not exceeding \$7000 .....	\$27.00
Over \$200 and not exceeding \$400 .....	\$2.00	Over \$7000 and not exceeding \$8000 .....	\$30.00
Over \$400 and not exceeding \$600 .....	\$3.00	Over \$8000 and not exceeding \$9000 .....	\$33.00
Over \$600 and not exceeding \$800 .....	\$4.00	Over \$9000 and not exceeding \$10000 .....	\$36.00
Over \$800 and not exceeding \$1000 .....	\$5.00	Over \$10000 and not exceeding \$12000 .....	\$40.00
Over \$1000 and not exceeding \$1200 .....	\$6.00	Over \$12000 and not exceeding \$14000 .....	\$44.00
Over \$1200 and not exceeding \$1400 .....	\$7.00	Over \$14000 and not exceeding \$16000 .....	\$48.00
Over \$1400 and not exceeding \$1600 .....	\$8.00	Over \$16000 and not exceeding \$18000 .....	\$52.00
Over \$1600 and not exceeding \$1800 .....	\$9.00	Over \$18000 and not exceeding \$20000 .....	\$56.00
Over \$1800 and not exceeding \$2000 .....	\$10.00	Over \$20000 and not exceeding \$25000 .....	\$64.00
Over \$2000 and not exceeding \$2500 .....	\$12.00	Over \$25000 and not exceeding \$30000 .....	\$72.00
Over \$2500 and not exceeding \$3000 .....	\$14.00	Over \$30000 and not exceeding \$35000 .....	\$80.00
Over \$3000 and not exceeding \$3500 .....	\$16.00	Over \$35000 and not exceeding \$40000 .....	\$88.00
Over \$3500 and not exceeding \$4000 .....	\$18.00	Over \$40000 and not exceeding \$50000 .....	\$98.00
Over \$4000 and not exceeding \$5000 .....	\$21.00		

For fees in excess of this value please inquire at the County Office.

**PLUMBING AND DRAINAGE FEE PAYABLE**

(Regulation 1966/192 Reg. 89 (5))

Estimated Value of Work	Fees	Estimated Value of Work	Fees
Not exceeding \$50 .....	\$1.00	Over \$400 and not exceeding \$600 .....	\$8.00
Over \$50 and not exceeding \$100 .....	\$2.00	Over \$600 and not exceeding \$800 .....	\$9.00
Over \$100 and not exceeding \$200 .....	\$3.00	Over \$800 and not exceeding \$1000 .....	\$11.00
Over \$200 and not exceeding \$300 .....	\$5.00	Over \$1000 and not exceeding \$1200 .....	\$12.00
Over \$300 and not exceeding \$400 .....	\$6.00		

Plus \$1.00 for every \$200 or part thereof in excess of \$1200.

**PLUMBING AND DRAINAGE ESTIMATED COST AND FEES TO BE SHOWN SEPARATE**





Building Permit No. A26137 Plumbing Permit No. \_\_\_\_\_ Drainage Permit No. \_\_\_\_\_

# APPLICATION FOR BUILDING PERMIT

(Building By-law N.Z.S.S. 1900 Chapter 2)

To The Engineer,

Date 5th October 1982

I hereby apply for permission to erect a n Implement/Storage Shed, R.D.L. Plan 3175

at (Road or Street) Martins Road Locality R.D.1, TE KAUWHATA

for (Owner of Land) Mr. Bruce Larner Elmstone Farm Ltd.

Postal Address R.D.1, TE KAUWHATA Phone Waerenga 712

according to locality plan and detailed plans, elevation, cross-sections, and specifications of building deposited here-with in duplicate.

Particulars of Land { Lot No. \_\_\_\_\_ D.P. \_\_\_\_\_ Parish of Whanganui  
Allot No. 631 Block No. XIII S.D. PIAKO

Valuation No. X439556 Riding XWAERENGA Area x256 Hectares/Sq. Metres.

Area of Ground Floor 63.0 sq. m. Area other Floor (s) \_\_\_\_\_ sq. m. Area Outbuildings \_\_\_\_\_ sq. m.  
(Exterior measurement)

Estimated Value—INCLUSIVE OF LABOUR		PERMIT FEES—	
Building	\$ <u>4947.00</u>	Building	\$ <u>30.00</u>
Plumbing	\$ _____	Plumbing	\$ _____
Drainage	\$ _____	Drainage	\$ _____
		Levy	\$ <u>5.00</u>
Total	\$ <u>4947.00</u>	Total	\$ <u>35.00</u>

### FEES PAYABLE—SEE REVERSE SIDE OF FORM

Purposes for which every part of building is to be used or occupied (describing separately each part intended for use Implement/Storage or occupation for a separate purpose)

Nature of ground on which building is to be placed and of the subjacent strata x grass paddock clay

Signature of Owner Bruce Larner, Elmstone Farm Ltd. Sub soil

Name of Builder R.D. Leith (1971) Ltd., Address P.O. Box 112, TE AROHA

Lic. Plumber \_\_\_\_\_ Address \_\_\_\_\_

Lic. Drainlayer \_\_\_\_\_ Address \_\_\_\_\_

Date Issued \_\_\_\_\_

APPROVED—Building Inspector [Signature] 11/10/82

Health Inspector [Signature] \_\_\_\_\_

Town Planning [Signature] 11/10/82

Ledger Folio 2868  
5 OCT 1982

By cheque/cash \_\_\_\_\_

Per \_\_\_\_\_

It is the Council's responsibility to ensure that buildings are not sited in areas subject to flooding or land subsidence. The county will take no responsibility for any damage caused to buildings through such occurrences.

Date \_\_\_\_\_ Receipt No. \_\_\_\_\_

21 X 82 1336 2868 - 000.035.00

PAID BY TREASURER

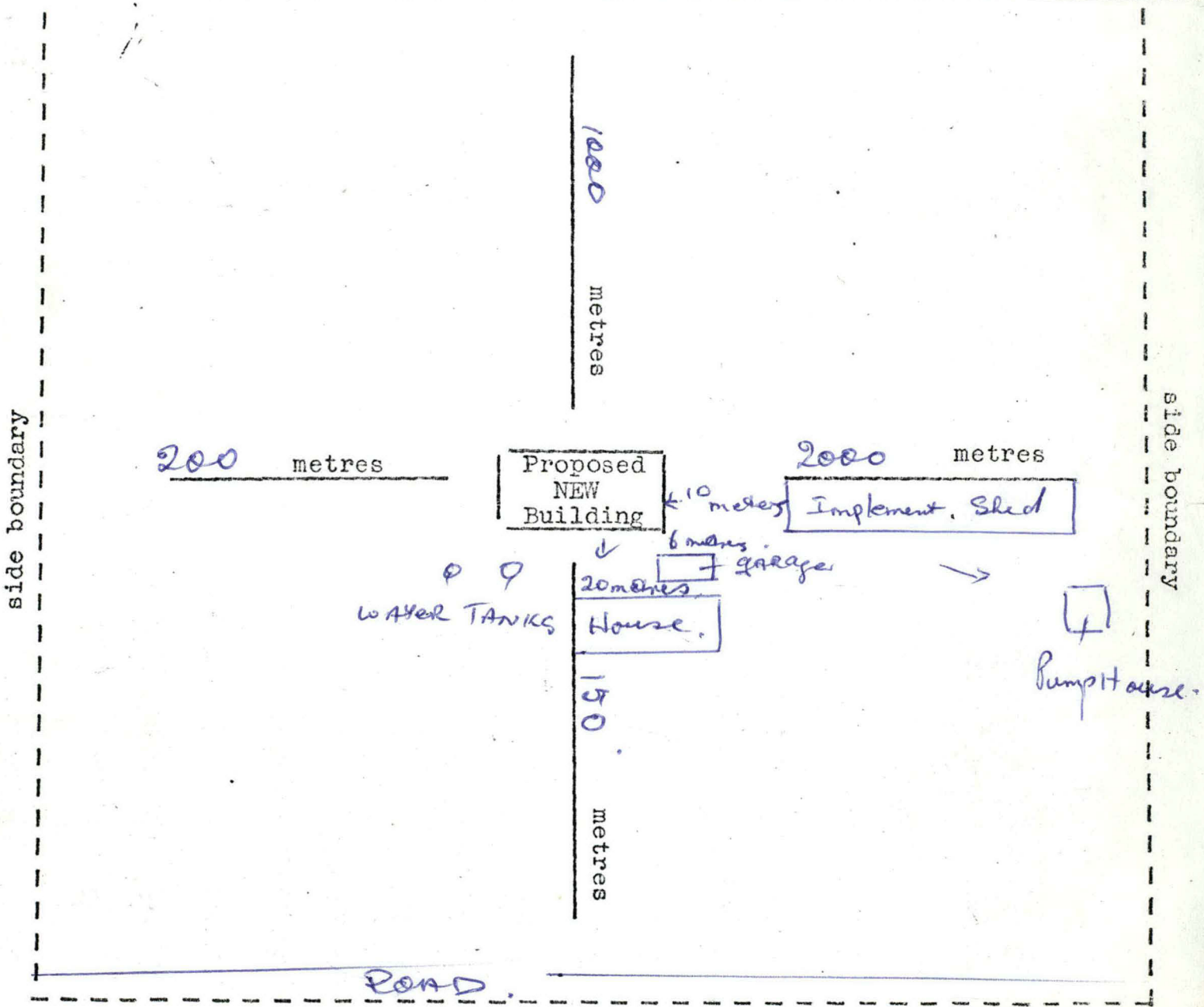
**SITE PLAN:**

RECEIVED  
- 8.33.2022  
WAIKATO COUNTY  
COUNCIL

NAME: Mr. Bruce Larner.

Not to scale.

Martins Road, Waerenga



To be completed and submitted with application for building permit.  
Show existing buildings.

Direction of  
NORTH  
to be shown.





**CODE COMPLIANCE CERTIFICATE NUMBER:**  
 Section 43(3) Building Act 1991  
**ISSUED BY WAIKATO DISTRICT COUNCIL**  
**BUILDING CONSENT NUMBER: 85300**

*(Insert a tick in each applicable box. Attach relevant documents.)*

PROPERTY	PROJECT
Owner: Sinto Holdings Limited Address: PO Box 97112 South Auckland Mail Centre	Stage Number _____ of an intended stages of: New or relocated building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Other <input type="checkbox"/>
PROJECT LOCATION	Intended use(s) (in detail): Implement shed  Intended life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as _____ years Demolition <input type="checkbox"/>
Street Number: Martin Road, Te Kauwhata	
PROJECT DESCRIPTION	
Property Number: Valuation Roll Number: 4390 556 Lot: 631 DP:	

This is:

- A final code compliance certificate issued in respect of all of the building work under the above building consent
- An interim code compliance certificate in respect of part only, as specified below and in the attached particulars, of the building work under the above building consent.
- This certificate is issued subject to the conditions specified below and in the attached \_\_\_\_\_ pages(s) headed "Conditions of Code of Compliance Certificate Number \_\_\_\_\_" (being this certificate).

Signed for and on behalf of the Council:

Name: M Johnstone

Position: Building Control Officer

Date: 31 January 1995

MJA/S013103K



**BUILDING CONSENT NO. ABA 85300**

Section 35, Building Act 1991

**FILE**

ISSUED BY: WAIKATO DISTRICT COUNCIL

APPLICANT	PROJECT
Name: SINTO HOLDINGS LIMITED Mailing Address: P O BOX 97-112, SOUTH AUCKLAND MAIL CENTRE	All <input type="checkbox"/> Stage No ..... of an intended ..... stages
<b>PROJECT LOCATION</b>	
Street Address: MARTIN ROAD, MAUNGAKAWA WARD	New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	
Property Number: 1003574 Valuation Roll No: 04390 55600 Legal Description: ALLOT 631 WHANGAMARINO PARISH BLK XIII P	Intended Use(s) in detail: 2 BAY MINI CONTOUR ROOSWOOD IMPLEMENT SHED Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years <input type="checkbox"/> Demolition <input type="checkbox"/> Estimated Value: \$ 2000
<b>COUNCIL CHARGES</b>	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ <i>paid</i> ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council: Name: <i>J. Demick</i> Position: <i>Adm. Officer</i> Date: <i>18-11-94</i>

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 not permit any breach of any other Act.

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

4390/556

**ADVICE OF COMPLETION OF BUILDING WORK**  
Section 43(1), Building Act 1991

To: **WAIKATO DISTRICT COUNCIL**

P. Bag 3068

Waikato District Council	
Mail Ref.:	011487
Referred to:	
REC'D	20 JAN 1995 REC'D
Copy to:	
Instructions:	
<b>MAIL</b>	

Under Building Consent Number: 85300

Location of Project:

(Insert a cross in each applicable box. Attach relevant documents)

From (owner)

Name: SINTO HOLDINGS LTD  
Mailing Address: P.O. Box 97-112  
SOUTH AUCKLAND MAIL CENTRE

You are hereby advised that

- All
- Part only as specified in the attached particulars

of the building work under the building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

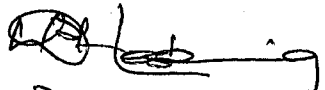
- A final
- An interim

code compliances certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include

- Building certificates
- Code compliance certificate number ..... issued by ..... (building certifier)
- Producer statements

Signed by/for and on behalf of the owner

Name:   
Position: DIRECTOR

Date: 17-1-95

blg01



BOUNDARY

WOOLSHED

60 METRES

MARTIN

ROAD. (NO EXIT)

← APPROX 1 KM. →

COW SHED

BOUNDARY

40 METRES

HOUSE

DOUBLE GARAGE



PROPOSED SITING OF 2 BAY MINI CONTOUR IMPLEMENT SHED

EXISTING IMPLEMENT SHED

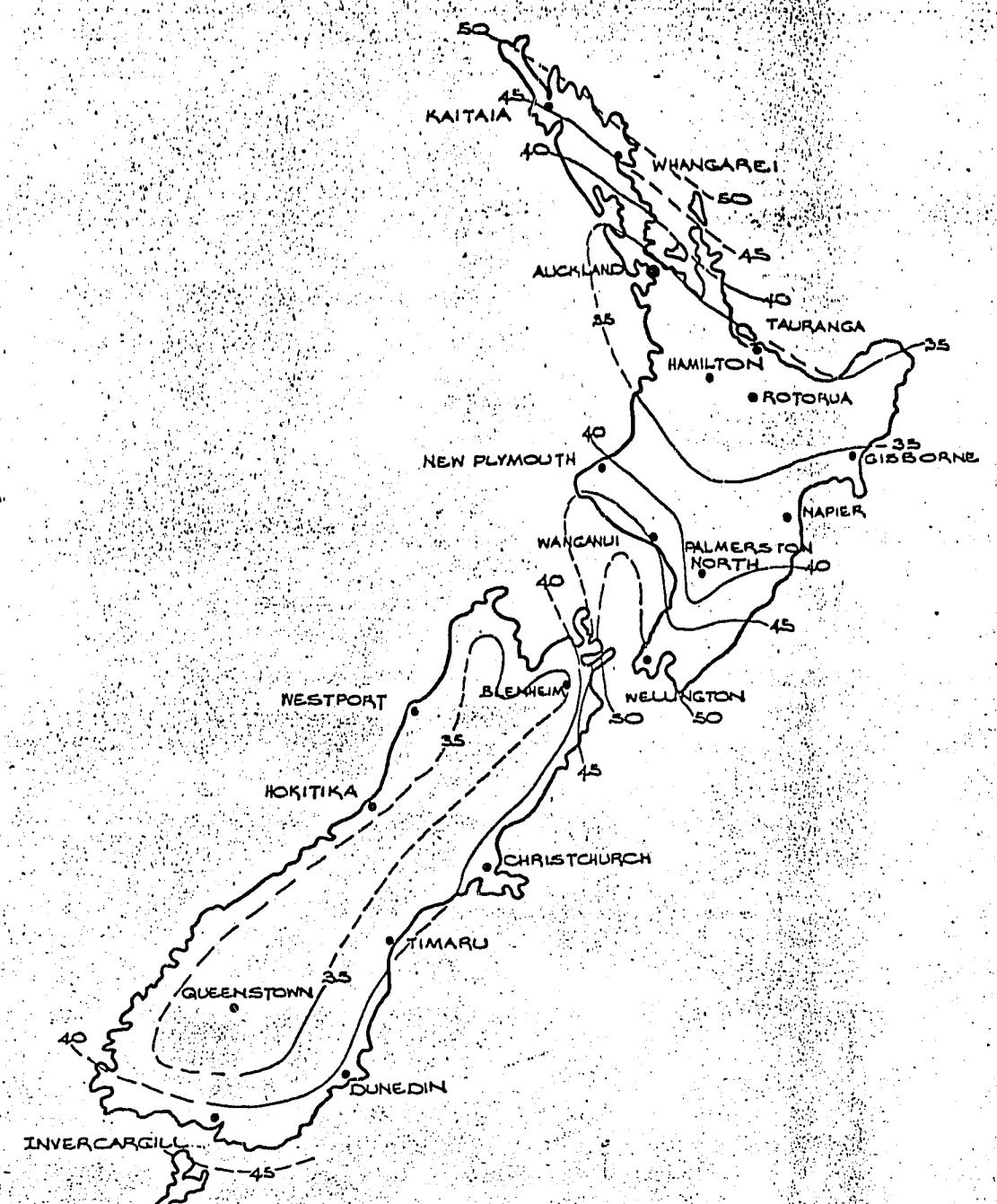
FARM LAND



FARMLAND



11G/2



**BASIC WIND VELOCITIES (M.S.) THESE ARE MAXIMUM 3 SECOND GUST VELOCITIES WITH RETURN PERIOD OF 50 YEARS**

**NOTES:**

- (a) **AIRFIELDS (G.R.1)** Open fetches of level or nearly level country with no shelter. Examples are flat coastal fringes, airfields and snags.
- (b) **FARMS (G.R.2)** Flat or undulating country with scattered wind breaks and occasional buildings. Examples are waste land and most agricultural land that is not well wooded.
- (c) **INDUSTRIAL (G.R.3)** Surfaces covered with numerous large obstructions. Examples are well wooded farmland and forest areas, towns and cities.
- (d) Truss centres are given for an average type of use and terrain combination with the wind velocities shown on map.
- (e) Exposed sites or sites with local wind velocity anomalies should have truss centres reduced to cater for local wind velocity. Reduce truss spacing to lowest adjacent figure in table when in doubt, & confer with P.C. Marks Ltd.
- (f) Nominal snow load of approx 400mm thick in combination with wind has been allowed for snow loads in excess of areas. Zone 1 (to 600m altitude) to zone 5 (to 200m altitude) will require to be checked by P.C. Marks Ltd.
- (g) Buildings in all categories are unlined on the inside faces.
- (h) Return Period of 25 years has been used for Farm and Airfield Applications.
- (i) Compaction around the concrete piles is critical if building is to be sited on light pumice soils approval must be obtained from P.C. Marks Ltd.

2  
85300  
4390/556  
Allot 631  
Whangamoino Parish  
18/11/94

**LOCATION DETAILS PER MANUFACTURER**

LOCATION \_\_\_\_\_  
 D.P.S. NUMBER \_\_\_\_\_  
 LOT NUMBER \_\_\_\_\_  
 WIND VELOCITY IN METRES/SEC. \_\_\_\_\_  
 PURPOSE OF BUILDING \_\_\_\_\_  
 PROPOSED TRUSS CENTRES \_\_\_\_\_

**TRUSS CENTRES IN METRES.**

HAYBARN USE	35-40	40-45	45-50	50-55
AIR FIELDS	3.05	2.80	2.30	1.80
FARMS	3.05	3.05	2.50	2.00
INDUSTRIAL & RESIDENTIAL	3.05	3.05	3.05	2.80

**SEE 'NOTES' FOR WIDER DEFINITION OF BUILDING USE CATEGORIES.**

Outline Specification  
 All fixings to be electro-galvanised & all nails to be drive screw type  
 All timber to be Douglas Fir, equivalent to select N<sup>o</sup> 1 framing  
 All structural steel to be Mild Steel to N.Z.S. 309 & primed in approved manner  
 All curved e.g.i. to be 0.90 46mm thick and all flat sheets (or lean to) to be high tensile e.g.i. 0.46mm thick.  
 All concrete to be 17.0 M.P.a strength at 28 days  
 Confer with P.C. Marks Ltd. where building is erected on heat or any suspect soils

**DESIGN CERTIFICATE**

To \_\_\_\_\_  
 (Project Title)

I, **PAUL CECIL MARKS**, being a Registered Engineer and holding a current Annual Practising Certificate and being a Member of the Association of Consulting Engineers New Zealand and a Principal/Director of **P.C. MARKS LTD.**, hereby certify that

This Consulting Practice has been engaged to design and execute the appropriate engineering calculations for \_\_\_\_\_  
 (Description & Type of Structure)

proposed to be constructed for \_\_\_\_\_  
 (Name of Owner)

located at \_\_\_\_\_  
 (Street Address)

on \_\_\_\_\_  
 (Legal Description of Site)

The accompanying **TWO** sheets of Drawings titled and numbered **11G/land 2** and dated **JULY 1984** and Specification Sections numbered \_\_\_\_\_ adequately illustrate the design of the structure

I have exercised reasonable control over the design process for the works defined above which have been designed in accordance with sound and widely accepted engineering principles to support the loads specified in \_\_\_\_\_  
**N.Z.S.S. 4203: 1976**  
 and various aspects of the design are in accordance with the following relevant authorities  
**N.Z.S. 3404 AND N.Z.S. 1900**

I believe the stresses in the various materials of construction and force resisting elements of the structure including the foundation strata under the above loads are such as to ensure safety and stability of the structure. If the works are constructed in accordance with the above described drawings and specifications.

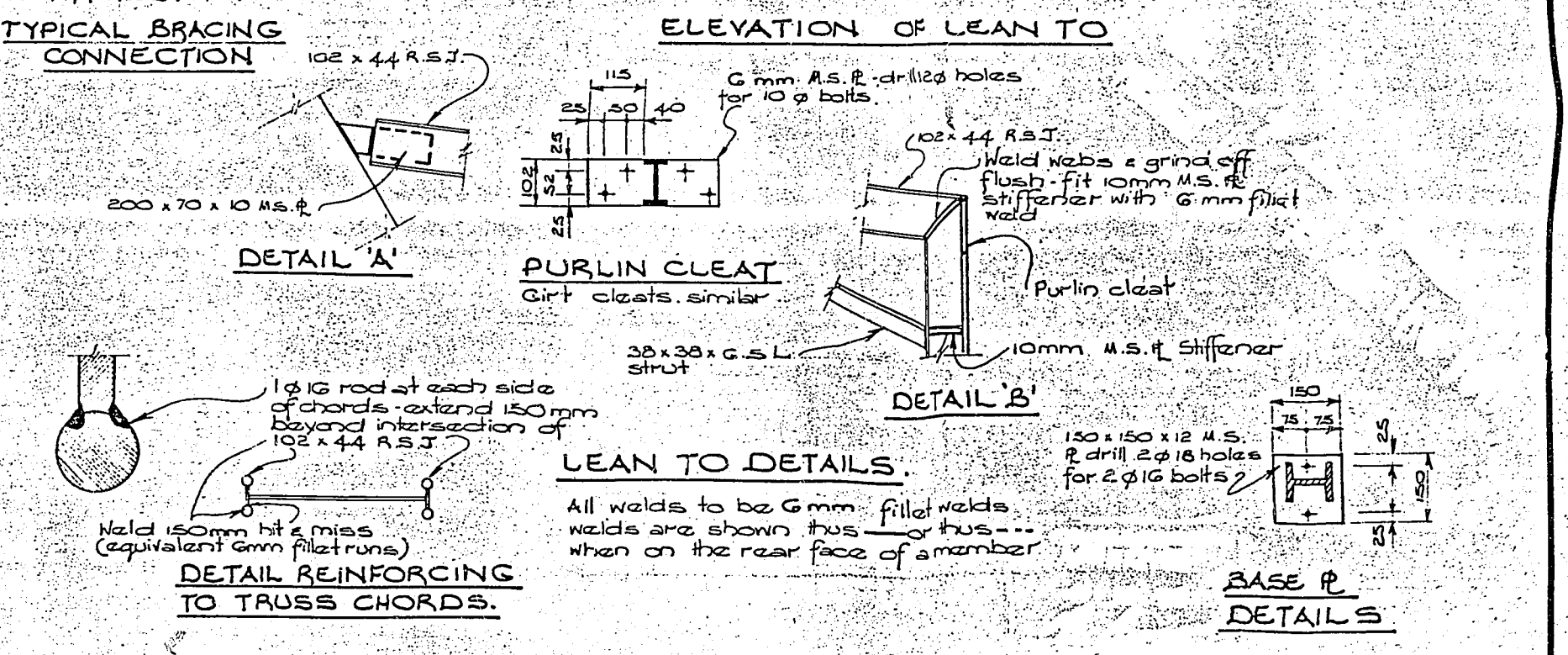
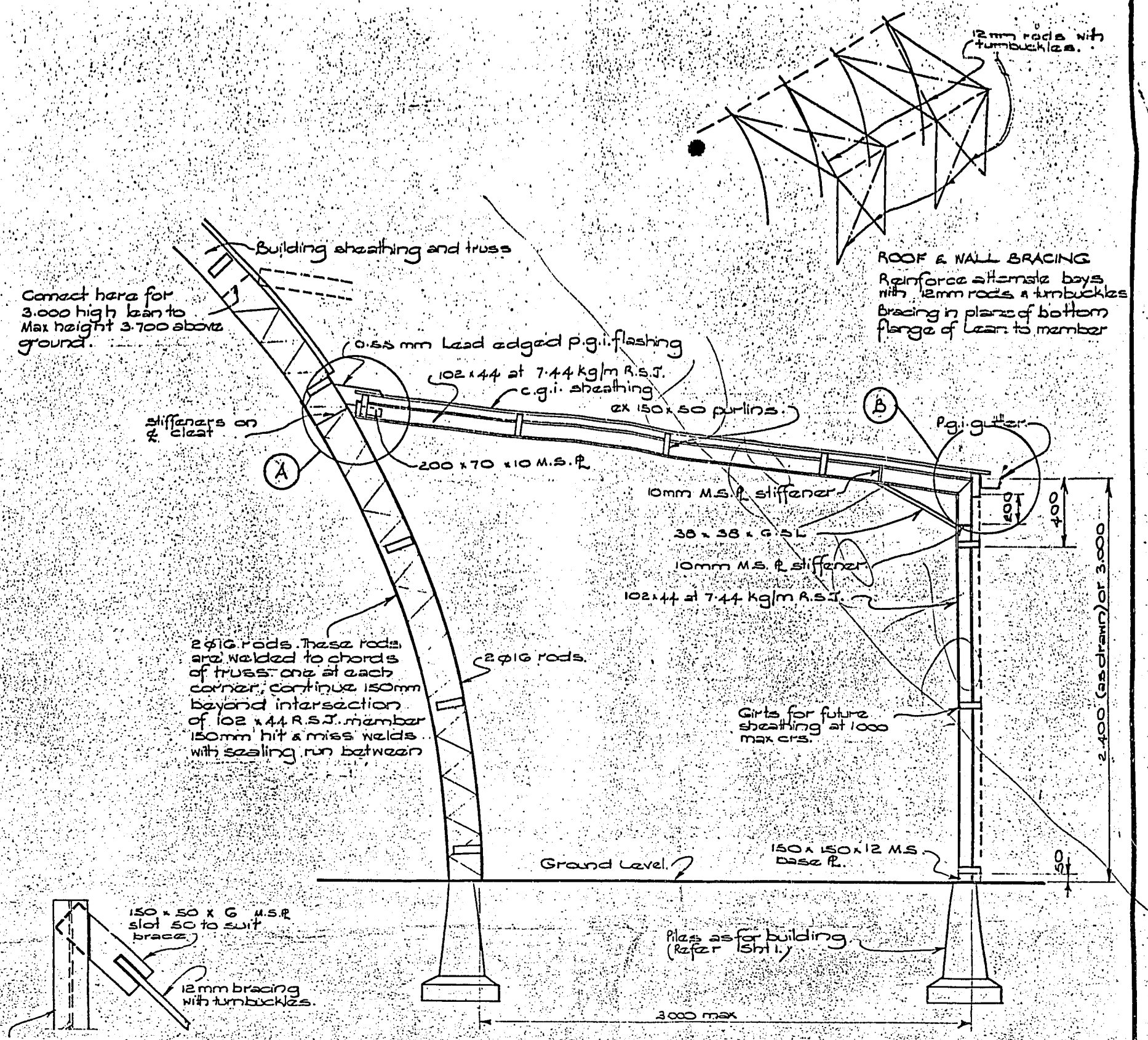
The name and qualifications of the principal structural designer are **W. J. E. CLARKE**  
**B.E., M.I.P.E.N.Z., REGISTERED ENGINEER**

Signature of ACENZ Member **P.C. Marks** Date **10-8-84**  
 Professional Qualifications **B.E., M.I.C.E., M.I.P.E.N.Z. Reg. Eng. Registration No. 1060**  
 For and behalf of **P.C. MARKS LTD.**  
 Address **P.O. BOX 9173 HAMILTON**

ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND  
 A Division of the New Zealand Institution of Engineers

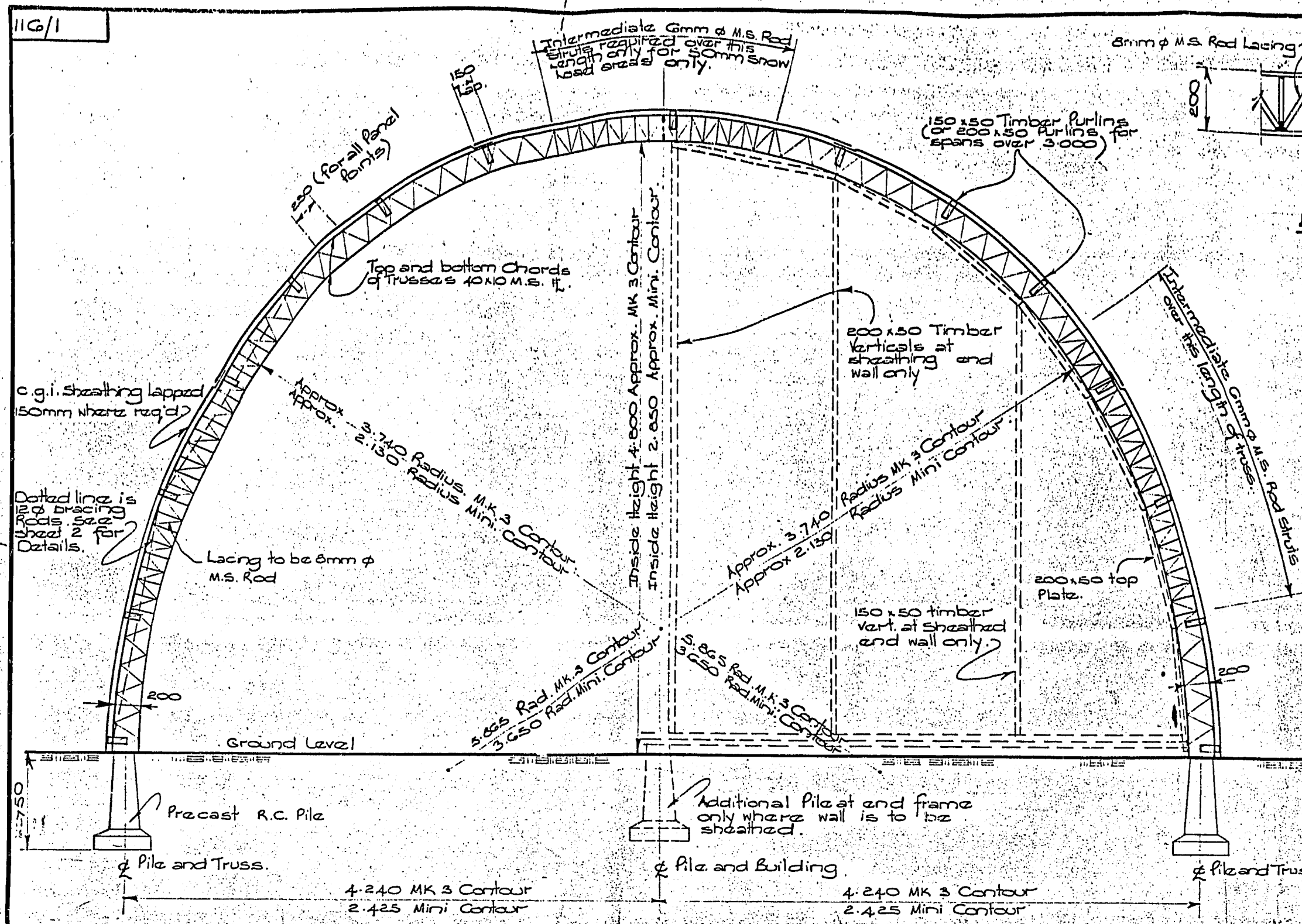
This Design Certificate is Valid Only for a Building Permit  
 Application Made Within One Year of the Date of Issue of this Certificate

CED1

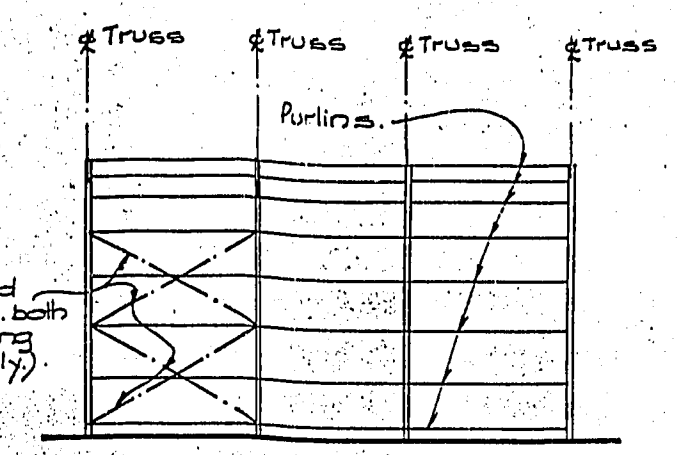
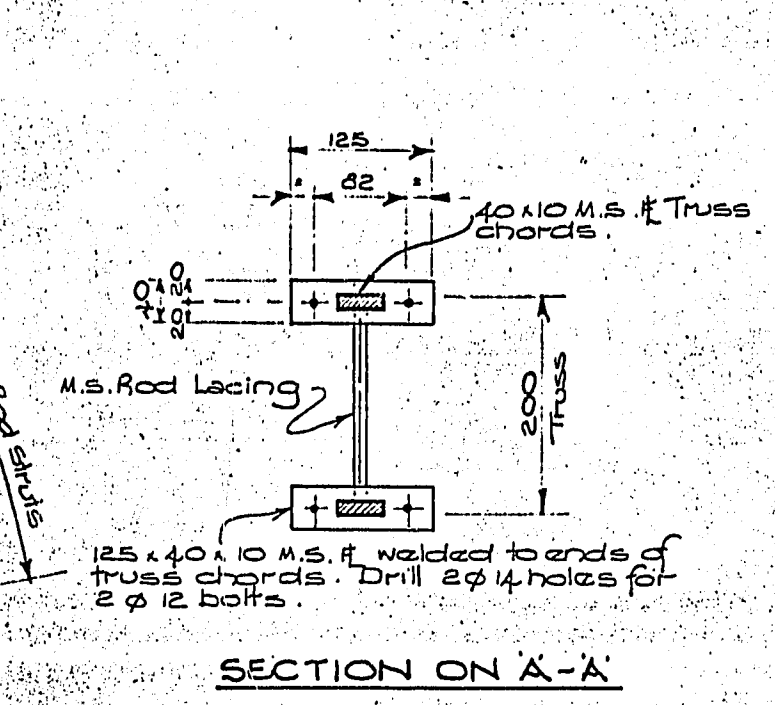


AMENDMENT	CONTRACT TITLE
	<b>ROSSWOOD IMPLEMENTS LTD CAMBRIDGE ROSSWOOD MK3 &amp; MINI CONTOUR BUILDINGS</b>
	<b>SHEET TITLE</b>
	DESIGNED <b>W.J.E.C.</b> SCALE DRAWN <b>C.L.B.</b> 1:20 ; 1:10 TRACED <b>F.W.H.</b> DATE <b>Aug 84</b>
	<b>P. C. MARKS LTD.</b> CONSULTING CIVIL AND STRUCTURAL ENGINEER REGISTERED ENGINEER & REGISTERED ARCHITECT P.O. BOX 9179 • TELEPHONE 390-235 • HAMILTON
	<b>CONTRACT No. 11G/2</b>

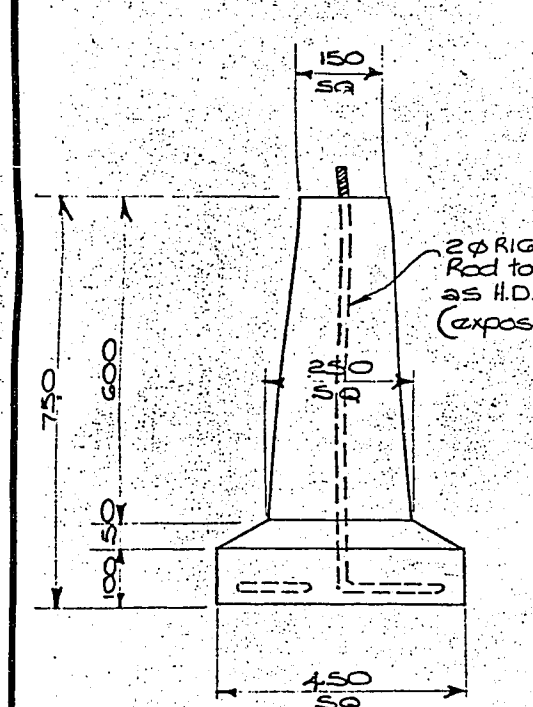
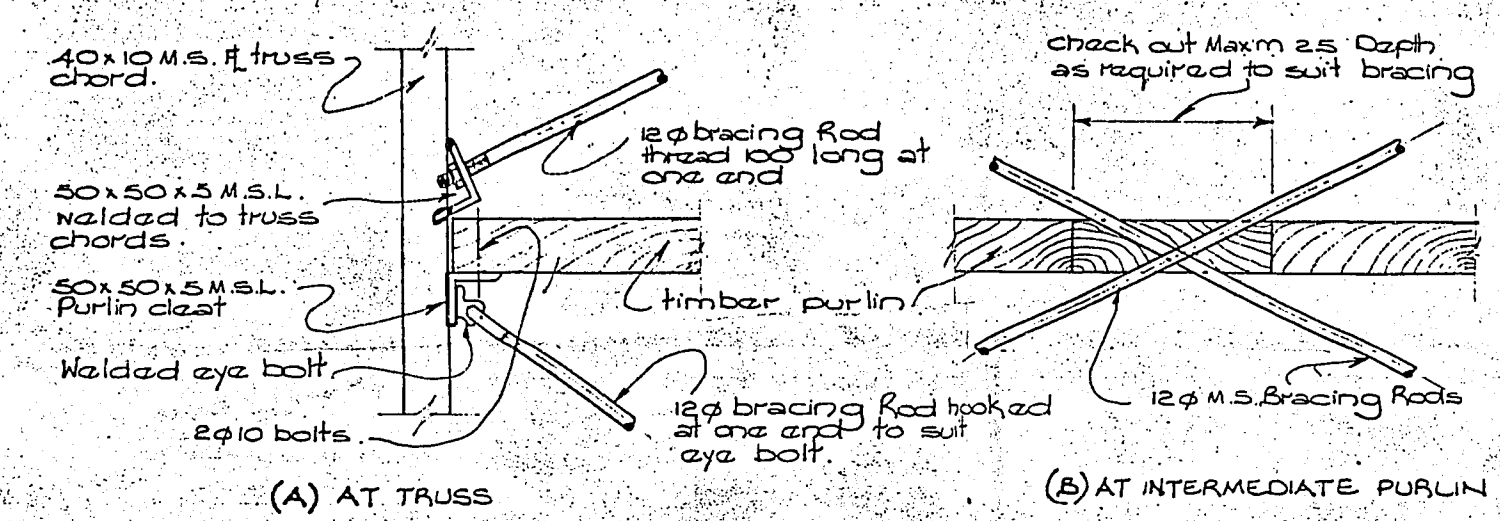
11G/1



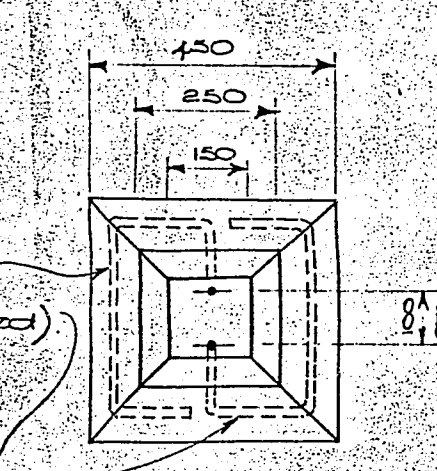
DETAIL AT APEX



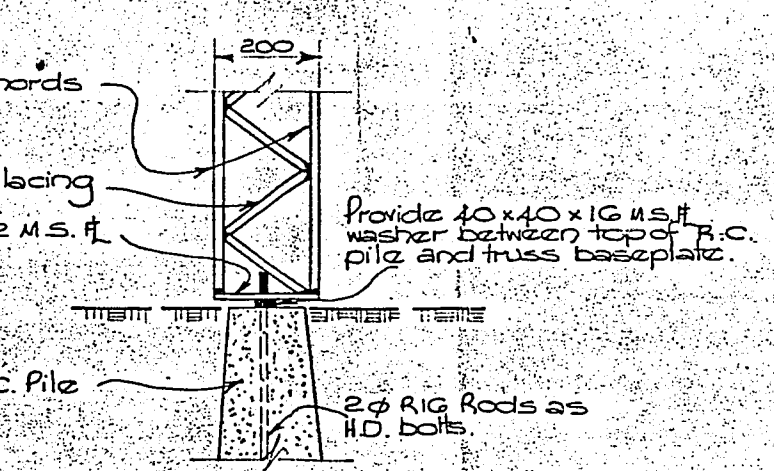
ELEVATION OF TRUSS



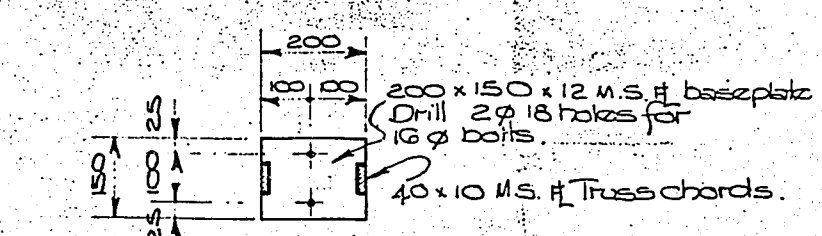
PLAN OF R.C. PILE



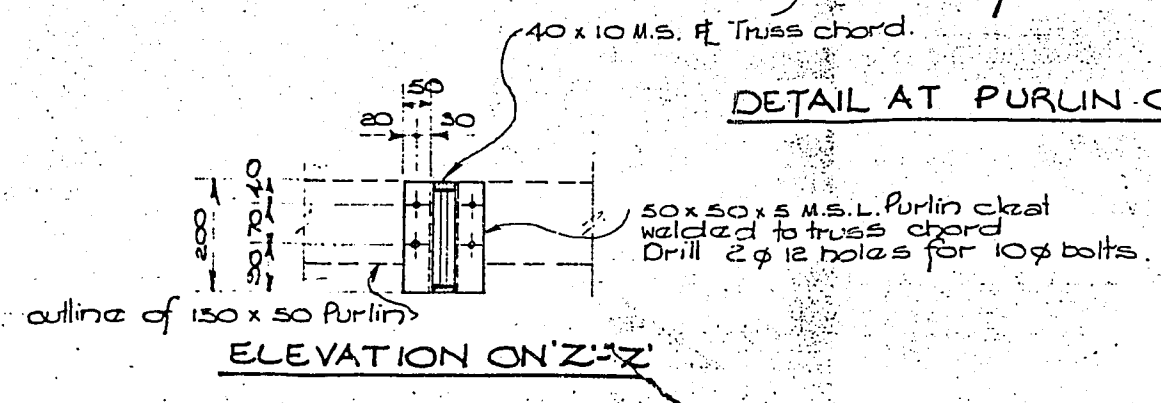
DETAIL AT BASE



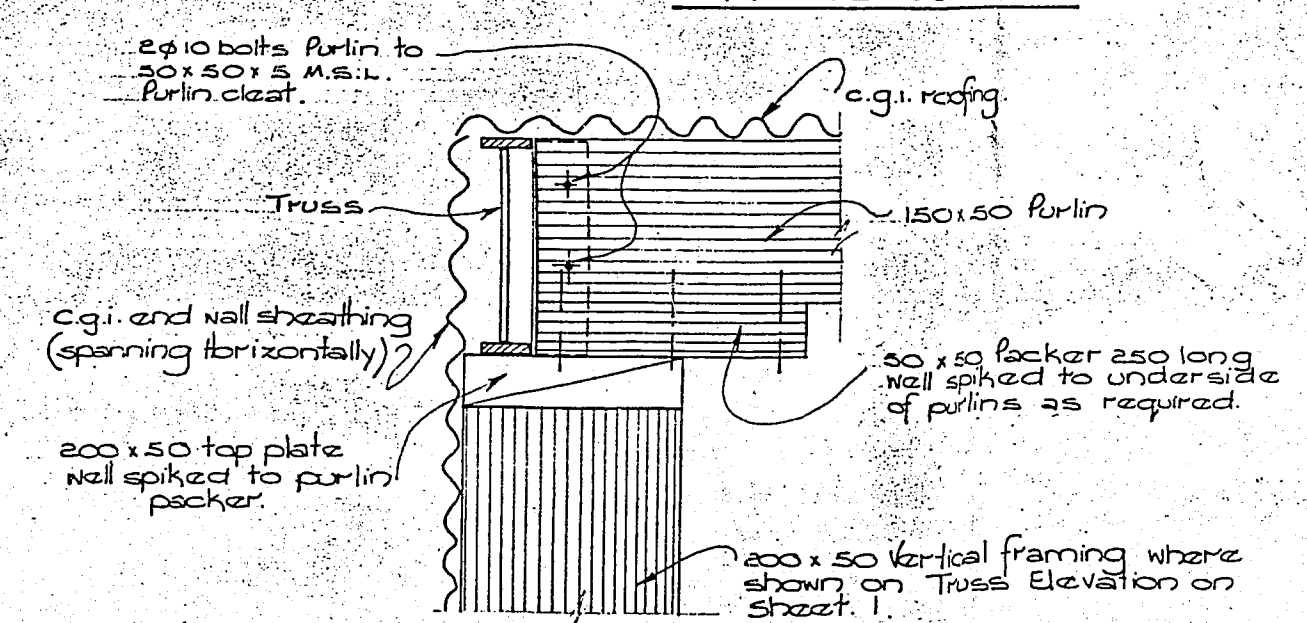
PLAN OF BASE-PLATE (FOR TRUSS)



DETAIL AT PURLIN CLEAT



DETAIL AT BARGE OF END WALL SHEATHING



AMENDMENT	CONTRACT TITLE <b>ROSSWOOD IMPLEMENTS LTD</b>	
	<b>CAMBRIDGE</b>	
	ROSSWOOD MK 3 & MINI CONTOUR BUILDINGS	
SHEET TITLE ELEVATION & DETAILS OF TRUSS	DESIGNED W.J.E.C. DRAWN C.L.B. TRACED F.M.H. DATE AUG 84	SCALE 1:25, 1:10
P. C. MARKS LTD. CONSULTING CIVIL AND STRUCTURAL ENGINEER REGISTERED ENGINEER & REGISTERED ARCHITECT P.O. BOX 9179 • TELEPHONE 390-235 • HAMILTON		CONTRACT No. <b>11G/1</b>

85300  
L490/SS6  
Allot 631  
Whangamano Parish  
18/1/94





**FINAL CODE COMPLIANCE CERTIFICATE**

Section 43(3) Building Act 1991  
 ISSUED BY THE WAIKATO DISTRICT COUNCIL  
 BUILDING CONSENT NUMBER: 97449

**FILE**

APPLICANT:	PROJECT
Sinto Holdings Limited 232 Martin Rd RD 1 Te Kauwhata 3781	Construct a garage Post  Intended use(s) in detail:
<b>CONTACT:</b>  No associations of type Contact are linked to this application	GARAGE
<b>PROJECT LOCATION:</b>	Indefinite but not less than 50 years
232 Martin Road WAERENGA	
<b>LEGAL DESCRIPTION:</b>  Property Number: 1003574  Valuation Roll Number: 04390/556.00  Legal Description: ALLOT 631 WHANGAMARINO PSH SO 19745	

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of Council:

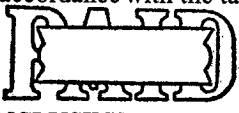
Signature: 

Name: Anthony Krippner  
 Position: **Building Control Officer**  
 Date: 27 March 2008

**BUILDING CONSENT NO. ABA 97449**

Section 35, Building Act 1991

ISSUED BY: WAIKATO DISTRICT COUNCIL

APPLICANT	PROJECT
Name: SINTO HOLDINGS LIMITED  Mailing Address: 232 MARTIN RD, R D 1, TE KAUWHATA 2152	All <input type="checkbox"/>  Stage No ..... of an intended ..... stages
<p style="text-align: center;"><b>PROJECT LOCATION</b></p> Street Address: 232 MARTIN ROAD, WARENGA	New or Relocated Building <input checked="" type="checkbox"/> Alteration/Addition <input type="checkbox"/> Demolition <input type="checkbox"/>
<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> Property Number: 1003574  Valuation Roll No: 04390 55600  Legal Description: ALLOT 631 WHANGAMARINO PARISH BLK XIII P	Intended Use(s) in detail: GARAGE  Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/>  Specified as ..... years <input type="checkbox"/>  Estimated Value: \$ 10000
<p style="text-align: center;"><b>COUNCIL CHARGES</b></p> The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$   ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council: Name: <u>Anne Saunders</u>  ENVIRONMENTAL ADMINISTRATION  Date: 11/09/2003

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 not permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached 2 pages headed "Conditions of Building Consent No ABA 97449"

WAIKATO DISTRICT COUNCIL  
Conditions in respect of the Building Act 1991  
Section 34(4), Building Act 1991

Conditions Building ConsentNo: ABA 97449


Page: 1

- 
- 1 ) Proposed building for vehicle and storage use only, not to be used as a habitable building.
  - 2 ) Can you please ensure that 24 hours notice is given prior to requiring the following inspections:
    - a) Foundation (prior to pouring concrete)
    - b) Floor (prior to pouring concrete)
    - c) Final inspection to be called for  
(The owner or builder shall be on site at the time of inspection)
  - 3 ) Verandah posts shall comply with Figure 9.2 - 9.3 NZS 3604, 1999.
  - 4 ) Trusses or rafters shall be fixed at tails to top plate with wire dogs at each end.
  - 5 ) Roof shall be braced to comply with Table 10.1 NZS 3604, 1999.
  - 6 ) The moisture barrier beneath the floor shall comply with the New Zealand Building Code 1991.
  - 7 ) Provide breather type building paper on outside of frame, to extend to top plate level.
  - 8 ) All drainage and plumbing shall comply with the New Zealand Building Code 1991.
  - 9 ) Stormwater shall be disposed of in an approved manner.
  - 10 ) All roof trusses to be designed and fabricated by a certified manufacturer.
  - 11 ) Frame fixing to comply with table 8.14, 8.18, 10.9, 10.10 or 10.13 Figure 8.12 NZS 3604:1999.
  - 12 ) Lapse and cancellation of building consent.  
This building consent shall lapse and be of no effect if:
    - a) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent; or
    - b) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced.The Council can exercise its discretion in either case.

Date: 11/ 9/03

Signed: 

→ David Hosking



consulting civil and structural engineers  
**AIREY CONSULTANTS LTD.**  
 a member of the D. N. BOAK CONSULTANT GROUP  
 Pukekohe Waiuku Takapuna Howick

CLIENT: RAY KITCHENER	SHEET No.: 0
JOB:	JOB No.: 3396/111
CALCS. BY: B. PERKINS	PHONE: 5346523
TC	DATE: 17/3/00 21-3-03

PROPOSED GARAGE FOR  
SINTO HOLDINGS LTD

CONTENTS

PAGE NO

1	Roof Bracing	1
2	Wall Bracing	2
3	Lumberlok Furring Details	4

Waikato District Council

4 - SEP 2003

Time..... Initials.....

NCARUAWANIA



**AIREY CONSULTANTS LTD.**

a member of the D. N. BOAK CONSULTANT GROUP  
Pukekohe Waiuku Takapuna Howick

KAT KITCHENER		JOB No.:
JOB:	PHONE:	DATE:
CALCS. BY:		

1. Roof Bracing

H.W zone

$DWS = 444 \text{ m/sec}$

$q = 1.16 \text{ kPa}$

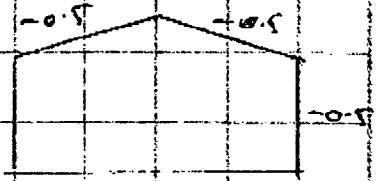
across

Walls  $\frac{d}{s} = \frac{6.29}{70.79} = 0.088 < 1$

$\rightarrow C_s = -0.5$

Roof  $\frac{d}{s} = \frac{2.27}{70.79} = 0.032 < 0.25$

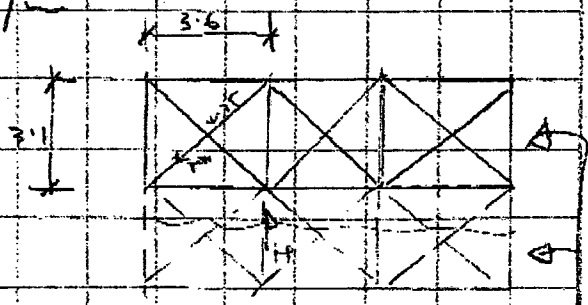
$\rightarrow C_u = -0.5 \quad C_w = -0.5$



∴ load to eaves =  $1.16 \times (0.7 \times 0.5) \times 1.35$   
 $= \frac{1.16 \times 0.4725 \times 1.35}{1.48}$

$H = \frac{1.88}{1.67 \times 2.6} = 0.8 \text{ kN}$

$T^* = \frac{4 \times X}{3.1} \times 6 = 9.2 \text{ kN}$



For strip brace with tensioner


Characteristic load = 8.05 kN

Dependable load = 6.45 kN

→ 2 row strip braces reqd

Along - ok by inspection

12.88 > 9.2 OK  
 Waikato District Council  
 4 - SEP 2003  
 Time..... Initials.....  
 NCAI S. MARTIA

 <p>consulting civil and structural engineers <b>AIREY CONSULTANTS LTD.</b> a member of the D. N. BOAK CONSULTANT GROUP Pukekohe    Waikato    Takapuna    Howick</p>	CLIENT:	SHEET No.: 2
	JOB:	JOB No.:
	CALCS. BY:	PHONE:

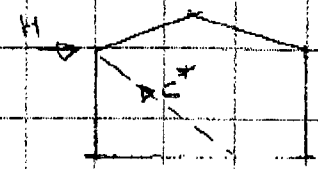
2/ Wall Bracing

a/ Across

From 1,  $H = \frac{1.88}{1.87} = 10.8$

$= \frac{10.15}{1.02} \text{ kW}$

$\rightarrow C^* = \frac{12.77}{14.35} \text{ kW}$  in diagonal brace



For 2/ angle braces

Dependable load in tension =  $0.8 + 13.18 = 10.5$

compression =  $0.8 + 3 = 1.4$

$12.9 > C^*$

extra brace in compression

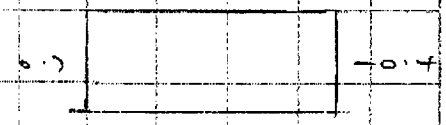
$\frac{2.4}{15.3}$

3  
2 diagonal angle braces to each end wall  
(opposite directions)

b/ Along

$\frac{d}{b} = \frac{10.35}{6.25} = 1.64$

$\rightarrow C_{pl} = -0.4$



CLD along =  $1.16 (0.7 + 0.4) \times 1.65$

=  $1.976 \text{ kW}$  2.1

Load to longitudinal wall

=  $1.976 \times 6.3/2$

=  $6.02 \text{ kW}$

663 kW

Waikato District Council

4 - SEP 2003

Time..... Initials.....

NGARUAWANIA



consulting civil and structural engineers

**AIREY CONSULTANTS LTD.**

a member of the D. N. BOAK CONSULTANT GROUP  
Pukekohe Waiuku Takapuna Howick

CLIENT:

JOB:

CALCS. BY:

PHONE:

SHEET No.:

3

JOB No.:

DATE:

(i) Rear wall

- Use 2 diagonal angle  
braces as for a,

(ii) Front wall.

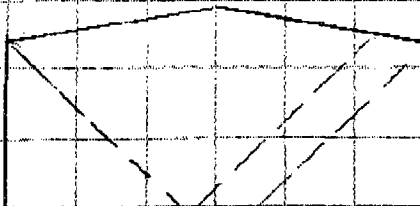
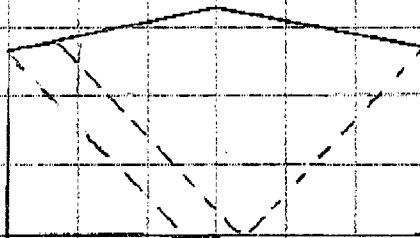
Her load = 605 kN      663 kN  
= 121 Bu.      133

For 2/CP3 x 0.8 braces

Bu provided = 2 x 88 x 0.8  
= 140 Bu ok.

2/CP3 x 0.8 braces

2a) New End Wall Arrangement to suit 3 braces  
(may be adjusted to fit doors or windows)



opposite ends  
double brace in  
opposite direction

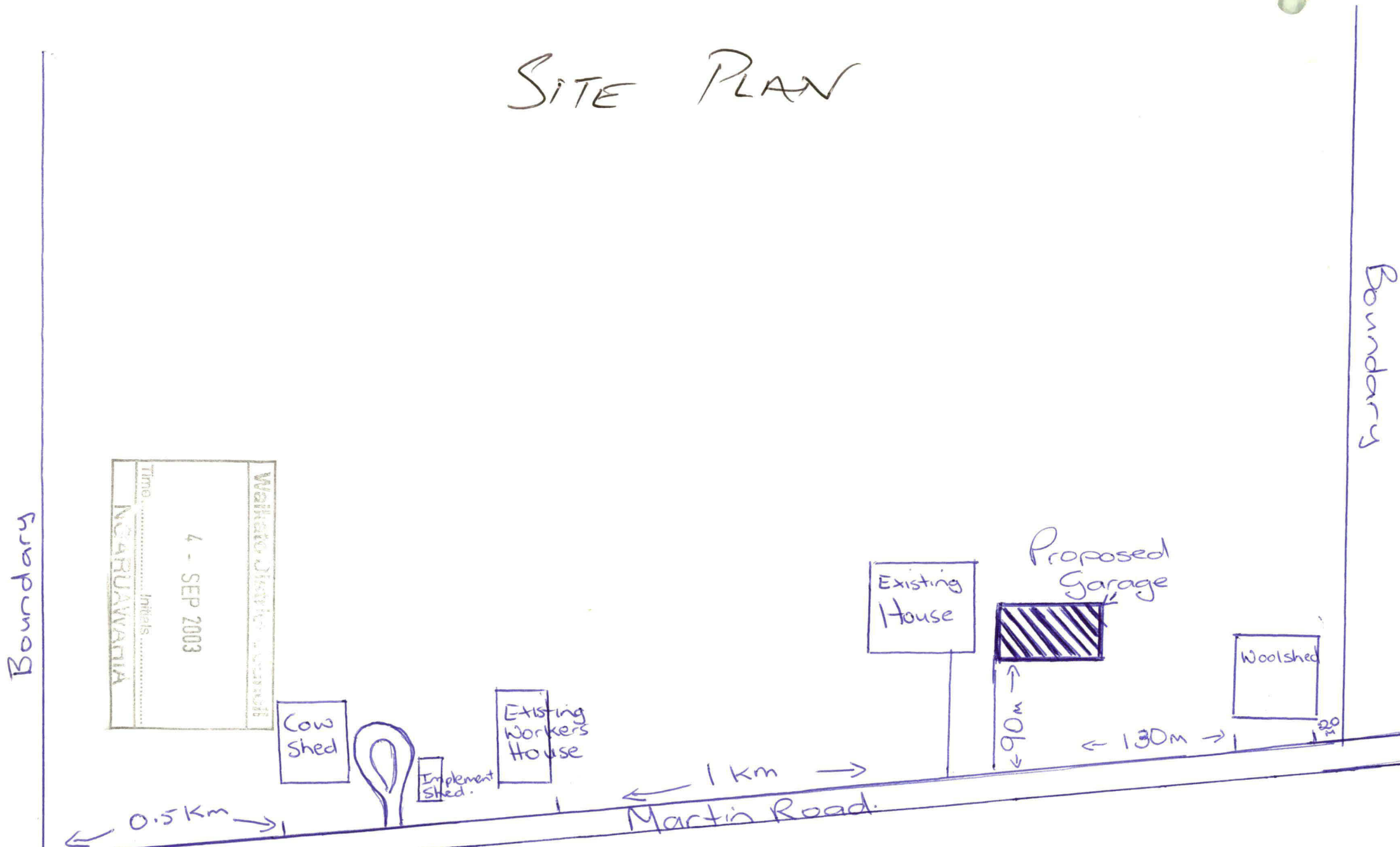
Waikato District Council

4 - SEP 2003

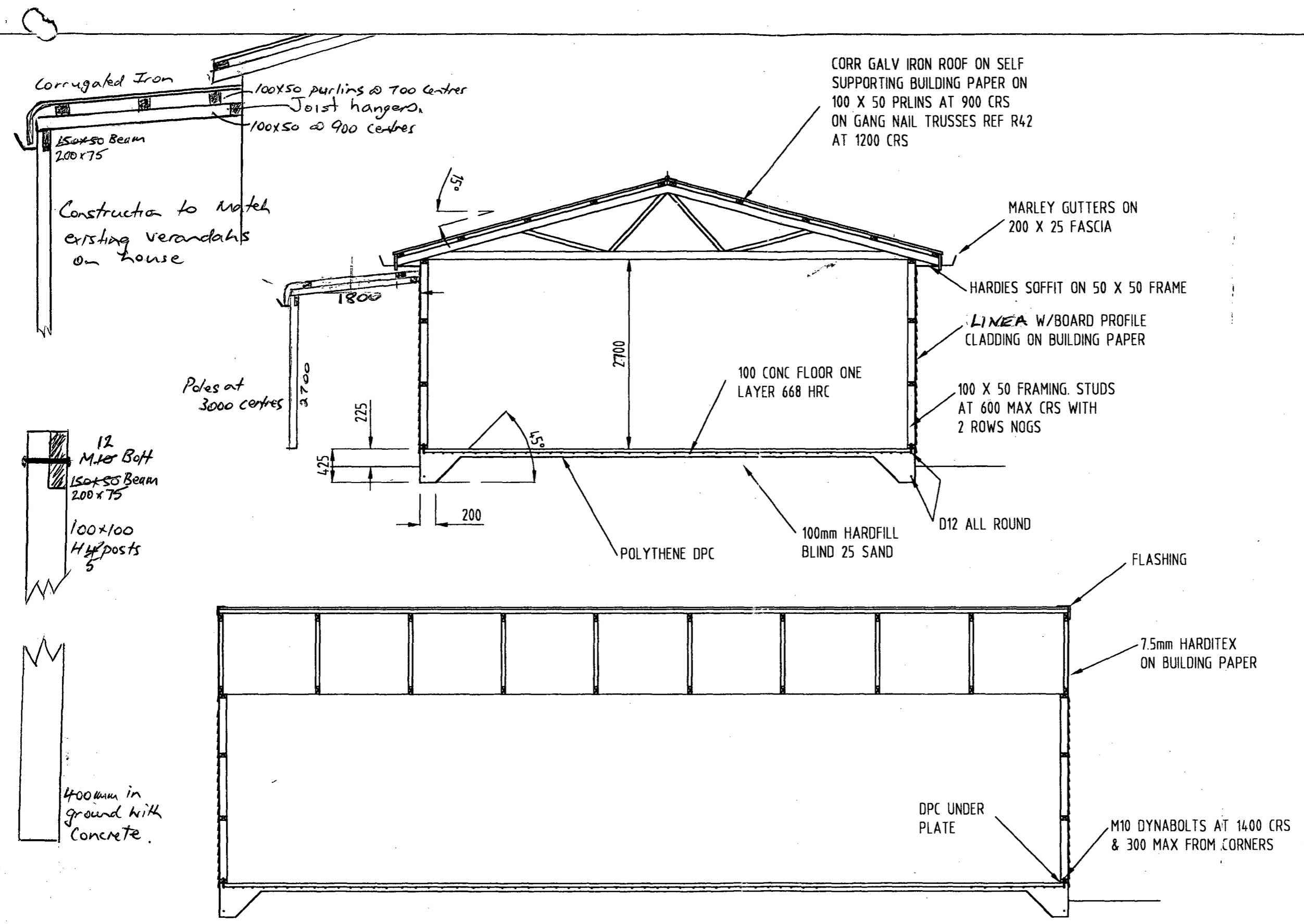
Time ..... Initials .....

NCARUAWANIA

# SITE PLAN



Waikato District Council  
 4 - SEP 2003  
 Time ..... Initials .....  
 NCARUAWAIA



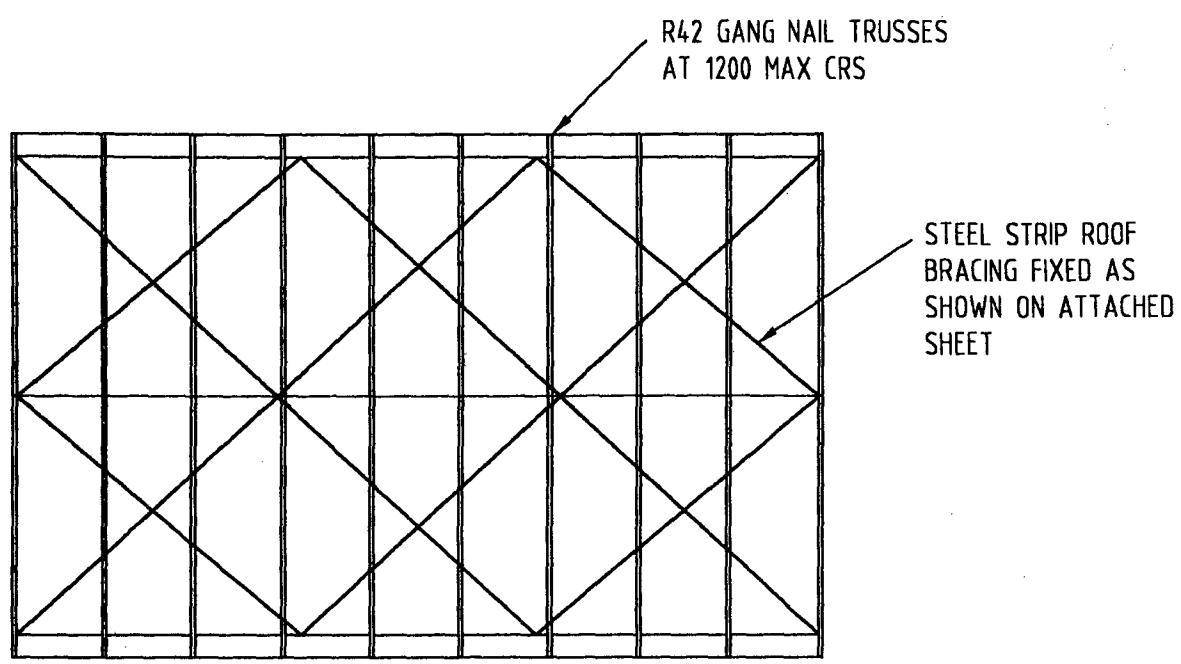
RAY KITCHENER DRAUGHTING LTD  
 314 MILL ROAD  
 R.D. 1 MANUREWA  
 Ph 266 6504

CROSS SECTION & LONGITUDINAL SECTION

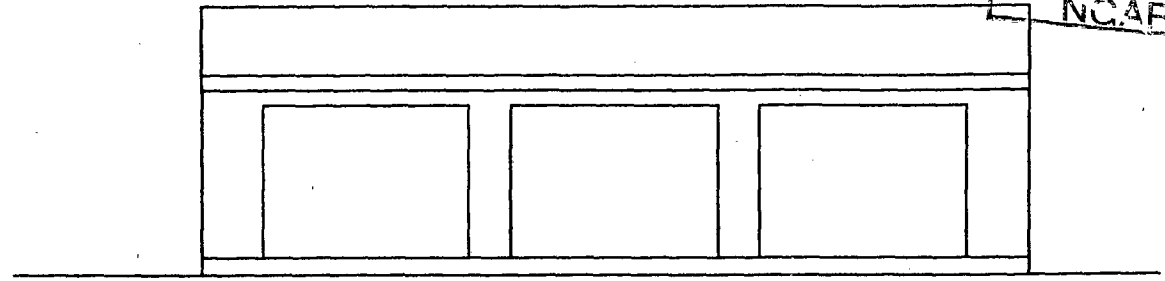
PROPOSED GARAGE FOR  
 SINTO HOLDINGS

DRAWN KITCHENER	DATE 15-3-00	NUMBER  S-2
APPROVED	DATE	
SCALE 1:50		

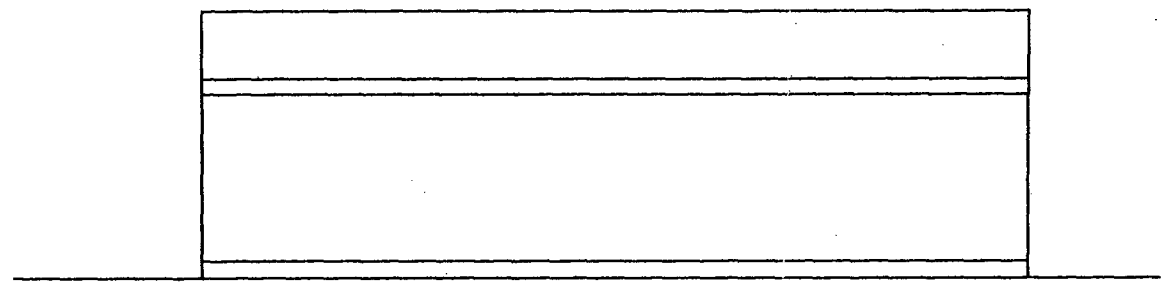
Waikato District Council  
 4 - SEP 2003  
 Time..... Initials.....  
 NCARUAWAHIA



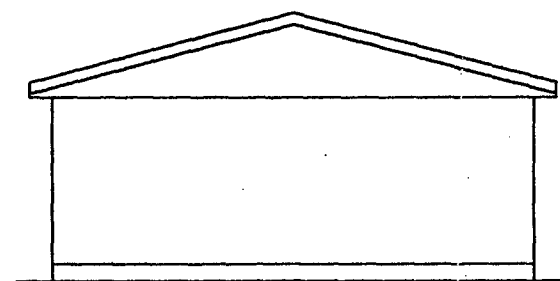
ROOF PLAN & BRACING



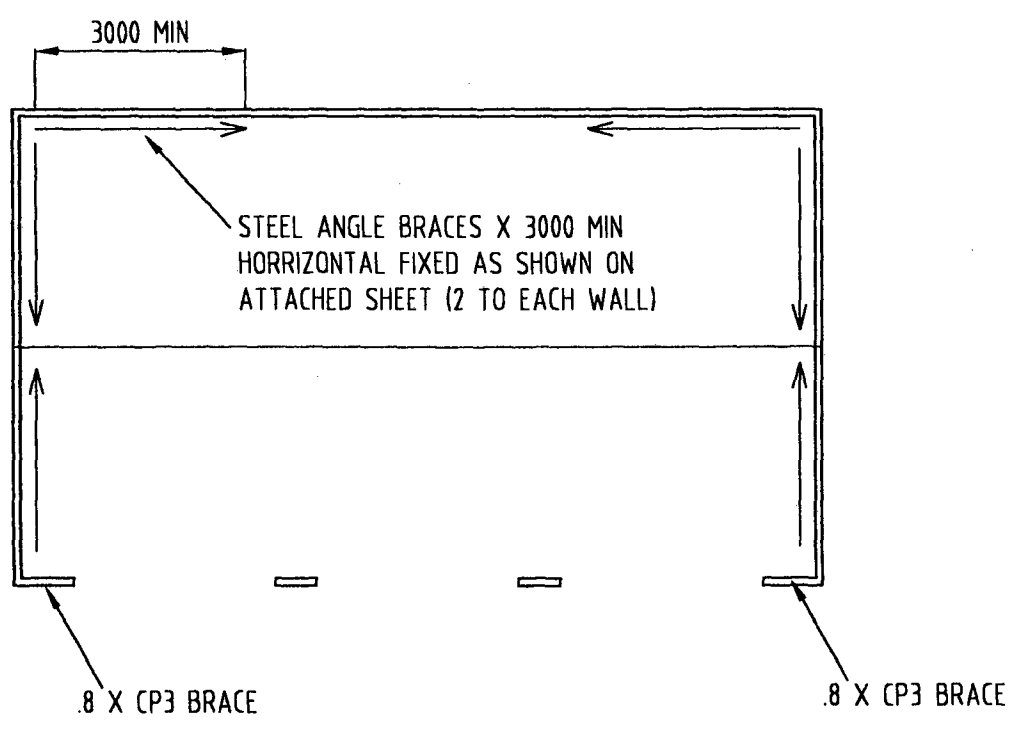
FRONT ELEVATION



REAR ELEVATION



TYP END ELEVATION



WALL BRACING

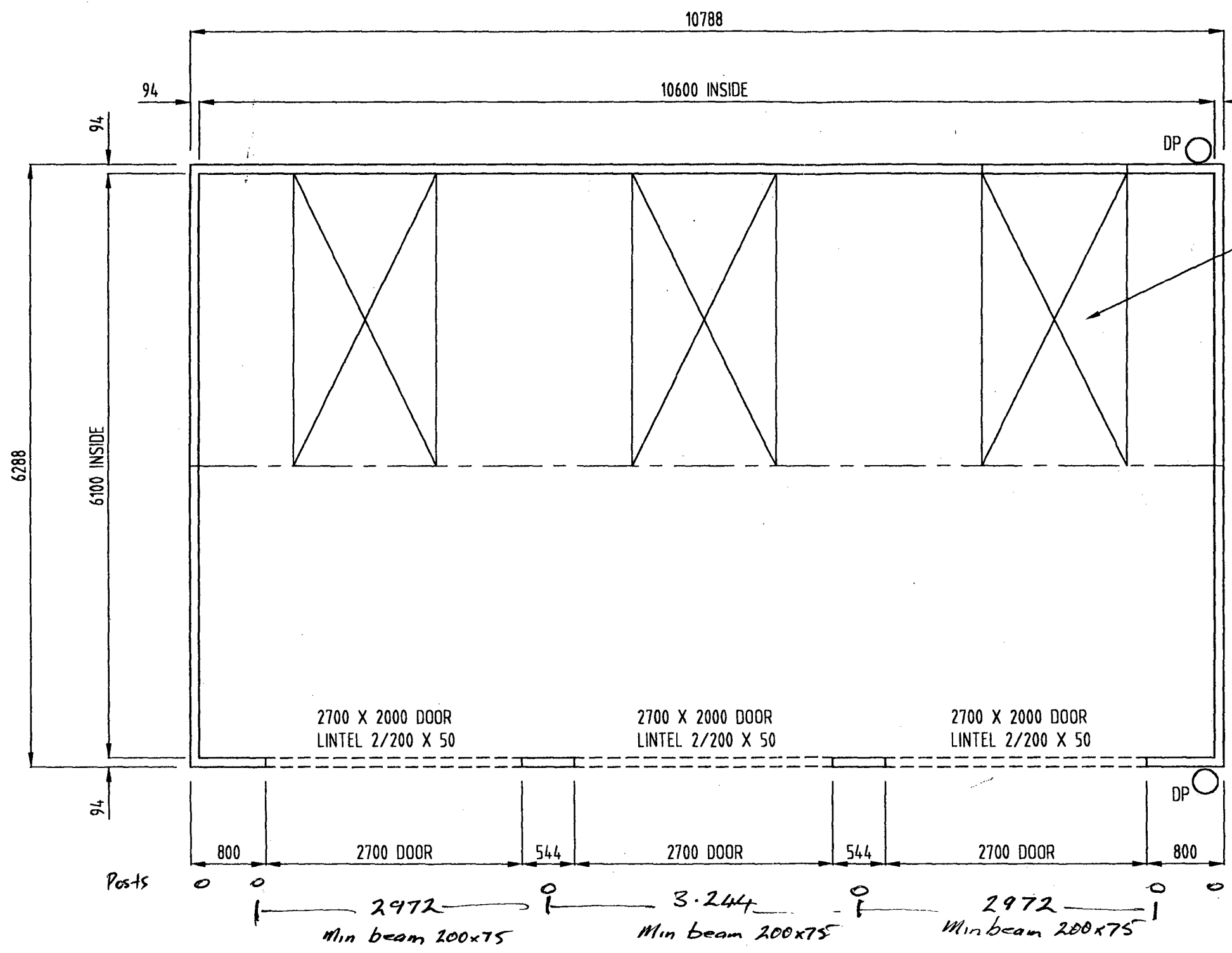
NOTES  
 ALL CONSTRUCTION TO CONFORM TO NZS 3604:1999  
 ALL TIMBER TO BE No 1 FRAMING GRADE B.T. RAD PINE OR EQUIVALENT  
 ROOF TO BE COMPLETE WITH ALL FLASHINGS & RIDGE TO LEAVE IN A WEATHERTIGHT CONDITION.  
 PLCE D.P.C. BETWEEN ALL TIMBER & CONCRETE.  
 DOOR OPENINGS TO BE FITTED WITH TILTA DOORS  
 DOWNPIPES CONNECTED TO ~~STORM WATER~~ DRAIN

RAY KITCHENER DRAUGHTING LTD  
 314 MILL ROAD  
 R.D. 1 MANUREWA  
 Ph 266 6504

PROPOSED GARAGE FOR  
 SINTO HOLDINGS LTD  
 X  
 X

DRAWN KITCHENER	DATE 25-3-00	NUMBER S-3
APPROVED	DATE	
SCALE 1:100		

Waikato District Council  
 4 - SEP 2003  
 Time ..... Initials .....  
 NCARUAWAHIA



3 PANELS APPROX 1500 WIDE  
 TO SUIT SHEETS OF CLEARLITE  
 OR SIMILAR CLEAR CORRUGATED  
 ROOFING

RAY KITCHENER DRAUGHTING LTD  
 314 MILL ROAD  
 R.D. 1 MANUREWA  
 Ph 266 6504

FLOOR PLAN

PROPOSED GARAGE FOR  
 SINTO HOLDINGS LTD

DRAWN KITCHENER	DATE 14-3-00	NUMBER  S-1
APPROVED	DATE	
SCALE 1:50		



Part 1: Introduction and general provisions / How the plan works / Relationships between spatial layers

## Relationships between spatial layers [000047, 000055, 000078]

The District Plan uses a range of spatial layers that are shown on planning maps including zones, overlays, site-specific controls, development areas and designations. The function of each spatial layer is set out in the National Planning Standards, November 2019, as follows:

### *Zones*

A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible. The spatial area of each zone is shown on the planning maps. Every part of the district (except for roads) is in one zone and the zones do not overlap.

### *Overlays*

As well as zones, there are various overlays (such as Outstanding Natural Landscapes and Significant Natural Areas) and sites/features (such as Historic Heritage buildings). An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.

### *Site-specific controls*

Site-specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district-wide provisions that apply to that site or area.

### *Precincts*

A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the outcomes anticipated in the underlying zone(s).

### *Designations*

A designation is a provision in a district plan for a public work or project. Only a requiring authority can give notice of a requirement for a designation.

# Land Information Memorandum Property Maps

## 232 Martin Road WAERENGA

Created:

Monday 13 April 2026 12:57:40

























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## LAND INFORMATION

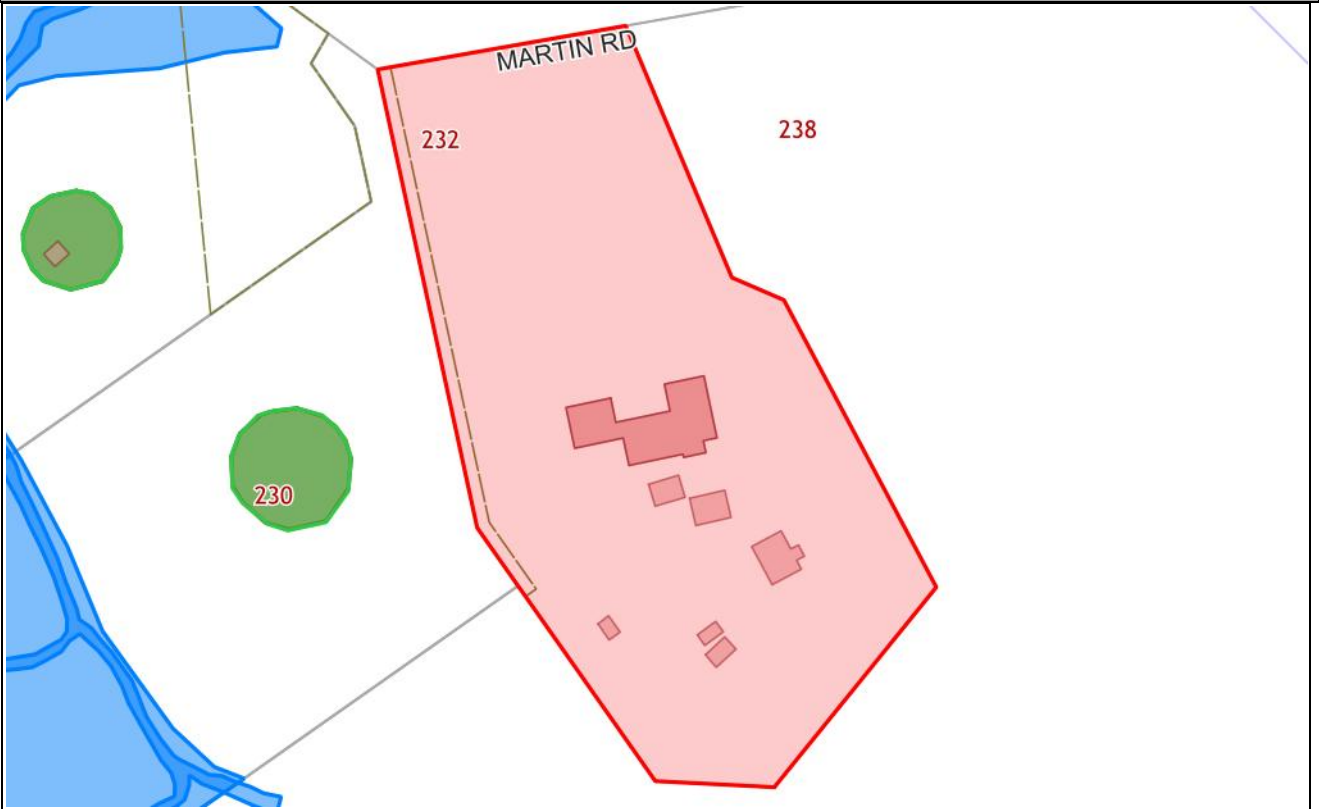
Land Information	
Land No	612514
Linz No /Parcel ID	7272392
Legal Desc	LOT 1 DP 430510 SUBJ TO ESMT DP 596474
Land Area	1.292000

# LAND RESOURCE MAP

## LEGEND

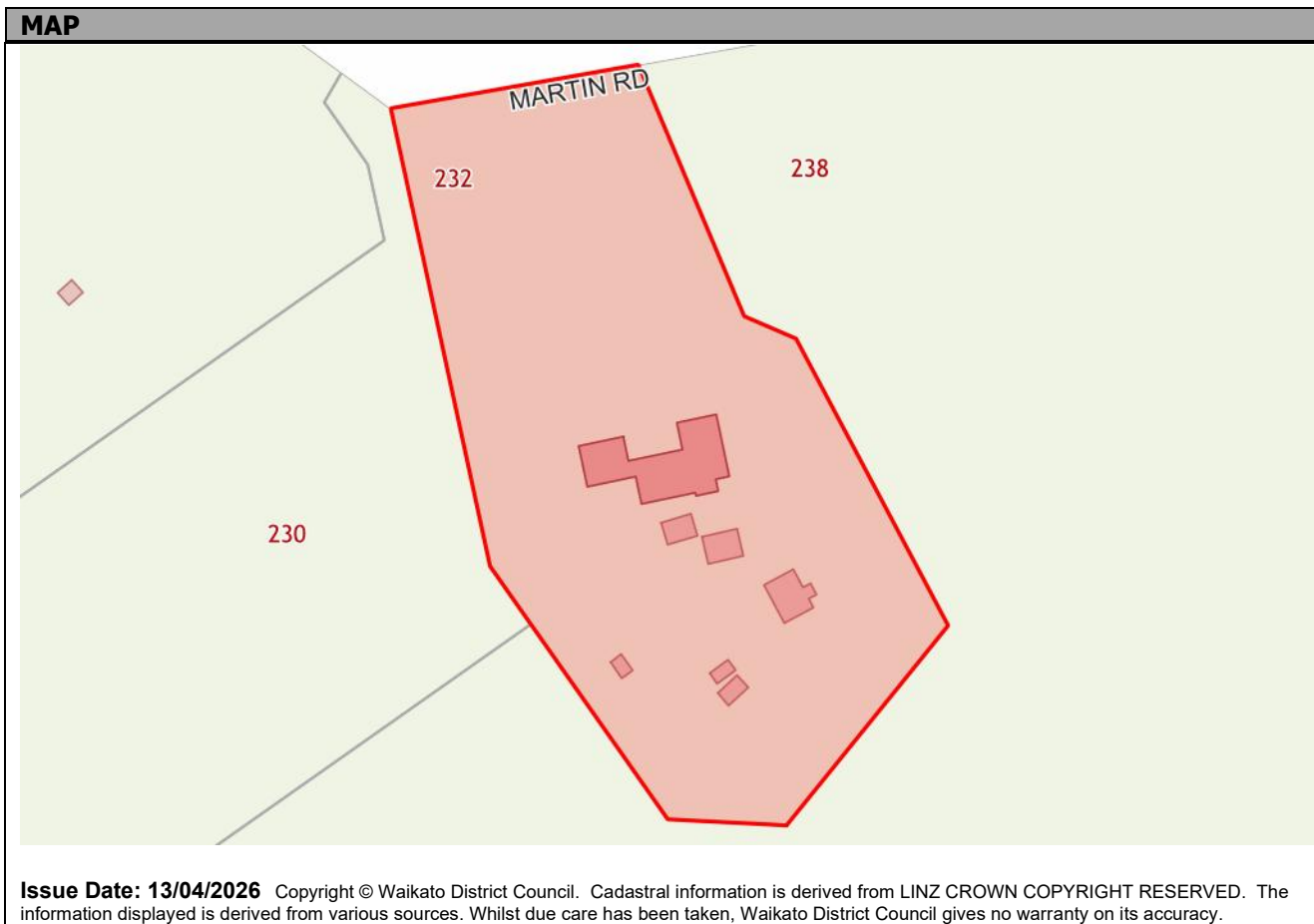
- |  |  |
|--|--|
|  Subdivisions                           |  River Environment                                |
|  Subdivision Status                     |  Easement   |
| <input type="checkbox"/>  1             | <input type="checkbox"/>  Natural Hazard Register |
| <input type="checkbox"/>  2 - Clearance | <input type="checkbox"/>  Alluvion                |
| <input type="checkbox"/>  3 - 223       | <input type="checkbox"/>  Erosion                 |
| <input type="checkbox"/>  4 - 224       | <input type="checkbox"/>  Falling Debris          |
| <input type="checkbox"/>  5 - Declined  | <input type="checkbox"/>  Fill                    |
|  | <input type="checkbox"/>  Inundation              |
|  | <input type="checkbox"/>  Slippage                |
|  | <input type="checkbox"/>  Subsidence              |
|  | <input type="checkbox"/>  Waikato Coal Measures   |
|  | <input type="checkbox"/>  Land Hazards            |
|  | <input type="checkbox"/>  Advisory HAIL           |
|  | <input type="checkbox"/>  Advisory                |
|  | <input type="checkbox"/>  Contamination           |

## MAP



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Land Resource Information			
Property No	2013788	Assessment	04390/556.01
Property Address	232 Martin Road WAERENGA		
Land Hazard HAIL Register			
Hazard Type			
Description			
No data available			
Land Cover – Slope	<a href="#">C</a>		
Land Cover - Rock	<a href="#">Mo/Gw'</a>		
Land Cover – Slope	<a href="#">A +B</a>		
Land Cover - Rock	<a href="#">Mo</a>		



<b>Operative District Plan Information</b>			
Property No	2013788	Assessment	04390/556.01
Property Address	232 Martin Road WAERENGA		
Zone	Rural		
Policy/Special Control	Area A Waikato River Catchment		

# OPERATIVE DISTRICT PLAN MAP

## LEGEND

<p><b>Context</b></p> <ul style="list-style-type: none"> <li>Plan Section Divide</li> <li>State Highway</li> <li>Rail</li> <li>Land Parcel</li> <li>Water Body</li> <li>Reserve</li> </ul>	<p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>Designation</li> <li>Gas Line</li> <li>Transmission Line</li> <li>Indicative Road Intent Important</li> <li>Indicative Road Intent Important Local A</li> <li>Indicative Road Intent Important Local B</li> <li>Indicative Road Location Important</li> <li>Indicative Road Location Important Collector</li> <li>Indicative Road Location Important Service Lane</li> <li>National Walkway</li> <li>Raglan Navigation Beacon</li> <li>Segregation Strip</li> <li>Walkway Cycleway Bridleway</li> </ul>	<p><b>Minerals   Mining</b></p> <ul style="list-style-type: none"> <li>Aggregate Extraction Policy Area</li> <li>Aggregate Resource Policy Area</li> <li>Coal Mine Policy Area</li> </ul>
<p><b>Building   Construction</b></p> <ul style="list-style-type: none"> <li>Airport Inner Noise Control Boundary</li> <li>Airport Outer Noise Control Boundary</li> <li>Airport SEL 95 Noise Control Boundary</li> <li>Background Noise Area</li> <li>High Background Noise Area</li> <li>Noise Control Boundary</li> <li>Noise Boundary Distance (m)</li> </ul>	<p><b>Natural Environment</b></p> <ul style="list-style-type: none"> <li>Coastal Marine Area</li> <li>Conservation Policy Area</li> <li>Ecological Corridor</li> <li>Environmental Enhancement Overlay Area</li> <li>Environmental Protection Policy Area</li> <li>Gully Area</li> <li>Hauraki Gulf Catchment Area</li> <li>Identified Significant Natural Feature</li> <li>Landscape Policy Area</li> <li>Management Area</li> <li>Proposed Esplanade Reserve</li> <li>Ridgeline Policy Area</li> <li>Schedule 5A Site of Special Wildlife Interest</li> <li>Threatened Species Serious Decline</li> <li>Threatened Species Gradual Decline</li> <li>Whaanga Coast Policy Area</li> </ul>	<p><b>Zones</b></p> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>Village Business (Franklin)</li> <li>Business (Waikato)</li> <li>Business (Franklin)</li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>Forest Conservation (Franklin)</li> <li>Queen's Redoubt Heritage (Franklin)</li> <li>Recreation (Franklin)</li> <li>Wetland Conservation (Franklin)</li> <li>Recreation (Waikato)</li> </ul> <p><b>Industrial</b></p> <ul style="list-style-type: none"> <li>Heavy Industrial (Waikato)</li> <li>Industrial 2 (Franklin)</li> <li>Industrial Services (Franklin)</li> <li>Light Industrial (Franklin)</li> <li>Industrial Park (Waikato)</li> <li>Light Industrial (Waikato)</li> <li>Industrial (Franklin)</li> <li>Maioro Mining (Franklin)</li> <li>Aggregate Extraction (Franklin)</li> <li>Timber Processing (Franklin)</li> </ul> <p><b>Cultural</b></p> <ul style="list-style-type: none"> <li>Pa (Waikato)</li> </ul> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Residential (Franklin)</li> <li>Living (Waikato)</li> <li>Residential 2 (Franklin)</li> <li>New Residential (Waikato)</li> <li>Living Zone Te Kauwhata Ecological (Waikato)</li> <li>Living Zone Te Kauwhata West (Waikato)</li> <li>Village (Franklin)</li> <li>Rural-Residential (Franklin)</li> <li>Country Living (Waikato)</li> <li>Coastal (Franklin)</li> <li>Coastal (Waikato)</li> </ul> <p><b>Agriculture Production</b></p> <ul style="list-style-type: none"> <li>Rural (Franklin)</li> <li>Rural (Waikato)</li> </ul>
<p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>Airport Obstacle Limitation Surface</li> <li>Area A and B (Pokeno)</li> <li>Area of Interest / Scheduled Area</li> <li>Business Centre Classification</li> <li>Housing Restriction Area</li> <li>Front Yard Control Line</li> <li>Main Frontage Control Line</li> <li>Mixed Use Policy Area</li> <li>Tamahere Commercial Area</li> <li>Town Centre</li> <li>Town Centre Overlay Area</li> <li>Verandah</li> </ul>	<p><b>Urban Environment</b></p> <ul style="list-style-type: none"> <li>Amenity Planting Requirement</li> <li>Anticipated Dwelling Number</li> <li>Concept Plan</li> <li>Papakainga Policy Area</li> <li>Residential Large Lot Overlay Area</li> <li>Residential Medium Lot Overlay Area</li> <li>Structure Plan Boundary</li> <li>Urban Expansion Policy Area</li> <li>Village Growth Area</li> </ul>	<p><b>High Density</b></p> <ul style="list-style-type: none"> <li>Living (Waikato)</li> <li>Residential 2 (Franklin)</li> </ul> <p><b>Low Density</b></p> <ul style="list-style-type: none"> <li>New Residential (Waikato)</li> <li>Living Zone Te Kauwhata Ecological (Waikato)</li> <li>Living Zone Te Kauwhata West (Waikato)</li> <li>Village (Franklin)</li> <li>Rural-Residential (Franklin)</li> <li>Country Living (Waikato)</li> <li>Coastal (Franklin)</li> <li>Coastal (Waikato)</li> <li>Rural (Franklin)</li> <li>Rural (Waikato)</li> </ul>
<p><b>Hazard Policies</b></p> <ul style="list-style-type: none"> <li>Catchment Management Plan Area</li> <li>1% Design Flood Level</li> <li>Flood Limit</li> <li>Flood Risk</li> <li>Huntly East Mine Subsidence</li> <li>Huntly South Assessment I</li> <li>Land Stability Policy Area</li> <li>Remediation Policy Area</li> <li>River Stability Policy Area</li> </ul>	<p><b>Culture &amp; Heritage</b></p> <ul style="list-style-type: none"> <li>Battlefield View Shaft</li> <li>Heritage Area</li> <li>Heritage Item</li> <li>Notable Tree</li> <li>Schedule 8A</li> <li>Site of Significance</li> <li>Urupa</li> <li>Waikato River Catchment</li> </ul>	

**Map Information**

Copyright & Disclaimer - Cadastre boundaries sourced from Land Information New Zealand under CC-BY. Graphical representations of the District Plan rules have been derived from various sources; the representations are to the best of knowledge. Exact boundaries may require further investigation, please direct enquiries to the Planning and Strategy Team, [districtplan@waic.govt.nz](mailto:districtplan@waic.govt.nz)

Map Coordinates - the grid coordinates, provided as easting and northing values, measured in metres, use the New Zealand Transverse Mercator 2000 projection grid coordinates. Eastings are labelled on the top and bottom margins, their values increase towards the east. Northings are labelled on the lateral margin. Their values increase towards the north. For example, the value 5884321 is read as 5884 km and 321 m. 1:50 000 maps are marked at 4 km intervals, the area of a grid is 16 square km or 1600 hectares.

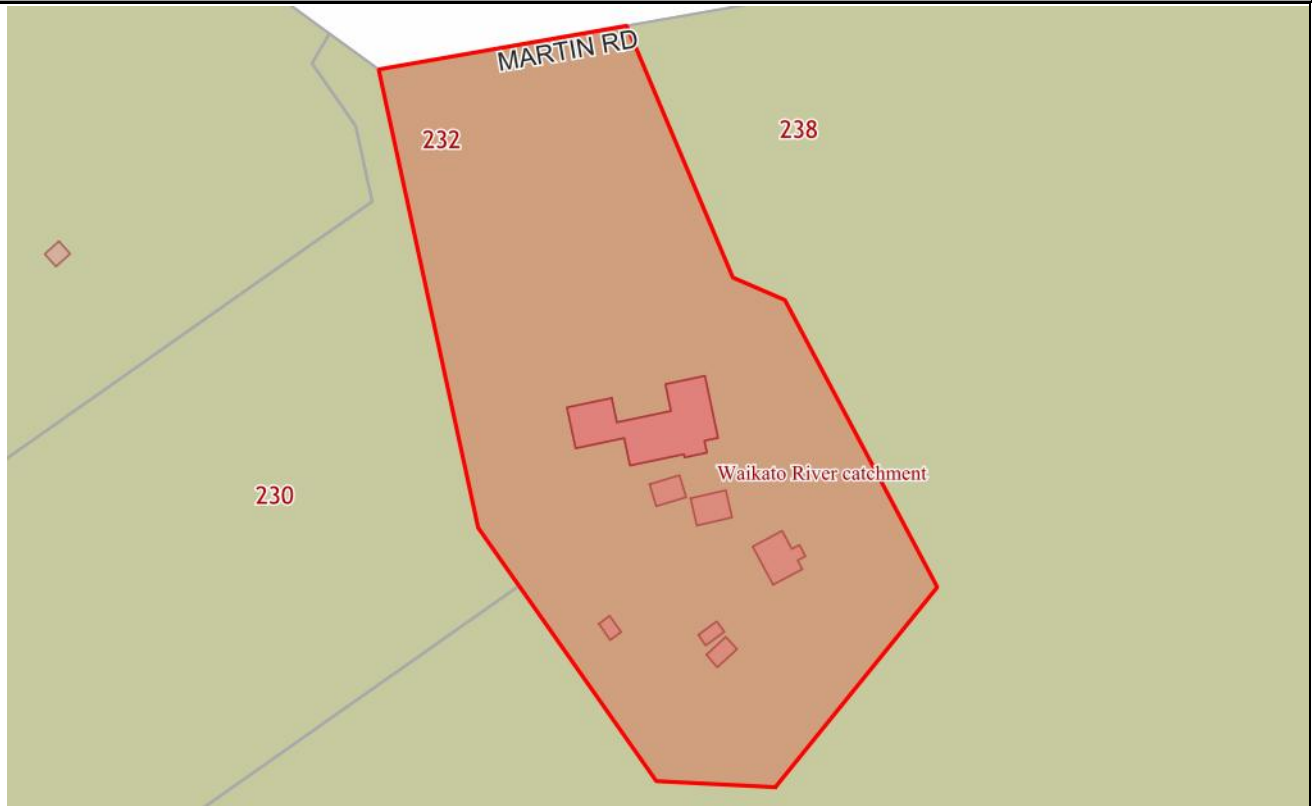
On the overview map the following town abbreviations have been used; Pokeno as Pok, Te Kauwhata as TeK, Huntly as Hun, Ngaruawahia as Nga and Raglan as Rag

## WAIKATO DISTRICT PLAN – OPERATIVE IN PART MAP

### LEGEND

Refer Separate Legend

### MAP



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### Waikato District Plan – Operative in Part Information

Property No	2013788	Assessment	04390/556.01
Property Address	232 Martin Road WAIRENGA		
Zone	General rural zone		
Overlay	Area A Waikato River catchment		





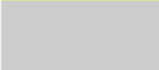
# Waikato District Plan - Operative in Part Map Legend

## OPERATIVE

### ZONES



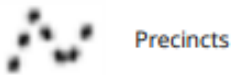
#### Zones

-  MRZ2 - Medium density residential zone 2
-  GRZ - General residential zone
-  OHI - Ohinewai zone

### OVERLAYS








#### Precincts



Precincts



#### Specific controls Residential zones




-  Geotechnical limitation area
-  Tuurangawaewae Marae surrounds
-  Tuurangawaewae Marae Outlook High Potential Effects Area
-  Tuurangawaewae Marae building Height Assessment Overlay
-  Outer intensification area

# OPERATIVE IN PART









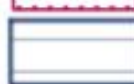
## OVERLAYS

### District-wide matters




#### Energy, infrastructure and transport

-  Indicative road
-  Gas transmission line
-  National grid

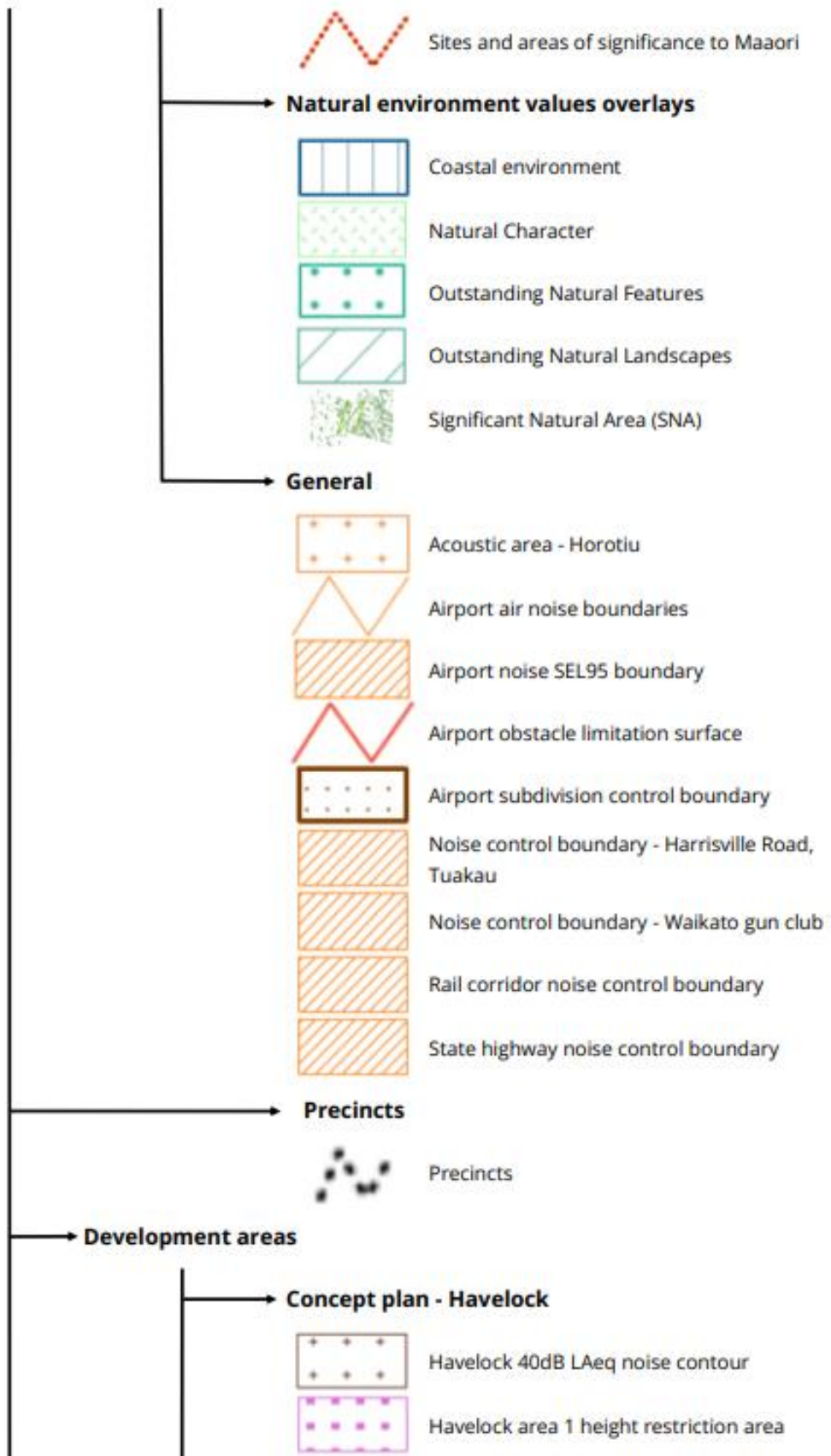
#### Hazards and risks overlays

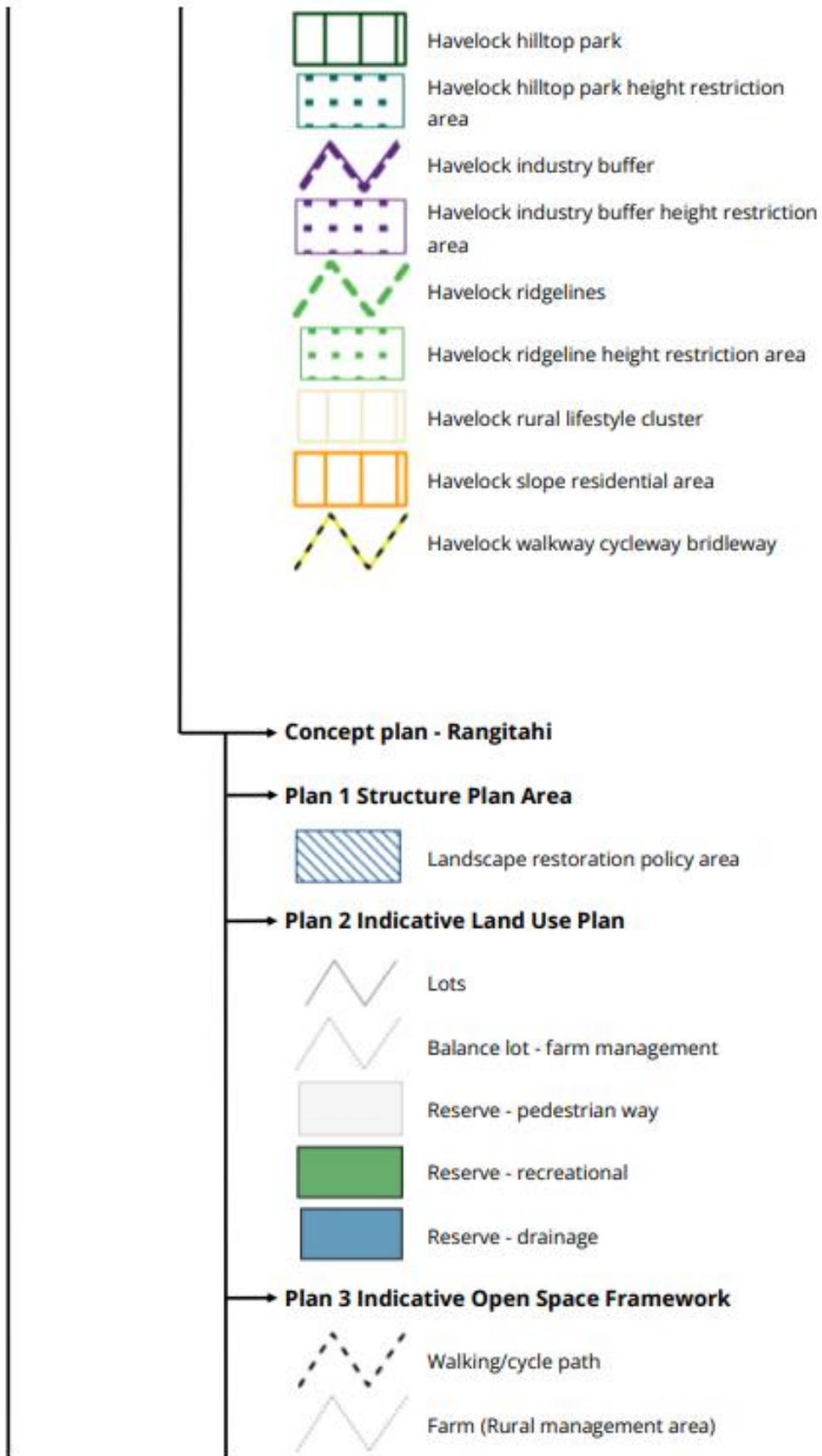
-  Coastal sensitivity area (erosion)
-  Coastal sensitivity area (inundation)
-  Defended area
-  Flood plain management area
-  Flood ponding area
-  High risk coastal erosion area
-  High risk coastal inundation area
-  High risk flood area
-  Mine subsidence risk area

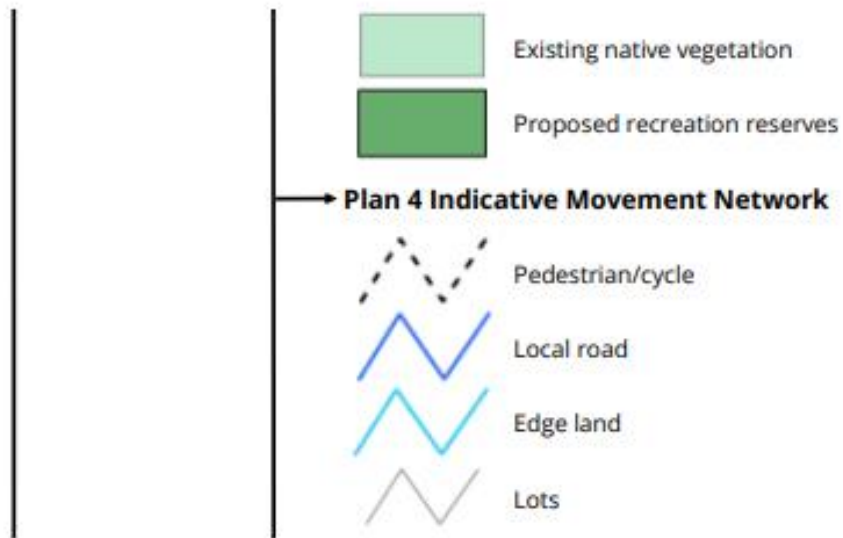
#### Historical and cultural values overlays

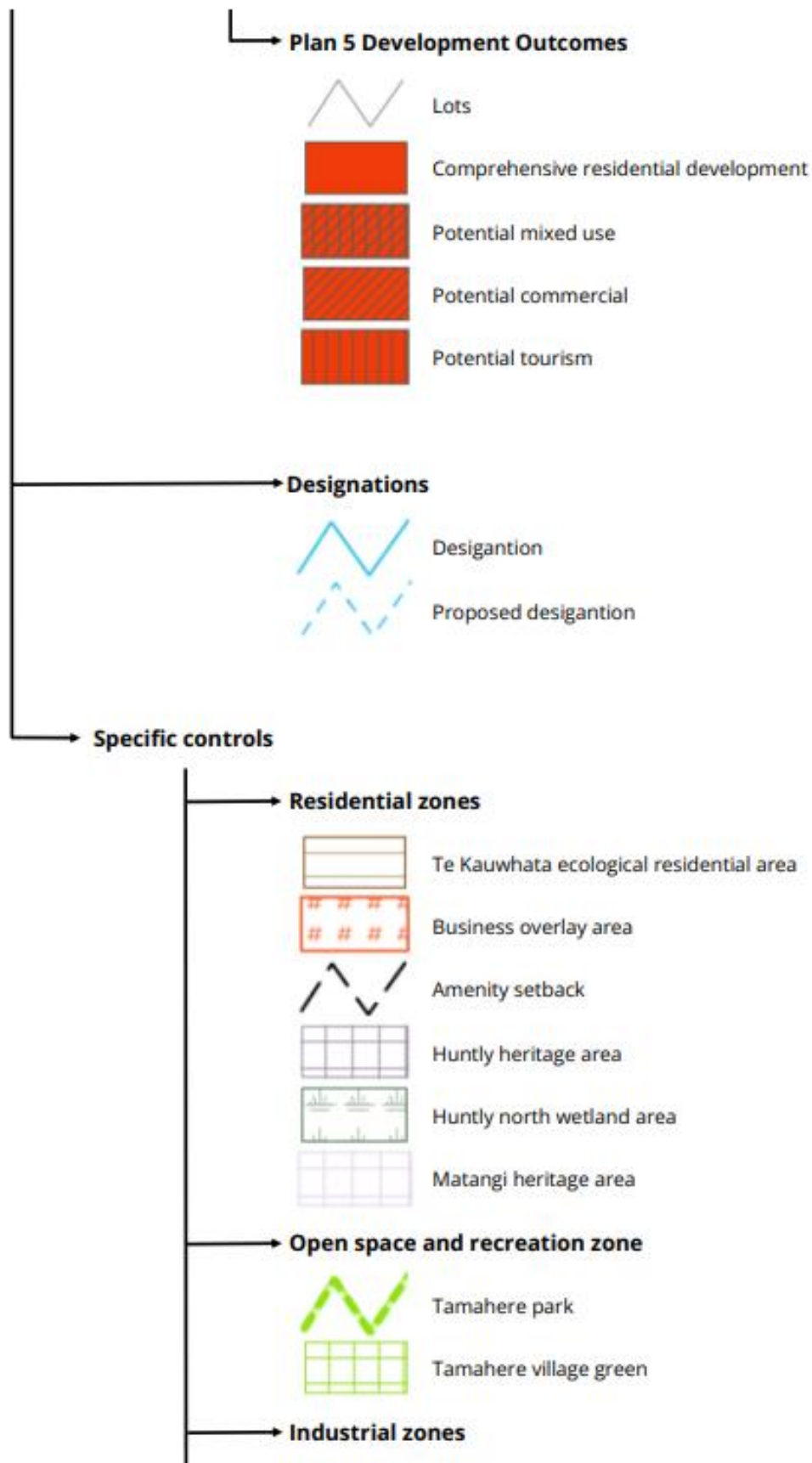
-  Historic heritage item
-  Extent of setting
-  Notable tree

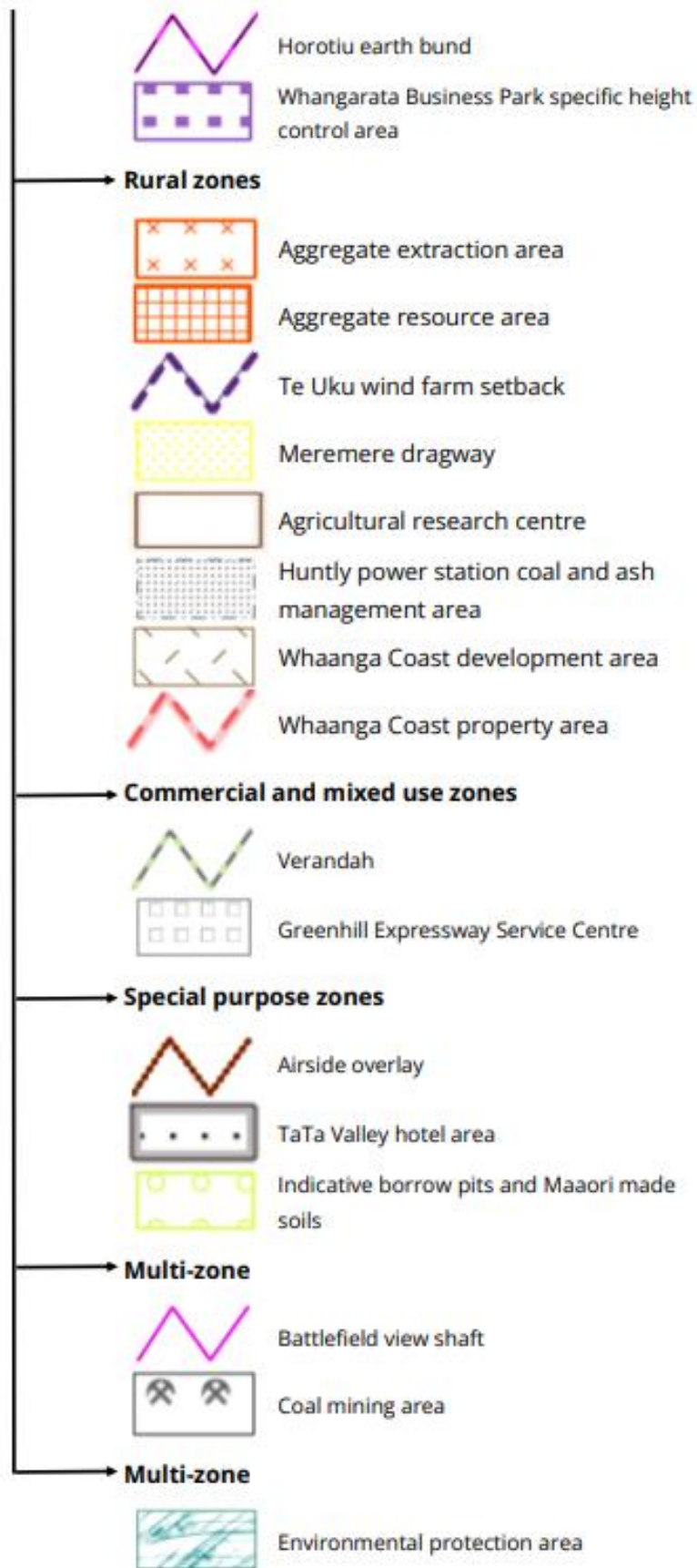
#### Historical and cultural values overlays

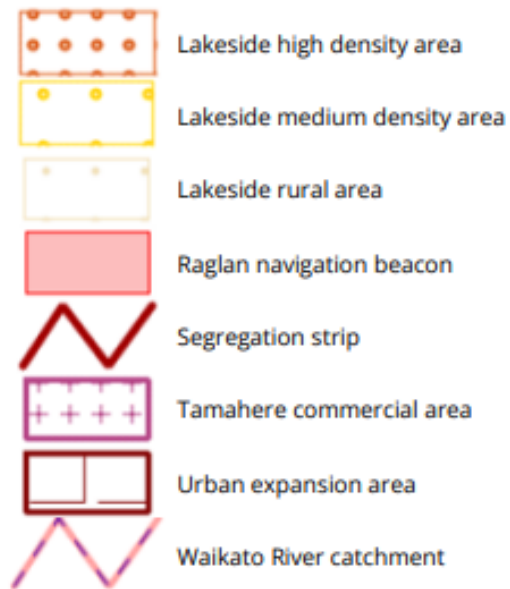






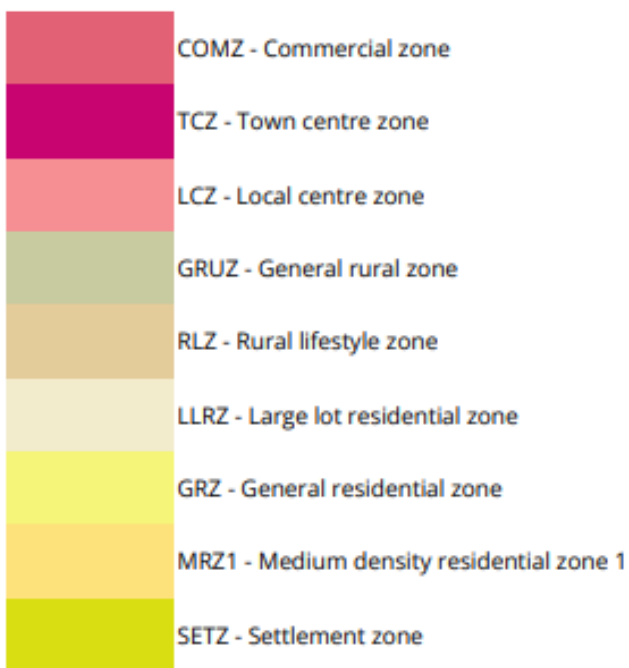




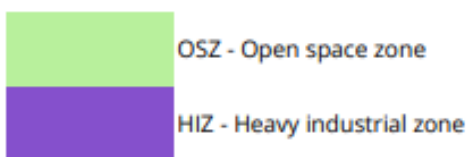



## ZONES

### Zones


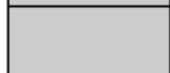




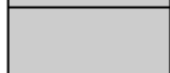
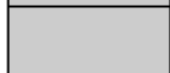


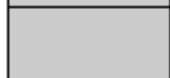


### Zones



 GIZ - General industrial zone

**Special purpose zones**

-  MAZ - Mercer airport zone
-  MSRZ - Motorsport and recreation zone
-  CORZ - Corrections zone
-  BTZ - Business Tamahere zone
-  HOPZ - Hopuhopu zone
-  RPZ - Rangitahi Peninsula zone
-  TKAZ - Te Kowhai airpark zone
-  FUZ - Future urban zone
-  MTZ - Matangi zone
-  TTZ - TaTa Valley zone
-  KLZ - Kimihia lakes zone

**APPEALS**

**Appeals**

 Appeals

## ADDITIONAL INFORMATION

### Additional Information



Mystery Creek noise boundary



Fonterra noise control boundary



Rail corridor noise alert area



Rail corridor vibration alert area

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## UTILITIES MAP

LEGEND									
Storm Water Point					Waste Water Point				
● Fitting	● Other	~ Pipe	● Fitting	● Other	~ Gravity Main	~ Rising Main	● Fitting	● Other	~ Service
○ Manhole	□ Sump	~ Drain	○ Manhole	~ Valve	~ Other				
Water Supply Point									
◇ Backflow	● Other	● Hydrant	~ Main	~ Rider Main					
○ Fitting/Node	~ Valve	Ⓜ Meter	~ Raw Water Main	~ Rising Main	~ Service				

**MAP**
















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Water Meter Information	
Meter	
Route	
Sequence	
Tariff	
Status	
Location	
Meter Install	
DCL Type	

No data available

# SOLID WASTE MAP

## LEGEND

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li> Labels</li> <li><span style="color: red;">Az</span> Address Label</li> <li>Az Road Label</li> <li> Territorial Authority</li> <li> Waikato District</li> <li> Other Districts</li> <li> Rail</li> <li> Property</li> <li> Parcel</li> </ul> | <ul style="list-style-type: none"> <li> Solid Waste Charges</li> <li> WstStdNor</li> <li> WstRcyMU</li> <li> WstStdTua</li> <li> WstBusTua</li> <li> WstRaglan</li> <li> WstRcyGLM</li> <li> WstStdCen</li> </ul> |
|--|---|

## MAP



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## Solid Waste Information

Property No	2013788	Assessment	04390/556.01
Property Address	232 Martin Road WAERENGA		
Contract Name	Green Gorilla		
Day Name	Friday		