

LAND INFORMATION MEMORANDUM

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



CAMBRIDGE



LIM reference: LIM/0664/26
Application date: 19 June 2026

Applicant details

Applicant	Arizto Limited
Client	
Postal address	5 Gilgit Road, Epsom, Auckland 1023

About this LIM:

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

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

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

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

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

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

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

The Council records can be incomplete in some instances.

This LIM contains two parts:

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

General

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

For information/notes:

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

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

LIM/0664/26



Aerial Photography



High-resolution imagery for Cambridge, Hautapu, Kakepuku, Karapiro, Kihikihi, Mystery Creek, Ohauupo, Te Awamutu, Te Miro, Tokanui flown 17 February 2021; Puhape, Wharepapa South flown 14 February 2021; Kaniwhaniwha, Ngahinapouri, Pirongia, Te Pahu flown 31 January 2021. Medium-resolution imagery for other rural areas and settlements flown March 2022 and for some selected urban settlements flown March 2023. Aerial photography has an accuracy of $\pm 0.1\text{m}$ in high-resolution imagery and $\pm 0.5\text{m}$ in medium-resolution imagery. Position of property boundaries is INDICATIVE only and must not be used for legal purposes. Imagery sourced from LandPro Ltd. and NZ Aerial Surveys Ltd.

Monday 29 June 2026

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

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PART 1

1a Site details	
Owner	N K Bowden, D S Bowden
Property address	55C Queen Street Cambridge 3434
Legal description	UNIT C & ACCESSORY UNIT C1, C2 & C3 DPS 35317 & LOT 1 DPS 34934
Area	No Land Area Details Available
Record of title	Attached

1b Valuation details	
Valuation assessment number	04370/003.00C
Date of valuation	1 August 2025
Land value	\$430000
Value of improvements	\$160000
Capital value	\$590000

1c Rating details	
Rates struck for year 2025 to 2026	\$3687.80
Balance of account	\$0.00
Next instalment due date	21 May 2026
Penalty date	28 May 2026

Note:

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

LIM/0664/26



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

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




R.W. Muir
Registrar-General
of Land

Identifier SA31D/549
Land Registration District South Auckland
Date Issued 25 July 1984

Prior References
SA31C/655

Supplementary Record Sheet
SA31D/546

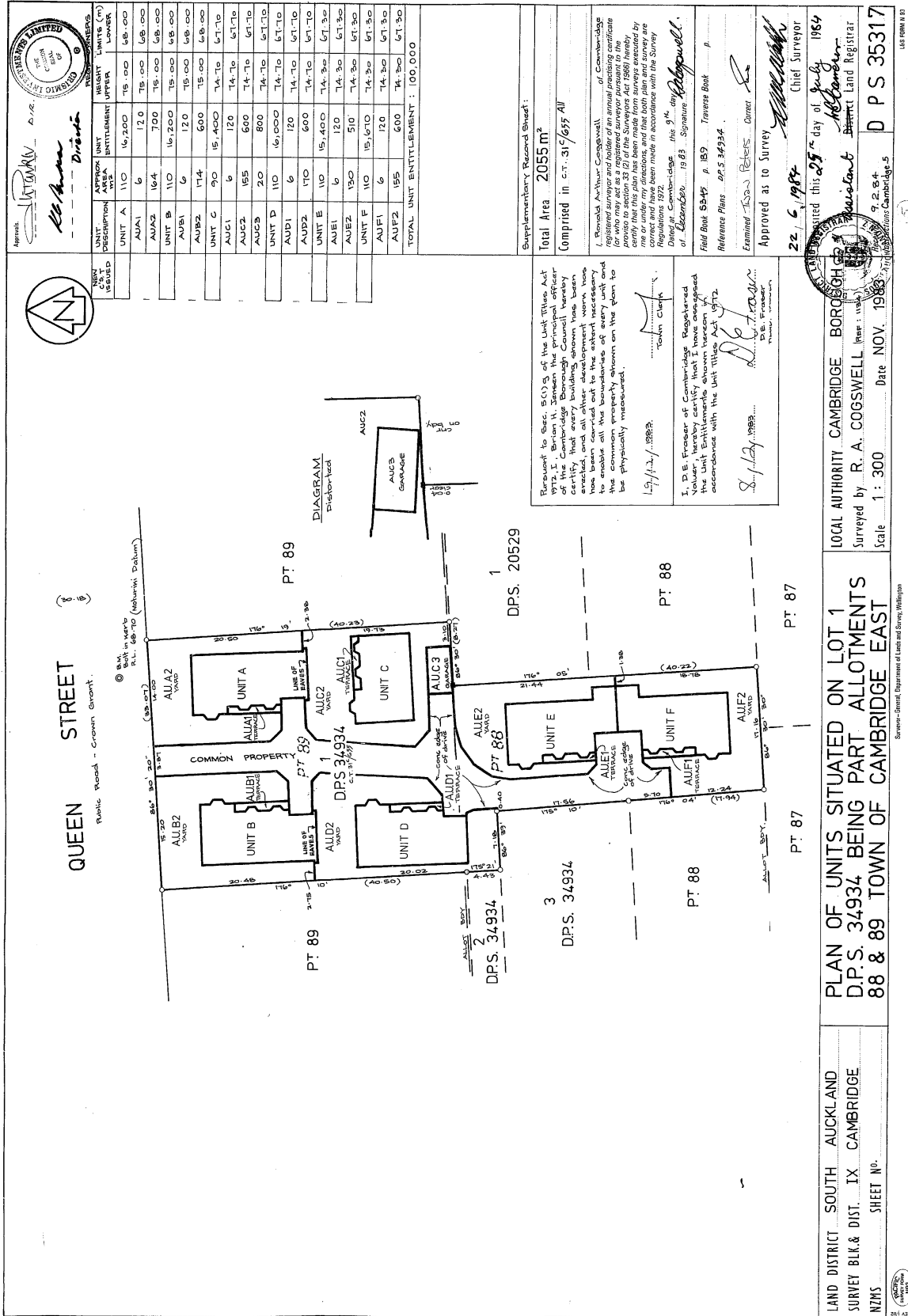
Estate Stratum in Freehold
Legal Description Unit C and Accessory Unit C1, C2 and C3
Deposited Plan South Auckland 35317

Registered Owners
Nicola Kate Bowden and David Stewart Bowden

**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and
on the relevant unit plan and supplementary record sheet**

13343008.2 Mortgage to ANZ Bank New Zealand Limited - 4.7.2025 at 1:52 pm

20-8-84



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972****Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**

Identifier SA31D/546
Land Registration District South Auckland
Date Issued 25 July 1984
Plan Number DPS 35317

Subdivision of
Lot 1 Deposited Plan South Auckland 34934

Prior References
SA31C/655

Unit Titles Issued

SA31D/547	SA31D/548	SA31D/549	SA31D/550
SA31D/551	SA31D/552		

Interests**OWNERSHIP OF COMMON PROPERTY**

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

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

This section includes details of:

- Any Building Permits issued pursuant to Council's Building Bylaw;
- Any Building Consents, Code of Compliance Certificates, Certificates of Acceptance and Public Use and exemptions issued pursuant to the Building Act 1991 and the Building Act 2004;
- Any Warrant of Fitness issued for buildings on the property pursuant to the Building Act 1991 and the Building Act 2004;
- Any buildings subject to the special provisions for earthquake-prone buildings under Subpart 6A of the Building Act 2004.
- See Natural Hazards section for details of any natural hazard notices issued pursuant to Section 641A of the Local Government Act 1974, Section 36(2) of the Building Act 1991, 434 of the Building Act 2004 or Section 73 of the Building Act 2004 or any notices issued under section 133BT of the Building Act 2004.

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

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

Reference number	Description	Date issued
B003002	SIX HOME UNITS	14/09/1983

Note:

- Refer to copies of the building plans, and Certificates (where relevant);
- For any further building enquiries please contact Council's Building Compliance Team;
- Prior to the Building Act 1991, Council was not required to keep detailed records for building permits issued and certificates of compliance did not exist. As such, limited information is held and in some cases we are unable to identify building permits for particular properties. While the Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. The Council does not accept responsibility for any omission;
- Following the issue of a Project Information Memorandum, homeowners that fail to provide the relevant documentation to Council within 20 working days of completion, may be subject to an infringement offence and fee of \$500 and a fine of up to \$1000 when prosecuted. (This relates to PIMs for small stand-alone dwellings only).
- It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities. For copies of any of the documents referred to in the table above (including applications, reports, decisions and consents), please contact info@waipadc.govt.nz.

LIM/0664/26

BUILDING PERMIT

(Office Copy)

AUTHORITY

Stats. No. B

003002Applicant: Name Parker. B Address Cambridge Borough Council No. 8 Baxter Place

Receipt No. _____

Date Permit Issued 6/10/83**OWNER**Name Prismic Investments Ltd.Mailing Address 8 Baxter PlaceCambridge**BUILDER**Name Bruce ParkerMailing Address 8 Baxter PlaceCambridge**PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED****SITE**Street No. 55Street Name Queen StreetTown/District Cambridge

Riding _____

LEGAL DESCRIPTIONValuation Roll No. 436/240Lot pl sec 88-89 D.P. _____

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USEHome - thils (6)**FLOOR AREA**Whole
Sq. Metres96.4**DWELLING UNITS**Number
Erected6**ESTIMATED
VALUES**

\$

Building
Plumbing
Drainage
M.S. Plumbing
TOTAL219,000.00
21,600.00
240,600.00**PLAN NUMBER**Entered in Analysis Book ☐Entered on Plan Envelope ☐Internal Audit Check ☐**NOTICE TO APPLICANT**

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws

IMPORTANT — YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

Authorised Officer P. P. Holmes Date 6/10/83**FEES**

	\$	c
Building Permit	<u>453.00</u>	
Street Damage Deposit	<u>350.00</u>	
Building Research Levy	<u>241.00</u>	
Plumbing	<u>305.00</u>	
Drainage	<u>-</u>	
Sewer Connection	<u>1183.00</u>	
Water Connection	<u>145.00</u>	
Vehicle Crossing Levy		
M.S. Plumbing		
TOTAL	<u>2477.00</u>	

Received from:

MR B Parker**B 003002** of 8 Baxter Place
Cambridge55 Queen Street
(LOCATION OF WORK)Cambridge
(DISTRICT)

B O R O U G H O F C A M B R I D G E

BUILDING AND/OR DRAINAGE AND PLUMBING APPLICATION FORM

To the Engineer:

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

AT NO: 55 QUEEN (street) FOR: CRISMIC INVESTMENTS LTD. (owner)
OF: 8 BAXTER PLACE CAMBRIDGE. (address)

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

PROPOSED USE OF BUILDING: 6 DWELLING HOUSES.
(Dwelling, Shop, Factory, Carport, etc)



PARTICULARS OF LAND:

VALUATION NO: 436/240 LOT NO: _____ DP: _____
SECTION NO: PT. SECTION 88 + 89 BLOCK: _____ ZONING: RES 2
CAMBRIDGE EAST
TOTAL FLOOR AREA: 96.4 sq. m.
(INCLUDING GARAGE)

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

NAME OF BUILDER: BRUCE PARKER
ADDRESS: 8 BAXTER PL. CAMBRIDGE - BOX 450 CAMBRIDGE.
NAME OF DRAINLAYER: DAVE HOLDAWAY
ADDRESS: 68 ARNOLD ST. CAMB.
NAME OF PLUMBER: DAVE HOLDAWAY
ADDRESS: 68 ARNOLD ST. CAMB.

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

ESTIMATED VALUE:

BUILDING: \$219,000
PLUMBING & DRAINAGE: \$21,600
TOTAL: \$240,600

**PERMIT
APPROVED**

SIGNATURE OF APPLICANT:

B. Parker

DATE: 7th SEPT. 1983

FOR OFFICE USE ONLY

BUILDING: \$453.00 1806/550
PLUMBING & DRAINAGE: 305.00 1807/550
BUILDING RES LEVY: 241.00 7510/550
WATER CONNECTION: \$145.00 4650/550
SEWER CONNECTION: \$1183.00 4050/550
KERB/FOOTPATH DEP: \$150.00 7502/530

FEES PAID: \$ 786.8
RECEIPT NO: 2477.00
PAYEE: Parker
DATE: 05.10.83
PERMIT NO: 3002
D & P NO: _____

Signed Leo Hughes
BUILDING 14-9-83 INSPECTOR

TOTAL FEES

\$2477.00

CAMBRIDGE BOROUGH COUNCIL

P1894

PLUMBING AND DRAINAGE PLAN

CRISMIC INV.

DRAIN PLAN FOR: BRUCE PARKER

Permit No.: B003002

9T Sec 88-89
CMB TRACT

Lot No.: D.P. No.: Street: SQUEEN ST 436/240

Owner: Crismic Invest Address: CAMBRIDGE

Type of Building: Home Unit

Drainlayer: Address:

Reg. No. Date of Inspection:

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

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

The plan shall also include:—

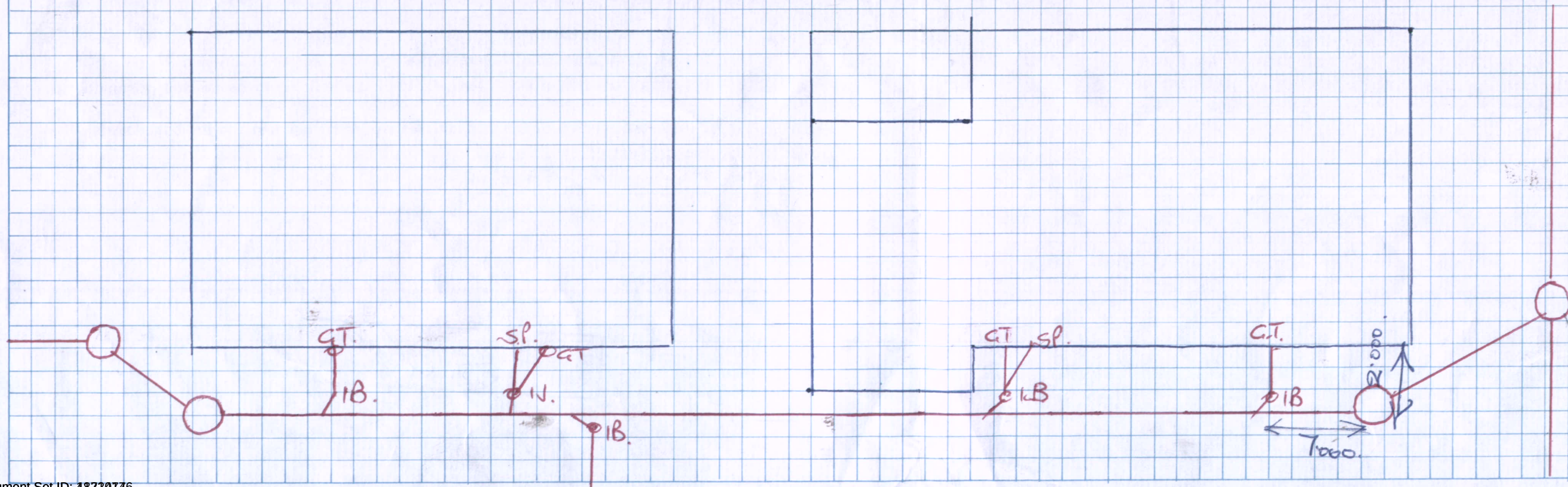
- (a) The details of the whole or part of the building, etc., to be drained.
- (b) The correct position of the whole or part of the building to be drained in relation to the nearest front and side, or rear and side, boundaries.
- (c) The correct position of the drain in relation to the building and the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

Inspector's Report:

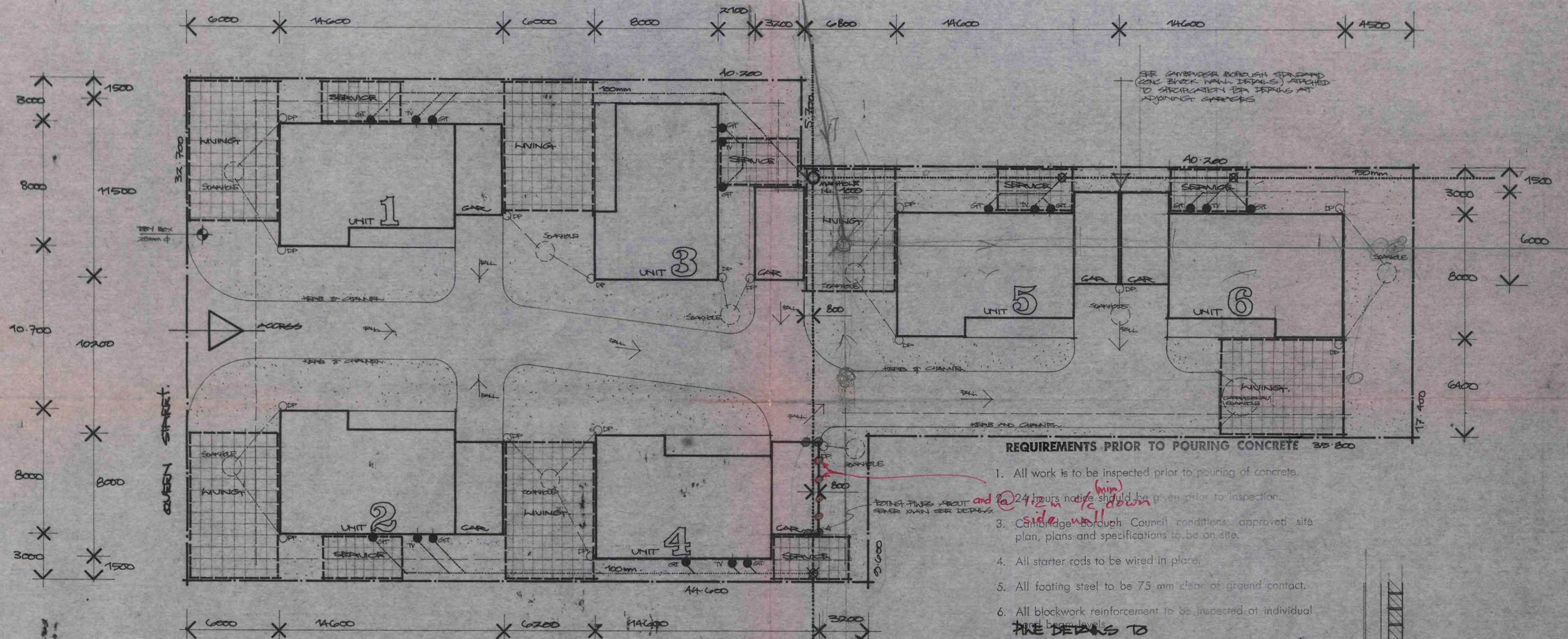
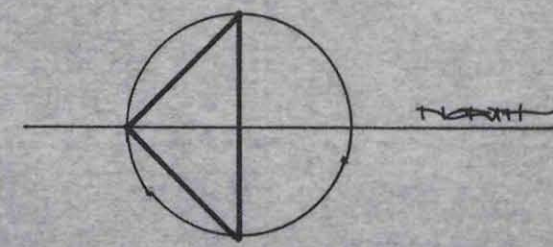
Signed [Signature] INSPECTOR
BUILDING 20-8-84

55 QUEEN ST

55



✓
55
QUEEN ST



LEGEND:

- 150 150mm ϕ COUNCIL SEWER MAIN (EXIST)
- 100 100mm ϕ PVC SEWER DRAIN (NEW)
- 100 100mm ϕ PVC STORMWATER DRAIN (NEW)
- GWT GULLY TRAP
- TV TERMINAL VENT
- ⊗ SCREW CONNECTION INTO EXIST. MAIN
- DP DOWNPIPE
- ⊙ RUSTING TIE BOX (25mm ϕ CONNECTION)
- PILES FOOTING PILES - SEE DETAILS

REQUIREMENTS PRIOR TO POURING CONCRETE

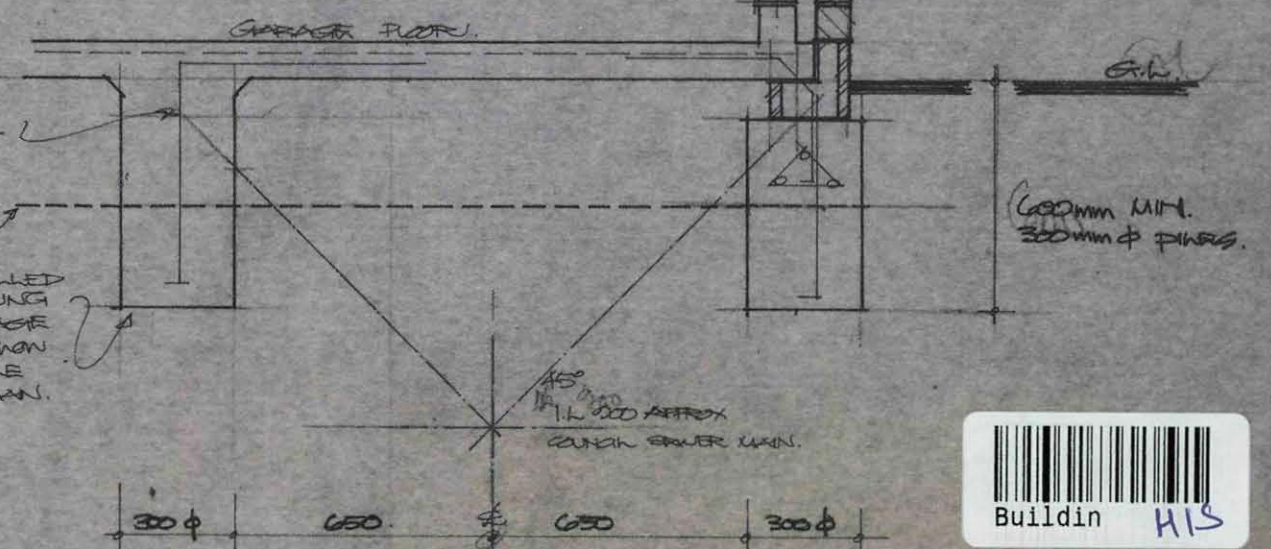
1. All work is to be inspected prior to pouring of concrete.
2. 24 hours notice should be given prior to inspection.
3. Cambridge Borough Council conditions, approved site plan, plans and specifications to be on site.
4. All starter rods to be wired in place.
5. All footing steel to be 75 mm clear of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

PILE DETAILS TO
UNIT 4 GARAGE.
(1:20)

D/S PILE IN PILE
TURN INTO FOOTING
HAP (650mm MIN)

LINE OF TIE BAR
FOOTING

300mm ϕ CONC FILLED
TEST HOLE AS PILING
TO SUPPORT GARAGE
FLOOR BEAM BEYOND
MIN. REPOSE ANGLE
HAP TO SEWER MAIN.



APPROVE WHEN
FEES PAID

PREPARED BY:
THE DAVID STARR TIMBER COMPANY : CAMBRIDGE.

PROPOSED DEVELOPMENT IN QUEEN ST : CAMBRIDGE
FOR CRISMIC INVESTMENTS.

Signed *[Signature]*
BUILDING 14-9-83 INSPECTOR

SITE LAYOUT
AND DRAINAGE.

DRAWN *[Signature]*
TRACED

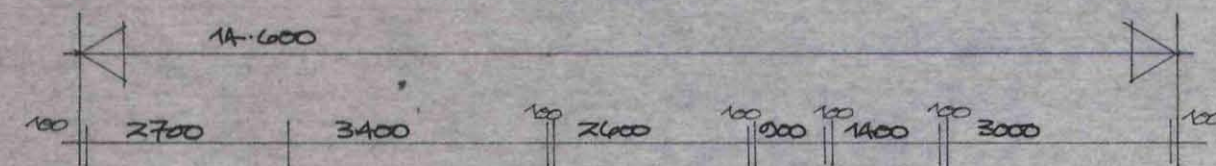
CHECKED
DATE 1/11/84

SCALES
1:200

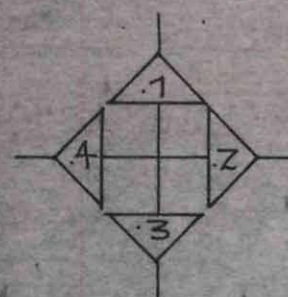
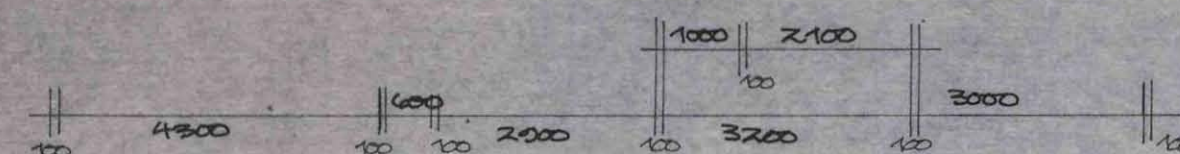
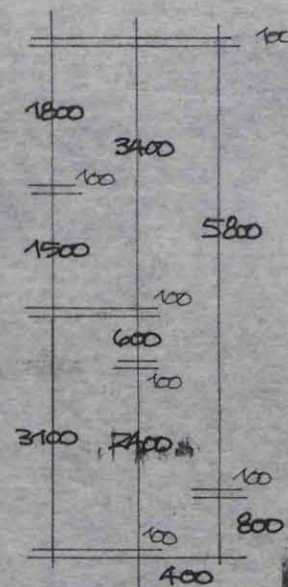
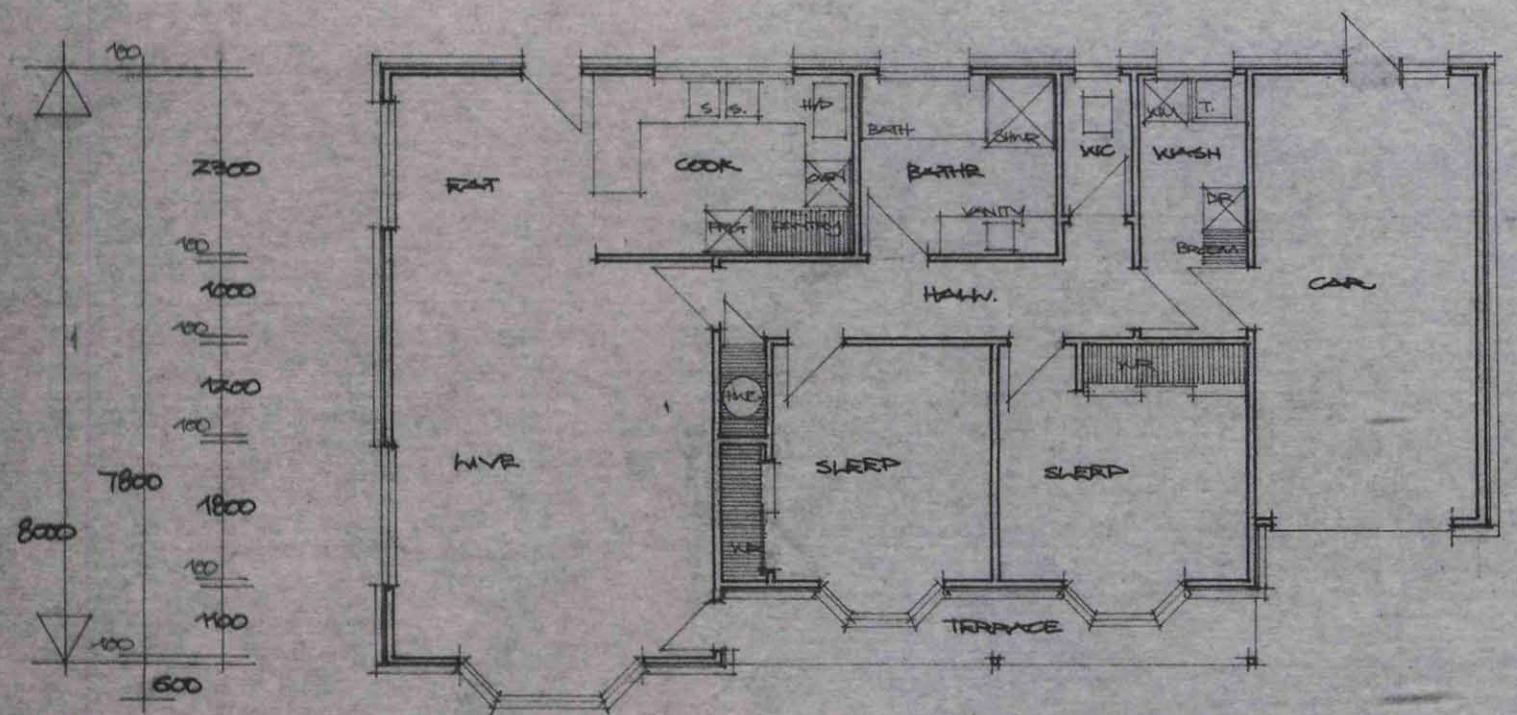
SHEET
ONE

SERIES OF
REF





● POSITION OF GARAGE VARIES
- SEE SHEET ONE FOR DETAILS



TYPICAL FLOOR PLAN (1:100)

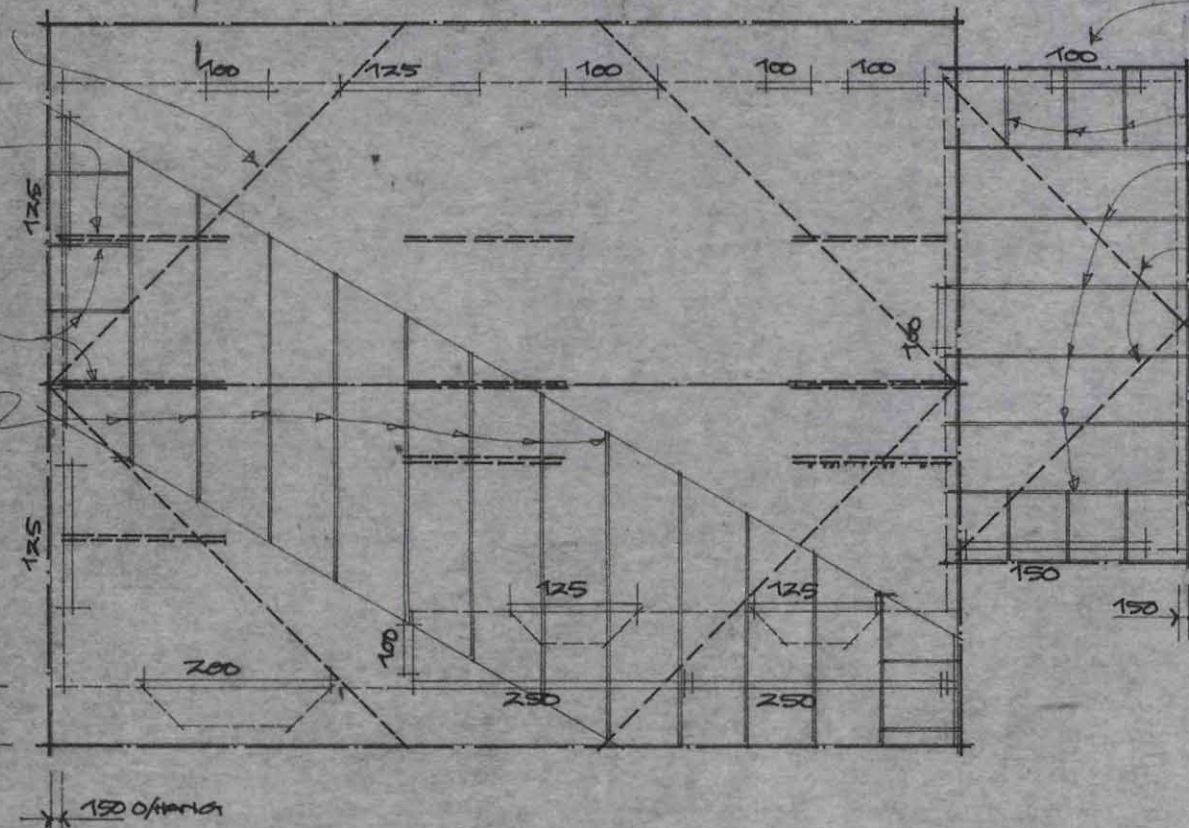
- TYPICAL FOR UNITS 1, 2, 5
- HANDED FOR UNITS 3, 4 & 6

100x25 RAFTERS
BASICALLY BRACE
TO USIDE OF TRUSS TOP
CHORDS

100x50 ROOF SPACE
DIAGONAL BRACES

100x50 OUTRIGGERS
@ 900mm c/c

GENERAL ROOF TRUSSES
@ 900mm c/c MAX



ALL WATERS SHOULD BE 150mm THICK
UNLESS NOTED OTHERWISE

150x50 OUTRIGGERS @ 800mm c/c

150x50 RAFTERS @ 900mm c/c

SPUN WIRE BRACE CUT AND
BUTTERED AT JOINTS SHOWN

150mm OUTRIGGERS TYPICAL TO
GARAGE ROOF

150mm OUTRIGGERS

150mm OUTRIGGERS

150mm OUTRIGGERS

150mm OUTRIGGERS

150mm OUTRIGGERS

150mm OUTRIGGERS

150mm OUTRIGGERS

150mm OUTRIGGERS

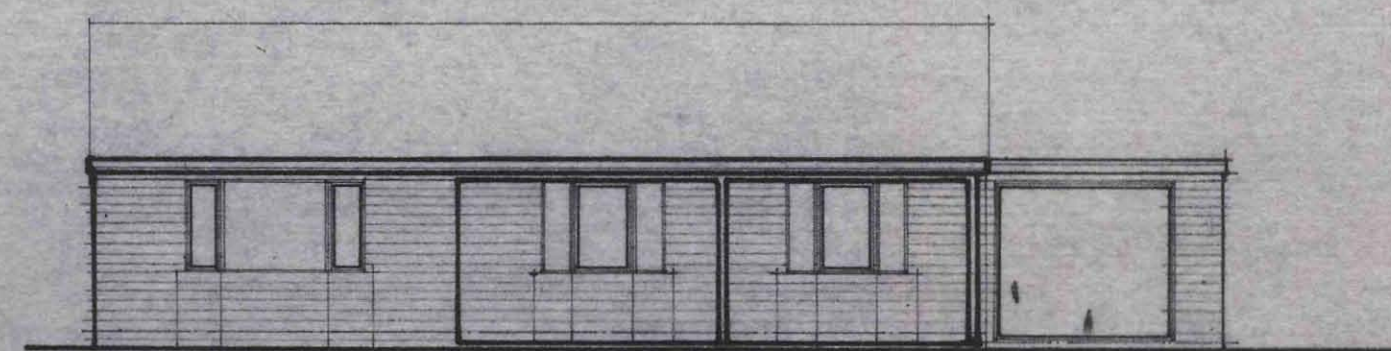
150mm OUTRIGGERS

150mm OUTRIGGERS

150mm OUTRIGGERS

REQUIREMENTS PRIOR TO POURING CONCRETE

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

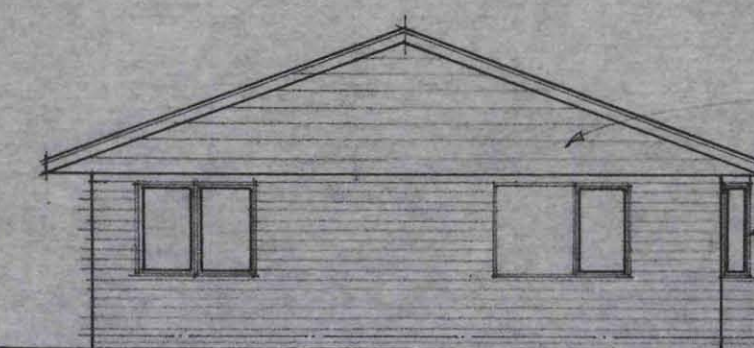


ELEVATION 1
(1:100)

1500x2000 WITH
2/1500x700 SILLINGS
TO FORM BAY WINDOW

1500x2000 WITH
2/1500x450 SILLINGS
TO FORM BAY WINDOW
(2 OFF)

2100x2400 TIMBER DOOR
TO GARAGE

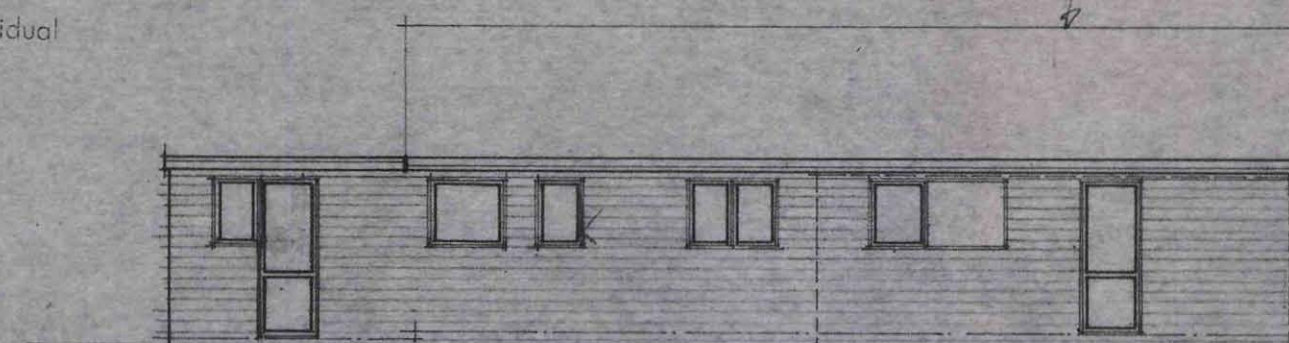


ELEVATION 2
(1:100)

310 WEATHERSIDE PLANKING
TO GARAGE ROOF

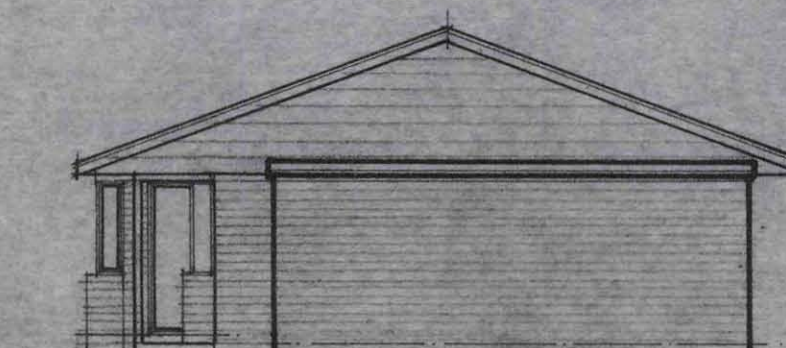
WHITE BANDERLOTT ALUM.
WINDOW AND DOOR JOINERY
COLONIAL SHAZZAM BOARDS
AS REQUESTED BY DEVELOPER

COLONIAL WHITE SPIT GENE VENEER



ELEVATION 3
(1:100)

2000x760 DOOR (UNITS 1, 3, 5 & 6)
2000x1800 SLIDER (UNITS 2 & 4) (NOT SHOWN)



ELEVATION 4
(1:100)

2000x760 TIMBER PANELLED
FRONT ENTRY DOOR
(PARTIALLY SECURED)

APPROVE WHEN
FEES PAID

PREPARED BY:
THE TUDOR TIMBER COMPANY: CAMBRIDGE

PROPOSED DEVELOPMENT IN QUEEN ST: CAMBRIDGE
FOR CRASMIC INVESTMENTS.

Signed *David M. G. G.*
BUILDING 14-9-88 INSPECTOR

UNIT FLOOR PLAN
AND ELEVATIONS

SHEET
TWO

DRAWN *John G.*
TRACED

CHECKED
DATE AUG. 1988

SCALES
AS SHOWN

SERIES OF
REF

2b Other building information

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

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

No information known to Council.

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

No information known to Council.

Note: Refer to further information if relevant.

2c Weathertight homes

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

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

No information known to Council.

Note: Refer to further information if relevant.

2d Swimming pool / Spa pool details

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

Is there a swimming pool located on the property?

No information known to Council.

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

LIM/0664/26

3a Water supply details

This section includes details of:

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

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

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

Water meter on property?	Yes
Water meter number:	20MC268413
Balance of water rates account:	\$146.97
Exemptions notified by Taumata Arowai	No information known to Council

Note:

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

LIM/0664/26

3b Wastewater supply details

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

The property is within a reticulated wastewater area.

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

3c Land drainage details

This section includes details of:

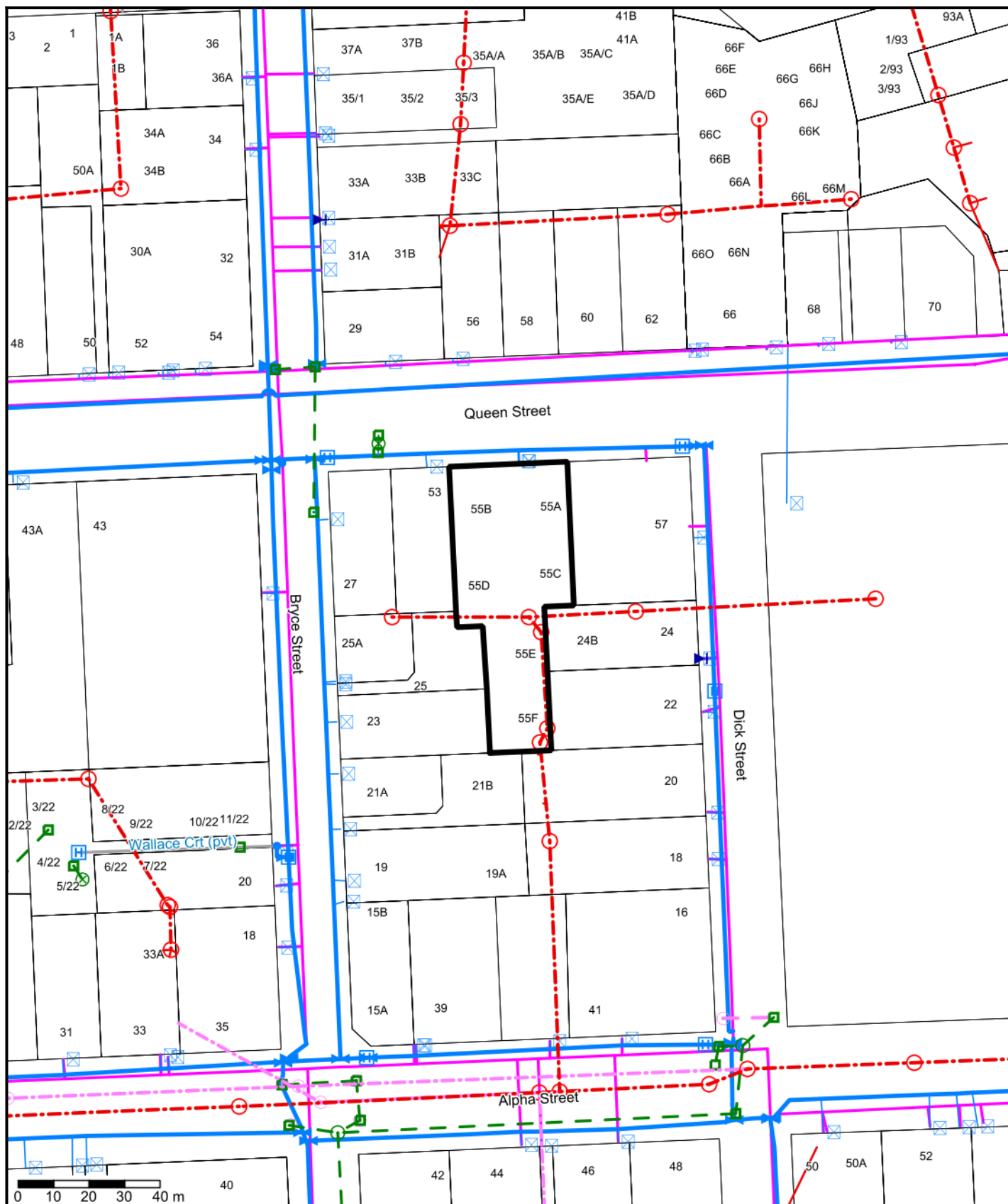
- The Land Drainage Area the property is located within;
- Private and public stormwater drains;
- Trade Waste Certificates (if relevant).

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

Note:

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

LIM/0664/26



30 November 2017

P1897

Margaret A Brown
55C Queen Street
Cambridge 3434

Dear Sir/Madam

RE: 55C Queen Street, Cambridge 3434

Earlier this year we wrote to you advising that your property does not have a single water connection. Instead your water connection is shared with others. This is the case for about seven per cent of properties in the Waipa district.

Because you have no single water connection, we advised only one water meter would be installed with the cost of water used to be split evenly between all households connected to the same meter.

Some people raised concerns about this approach. In response, our elected members directed staff to consider and cost other potential solutions for complex properties like yours. That work has now been done and at a recent Council meeting, four options were put in front of Councillors for their consideration. Those options are briefly outlined in the enclosed flyer.

Having considered all four options (A, B, C and D) elected members have now decided to proceed with Option B in the attached flyer. It means that only one water meter will service all properties to your connection. The cost of water will be split evenly between all households, including yours.

This decision will be reviewed in 12 months' time. By then your property would have been metered for 12 months and we will know exactly how much water is being used and what it will cost. We believe that, because of smaller section sizes, many complex property owners will pay less under split bills than they currently pay via the Uniform Annual Charge (currently \$405.20 per year).

If you are not happy with this arrangement, you may wish to have your own meter. If so, Council will pay for the new metered connection at the road boundary. However, property owners must pay for any changes to private plumbing required in order to connect to the meter. Already some people have taken up this offer.

We accept this solution is not perfect and the 12-month review will allow us to reassess the situation. However, at this time, Council believes this is the fairest and most equitable way to solve a historical problem. It is a solution that is affordable for all district ratepayers (not just those

directly affected), is technically and legally possible, encourages responsible water use and is practical and cost-effective to administer.

If you have any questions about Council's decision, please call us on 0800 924 723 or email water.meters@waipadc.govt.nz. We are happy to meet with you individually to discuss issues relating to your own, particular property.

There is no rush. Please note that while meters are now installed, your first water bill will not arrive until mid-2018. Prior to that, two mock bills will be sent out, advising what your water bill would have been, had it been charged.

Yours faithfully



Tony Hale
MANAGER – WATER SERVICES

PS: As part of this investigation, your property was identified as one that should have an operational body corporate. **Please advise if you already have an operational body corporate or intend to form one in the near future.** If this is the case, we will send a single water bill to the body corporate for payment.

If you don't have an operating body corporate, and do not intend to form one, your property will receive a water bill which has been split evenly between all households connected to the same meter.

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

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

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

See attached schedule

Note:

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

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Schedule of Proposed Plan Changes



Monday 29 June 2026

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

Council Plan Changes

Application ID	Description	Notified Date	Decision Issued	Stage/Decision	Operative
PC/0001/25	Plan Change 25 – Shelterbelts and Artificial Crop Protection and Support Structures	15 Jan 2026			

Private Plan Changes

Application ID	Description	Notified Date	Decision Issued	Stage/Decision	Operative
PC/0001/23	Plan Change 32 - Proposed rezoning of land on the eastern side of Airport Road for business/industrial purposes				
PC/0002/23	Plan Change 31 - Rezone the T4 Growth Cell in Te Awamutu from Deferred Residential Zone to Medium Density Residential Zone and to insert a new T4 Growth Cell Structure Plan into the District Plan	11 Jun 2026			
PC/0002/25	Plan Change 35 - Mitre 10, Te Awamutu. The request involves:1. Rezoning of land from Medium Density Residential Zone to Commercial Zone;2. Amendment of the Te Awamutu Large Format Retail plan contained in Appendix S6 of the Waipā District Plan;3. Provision to relocate and enlarge the existing Mitre 10 premises;4. Amendment to provisions of the Waipā District Plan relating to development within the Te Awamutu Large Format Retail Centre	16 Oct 2025			
PC/0003/22	Plan Change 29 - Rezone Rural to Residential - 2025 Ohaupo Road				
PC/0003/25	Plan Change 34 - Te Awamutu Golf Course to rezone a portion from Rural to Medium Density				

Residential Zone		
PC/0004/25	Plan Change 36 - Rezone approximately 21.50 hectares from Rural to Large Lot Residential	04 Jun 2026
PC/0005/25	Plan Change 37 – Rider Park Structure Plan is a request from Milan Park Stud Limited, proposing to rezone 98 hectares of land on the southeastern side of Leamington from Rural and Deferred Residential to Medium Density Residential	



Report on Zoning and Policy Areas

Relevant to this property

Monday 29 June 2026

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

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

Zoning

MEDIUM DENSITY RESIDENTIAL ZONE

Zone Overlay

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

N/A

Designation

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

N/A

Qualifying Matters

Infrastructure Constraint Qualifying Matter Overlay

Policy Areas

Landscape and Natural Areas

N/A

Significant Tree or Bushstand

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

N/A

Significant Natural Area

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

N/A

Esplanade Requirements

N/A

Policy Overlays

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

N/A

Heritage

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

N/A

Character Areas

N/A

Qualifying Matter

N/A

Protected Tree

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

N/A

Utilities

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

N/A

Natural Hazards

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

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

Biodiversity Areas

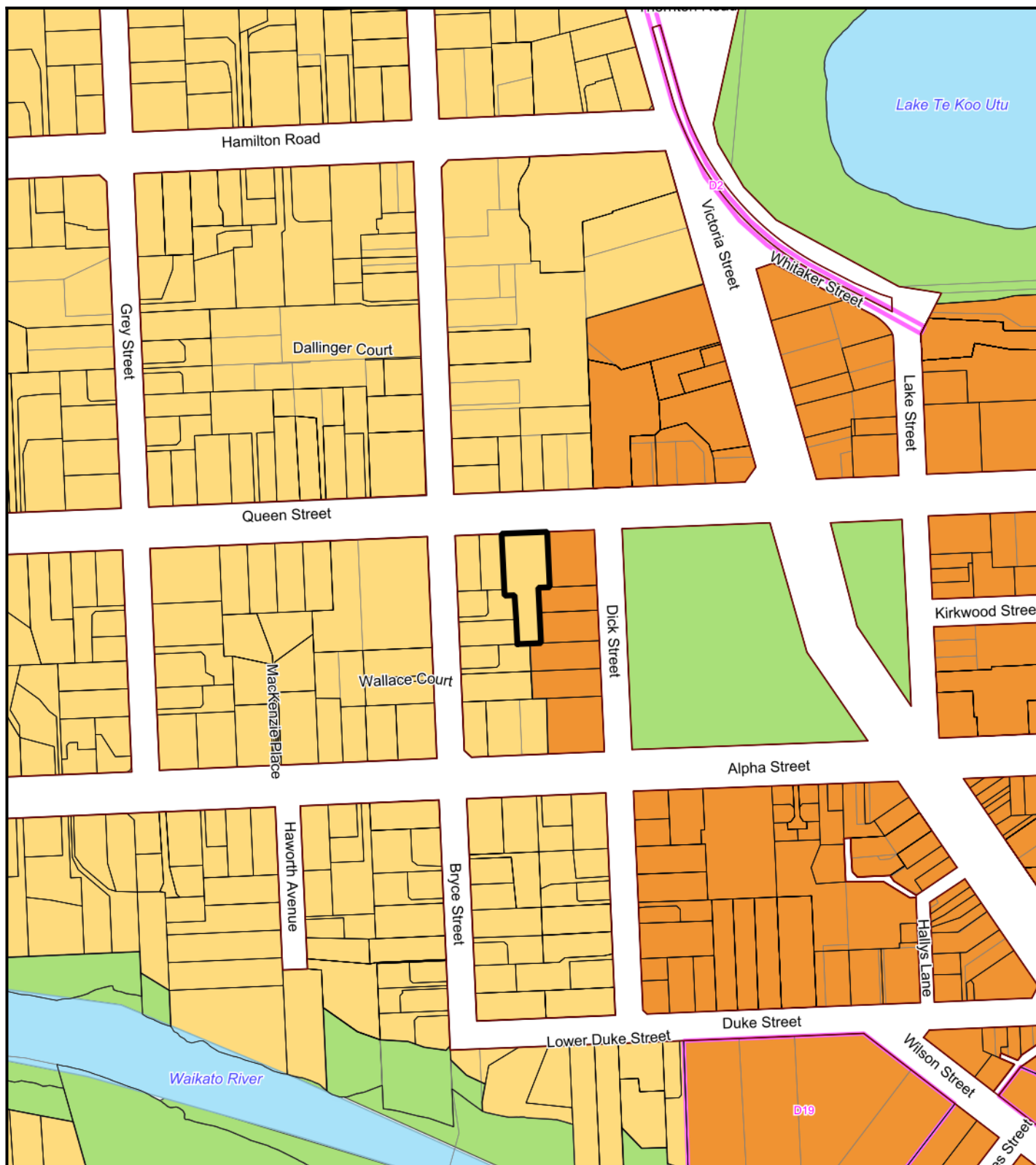
River Stream Corridor

750m CORRIDOR

Indigenous Forest Corridor

N/A

Peat Lake Catchment



Waipā District Plan Zones and Overlays



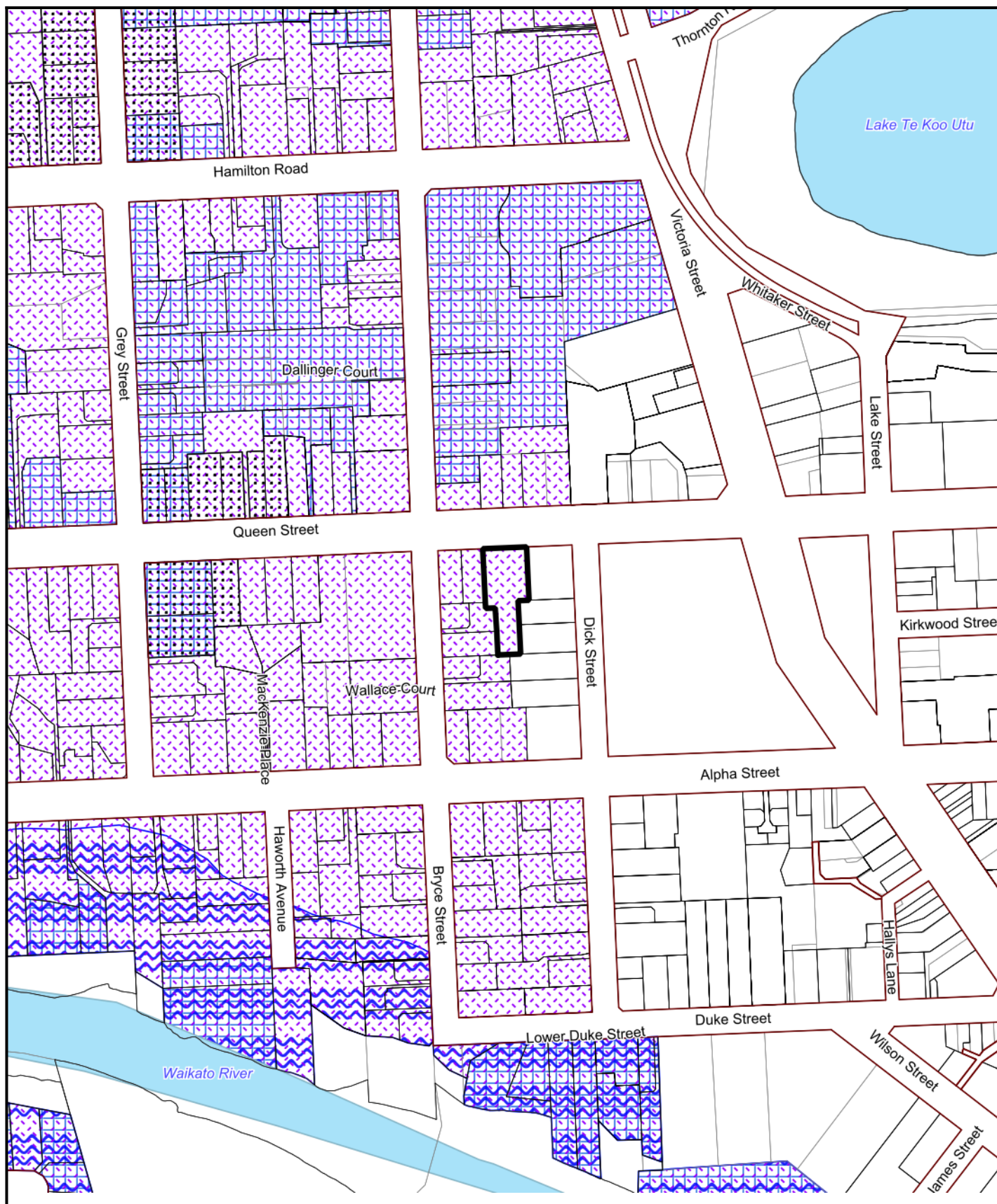
The Waipā District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps and which District Plan chapters and district wide provisions are specific to the property, is available via the Waipā District Council's website: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

Monday 29 June 2026

Disclaimer:
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Waipā District Plan Qualifying Matters



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

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Zones Legend

AIRPORT

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

DESIGNATIONS (Refer Appendix D1)

-  Designation Approved
-  Designation (Notice of Requirement)

OVERLAYS

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

GENERAL

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

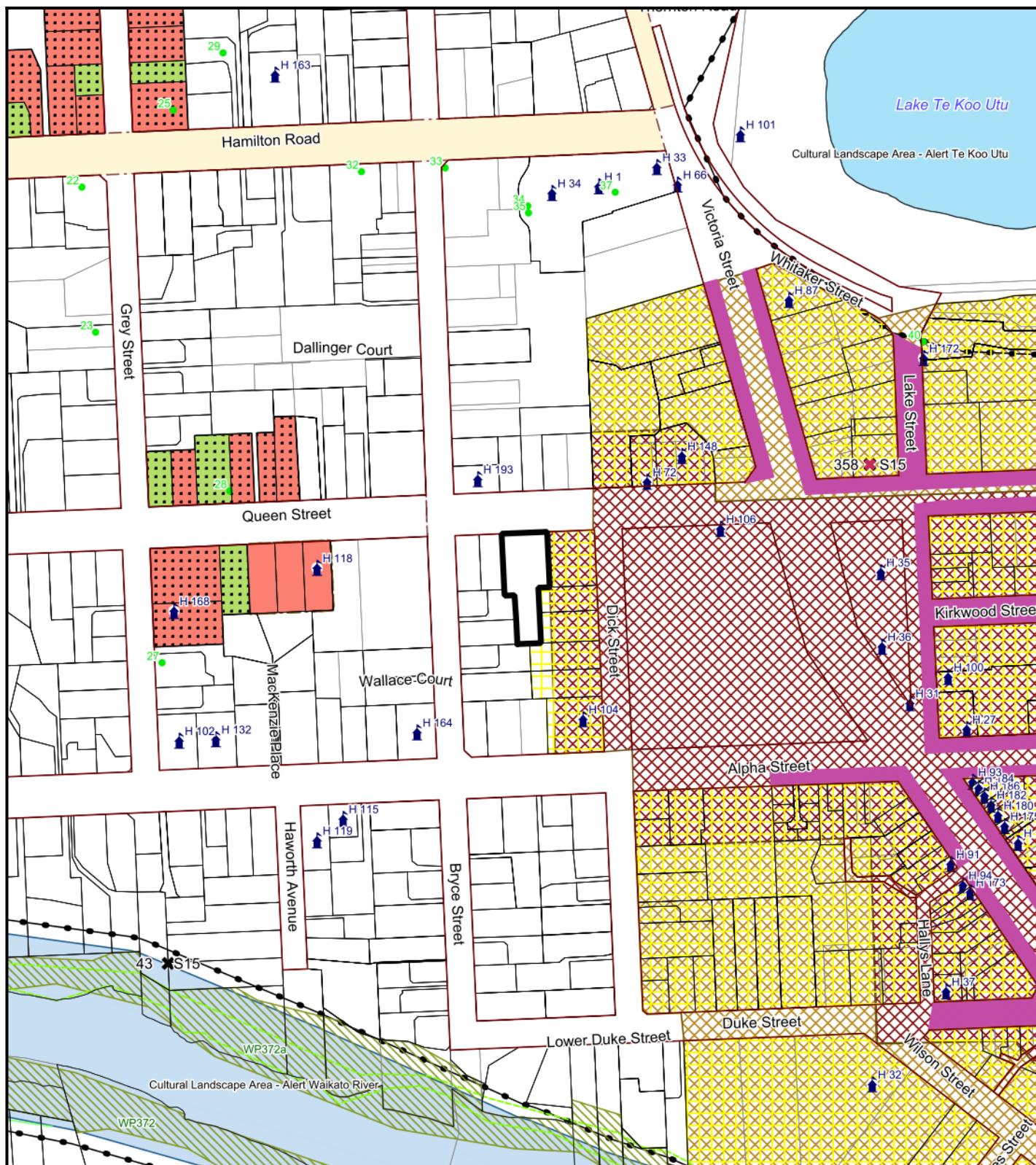
(Note: will appear as line pattern over certain lakes due to them also being Reserve Zone)

ZONES

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

QUALIFYING MATTERS

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



Waipā District Plan Policy Areas



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

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Policy Areas Legend

ESPLANADE REQUIREMENTS

-  Access Strip
-  Esplanade Reserve
-  Esplanade Strip

LANDSCAPE AND NATURAL AREAS

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

HERITAGE

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

GENERAL

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

OVERLAYS

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

UTILITIES

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

NATURAL HAZARDS

-  Flood Hazard Area

NOTE:

1. Referenced Sites

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

2. Archaeological Sites

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

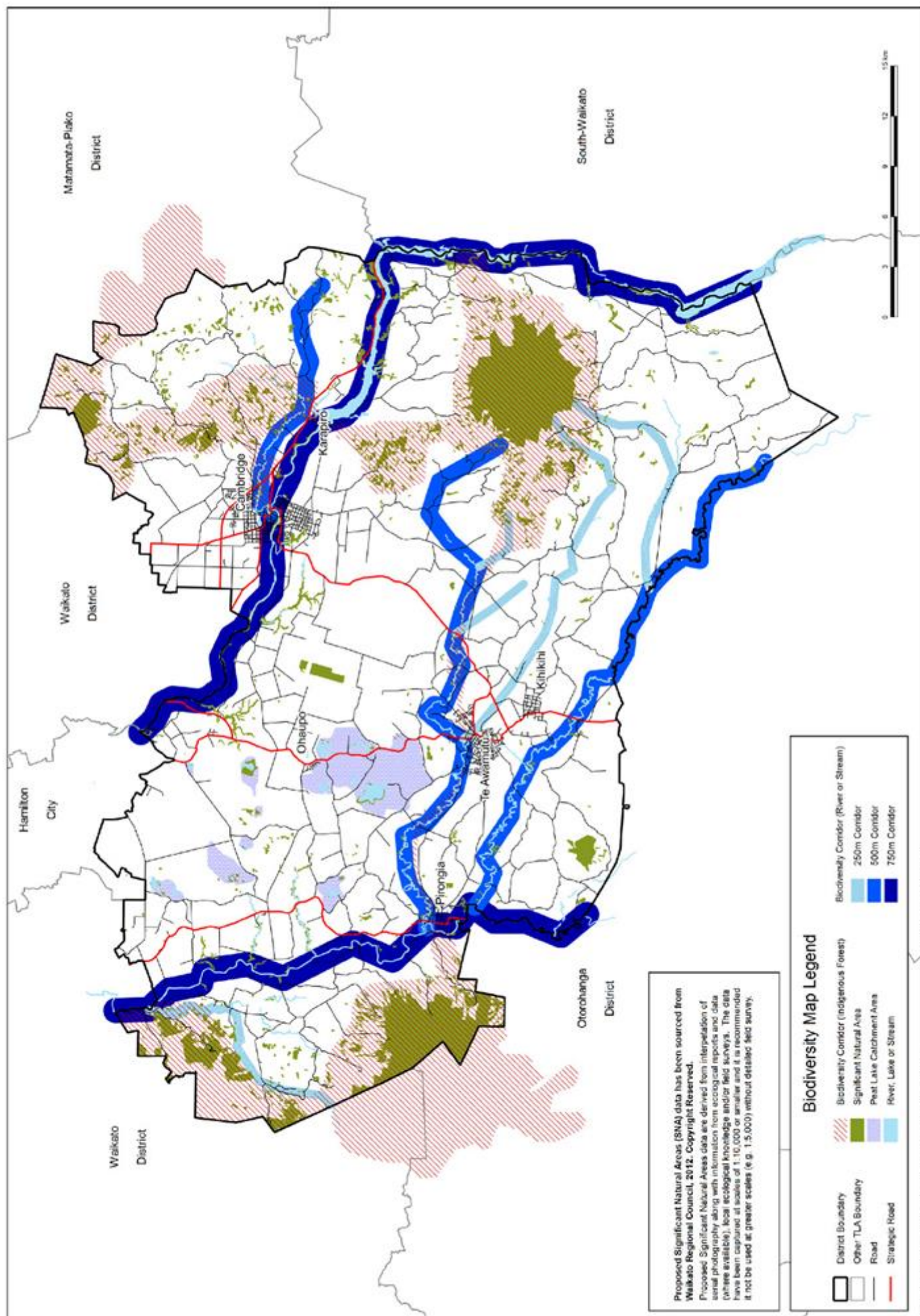
3. Reliability 1

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

4. Cultural Landscape Areas

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

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



5a Resource consents, notices, bonds, Council easements, and consent notices

This section includes details of:

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

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

No

Note:

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

5b Development contributions

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

Is there a development contribution notice for this site?	No
Development contribution reference	N/A
Development contribution amount	N/A
Is there a statutory land charge imposed on this site?	No

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

5c Financial contributions

This section includes details of any outstanding financial contributions owing.

Is there a financial contribution invoice outstanding for this site?	No
Financial contribution invoice number	N/A
Financial contribution amount	N/A

Note: Refer to a copy of the Financial Contribution Invoice (if relevant). Any development of new dwellings on this property may be subject to Financial Contributions, in accordance with Section 18 of the Waipa District Plan.

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6 Special feature or characteristics details

This section includes details of:

- Whether the site is affected by peat, contamination or poor soakage;
- Whether there is the likely presence of hazardous substances on the site and in particular whether the site has been recorded as being on the Regional Council's HAIL list of potentially contaminated sites;
- Refer to a copy of special features map.

Are there any special features identified for this property?

No

Poor Soakage

No information known to Council.

Site contamination / Hazardous substances

No information known to Council.

Peat

No information known to Council.

Land Fill

No information known to Council.

Filled Ground

No information known to Council.

Note:

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

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Special Features

(Refer to LIM Legend for Symbolology)

Data has been drawn from various sources including:

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

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

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

Monday 29 June 2026

Disclaimer:

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7a Natural hazards

This section includes details of:

- Whether the site is affected by a natural hazard as defined in the Resource Management Act 1991: “Natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment”;
- Refer also to the “WRC Reports Summary” providing reference to Waikato Regional Council’s technical reports supporting information on the Waikato Regional Council Hazards Portal. This information should not be regarded as a full analysis of the natural hazards affecting this land as there may be natural hazards that the Council is unaware and has no knowledge of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose, including development;
- Refer to a copy of natural hazards map.

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

Erosion, avulsion or alluvion

No information known to Council.

Falling debris or slippage

No information known to Council.

Liquefaction

No information known to Council.

Subsidence (fill or other doubtful ground)

No information known to Council.

Earthquake, Fault Lines and Ground Shaking

No information known to Council.

Flooding

No information known to Council.

Fire

No information known to Council.

Drought

No information known to Council.

LIM/0664/26

Wind

No information known to Council.

Volcanic and geothermal activity

No information known to Council.

Tsunami

No information known to Council.

Inundation

No information known to Council.

Note:

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

[Waikato Regional Hazards Portal | Waikato Regional Council](#)

LIM/0664/26

Waikato Regional Council technical reports related to natural hazards for the Waipa District area

Title	Year Published	WRC Natural Hazard Information Hierarchy	Scope/area relevant for the report	Related URL
Climate Change Adaptation Guideline for the Waikato Region	Report has not been published - Draft	General Information	Waikato region	Contact WRC to access the report
Catchment-scale LiDAR-based SedNetNZ modelling in Waikato CEM catchments	Report has not been published - Draft	Local to regional scale	Waikato region	Contact WRC to access the report
Waikato Regional Climate Change Hazards and Risks Report	2025	Local to regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr202428/
Application of SedNetNZ in the Waikato region to support NPS-FM 2020 implementation	2024	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr202405/
Adapting to drought in the Waikato	2021	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr202128/
Review of potential management interventions to reduce peat subsidence and CO2 emissions in the Waikato	2022	Local to regional scale	Lower Waikato, Hauraki Plains and Taupō, Reporoa	https://www.waikatoregion.govt.nz/services/publications/tr202110/
Peatland surface oscillation at two dairy farms on Moanatuatua drained peatland	2021	Property to local scale	Moanatuatua swamp	https://www.waikatoregion.govt.nz/services/publications/tr202109/
River styles assessment of the Waipā river catchment, Waikato, New Zealand	2021	Local to regional scale	Waipā River catchment	https://www.waikatoregion.govt.nz/services/publications/tr202001/
Waikato River suspended sediment : loads, sources and sinks : information to inform economic modelling for the Healthy Rivers Wai Ora Project	2018	Local to regional scale	Waikato River catchments below Taupō	https://www.waikatoregion.govt.nz/services/publications/tr201865/
Piako River scheme : service level review	2018	Local to regional scale	Piako River catchment	https://www.waikatoregion.govt.nz/services/publications/tr201806/
Regional flood summary : rainfall event 7 to 12 March 2017	2017	Local to regional scale	Lower Waikato, Waihou Piako and Coromandel catchments (WRC Integrated Catchment Management Zones)	https://www.waikatoregion.govt.nz/services/publications/tr201721/
Regional flood summary : ex-tropical Cyclone Debbie (4-6 April), Tasman Low (11-13 April), and ex tropical Cyclone Cook (13-14 April)	2017	Local to regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr201720/
Waikato regional prioritisation project : phase 2 overview	2016	Local to regional scale	Waikato region	Contact WRC to access the report

Title	Year Published	WRC Natural Hazard Information Hierarchy	Scope/area relevant for the report	Related URL
Waikato regional prioritisation project : preliminary results	2015	Local to regional scale	Waikato region	Contact WRC to access the report
Waipa morphological modelling study phase 3 : analysis and modelling	2015	Local to regional scale	Waipā River catchment	https://www.waikatoregion.govt.nz/services/publications/tr201537/
An assessment of the impacts of climate change in the Waikato region : applying CMIP5 data	2015	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr201526/
Upper Waipa River survey data report	2014	Local to regional scale	Waipā River catchment	Contact WRC to access the report
Waikato and Waipa River Iwi values document review : Waikato Economic Joint Venture study	2014	Regional scale	Waipā and Waikato River catchments	https://www.waikatoregion.govt.nz/services/publications/tr201460/
Waipa catchment plan	2014	Regional scale	Waipā River catchment	Contact WRC to access the report
Assessing erosion in the Waipa catchment using the New Zealand Empirical Erosion Model (NZeem (R)), Highly Erodible Land (HEL), and SedNetNZ models	2013	Local to regional scale	Waipā River catchment	https://www.waikatoregion.govt.nz/services/publications/tr201354/
2012 Waikato Regional Council : flood risk self assessment	2012	Local to regional scale	Waikato region	Contact WRC to access the report
Flood event review : September 2010 and January 2011	2011	Local to regional scale	Waikato region	Contact WRC to access the report
Strategic assessment of the impacts of climate change on the Waikato region	2011	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr201137/
Waikato regional landscape assessment	2010	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR201012.PDF
River flood event review : July/August 2008 event	2009	Local to regional scale	Thames Coromandel, Hauraki, Matamata Piako, South Waikato, Hamilton City, Waikato, Ōtorohanga, Waipā, Waitomo, Taupō, Rotorua Lakes	Contact WRC to access the report
Peat subsidence near drains in the Waikato region	2005	Local to regional scale	Waikato region	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/tr05-40.pdf
Mangatutu River and catchment management plan	2004	Local to regional scale	Mangatutu River Catchment	https://www.waikatoregion.govt.nz/services/publications/tr200423/
Subsidence rates of peat since 1924 in the Rukuhia Swamp	2004	Local to regional scale	Rukuhia swamp	https://www.waikatoregion.govt.nz/assets/WRC/

Title	Year Published	WRC Natural Hazard Information Hierarchy	Scope/area relevant for the report	Related URL
				C/WRC-2019/TR04-20.pdf
Subsidence rates of peat since 1925 in the Moanatuatua Swamp area	2002	Local to regional scale	Moanatuatua swamp	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR04-17.pdf
Taupo, Waikato and Waipa management zones Leap Day flood event : February 29 to March 5, 2004 : final technical report	2004	Local to regional scale	Taupō, Waikato and Waipā catchments (WRC Integrated Catchment Management Zones)	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR04-06.pdf
Waikato and Waipa Rivers flood event 6-16 July 2002 : final technical report	2002	Local to regional scale	Waikato, Waipā and Waihou Piako catchments (WRC Integrated Catchment Management Zones)	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/tr02-12.pdf
Flood hazards identification report : Waipa, Otorohanga, Waitomo and Thames-Coromandel Districts 1:50 000	1999	Regional scale	Waipā, Ōtorohanga, Waitomo and Thames-Coromandel District	Contact WRC to access the report
Landslide susceptibility mapping and risk assessment for the Waikato Region, New Zealand	1999	Regional scale	Waikato region	Contact WRC to access the report
Drought hazard and risk within the Waikato Region : a thesis submitted in partial fulfilment of the requirements for the Degree of Master of Science and Technology in Earth Sciences at the University of Waikato	1999	Local to regional scale	Waikato region	Contact WRC to access the report
Waikato regional flood event of 9-20 July 1998	1998	Local to regional scale	Waikato region	Contact WRC to access the report
Waikato region volcanic hazard assessment	1997	Regional scale	Waikato region	Contact WRC to access the report
The potential impacts of earthquakes, floods and volcanoes in the Waikato Region	1998	Regional scale	Waikato region	Contact WRC to access the report
Earthquake hazard analysis Environment Waikato (Regional Council) area	1996	Regional scale	Waikato region	Contact WRC to access the report
Proposal for monitoring of sand extraction from the Lower Waikato River	1996	Local to regional scale	Lower Waikato River from Karapiro dam to Tuakau	Contact WRC to access the report
Eastern Pirongia catchment : water and soil management plan	1991	General Information	Eastern Pirongia catchment	Contact WRC to access the report

Title	Year Published	WRC Natural Hazard Information Hierarchy	Scope/area relevant for the report	Related URL
The water resources of the Mangapiko Catchment	1990	Local to regional scale	Mangapiko Stream catchment	Contact WRC to access the report

7b Urban Stormwater Flood Modelling

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

The preparation and provision of this information has been made in good faith based on flood modelling data based on the report detailed below. While due care has been taken, Waipā District Council does not give any warranty, in relation to the accuracy, completeness or reliability of this information. Expert advice is recommended before seeking to rely on it.

Note: This is the latest flood hazard map. If there is any inconsistency with the Waipā District plan and/or Special Features information, then this map prevails.

Name of the entity that commissioned the report	Waipa District Council
Purpose of the report	The purpose of the report is to provide a comprehensive overview of the development of the Waipa District Council Stormwater models from 2018 to current (2021), which have been used to inform Council's Flood Hazard Mapping project. This report includes a summary of key assumptions made during previous modelling stages, any limitations of the models, and key decisions and recommendations for future development and/or maintenance of the models. The purpose of this report is to provide background into the work undertaken to date to help inform any future stormwater modelling work.
Scope of the report	The scope of the report is stormwater models for the five main urban areas in Waipa District: Cambridge, Te Awamutu, Pirongia, Ohaupo and Kihikihi.
Where or how to access the report	https://waipadc.t1cloud.com/T1Default/CiAnywhere/Web/WAIPADC/ECMCore/BulkAction/Get/3f5bec07-a0f5-41ad-80dd-5310fd1534a8
Title of the report	Stormwater Modelling & Flood Hazard Mapping - PART A.1 - WSP Modelling Report - December 2021
Report prepared by	30 November 2021 - prepared by WSP, Hamilton

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Natural Hazards

(Refer to LIM Legend for Symbolology)

Data has been drawn from various sources including:

- Landcare New Zealand's Land Resource Inventory Data (LRI)

Flood hazard maps in urban areas are based on 2019 LIDAR (ground contour) data (Moturiki 1953 datum) and therefore any development after that year may not be precisely mapped. Reference should be made to development plans in this instance if there are concerns. The modelling has a number of limitations. More details are available in Section 7b of the LIM and on Council's website <https://www.waipadcc.govt.nz/our-services/properties/flood-hazard-mapping>

Refer to the Waikato Regional Council Hazards Portal (link below) which contains further information about the natural hazards that may be relevant to the site. <https://www.waikatoregion.govt.nz/services/regional-hazards-and-emergency-management/regional-hazards-portal/>

Monday 29 June 2026

Disclaimer:

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



7c Building Act 2004 natural hazards information

This section includes details of:

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

No information known to Council.

Note: Refer to further information if relevant.

7d Natural hazard information from the Waipa District Plan

This section includes details of any natural hazard information from the District Plan.

The Waipa District Plan does not identify any natural hazards in relation to this property.

Note: Refer to further information if relevant.

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8a Alcohol licence details

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

Is there a Alcohol Licence authorised for this site?

No

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

8b Environmental health details

This section includes details of:

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

Is there a Health or Food Registration authorised for the site?

No

Have any Health Requisitions been imposed on the site?

No

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

8c Environmental monitoring details

This section includes details of:

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

Is there an Abatement Notice currently issued on this site?

No

Is there an Enforcement Order currently issued on this site?

No

Has an application been made to a Court for an Enforcement Order on this site?

No

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

8d Clanlabs

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

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

No information known to Council

Note: Refer to further information if relevant.

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Discretionary Information

Disclaimer

Waipā District Council may also supply information that has been supplied by a third party pursuant to Parts 2,3 or 4 of the Local Government Official Information and Meetings Act 1987. Waipā District Council cannot verify if this information is reliable or accurate. Any such third party information should be subject to further checking by the applicant. Waipā District Council will not accept any liability whatsoever, or subsequent loss, attributed to the third party information, in accordance with section 41 of the Local Government Official Information and Meetings Act 1987.

PART 2

Significant Projects

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

Southern Links (D 156) – New Zealand Transport Agency

Location / description

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

Status

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

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

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

Location / description

Located southwest of the Te Awamutu township, extending from the North Island Main Trunk Railway Line, across Pokuru Road, and extending to the intersection of St Leger Road, Golf Road and State Highway 3.

Status

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

Notified resource consents within vicinity of property

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

Fire Control

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

Refuse, and recycling collection details

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

Refuse collection	Waipā District Council does not provide a refuse collection service. There are a number of private companies that provide a service within our District. Please contact private companies directly for information on collection availability and costs.
Recycling	Waipā District Council provides a recycling service to all rural and residential properties, but does not provide this service to any commercial or industrial property. Please refer to Council's website for further information. www.waipadc.govt.nz/recycling

DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and includes all information required to be provided pursuant to Section 44A(2) that is known to the Waipā District Council relevant to the land described.

Signed for and on behalf of the WAIPĀ DISTRICT COUNCIL



Authorised Officer

29/06/2026

Date

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

Essential Services Map

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

Special Features Map

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

Natural Hazards Map

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



Subject Property Identifier

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

Disclaimer

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

Map Legend

Updated: 29/12/2023



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