

LAND INFORMATION MEMORANDUM

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



CAMBRIDGE

**Waipa**
DISTRICT COUNCIL

LIM reference: LIM/0484/21
Application date: 12 July 2021

Applicant details	
Applicant	Bayleys Real Estate Cambridge
Client	T Vincent & E Redman
Postal address	63 Alpha Street, Cambridge 3434

About this LIM

This LIM contains two parts:

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

For information/notes:

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

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

PART 1

1a Site details	
Owner	T W Vincent, E A Redman
Property address	109 Shakespeare Street Leamington Cambridge 3432
Legal description	Lot 4 DPS 6546, House 1 DPS 36991 & Shed 1 DPS 36991
Area	0.0809 ½ sh
Record of title	Attached

1b Valuation details	
Valuation assessment number	04510/422.00A
Date of valuation	1 August 2019
Land value	\$315000
Value of improvements	\$175000
Capital value	\$490000

1c Rating details	
Rates struck for year 2021 to 2022	\$2680.31
Balance of account	\$2343.27
Next instalment due date	21 August 2021
Penalty date	27 August 2021

Notes:

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



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Historical Search Copy



R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier SA33B/576
Land Registration District South Auckland
Date Issued 02 May 1985

Prior References
SA12D/434

Estate Fee Simple - 1/2 share
Area 809 square metres more or less
Legal Description Lot 4 Deposited Plan South Auckland 6546

Original Registered Owners
Sally Joanne Rountree

Estate	Leasehold	Instrument	L H587079.1
		Term	999 years as from and including 31.10.1984

Legal Description House 1 Deposited Plan South Auckland
36991 and Shed 1 Deposited Plan South
Auckland 36991

Original Registered Owners
Sally Joanne Rountree

Interests

H587079.1 Lease of House 1 and Shed 1 DP South Auckland 36991 Term 999 years as from and including 31.10.1984
Composite CT SA33B/576 issued - 2.5.1985 (Affects Fee Simple)

B090491.3 Variation of Lease H587079.1 produced 6.7.1992 at 2.45 pm and entered 30.7.1992 at 9.00 am

B090491.5 Mortgage to Westpac Banking Corporation produced 6.7.1992 at 2.45 pm and entered 30.7.1992 at 9.00 am

B090491.6 Lease of Flat 1 DPS 38885 Term 999 years commencing on 10.7.1985 Composite CT SA50D/891 issued
produced 6.7.1992 at 2.45 pm and entered 30.7.1992 at 9.00 am

Land Covenant in Lease B090491.6 produced 6.7.1992 at 2.45 pm and entered 30.7.1992 at 9.00 am

B294681 Variation of Mortgage B090491.5 - 7.9.1995 at 9.23 am

B462541.1 Variation of Mortgage B090491.5 - 29.1.1998 at 11.41 am

5408224.1 Discharge of Mortgage B090491.5 - 20.11.2002 at 9:00 am

5408224.2 Transfer to David William Dunlop - 20.11.2002 at 9:00 am

5408224.3 Mortgage to Bank of New Zealand - 20.11.2002 at 9:00 am

6903547.1 Discharge of Mortgage 5408224.3 - 12.6.2006 at 3:11 pm

6905444.2 Mortgage to Westpac Banking Corporation - 14.6.2006 at 9:00 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 6905444.2 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

7731770.1 Departmental Dealing correcting the memorial for Lease H587079.1 by adding the time - 28.2.2008 at 9:00 am

8219892.1 Discharge of Mortgage 6905444.2 - 21.8.2009 at 10:26 am

8219892.4 Transfer to 1879 Limited - 21.8.2009 at 10:26 am

8219892.5 Mortgage to ASB Bank Limited - 21.8.2009 at 10:26 am

10655626.1 Discharge of Mortgage 8219892.5 - 16.12.2016 at 3:53 pm

10655626.2 Transfer to Thomas Hunter Vincent and Emily Ann Redman - 16.12.2016 at 3:53 pm

10655626.3 Mortgage to Kiwibank Limited - 16.12.2016 at 3:53 pm

11044539.1 Departmental dealing correcting the memorials by adding the memorial for Variation of Lease B090491.3 to the current view - 1.3.2018 at 8:40 am

11982015.1 Discharge of Mortgage 10655626.3 - 24.12.2020 at 7:13 am

11982015.2 Mortgage to New Zealand Home Lending Limited - 24.12.2020 at 7:13 am

No. 33B / 576

References

Prior C/T 12D/434
Lease No. H.587079.1
Transfer No.
N/C. Order No.

Land and Deeds 69



ONE HALF SHARE COMPOSITE TITLE

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of May one thousand nine hundred and eighty five under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that WINIFRED GLADYS TUCK of Cambridge married woman is seised of an estate in fee simple as to an undivided one half share

~~in fee simple~~ (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 809 SQUARE METRES more or less being Lot 4 on Deposited Plan S.6546 and being part Allotment 216 Town of Cambridge West and that the abovenamed is seised of an estate in leasehold (subject as aforesaid) created by Lease H.587079.1 for the space of 999 years as from and including 31.10.1984 in all that house and shed described as House 1 and Shed 1 on Deposited Plan S.36991 situated on the above described land and delineated on the plan hereon



O. hon

ASSISTANT LAND REGISTRAR

Subject to Lease for 999 years as from and including 31.10.1984

LEASE HOUSE COMPOSITE TITLE

H.587079.1 1 and Shed 1 herein
O. hon
A.L.R.

H.706198 Transfer to Doreen Roberts of Cambridge accounts clerk produced 4.2.1987 at 9.05 o'clock
de
for A.L.R.

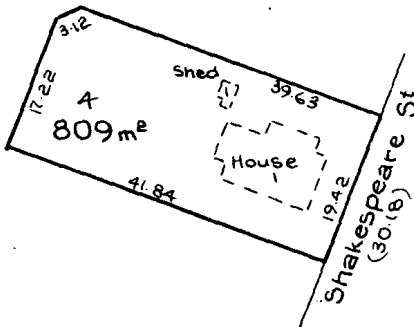
H.993590 Mortgage to Westpac Banking Group Limited 11.11.1988 at 2.04 o'clock
DISCHARGED
6/11/92
A.L.R.
B.090491.1 *S. Johns*
for A.L.R.

B.090491.3 Variation of Terms of Lease H.587079.1 produced 6.7.1992 at 2.45 o'clock and entered 30.7.1992 at 9.00 o'clock
[Signature]
A.L.R.

B.090491.4 Transfer to Sally Joanne Rountree of Cambridge accounts clerk produced 6.7.1992 at 2.45 o'clock and entered 30.7.1992 at 9.00 o'clock
[Signature]
A.L.R.

B.090491.5 Mortgage to Westpac Banking Corporation produced 6.7.1992 at 2.45 o'clock and entered 30.7.1992 at 9.00 o'clock
[Signature]
A.L.R.

Cambridge Borough



Measurements are Metric

O V E R

* Register copy for L. & D. 69, 71, 72. A T. D

No. 33B / 576

REGISTER

CT: 33B/576

B.090491.6 Lease of Flat 1 on DPS.38885 to Mary Jane Bromwich Term: 999 years commencing on 10.7.1985 produced 6.7.1992 at 2.45 o/c entered 30.7.1992 at 9.00 o/c Composite Title 50D/891 issued

Land Covenant in Lease B.090491.6

~~_____~~
A.L.R.
~~_____~~
A.L.R.

B.294681 Variation of terms of Mortgage B.090491.5 - 7.9.1995 at 9.23 o/c

J. H. Duff
for A.L.R.

B421388.1 CAVEAT BY JAMES NICHOLAS DUFF

13.6.1997 at 2.74

WITHDRAWN
BY
D.L.R.

J.

B427109.1

for DLR

B462541.1 Variation of Mortgage B090491.5 - 29.1.1998 at 11.41

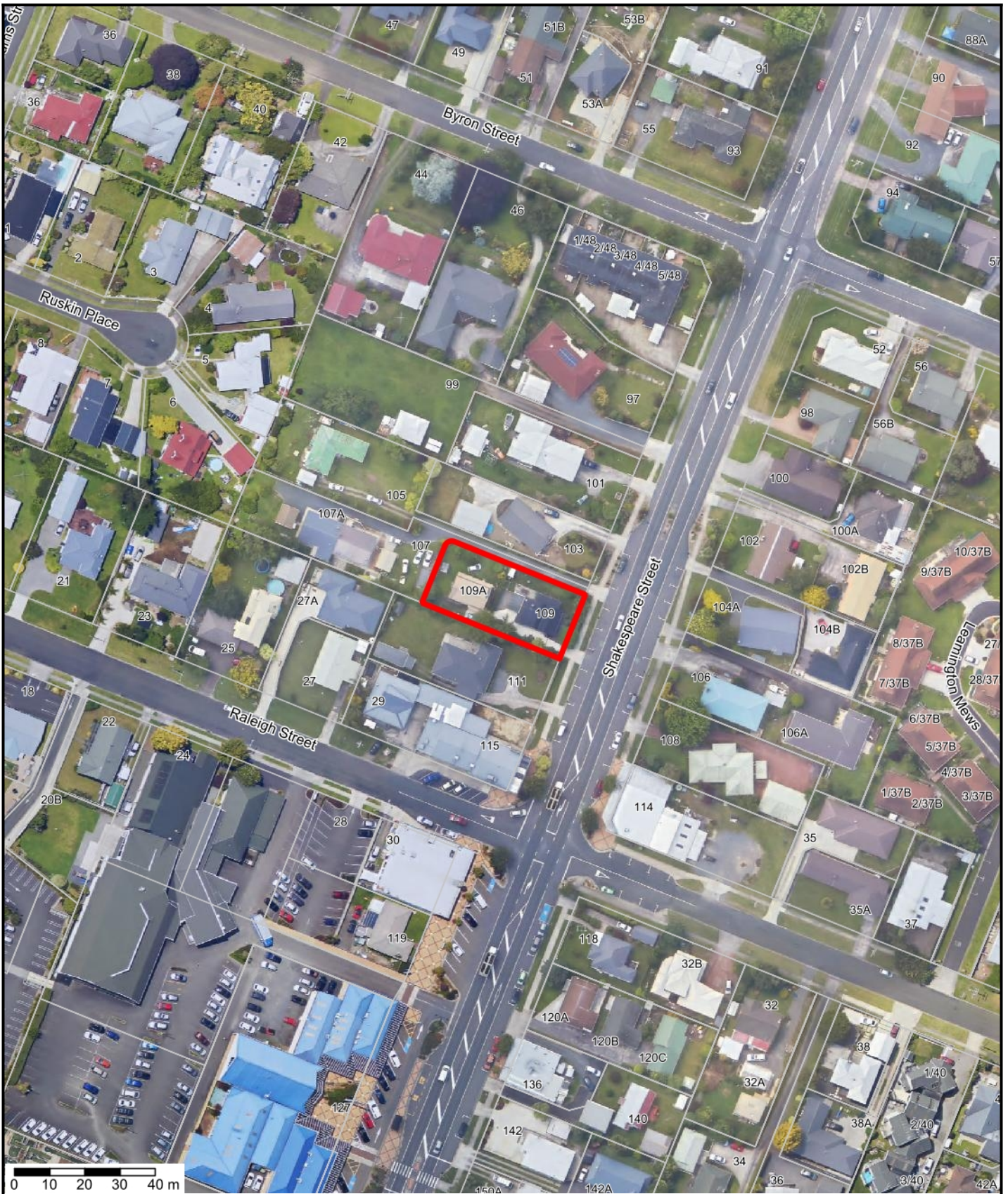
J.
for DLR



1d Aerial photograph

The cadastral information overlaid on the aerial photograph attached 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

The location of the property boundaries can be defined by checking on site for survey pegs, or obtaining a copy of the Survey Plan from Land Information New Zealand (Hamilton Office ph: (07) 8382489) or requesting a Registered Land Surveyor to undertake a boundary definition.



Aerial Photography

Cambridge, Hautapu, Te Awamutu, Kihikihī, Ohaupo, Pirongia flown in Dec 2018.
 Mystery Creek, Airport, Karapiro, Te Miro, Te Pahu, Pukeatua, Wharepapa South, Lake
 Arapuni, Lake Ngaroto flown Jan-April 2017.

All other rural areas of Waipā District flown various months in 2017, some locations in early
 2019.

Aerial photography has an accuracy of $\pm 0.2\text{m}$ in urban areas and $\pm 3\text{m}$ in all other areas.
 Position of property boundaries is INDICATIVE only and must not be used for legal
 purposes. Imagery sourced from NZ Aerial Surveys Ltd

Thursday 15 July 2021

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.



2a Details of buildings on the site

This section contains details of:

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

Waipa District Council has made reasonable efforts to find permit details for property for which you have requested a Land Information Memorandum.

We regret that we have been unable to find any building permit details for some or all of the buildings on the site. There are a variety of possible reasons for this and this does not necessarily mean that the building has been unlawfully erected.

Please note that where we cannot find any record of a permit or consent relevant to a particular building, we are unable by law to issue a retrospective building consent.

If you need any further assistance please contact a Building Compliance Officer at our Cambridge or Te Awamutu Office.

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
B018153	Carport	20/12/1981

The following **Building Consents** have been issued pursuant to the Building Act 1991, or the Building Act 2004:

Reference number	Description	Date issued	CCC issued
39579	Heating	18/08/2004	13/05/2005

Notes:

- (1) Refer to copies of the building plans, and Certificates (where relevant).
- (2) For any further building enquiries please contact Councils Building Compliance Team.

Shakespeare St 109

2 plans.

BOROUGH OF CAMBRIDGE

BUILDING AND/OR DRAINAGE AND PLUMBING APPLICATION FORM

To the Engineer:

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

AT NO: 109 (street) FOR: MRS TUCK (owner)

OF: 109, SHAKESPEARE STREET 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: CAR PORT (Dwelling, Shop, Factory, Carport, etc)

PARTICULARS OF LAND:

VALUATION NO: 135/A2 LOT NO: 4 DP: 6546

SECTION NO: 109 BLOCK: ZONING:

TOTAL FLOOR AREA: 8 sq. m.

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

NAME OF BUILDER: P J Mc DONALD

ADDRESS: 12 THOMPSON ST CAMBRIDGE

NAME OF DRAINLAYER: Separate permit applications

ADDRESS: must be signed by the Plumber

NAME OF PLUMBER: and/or drainlayer

ADDRESS:

ESTIMATED VALUE:

BUILDING: \$ 800.00 SIGNATURE OF APPLICANT: P J Mc DONALD

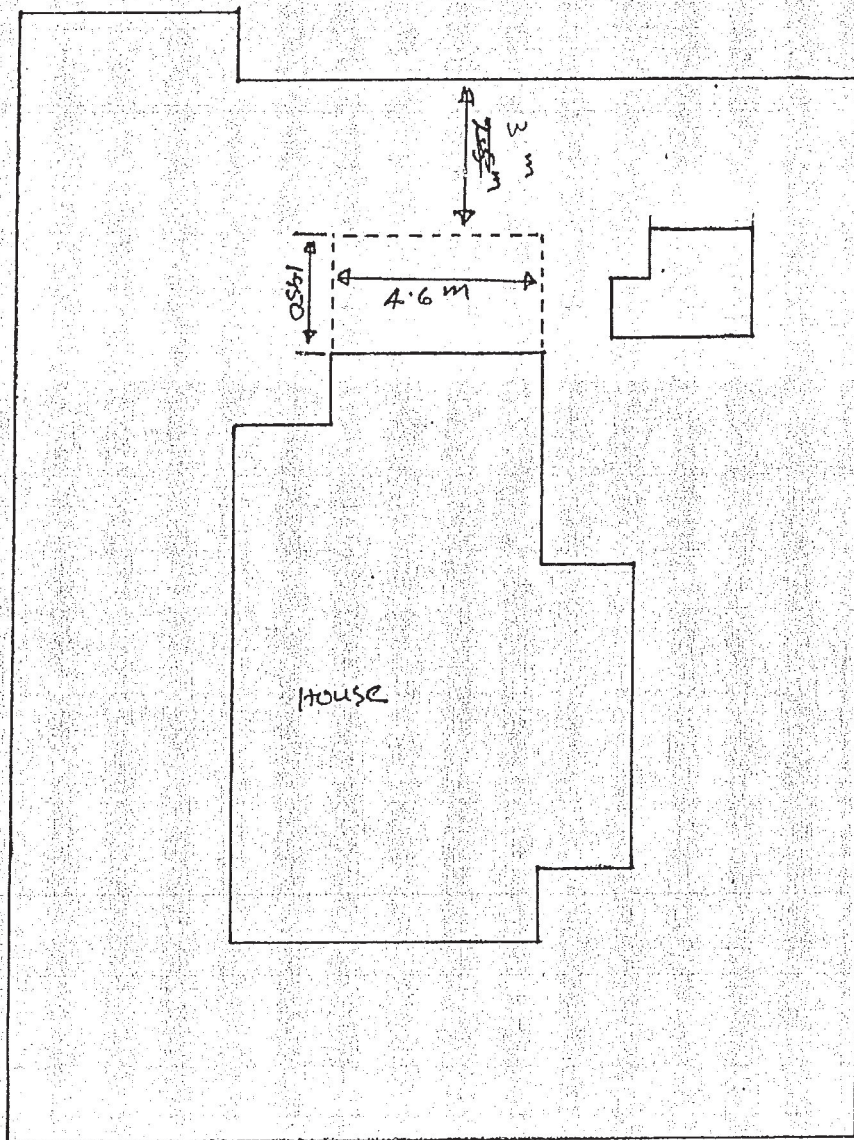
PLUMBING & DRAINAGE: TOTAL: \$ 800.00 DATE: DECEMBER 6TH 1984

FOR OFFICE USE ONLY

BUILDING:	12-00	1806/550	FEE PAID:	\$10.00
PLUMBING & DRAINAGE:		1807/550	RECEIPT NO:	9056
BUILDING RES LEVY:		7510/550	PAYEE:	McDonald
WATER CONNECTION:		4650/550	DATE:	20.12.84
SEWER CONNECTION:		4050/550	PERMIT NO:	B018153
KERB/FOOTPATH DEP:	Foot	7502/530	D & P NO:	

TOTAL FEES \$ 10.00

PROPOSED EXTENSION OF CARPORT FOR MRS TUCK
SITUATED AT SHAKESPEARE ST CAMBRIDGE.
ON LOT 4 DPS 6546 BEING PT ALLOT 216 CAMBRIDGE WEST.



SHAKESPEARE STREET

SCALE 1:150

Building Consent No:39579
Section 35, Building Act 1991
Issued:18Aug04
Project Information Memorandum No: 39578
Issued by Waipa District Council

David William DUNLOP
109A SHAKESPEARE STREET
CAMBRIDGE 2351

David William DUNLOP
109A SHAKESPEARE STREET
CAMBRIDGE 2351

PROPERTY ID: 023811
ASSESSMENT NO:
STREET ADDRESS: 109 SHAKESPEARE STREET, CAMBRIDGE 2351
LEGAL DESCRIPTION: LOT 4 DPS 6546

PROJECT IS FOR: Housing
INTENDED USE(S): INSTALL MASPORT LE PROVINCIAL HEATER
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$1,899.00
NUMBER OF STAGES: 1

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$125.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 1981361 Date: 10Aug04 Amount: \$125.00



BC

Building Consent: 39579
See attached page(s) for any other conditions.

Page : 1

1: Solid Fuel Heaters

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

FIREPLACE MODEL HEATER BEING INSTALLED IN CHIMNEYS

The fireplace is to be inspected prior to the inbuilt heater being installed.

Provide seismic restraint to base of heater.

Ensure chimney is in sound condition with no offsets which will prevent flue pipe installation.

Ensure join between chimney and front surround is well sealed. Any gaps to be filled with flexible fire cement.

Front hearth to extend beyond heater at least the minimum distance specified by heater manufacturer. If front hearth is to be extended, hearth is to be extended with new one piece hearth construction.

Heater manufacturer's installation instructions are to be strictly adhered to.

2: Domestic Smoke Alarms

Smoke alarms complying with the requirements of the Building Code's Acceptable Solution F7/AS1 are to be installed on the escape routes on all levels within the dwelling.

On all levels containing the sleeping spaces smoke alarms shall be located either;

i) In every sleeping space, or

ii) Within 3.0m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

3: Completion of Work

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

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other

Act nor permit any breach of any other Act.

Signed for and on behalf of the Waipa District Council:

Name:..... OM Johnston

Position: Building Control Officer. Date 18 / AUG / 2004.

CODE COMPLIANCE CERTIFICATE No:14553
Section 43(3), Building Act 1991

Building Consent No: 39579

OWNER : David William DUNLOP

Mailing Address: 109A SHAKESPEARE STREET, CAMBRIDGE 2351
Contact: David William DUNLOP
Mailing Address: 109A SHAKESPEARE STREET, CAMBRIDGE 2351
Application received: 10/08/04

PROJECT LOCATION

Street Address: 109 SHAKESPEARE STREET, CAMBRIDGE 2351
Property ID: 023811
Assessment No: 510/422.00
Legal: LOT 4 DPS 6546

PROJECT

The project is for Housing
Intended Use(s): INSTALL MASPORT LE PROVINCIAL HEATER
Intended life: Indefinite but not less than 50 years

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this
code compliance certificate in accordance with the attached
details are: \$0.00

This is a final code compliance certificate issued in respect of all of the
building work under the above building consent

Signed for and on behalf of the Waipa District Council:

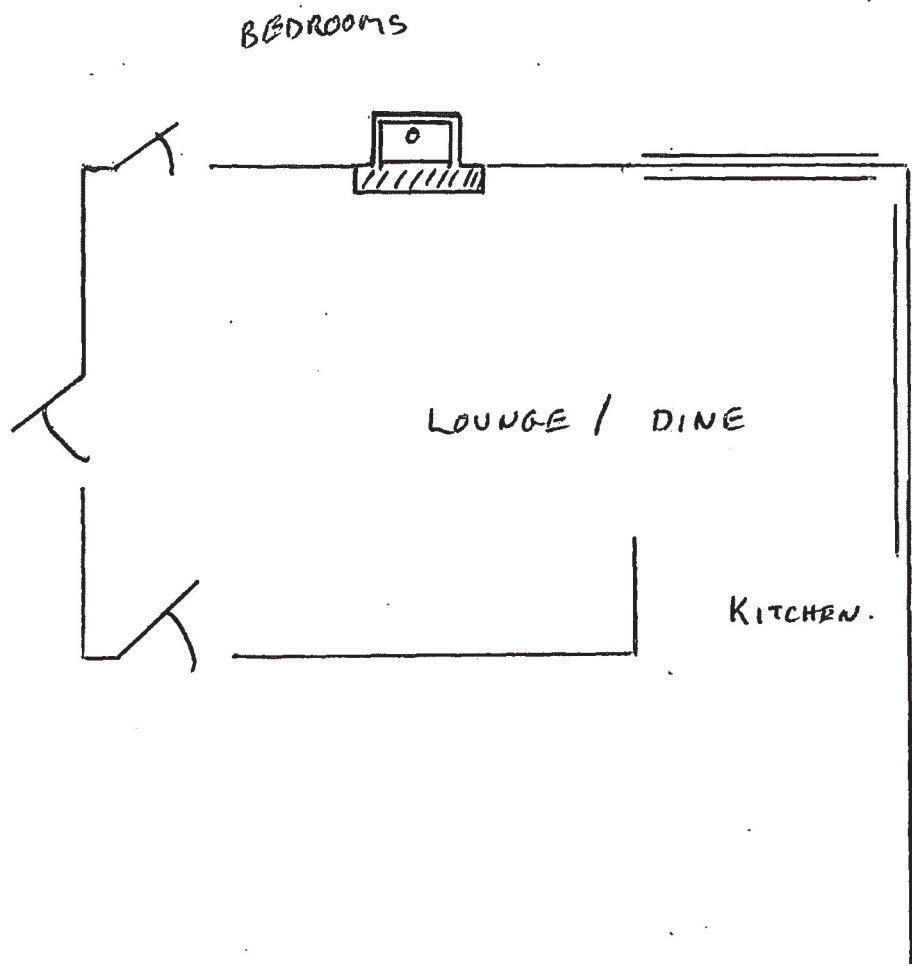
Name:  YVETA DODD

Position: Building Control Officer. Date 13 MAY 2005

109 Shakespeare St

510/422.00A
BC 39579

SCALE 1:50
DUNLOP.



PLAN

Approved Waipa District Council
Building Department
Officer: *[Signature]* Date: 16/8/04
Subject to Conditions of
Building Consent No. 39578

2b Weathertight homes

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

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

No information known to Council

Note: Refer to further information if relevant.

2c Swimming pool / Spa pool details

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

Is there a swimming pool located on the property?

No information known to Council

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

3a Water supply details

This section contains details of:

- Whether the property is supplied with drinking water and, if so, whether the supplier is the owner of the land or a networked supplier;
- If the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply;
- If the land is supplied with water by the owner of the land, any information the Council has about the supply;
- Whether the water supply is on demand or is a restricted supply;
- The balance of any water rates account;
- A services map showing the location of any public water pipes and hydrants in the vicinity of the property; and
- Any information that has been notified to the Council by a drinking water supplier under section 69ZH of the Health Act 1956. That section applies to a drinking water supplier who considers that the connection of additional residential properties to that suppliers drinking water supply may compromise the suppliers' ability to provide an adequate supply of drinking water to any property.

Note:

- (a) Section 69G Health Act 1956 contains a full definition of the terms “drinking water”, “drinking water supplier” “drinking water supply” and “networked supplier” and where those words and expressions are used in this LIM report they have the same meaning as in Section 69G of the Health Act 1956.
- (b) Drinking water is not necessarily the same as raw water and does not include water used for animals or irrigation that does not enter a dwelling house or building where water is drunk or used for food preparation.
- (c) **New or Additional Connection**
For any property for which, at present, has no water supply connection or where additional connections may be required (e.g. following a subdivision of the property) you should make enquiry of Council’s Asset Coordinator to verify whether the property is able to be connected to a Waipa District Council Network Supply and the water availability.

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

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

Water meter on property?	Yes
Water meter number:	17MC237979
Balance of water rates account:	\$102.29
Section 69ZH Health Act 1956	No

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

3b Wastewater supply details

This section contains details of the availability of Council wastewater reticulation to the site:

The property is within a reticulated wastewater area.

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

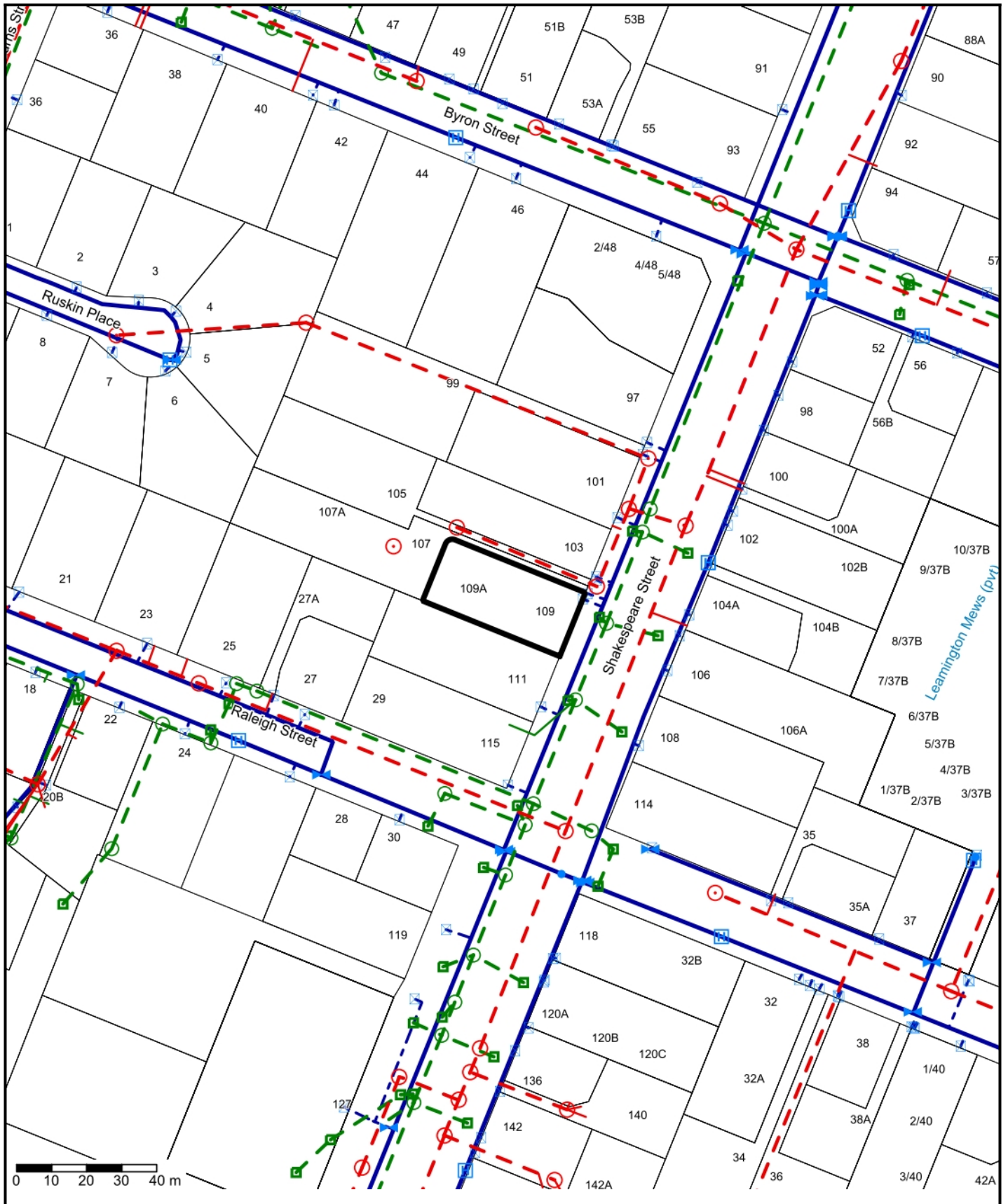
3c Land drainage details

This section contains details of:

- The Land Drainage Area the property is located within;
- Any public drains traversing the property and
- 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.



Essential Services

(Refer to Map Legend)

Thursday 15 July 2021

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.





Water Meter Information

For further information please contact Council on 0800 924 723 and speak to the Rates Department

Water Meter Details

	Note:
Water Meter on Property – YES	This property shares one water meter with the other properties within the cross-lease/complex site. The quarterly invoice is based on the water meter readings and is split evenly between effected households. These invoices are separate to the property's rates invoices. If you wish to install a separate water meter for this property please contact Waipa District Council to discuss options and costs.

4a Waipa District Plan details

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

Zoning & Policy Areas	See attached schedule
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Refer to a copy of the relevant District Plan Maps for this site and Schedule of Notified Plan Changes.

Schedule of Notified Plan Changes



Thursday 15 July 2021

For further information please see Council's website www.waipadc.govt.nz/District-Plan-Change 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/0002/20	PC13 Uplifting Deferred Zones, insert new Structure Plans for growth cells T6, T11 and C4, and consequential amendments to the District Plan	22 Mar 2021			
PC/0004/20	PC15 Seeks to amend the definitions of permeable and impermeable surfaces, improve consistency between similar rules across different zones	04 Dec 2020	28 May 2021	Approved	
PC/0005/20	PC16 Seeks to make improvements to various rules including those for water supply for firefighting purposes in rural areas; facades and glazing in the Residential Zone, and location and size of outdoor living areas	04 Dec 2020	28 May 2021	Approved	
PC/0007/20	PC18 Seeks to introduce a new rule relating to beekeeping in the Residential and Large Lot Residential Zones to permit beekeeping, with some controls	04 Dec 2020	28 May 2021	Approved	

Private Plan Changes

Application ID	Description	Notified Date	Date Issued	Stage/Decision
PC/0009/20	PC 12 Structure Plan and Rezoning of Growth Cell T2 - Frontier Road - Appeal period closes 28 June 2021	30 Oct 2020	14 May 2021	Approved



Report on Zoning and Policy Areas

Thursday 15 July 2021

relevant to this property

Zoning

RESIDENTIAL ZONE

Zone Overlay

Policy Type	Overlay Area
N/A	

N/A

Designation

Type	Reference	Facility	Authority	Activity	Location
N/A					

N/A

Policy Areas

Landscape and Natural Areas

N/A

Significant Tree or Bushstand

Type	Ref Number
N/A	

N/A

Significant Natural Area

Site Code	Name	Description	Area	Protection	Significance	Justification
N/A						

N/A

Esplanade Requirements

N/A

Policy Overlays

Type	Comments
N/A	
N/A	

N/A

N/A

Heritage

Site Code	Name	Location	Description
H/38	House (Tuck)	109A Shakespeare Street, Leamington	Dwelling

Protected Tree

Type	Species	English Name
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N/A

Utilities

Type	Details	Comments
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N/A

Natural Hazards

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

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

Biodiversity Areas

River Stream Corridor

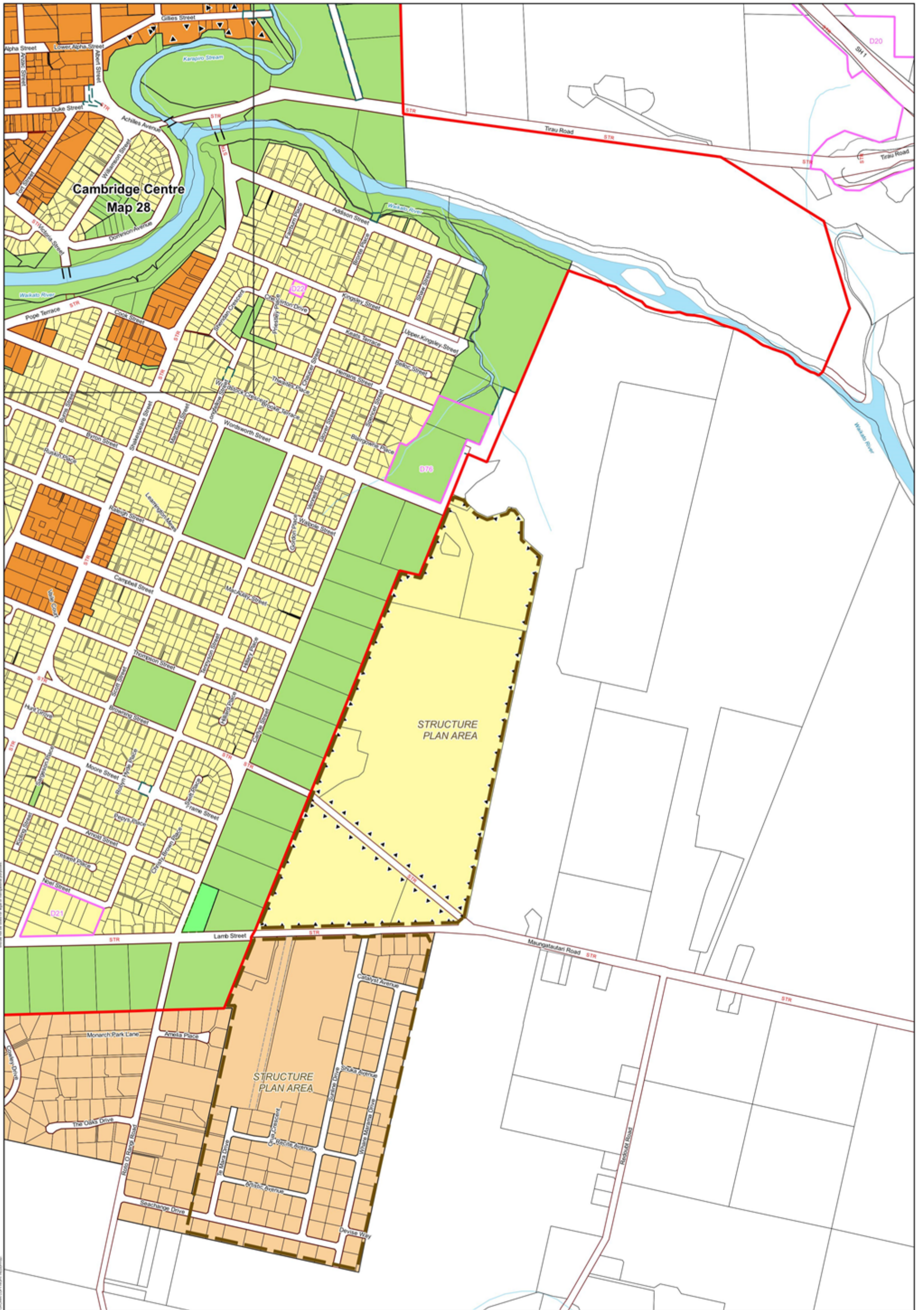
N/A

Indigenous Forest Corridor

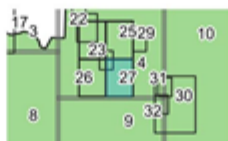
N/A

Peat Lake Catchment

N/A



Prepared with the assistance of a public consultation process. All boundaries are approximate only and should not be used for legal purposes.



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

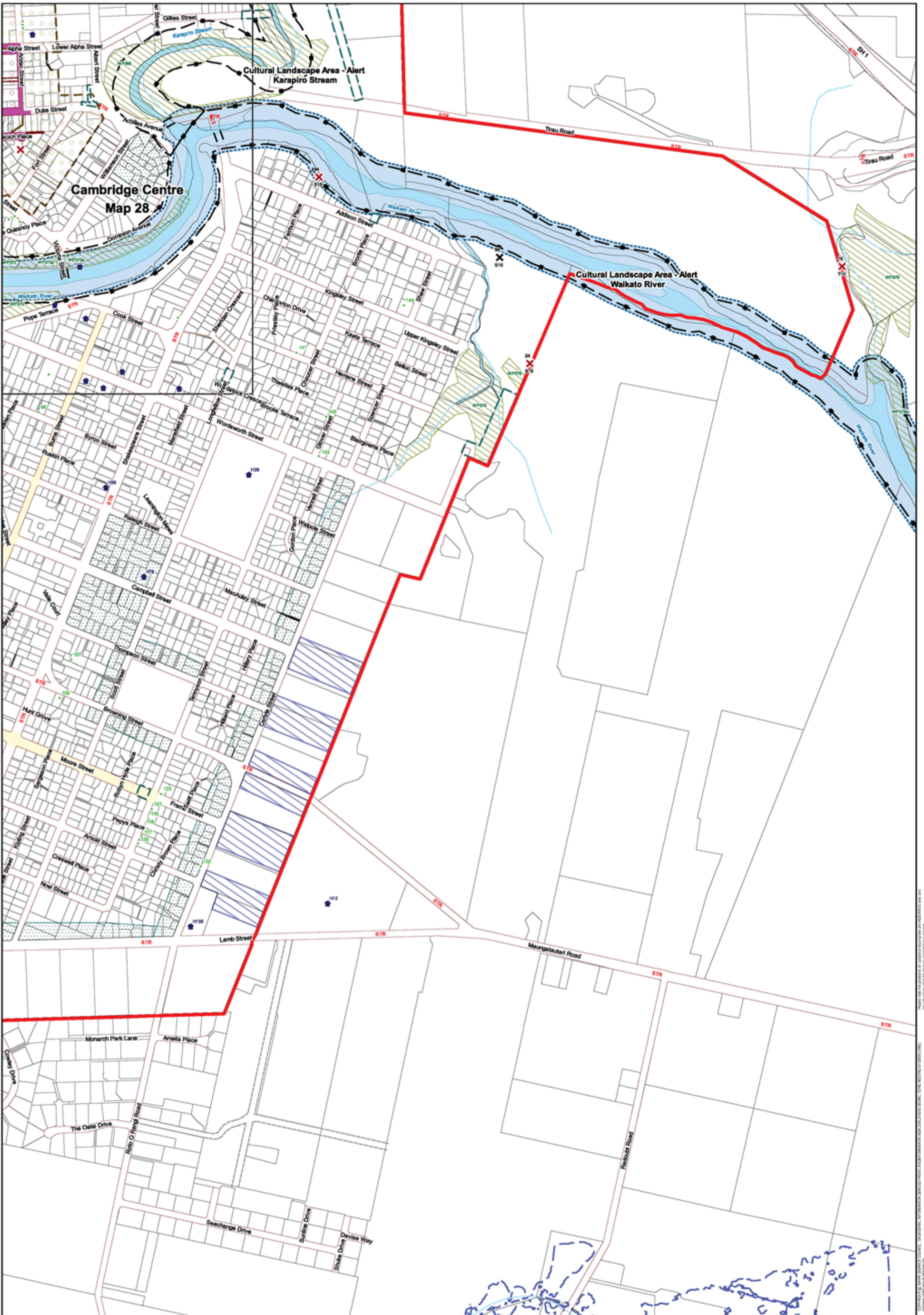
GENERAL

	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 wave pattern over certain lakes due to them also being Reserve Zone)

ZONES

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



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 Areas
- 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 (Refer Appendix N4)
- Character Cluster
- Character Precinct
- Character Precinct Cambridge A
- Character Precinct Cambridge B
- Character Streets
- Cambridge Residential Character Area
- 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

- Compact Housing Area
- Dairy Manufacturing Site
- Large Format Retail Area
- Maungatautari Ecological Island Fenced Boundary
- Pedestrian Frontage
- Road Noise Effects Area
- Scheduled Industrial Site
- Special Amenity Area
- Tall Building Area
- Cambridge North Neighbourhood Centre
- 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
- Hydro Operating Easement
- Dairy Manufacturing Noise Contour
- Mystery Creek Noise Contour
- Water Catchment Area (WCA)
- Lime Processing Site

UTILITIES

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

NATURAL HAZARDS

- Flood Hazard Area Other than along the flood hazard area around the Waipa River, the boundaries of the flood hazard may appear curved.

NOTE:

1. Referenced Sites

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

The reference number will only appear on the detail map. If the site you are viewing is within an inset map, e.g. map 27 is within map 23, then the reference number will only appear on map 27 and not on map 23.

2. Archaeological Sites

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

3. Reliability 1

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

4. Cultural Landscape Areas

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

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

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

This section contains details of:

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

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

No

Notes: Refer to:

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

5b Development contributions

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

Is there a development contribution notice on this site?

No

Development contribution reference

N/A

Development contribution amount

N/A

Is there a statutory land charge imposed on this site?

No

Notes: Refer to a copy of the Development Contribution Notice (if relevant).

Any future subdivision or land use development of this property may be subject to Development Contributions in accordance with Council’s Development Contribution Policy (allowed for under the Local Government Act 2002).

6 Special feature details

This section contains details of:

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

Are there any special features identified for this property?

No information known to Council

Note:

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

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



Special Features

(Refer to Map Legend)

- Data has been drawn from various sources including:
- Te Awamutu Flood Management Plan maps (Waikato regional Council)
 - Landcare New Zealand's Land Resource Inventory Data (LRI)

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



7a Alcohol licence details

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

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

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

7b Environmental health details

This section contains details of:

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

Is there a Health Certificate authorised for the site?	No
--	----

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

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

7c Environmental monitoring details

This section contains details of:

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

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

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

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

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

7d Clanlabs

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

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

No information known to Council

Note: Refer to further information if relevant.

Discretionary Information



Disclaimer

Waipa 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. Waipa 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. Waipa 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 contains details of significant proposed or existing designations in Waipa 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) - Waipa District Council

Location / description

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

Status

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

Resource consents within vicinity of property

Refer to attached map and schedule of consents

Cell phone towers and antennas

Telecommunications infrastructure including cell phone towers and antennas are permitted activities under the National Environmental Standard (NES) for Telecommunication Facilities 2016. If the NES conditions are met, no resource consent is needed, and landowners need not be consulted on upgrades or new facilities. If telecommunications facilities are of interest, you are advised to contact telecommunications providers to obtain information on the locations of any existing facilities or any proposed upgrades or new facilities.

Liquor licence details and Environmental health details within vicinity of property

Refer to schedule of details if relevant

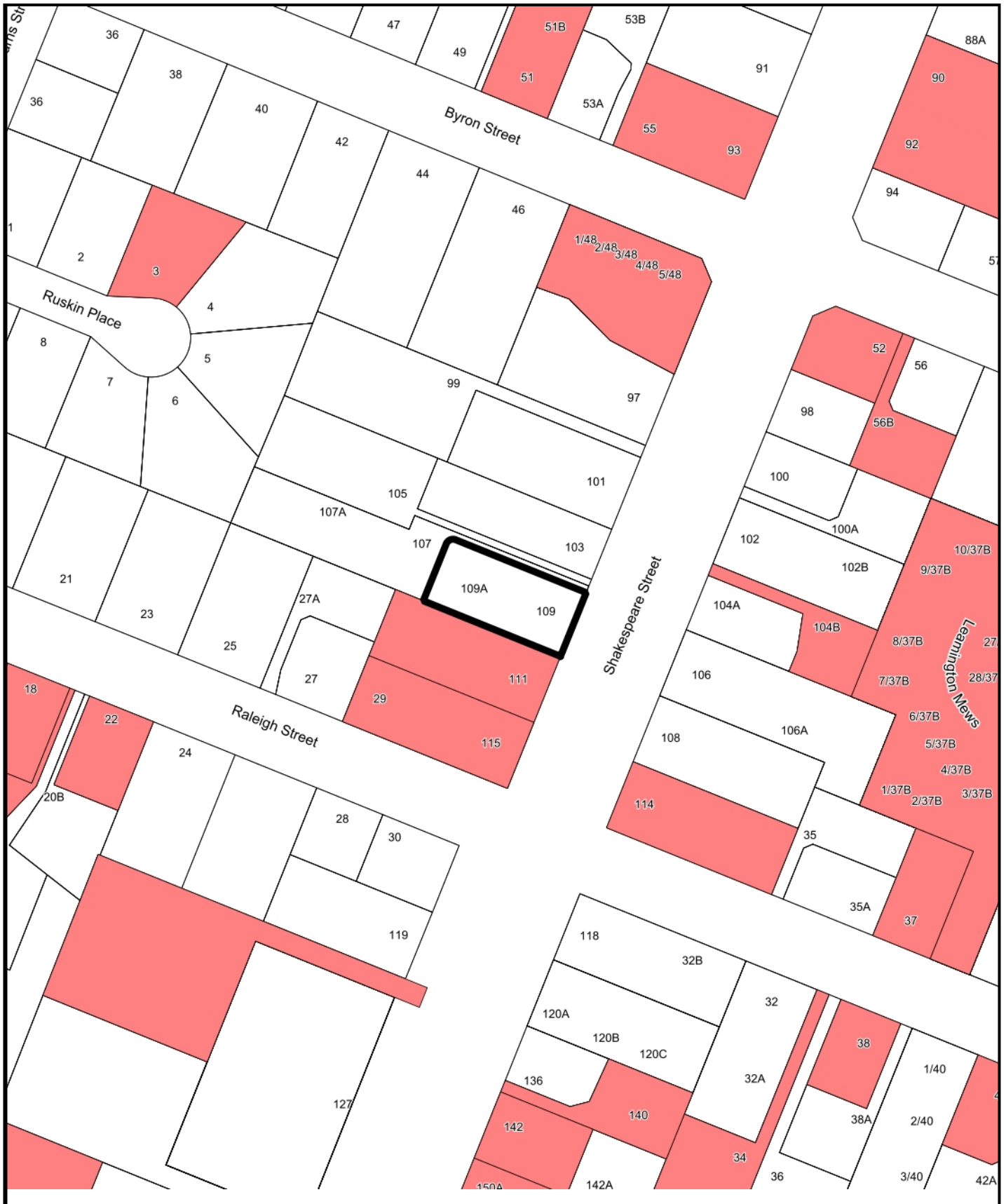
Fire Control

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

Refuse, and recycling collection details

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

Refuse collection	Waipa 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	Waipa District Council provides a recycling service to all rural and residential properties, but does not provide this service to any commercial or industrial property. Please refer to Council's website for further information. www.waipadc.govt.nz/recycling



Land Use Consents



Granted since 1 November 1989

Please use the attached Land Use Consents Report for further details

Thursday 15 July 2021

Disclaimer
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Land Use Consents Report

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

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

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

Thursday 15 July 2021

Land Use Consents

Property Address	Application ID	Decision	Date Approved	Description
104B Shakespeare Street Leamington Cambridge 3432	LU/0319/16	#APPROVED	08/11/2016	Erect dwelling breaching minimum requirement for permeable surface & outdoor living
111 Shakespeare Street Leamington Cambridge 3432	LU/0178/20	#Approved	24/09/2020	Construct terraced housing (three dwellings) and a commercial space on a site located in the Residential Zone
114 Shakespeare Street Leamington Cambridge 3432	LU/0189/11	#Completed	23/12/2011	Establish bakery in residential zone - Vixnev Bakery
29 Raleigh Street Leamington Cambridge 3432	LU/0072/18	#APPROVED	26/09/2018	Establish a new commercial building for retail activity which is unable to comply with multiple performance criteria including maximum site coverage, minimum permeable surfaces, road and internal boundary setbacks, and carparking
29 Raleigh Street Leamington Cambridge 3432	RC/1295	#Approved	20/08/1993	Consent for off-licence
29 Raleigh Street Leamington Cambridge 3432	RC/2462	#Approved	10/03/1998	Exceed site coverage allowance



Subdivision Consents

In progress

Thursday 15 July 2021

Subdivision Consents

Property Address	Application ID	Decision	Date Approved	Description
111 Shakespeare Street Leamington Cambridge 3432	SP/0010/21	#Approved	09/03/2021	Subdivision to create four unit titles around consented residential and commercial development - DCs on LU/0178/20

DISCLAIMER

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

Signed for and on behalf of the WAIPA DISTRICT COUNCIL



Authorised Officer

20 July 2021

Date

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

Essential Services

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

Special Features

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



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: 18/11/2017



Head Office 07 872 0030 • 101 Bank Street, Private Bag 2402, Te Awamutu 3840
Cambridge Office 07 823 3800 • 23 Wilson Street, Cambridge

0800 WAIPADC (924 723) www.waipadc.govt.nz

 /WaipaDistrictCouncil

 /Waipa_NZ

 /Waipa_DC

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Where you have been supplied with a Council Property File please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance.

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