

# LAND INFORMATION MEMORANDUM

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



CAMBRIDGE





# Land Information Memorandum

For property located at  
34 Riverside Lane RD 2 Cambridge 3494

LIM reference: LIM/0683/26  
Application date: 26 June 2026

## Applicant details

Applicant	Per Ib Rosendal Andersen
Client	
Postal address	140 Taane Road Rd2 Cambridge 3494

### **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.

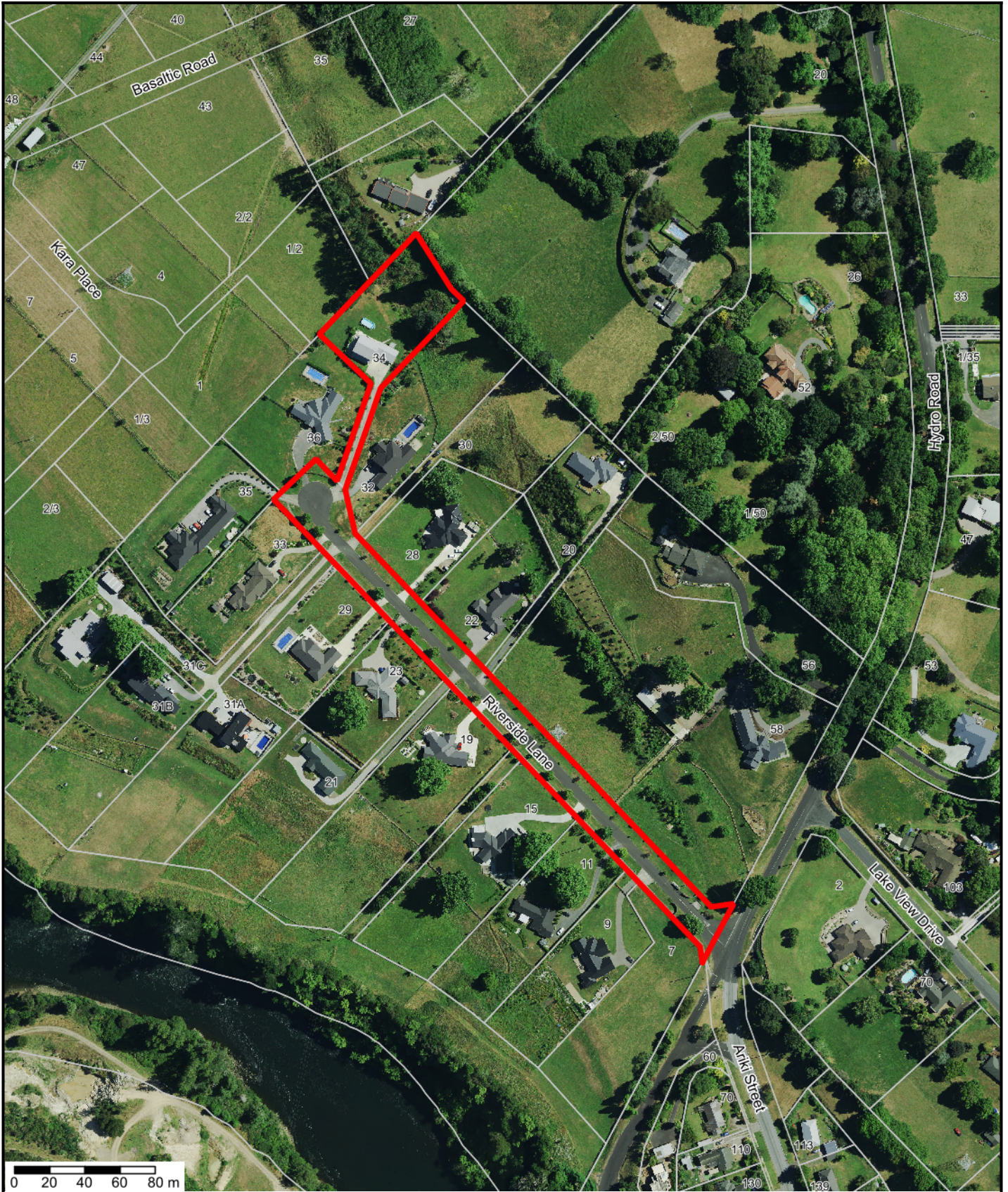
**General**

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.



## Aerial Photography



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

Thursday 2 July 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.



# PART 1

1a Site details	
Owner	P I R Andersen, D Andersen
Property address	34 Riverside Lane RD 2 Cambridge 3494
Legal description	LOT 8 DP 384735 & LOT 23 DP 384735
Area	0.3708 ha & 1/20 share of 0.7534 ha
Record of title	Attached

1b Valuation details	
Valuation assessment number	04520/081.23
Date of valuation	1 August 2025
Land value	\$610000
Value of improvements	\$850000
Capital value	\$1460000

1c Rating details	
Rates struck for year 2026 to 2027	Rates not yet struck
Balance of account	\$0.00
Next instalment due date	21 August 2026
Penalty date	28 August 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/0683/26



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
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** 338732  
**Land Registration District** South Auckland  
**Date Issued** 23 October 2007

**Prior References**  
300739

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**Estate** Fee Simple  
**Area** 3708 square metres more or less  
**Legal Description** Lot 8 Deposited Plan 384735  
**Original Registered Owners**  
Northland Property Concepts Limited

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**Estate** Fee Simple - 1/20 share  
**Area** 7534 square metres more or less  
**Legal Description** Lot 23 Deposited Plan 384735  
**Original Registered Owners**  
Northland Property Concepts Limited

**Interests**

7090393.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 30.10.2006 at 9:00 am and entered 11.12.2006 at 9:00 am

7181709.2 Mortgage to ASB Bank Limited - 3.1.2007 at 9:00 am

7586694.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.10.2007 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 384735)

Subject to a right of way, right to convey gas, water, electricity and telecommunications and a right to drain water and sewage over parts marked AA, AB, AC, and G on DP 384735 created by Easement Instrument 7586694.4 - 23.10.2007 at 9:00 am

Appurtenant hereto is a right of way, right to convey gas, water, electricity and telecommunications and a right to drain water and sewage created by Easement Instrument 7586694.4 - 23.10.2007 at 9:00 am (affects Lot 8)

The easements created by Easement Instrument 7586694.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way (in gross) over parts marked AA, AB, AC on DP 384735 in favour of Waipa District Council created by Easement Instrument 7586694.5 - 23.10.2007 at 9:00 am

The easements created by Easement Instrument 7586694.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part marked AB on DP 384735 in favour of Waipa Networks Limited created by Easement Instrument 7586694.6 - 23.10.2007 at 9:00 am

The easements created by Easement Instrument 7586694.6 are subject to Section 243 (a) Resource Management Act 1991

7586694.9 Encumbrance to Karapiro Riverside Estate Homeowners Association Incorporated - 23.10.2007 at 9:00 am

Land Covenant in Easement Instrument 9232098.1 - 12.11.2012 at 1:56 pm

9296196.1 Discharge of Mortgage 7181709.2 - 1.2.2013 at 2:38 pm

9296196.2 Transfer to Per Ib Rosendal Andersen, Dorothea Andersen, Camilla Birgit Andersen and Tom Hart Fowlie - 1.2.2013 at 2:38 pm

9661539.1 Transfer to Per Ib Rosendal Andersen and Dorothea Andersen - 16.4.2014 at 11:51 am

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

Reference number	Description	Date issued	CCC issued
BC/0089/13	Erect New Two Storey Dwelling with Attached Garage	04/04/2013	03/06/2014
220033	Installation of new Fire place in existing dwelling	21/01/2022	16/02/2022

**Note:**

- Refer to copies of the building plans, and Certificates (where relevant);
- For any further building enquiries please contact Councils 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](mailto:info@waipadc.govt.nz).

LIM/0683/26

## Code Compliance Certificate CCC/0279/13

### Section 95, Building Act 2004

#### The Building

Street address of building: 34 Riverside Lane RD 2 Cambridge 3494

Legal description of land where building is located: LOT 8 DP 384735

Property ID: 61487 Rating unit number: 04520/081.23

Building Name: N/A - Location of building within site/block number: N/A - Level/unit number: N/A

Current, lawfully established use: Detached Dwelling

Year First Constructed: 2014

#### Owner

Name of Owner/Mailing Address

PIR Andersen, D Andersen, CB Andersen

140 Taane Road

RD 2

Cambridge 3494

#### First Point of Contact

Name of Contact/Mailing Address:

PIR Andersen

140 Taane Road

RD 2

Cambridge 3494

Contact Name: N/A

Street Address (if different from above):

Phone: 8272965

Landline: 8272965

Daytime: N/A

After Hours: N/A

Mobile: N/A

Facsimile: N/A

E-Mail Address: N/A

Website: N/A

Phone: N/A

Landline: 8272965

Facsimile: N/A

Mobile: N/A

E-Mail address: N/A

#### Building Work

Building consent number: BC/0089/13

Issued by: Waipa District Council

Completed Work: Lot 8 - Erect New Two Storey Dwelling with Attached Garage

Value of work: \$ 239000.00

#### Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

- (a) the building work complies with the building consent



Graham Lewis

Building Compliance Officer

On behalf of: Waipa District Council

Date CCC issued: 03/06/2014

## Building Consent BC/0089/13

### Section 51, Building Act 2004

#### The Building

Street address of building: Hydro Road RD 2 Cambridge 3494

Legal description of land where building is located: LOT 8 DP 384735

Property ID: 61487

Rating unit number: 04520/081.23

#### The Owner

PIR Andersen, D Andersen, CB Andersen  
140 Taane Road  
RD 2  
Cambridge 3494

#### First Point of Contact

PIR Andersen  
140 Taane Road  
RD 2  
Cambridge 3494

#### Phone

Landline – 8272965  
Daytime – N/A  
Mobile – N/A  
After hours – N/A  
Facsimile: N/A  
E-Mail: N/A

#### Phone

Landline – 8272965  
Daytime – N/A  
Mobile – N/A  
E-Mail: N/A

#### Building Work

The following building work is authorised by this building consent:

Proposed work: Lot 8 - Erect New Two Storey Dwelling with Attached Garage

Intended use: Private Living

Value of work: \$ 239000.00

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

## Important Notices

### **Other Acts**

- This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).
- This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

### Restricted Building Work

- **This Building Consent involves Restricted Building work that must be undertaken or supervised by a Licensed building Practitioner that holds the appropriate license class.**
- **If you have not already done so, you are required to notify Council on the prescribed form, the name of every Licensed Building Practitioner who is going to be engaged to carry out the Restricted Building work prior to work commencing. The prescribed form can be obtained from a Council office or is available in the Application Forms and Checklists section of [www.buildwaikato.co.nz](http://www.buildwaikato.co.nz).**
- **You will not be able to book inspections for Restricted Building Work until written notification regarding the Licensed Building Practitioners has been received and approved by Council.**
- **You are required to obtain a Record of Building Work Memorandum from all the Licensed Building Practitioners involved, detailing the Restricted Building Work they have completed. The record of Building Work Memorandum is to be attached to the application for the Code Compliance Certificate.**

### **Booking Inspections**

- Inspections must be booked prior to 4.00pm on the day preceding the day of the required inspection. Please quote the Building Consent number when booking inspections.
- Please arrange the booking of inspections and direct enquires regarding this consent to the Customer Support Centre, contact Te Awamutu 07 872 0030 or Cambridge 07 823 3800.

### **Section 52 Building Act 2004 'Lapse of Building Consent':**

- A building consent lapses and is of no affect if the building work to which it relates, has not commenced within 12 months after the date of issue of the building consent.

## **This Building Consent is subject to the Following Conditions and Inspections**

### **Inspections/Conditions**

#### **Foundations/Pile Holes (prior to pouring of concrete)**

- Boundary pegs are to be located.
- All reinforcing steel is to be completed and tied in place.
- Excavated sites for sand pads are to be inspected by Council Building Control Officer prior to any sand fill being placed.
- If the depth of the sand fill exceeds 600mm the site is to be inspected by a Geotechnical Engineer who must also supervise the sand filling operation and provide a report to Council confirming the sand fill is capable of supporting the proposed building.

#### **Bond Beams/Blockwork (prior to pouring of concrete)**

All reinforcing steel to be tied in place  
Provide wash out ports to walls over 1metre high

#### **Sub-Floor Plumbing & Waste Pipes (prior to back filling and laying of DPC)**

All waste pipes to be fixed in place with correct falls.  
Hot water cylinder drains to be fixed in place

#### **Floors - Concrete (prior to pouring of concrete)**

DPC to be in place and all laps taped  
Reinforcement to be tied in place  
Plumbing to be installed

#### **Pre-Wrap/Structural Framing**

At the completion of the framing and bracing/fixings but prior to the fixing of any wall wrap/cladding or roofing underlay/cladding.

#### **Pre-Lining/Framing**

After the building is enclosed but prior to the fixing of any wall or ceiling linings. Wall and ceiling insulation is to be in place. Plumbing waste and water pipes are to be completed. Water pipes are to be under pressure test.

#### **Post Lining (prior to stopping of walls)**

Bracing elements to be nailed off

#### **Drainage/Stormwater (prior to back filling drains)**

As built drainage plan to be completed and submitted to Council Building Control Officer

#### **Final Plumbing Inspection (prior to back filling drains)**

As built drainage plan to be completed and submitted to Council Building Control Officer

### **Code Compliance Certificate**

Following the completion of all building work to be carried out under this Building Consent the owner or his agent must as soon as practicable, apply to the Waipa District Council on the prescribed form for a Code Compliance.

### **Electrical/Gas Work**

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

### **Flood Levels**

Minimum finished floor level 150mm above vehicle crossing top of.

### **Advisory Notes**

#### **Details of relevant public utility systems:**

The proposed building work is to be sited on land which Council has identified as having no public utility system for potable water.

The proposed building work is to be sited on land which Council has identified as having no public utility system for effluent disposal.

The proposed building work is to be sited on land which Council has identified as having no public utility system for stormwater disposal.

#### **Additional Comments or Conditions**

In the event that bones or artefacts are discovered in the course of site excavation, the consent holder should cease works in that area and contact Council's Planning Department. The Council will notify Iwi and/or New Zealand Historic Places Trust to determine the appropriate method of recording and/or removal. It should be noted that all sites associated with human activity prior to 1900 have protection under the Historic Places Act 1993, regardless of whether the sites are registered.

**A suitably Qualified Engineer is to supervise the excavation of subsoil's and the placement of compacted fill. PS4 to issue on satisfactory placement of fill is required.**

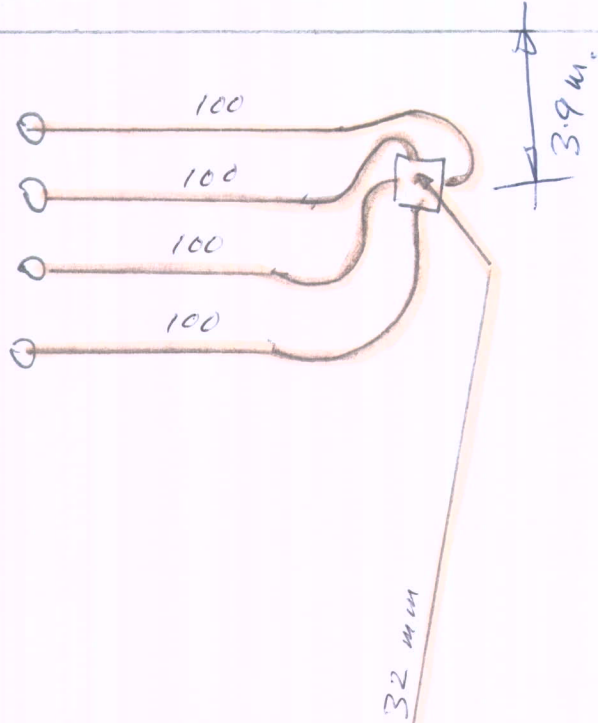
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Graham Lewis

Building Compliance Officer

On behalf of: Waipa District Council

Date building consent issued:



DRAIN PLAN  
AS LAID.

34 RIVERSIDE  
LANE  
KARAPĀRO.

32 mm

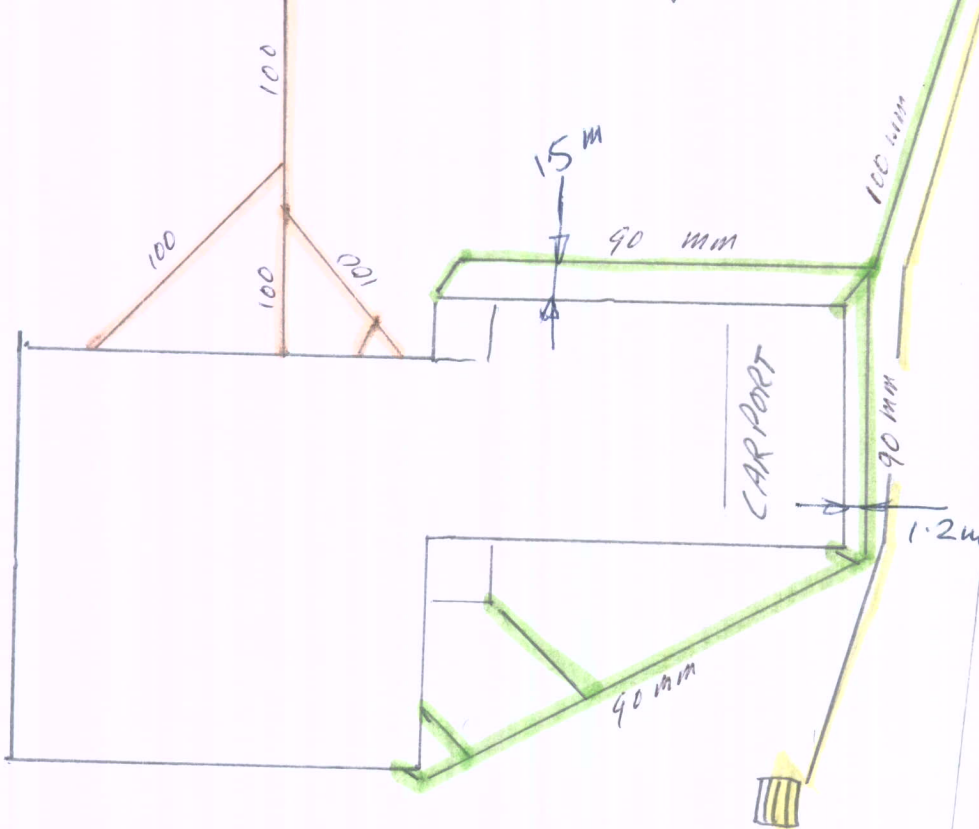
OPEN SWALE DRAIN

CLOSED  
PIPE  
DRAIN.

90  
WATER TABLE DRAIN.

SOAK  
PIT.

Soak  
Pit



YELLOW = STORM WATER DRIVE WAY  
GREEN = STORM WATER (ROOF)  
ORANGE = SEWER SYSTEM

WATER TABLE DRAIN

As laid Drainage

# WAIPA DISTRICT COUNCIL CONSENT SET

NOTES:  
 All dimensions and drawings to be checked over before work commences.  
 All work to comply with NZBC, NZS3604:2011 and Local Council Requirements

Min gradients for pipes:  
 sewer 1in60  
 sw 1in120

all pipes 100mm uPVC unless shown

Allow for 2 hose tap

All drainage to be to codes and inspected prior to backfilling  
 Drainage to NZBC G13

Geotech info for stormwater and sewer has been completed by Grant Crook Engineer, separate details and calculations attached

Site information taken from Owners information

Approved Waipa District Council Building Department

№ - 089 12

Subject to conditions of Building Consent No

Client Name & Address:

**NEW DWELLING**

**P ANDERSEN  
 LOT 8 HYDRO ROAD  
 KARAPIRO**

**HARBOUR VIEW  
 ARCHITECTURAL  
 DESIGN**

48 Wordsworth Street, Cambridge

07-8239066  
 021-0336623

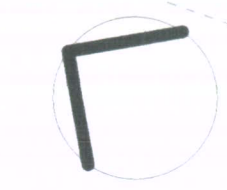
zacabbey@xtra.co.nz

SCALE: 1:200

DATE: JAN 2013

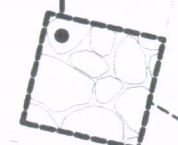
DRAWN: James Roberts

SHEET: L100



high level overflow to open drain  
 100dia uPVC  
 soakage trench no closer than 1.5m from boundary

71 200



6m2 soakage trench (refer to engineer details)

side yard setback line

1000L fully sealed pump chamber easy access lid, high level alarm and non return valve

4,500L septic system and outlet filter

100 dia uPVC piping up hill to effluent lines - REFER TO ENGINEERS DETAILS AND PLAN ATTACHED

bottom of bank

open drainage channel

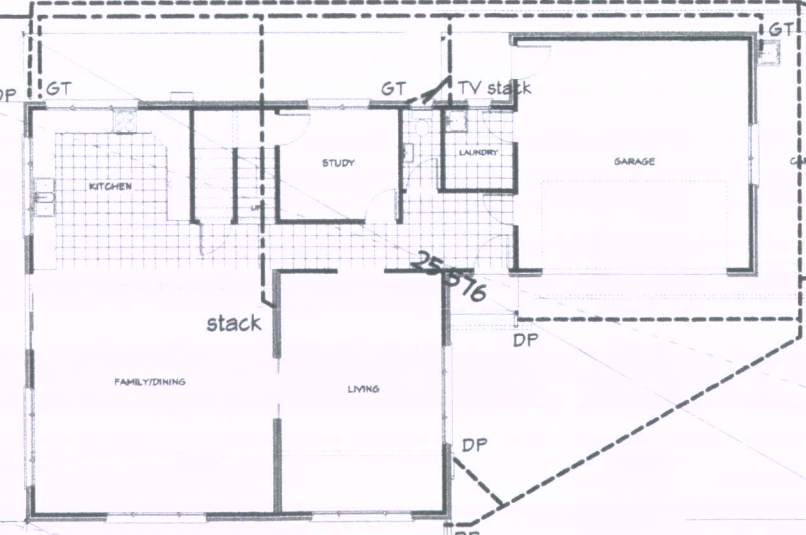
100dia uPVC at 1 in 40

25,000l water tank and 7000l retention tank, overflow to open drain

side yard setback line

68 055

**LOT 8**



side yard setback line

21 448

39 900

19 507

10 505 metal chip driveway

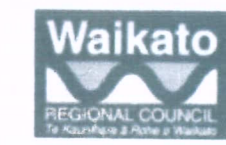
*Note*  
 min FFL applies above vehicle xing top of.

## SITE/DRAINAGE PLAN

WIND ZONE=HIGH  
 NON SEA SPRAY ZONE



**Waikato Maps Web Site:  
Hydro Road, Karapiro**

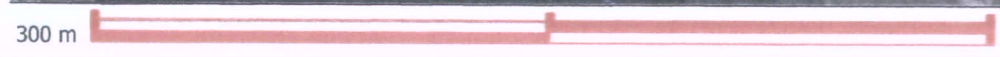


- Base layers**
- Geographic Place Name
  - State Highway
  - Railway
  - Property
  - Territorial Authority
  - Regional Boundary
  - New Zealand
- Images**

Approved Waipa District Council  
Building Department

**18 - 089 12**

Subject to conditions of  
Building Consent No



1 : 2500

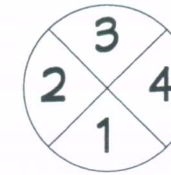
This plan is suitable for information only. Data sourced from Terralink International Limited, New Zealand Aerial Mapping, Land Information New Zealand, Statistics New Zealand, Waikato Regional Council and other sources.  
Check Terms of use and Metadata for further usage details.  
Copyright © Waikato Regional Council.

Wednesday, 23 January 2013  
by Unknown.

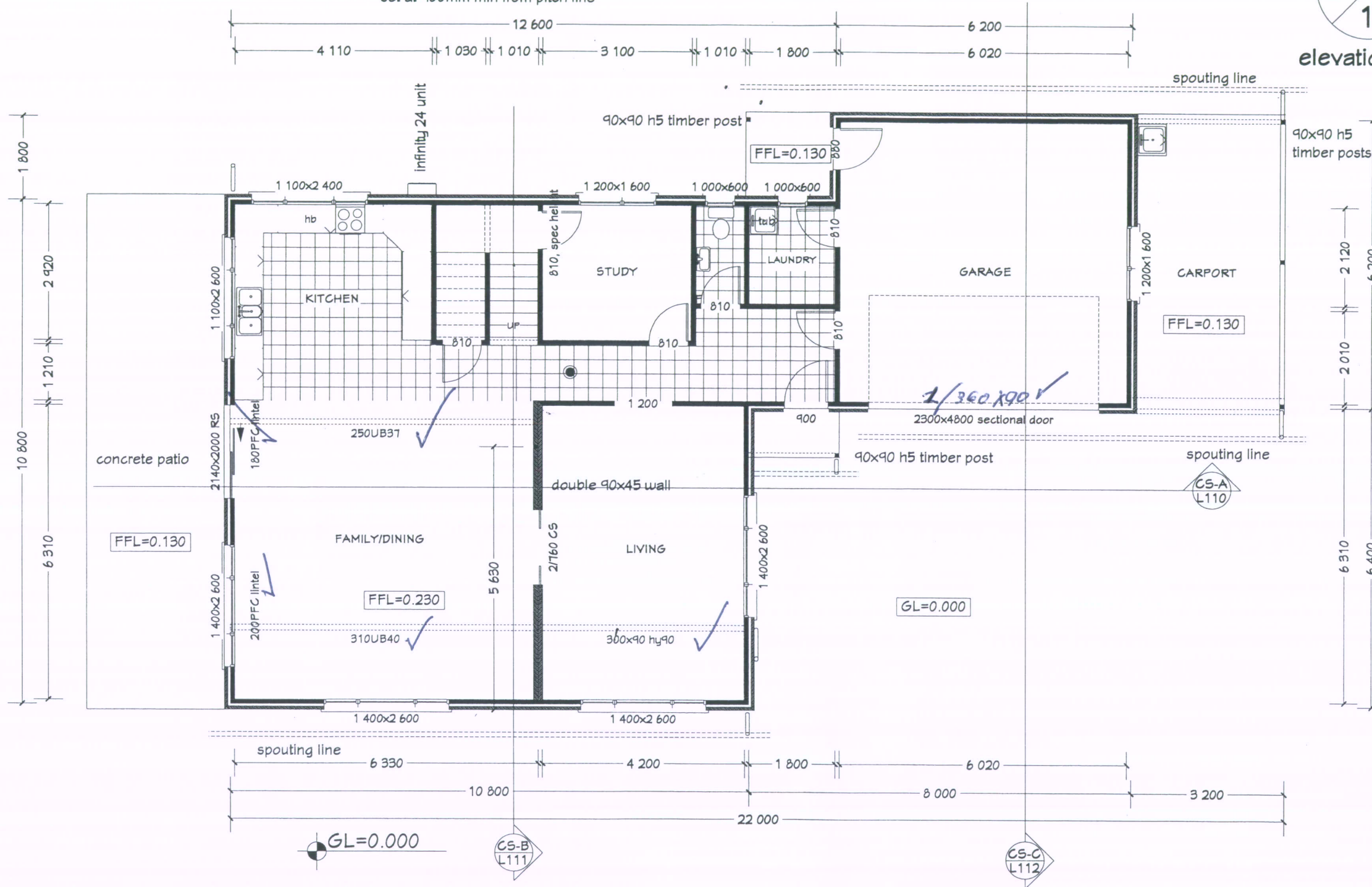
# WAIPA DISTRICT COUNCIL CONSENT SET

stairs:  
treads 260mm plus nosing  
(280mm)  
risers no greater than 190mm

provide 50mm grab rail to one side  
set at 900mm min from pitch line



elevation key



NOTES:  
All dimensions and drawings to be checked over before work commences.  
All work to comply with NZBC, NZS3604:2011 and Local Council Requirements

framing - 90x45 msg8 h1.2 studs at 400crs exterior, 600crs interior, nogging at 800crs, for framing 2.7m or higher studs to be 2/90x45.

Interior door heads 2.010 & 2.040 (sliders)  
Joinery head height 2.010 & 2.510

Supply and install smoke alarms in accordance with relevant standards

Approved Waipa District Council Building Department

NO - 089 12

Subject to conditions of Building Consent No.

Client Name & Address:

NEW DWELLING

P ANDERSEN  
LOT 8 HYDRO ROAD  
KARAPIRO

HARBOUR VIEW  
ARCHITECTURAL  
DESIGN

48 Wordsworth Street, Cambridge

07-8239066  
021-0936623

zacabbey@xtra.co.nz

SCALE: 1:100

DATE: JAN 2013

DRAWN: James Roberts

SHEET: L102

## FLOOR PLAN

floor area=163.58m<sup>2</sup> over framing,  
170.06m<sup>2</sup> over cladding

# WAIPA DISTRICT COUNCIL CONSENT SET

NOTES:  
 All dimensions and drawings to be checked over before work commences.  
 All work to comply with NZBC, NZS3604:2011 and Local Council Requirements

framing - 90x45 msg8 h1.2 studs at 400crs exterior, 600crs interior, nogging at 800crs, for framing 2.7m or higher studs (upto 3.6) to be 2/90x45.

Interior door heads 2.010 & 2.040 (sliders)  
 Joinery head height 2.010 & 2.510

Supply and install smoke alarms in accordance with relevant standards

Approved Waipa District Council Building Department

089 12

Subject to conditions of Building Consent No Client Name & Address.

NEW DWELLING

P ANDERSEN  
 LOT 8 HYDRO ROAD  
 KARAPIRO

HARBOUR VIEW  
 ARCHITECTURAL  
 DESIGN

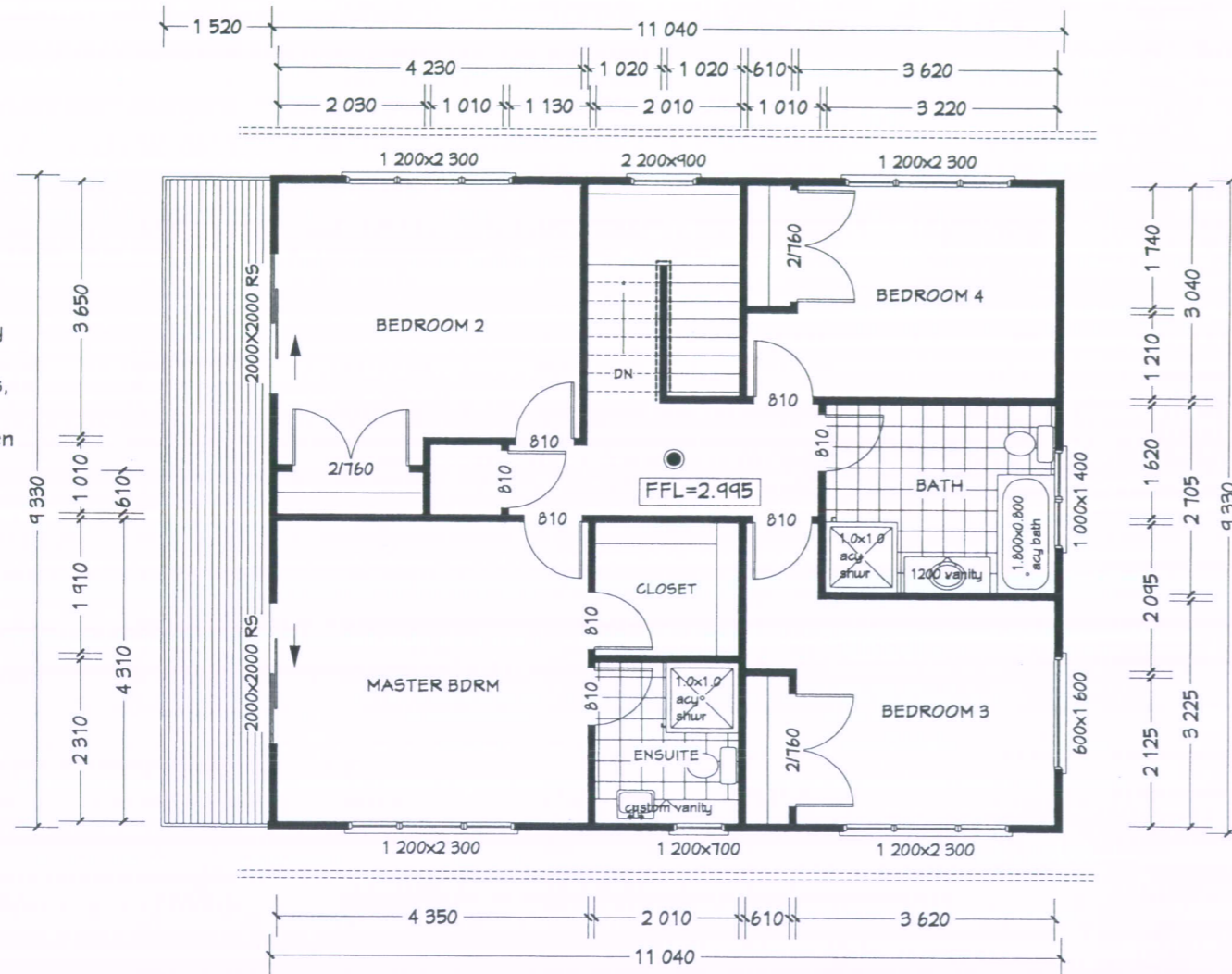
48 Wordsworth Street, Cambridge

07-8239066  
 021-0336623

zacabbey@xtra.co.nz

SCALE:	1:100
DATE:	JAN 2013
DRAWN:	James Roberts
SHEET:	L104

deck balustrading  
 1.0m min height from decking,  
 100x75 msg8 h3.2 posts equally spaced (appr 2.0m), base fixed to trim joist side min 2/m12 bolts, vertical balusters 50x50 msg8 h3.2 at max 100mm gap between



## UPPER FLOOR PLAN

floor area=103.38m2 over framing

## Form 7 Code compliance certificate

Section 95, Building Act 2004

220033@waipa.abcs.co.nz  
BC220033

**Digitally Delivered**

### The building

Street address of building: 34 Riverside Lane, RD 2, Cambridge 3494  
Legal description of land where building is located: Lot 8 DP 384735  
Building name: N/A  
Location of building within site/block number: 34 Riverside Lane  
RD 2  
Cambridge 3494  
Level/unit number: 0  
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling with 3 occupants  
Year first constructed: 2013

### The owner

Name of owner: Per Andersen  
Contact person: Per Andersen  
Mailing address: 140 Taane Road, RD 2, Cambridge  
Street address/registered office: N/A  
Phone number: Landline: 0212618690 Mobile: 0212618690  
Daytime: Landline: 0212618690 Mobile: 0212618690  
After hours: Landline: 0212618690 Mobile: 0212618690  
Facsimile number: No information provided  
Email address: per.andersen1950@outlook.com  
Website: No information provided  
First point of contact for communications with the council/building consent authority:  
Per Andersen; Mailing Address: 140 Taane Road  
RD 2  
Cambridge 3494; Phone: 0212618690; Email: per.andersen1950@outlook.com

### Building work

Building consent number: BC220033  
Description: Installation of new Fire place in existing dwelling.  
Issued by: Waipa District Council

### Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -  
the building work complies with the building consent.

Signature: Isla Taufalele

Position: Building Compliance Officer - inspections

On behalf of: Waipa District Council

Date: 16 February 2022

## Form 5 Building consent - BC220033

Section 51, Building Act 2004

220033@waipa.abcs.co.nz  
BC220033

**Digitally Delivered**

### The building

Street address of building: 34 Riverside Lane  
RD 2  
Cambridge 3494

Legal description of land where building is located: Lot 8 DP 384735

Building name:

Location of building within site/block number: 34 Riverside Lane  
RD 2  
Cambridge 3494

Level/unit number: 0

### The owner

Name of owner: Per Andersen

Contact person: Per Andersen

Mailing address: 140 Taane Road  
RD 2  
Cambridge 3494

Street address/registered office:

Phone number: Landline: 0212618690 Mobile: 0212618690

Daytime: No information provided

After hours: No information provided

Facsimile number: No information provided

Email address: per.andersen1950@outlook.com

Website: No information provided

First point of contact for communications with the building consent authority:  
Per Andersen; Mailing Address: 140 Taane Road  
RD 2  
Cambridge 3494; Phone: 0212618690; Email: per.andersen1950@outlook.com

### Building work

The following building work is authorised by this building consent:

Installation of new Fire place in existing dwelling.

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

## Conditions

This building consent is subject to the following conditions:

**Section 90 - Inspections by Building Consent Authorities:** (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

## Inspections

The following inspections are required to be carried out by Waipa District Council:

- Final

### Booking Inspections

Please arrange the booking of inspections and direct inquiries regarding this consent to the Customer Support team on 0800 924 723 between 8am and 5pm, Monday to Friday. Please quote the Building Consent number when booking inspections. The approved consent plans and associated documents must be on-site for all inspections.

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for

their records. Please upload all required documents via your customer portal or email to the consent email address.

All required documents are to submitted and approved prior to final inspection being carried out.

## **Compliance schedule**

A compliance schedule is not required for this building.

## **Attachments**

Copies of the following documents are attached to this building consent:

- Advice notes

Signature: Marion Gosnell

Position: Building Consents Receiving Officer

On behalf of: Waipa District Council

Issue Date: 21 January 2022

## Advice notes

**Section 52 - Lapse of Building Consent:** A building consent lapses and is of no affect if the building work to which it relates, has not commenced within 12 months after the date of issue of the building consent.

**Code Compliance Certificate:** Following the completion of all building work to be carried out under this Building Consent the owner or his agent must as soon as practicable, apply to the Waipa District Council on the prescribed form within the consent portal for a Code Compliance Certificate.

**Inspection Requirement:** Heater to be inspected on completion of installation prior to the fixing of the ceiling plate.

**Solid Fuel Burning Appliance:** It is the owners responsibility to ensure any curtains, drapes or other such combustibles which would present risk of fire are kept tied back so as not to encroach within the safety clearance of the appliance.

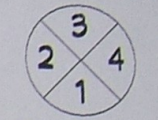
# WAIPA DISTRICT COUNCIL CONSENT SET

APPLICATION FOR D.C.  
FOR FIRE PLACE

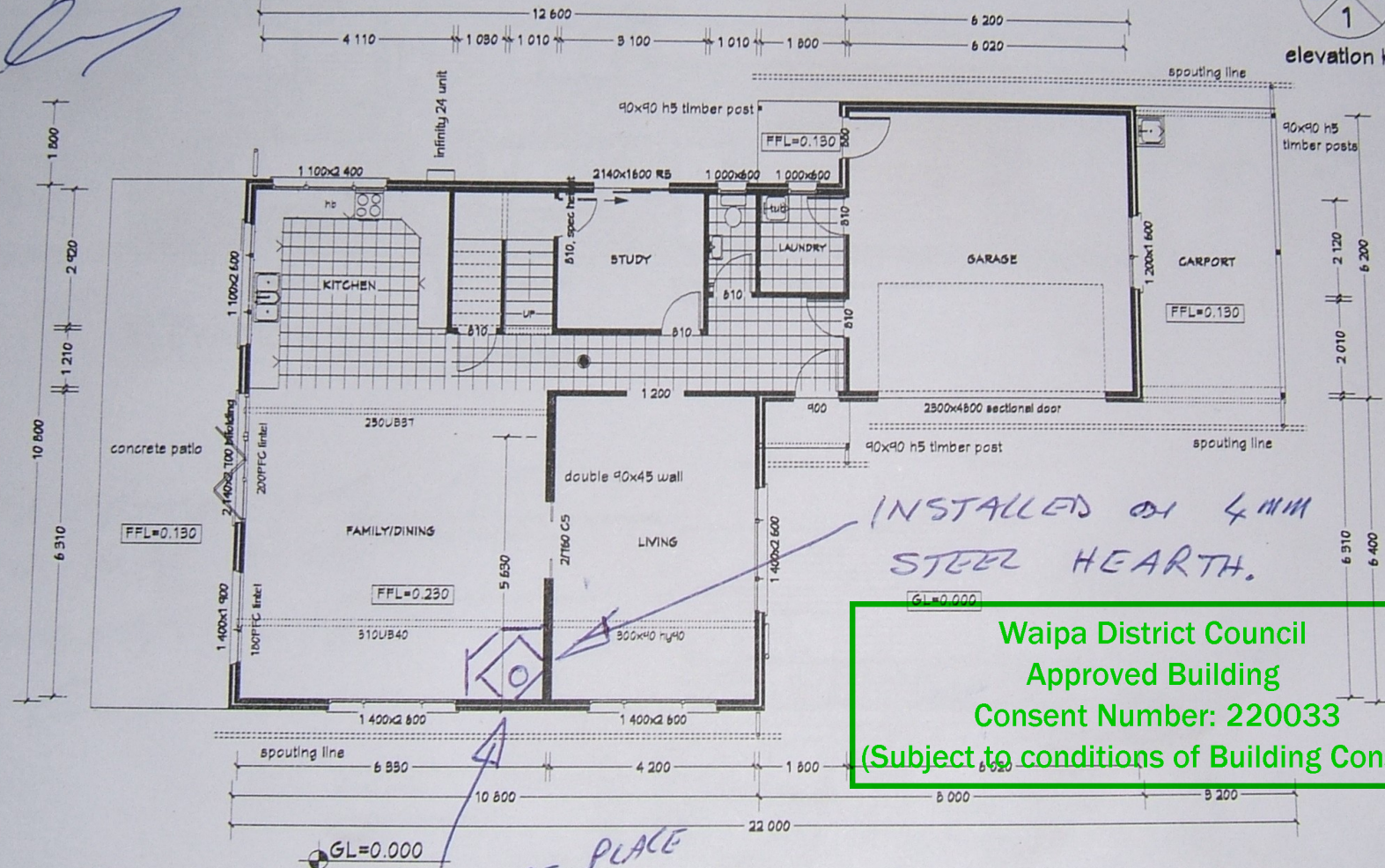
JANUARY 2022

*[Handwritten signature]*

stairs:  
treads 260mm plus nosing (280mm)  
risers no greater than 190mm  
  
provide 50mm grab rail to one side set at 900mm min from pitch line



elevation key



**Waipa District Council  
Approved Building  
Consent Number: 220033  
(Subject to conditions of Building Consent)**

NOTES:  
All dimensions and drawings to be checked over before work commences.  
All work to comply with NZBC, NZS3604:2011 and Local Council Requirements

framing - 90x45 msgb h1.2 studs at 400crs exterior, 600crs interior, nogging at 800crs, for framing 2.7m or higher studs to be 2/90x45.  
  
Interior door heads 2.010 & 2.040 (sliders)  
Joinery head height 2.010 & 2.510

Supply and install smoke alarms in accordance with relevant standards

Client Name & Address:  
**NEW DWELLING**  
**P ANDERSEN**  
**LOT 8 HYDRO ROAD**  
**KARAPIO**

**HARBOUR VIEW**  
**ARCHITECTURAL**  
**DESIGN**  
48 Morasworth Street, Cambridge  
07-8284066  
021-0936623  
zac@hvd.co.nz

SCALE:	1:100
DATE:	JAN 2019
DRAWN:	James Roberts
SHEET:	L100

**NEW FIRE PLACE**  
**INSTALLED TO AS/NZS 2918:2001**  
**FIRE MODEL: MASPORT "RAKAIA"**  
**NATIONAL ENVIRONMENT STANDARD AS/NZS**

## FLOOR PLAN

floor area=163.58m2 over framing,  
170.06m2 over cladding

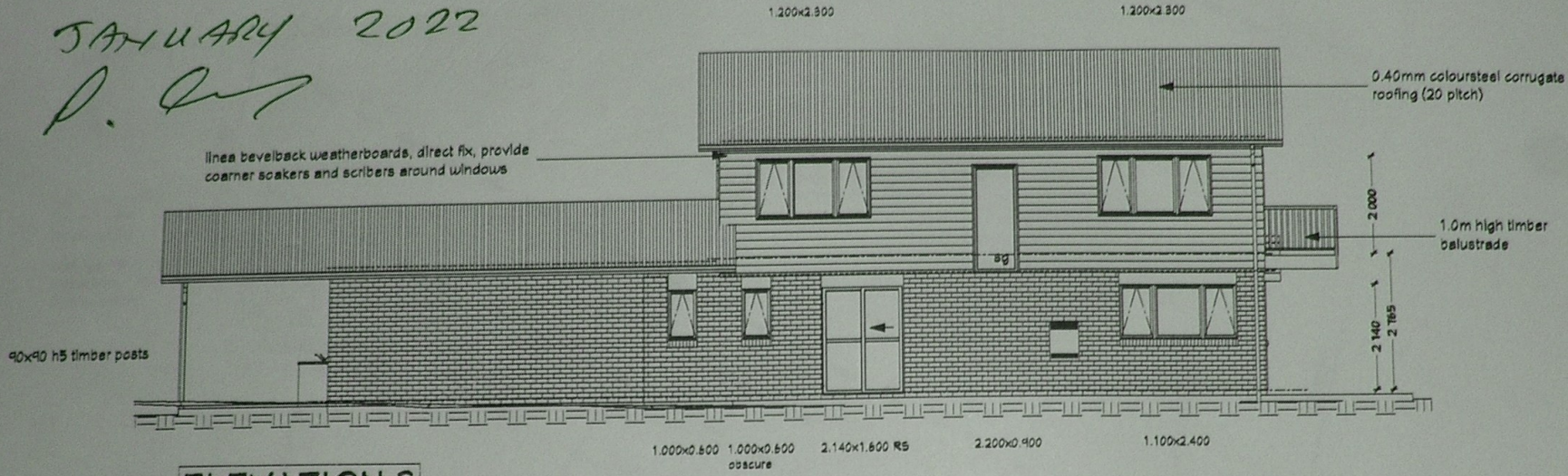
**AUTHORIZATION NO = CRC 20856**  
4012/13:2015  
Amendment: Feb 2013-slider to study, bifold unit to living

PAGE 1

# APPLICATION FOR B.C. WAIPA DISTRICT COUNCIL CONSENT SET FOR FIRE PLACE

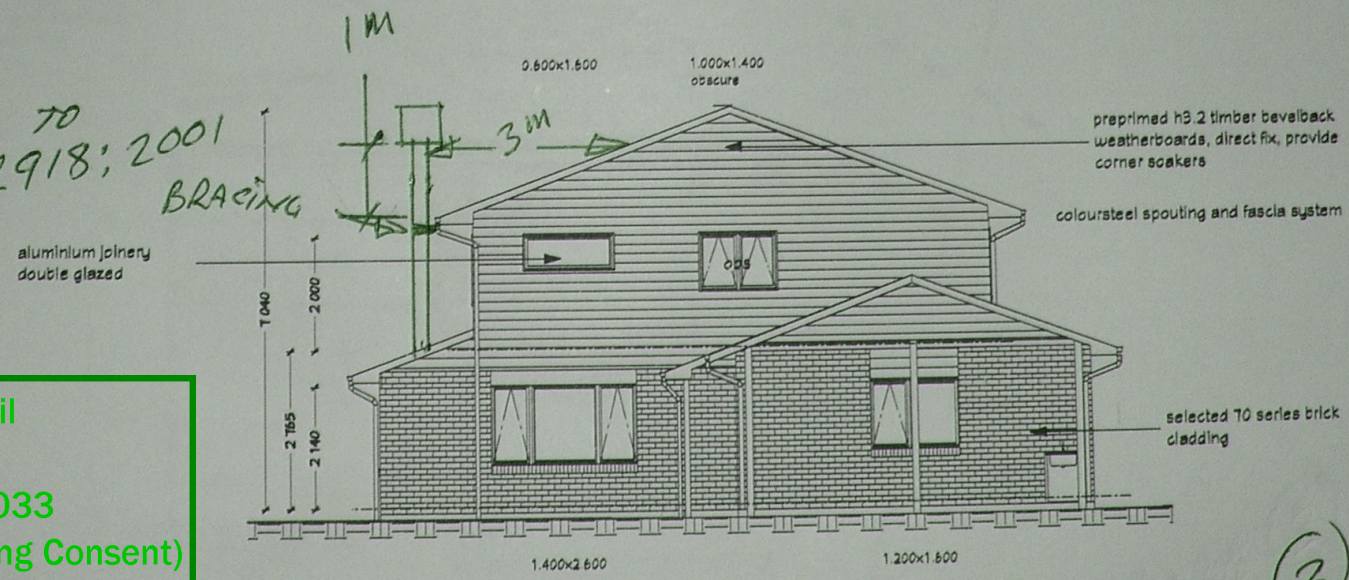
JANUARY 2022

*P. Andersen*



**ELEVATION 3**

FLUE  
 INSTALLED TO  
 AS/NZS 2918; 2001  
 BRACING



**ELEVATION 4**

Waipa District Council  
 Approved Building  
 Consent Number: 220033  
 (Subject to conditions of Building Consent)

NOTES:  
 All dimensions and drawings to be checked over before work commences.  
 All work to comply with NZBC, NZS3604:2011 and Local Council Requirements

Window and door openings flashed as per NZBC and WNZ requirements.  
 Install cill bars as per WNZ requirements

All exterior windows and doors are double glazed

Place vertical control joints to brick cladding in areas as recommended by manufacturers details

Client Name & Address:

**NEW DWELLING**  
**P ANDERSEN**  
**LOT 8 HYDRO ROAD**  
**KARAPIRO**

**HARBOUR VIEW**  
**ARCHITECTURAL**  
**DESIGN**

48 Wordsworth Street, Cambridge

07-3254066  
 021-0336623

zac@bbes.co.nz

SCALE:	
DATE:	JAN 2019
DRAWN:	James Roberts
SHEET:	

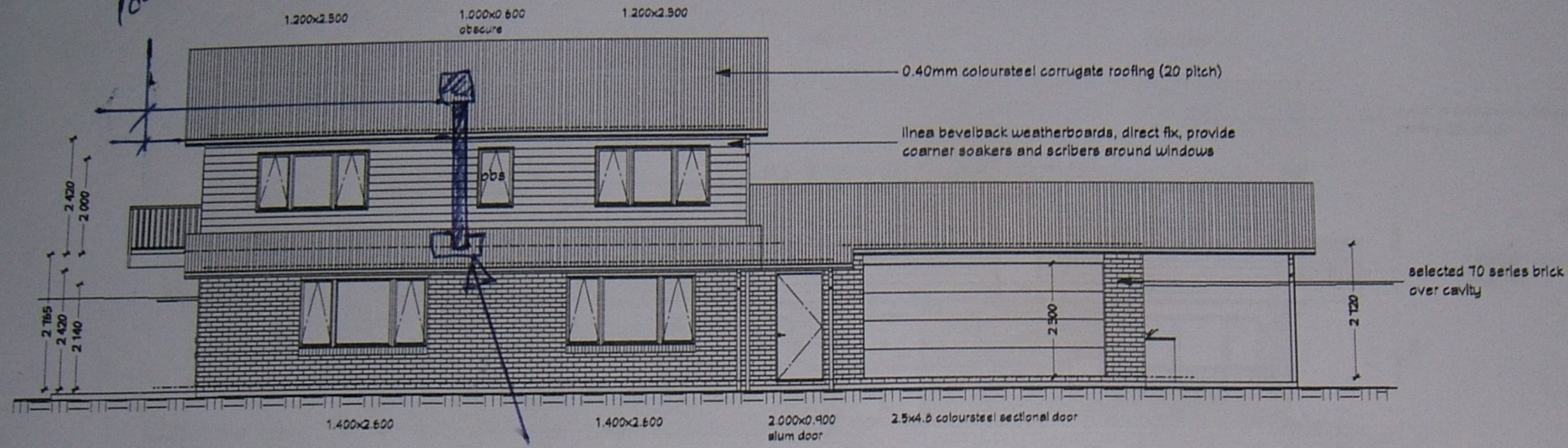
PAGE (3)

All dimensions and drawings to be checked over before work commences.  
 All work to comply with NZBC, NZS3604:2011 and Local Council Requirements

Window and door openings flashed as per NZBC and WANZ requirements.  
 Install cill bars as per WANZ requirements

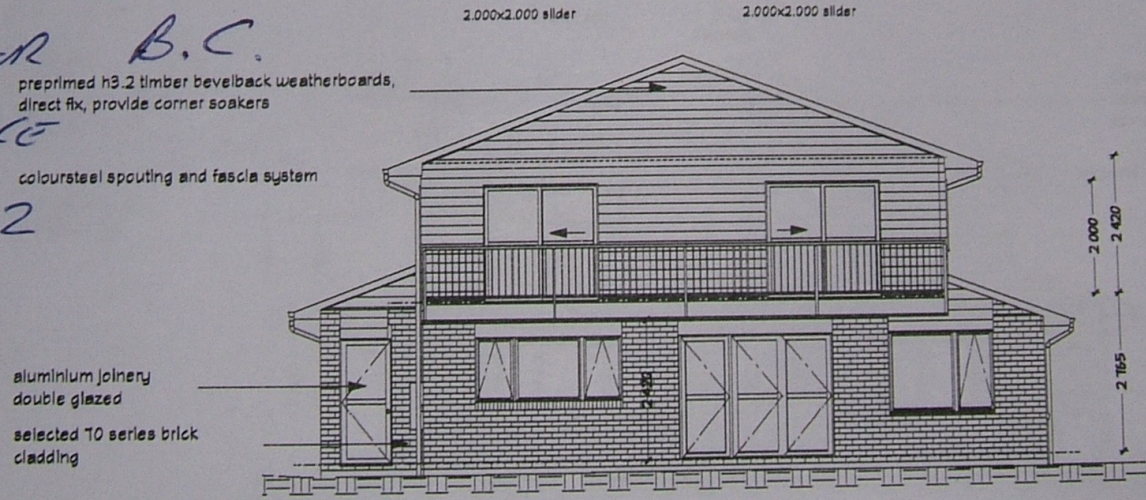
All exterior windows and doors are double glazed

Place vertical control joints to brick cladding in areas as recommended by manufacturers details



**ELEVATION 1** *FLUE FLASHING*

*APPLICATION FOR B.C.  
 FOR FIRE PLACE  
 JANUARY 2022  
 P. [Signature]*



**ELEVATION 2**

**Waipa District Council  
 Approved Building  
 Consent Number: 220033  
 (Subject to conditions of Building Consent)**

Client Name & Address:  
**NEW DWELLING**  
**P ANDERSEN**  
**LOT 8 HYDRO ROAD**  
**KARAPIRO**

**HARBOUR VIEW**  
**ARCHITECTURAL**  
**DESIGN**  
 45 Wordsworth Street, Cambridge  
 07-5234066  
 021-0936629  
 zacebbey@xtra.co.nz

*PAGE 2*

SCALE:	1:100
DATE:	JAN 2019
DRAWN:	James Roberts
SHEET:	L103

Amendment: Feb 2019-silder to study, bifold unit to living

## 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.

LIM/0683/26

## 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?**

**Yes**

It is the owner/occupier's responsibility to maintain the fencing, gates and access into the pool area in a complying manner. Please refer to the information brochure to ensure the swimming/spa pool is still in compliance with the Building Act 2004 at the following link. <https://www.buildwaikato.co.nz/most-popular/pools>.

As of 1 January 2017, every residential pool must be inspected every 3 years. The inspection can be carried out by your local Territorial Authority (Council) or by an independent qualified pool inspector (IQPI) who has been approved by the Ministry of Business, Innovation, and Employment (MBIE). A register of IQPIs will be available on the MBIE website in 2017.

If the pool does not pass the inspection the inspector may issue a Notice To Fix. The Owner will have to address the compliance issues within the timeframe stated in the notice. Failure to comply with the Notice To Fix could result in an Infringement Notice and fine or prosecution.

**Has the swimming pool fencing been inspected by Waipa District Council and approved in the last 3 years?**

**No**

Please select the following link to request an inspection for the swimming pool.

<https://www.waipadc.govt.nz/our-services/building-compliance/swimming-pools>

**Note:** Small heated pools (spa) of less than 5m<sup>2</sup> 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 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 drinking water supplier;
- If the land is supplied with drinking water by a drinking water 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 has a unit title under the Unit Titles Act 2010 and a body corporate. The drinking water supply is recorded as being to the body corporate and is metered and the water supply charges are recovered by Council from the body corporate not individual unit owner. You should contact the body corporate for further information regarding the water supply.

Water meter on property?	No
Water meter number:	N/A
Balance of water rates account:	N/A
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 Waikato Waters Limited to verify whether the property is able to be connected to a Waikato Waters Limited Network Supply and the water availability.

### 3b Wastewater supply details

This section includes details of the availability of Waikato Waters Limited wastewater reticulation to the site.

The property is not 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

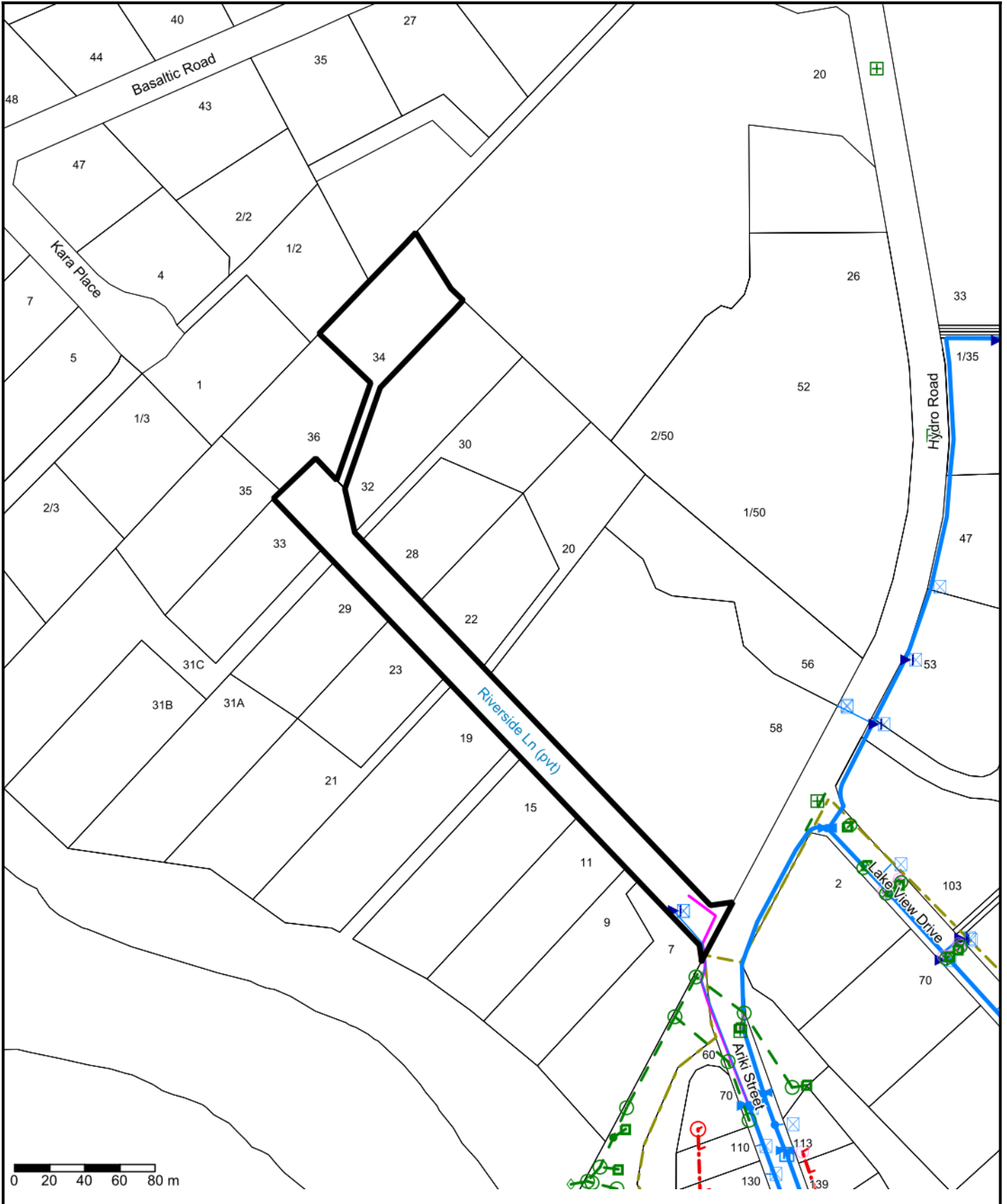
This section includes details of:

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

The property is within the Waipa District Rural 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.



**Essential Services**  
(Refer to LIM Legend for Symbology)

Thursday 2 July 2026

**Disclaimer:**  
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#### 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.

## Schedule of Proposed Plan Changes



Thursday 2 July 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 04 Jun 2026  
approximately 21.50 hectares from  
Rural to Large Lot Residential

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

Thursday 2 July 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

LARGE LOT RESIDENTIAL ZONE

### Zone Overlay

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

N/A

### Designation

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

N/A

### Qualifying Matters

N/A

### Policy Areas

#### Landscape and Natural Areas

N/A

#### Significant Tree or Bushstand

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

N/A

#### Significant Natural Area

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

N/A

#### Esplanade Requirements

N/A

#### Policy Overlays

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

N/A  
N/A

### **Heritage**

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

N/A

### **Character Areas**

N/A

### **Qualifying Matter**

N/A

### **Protected Tree**

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

N/A

### **Utilities**

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

### **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**

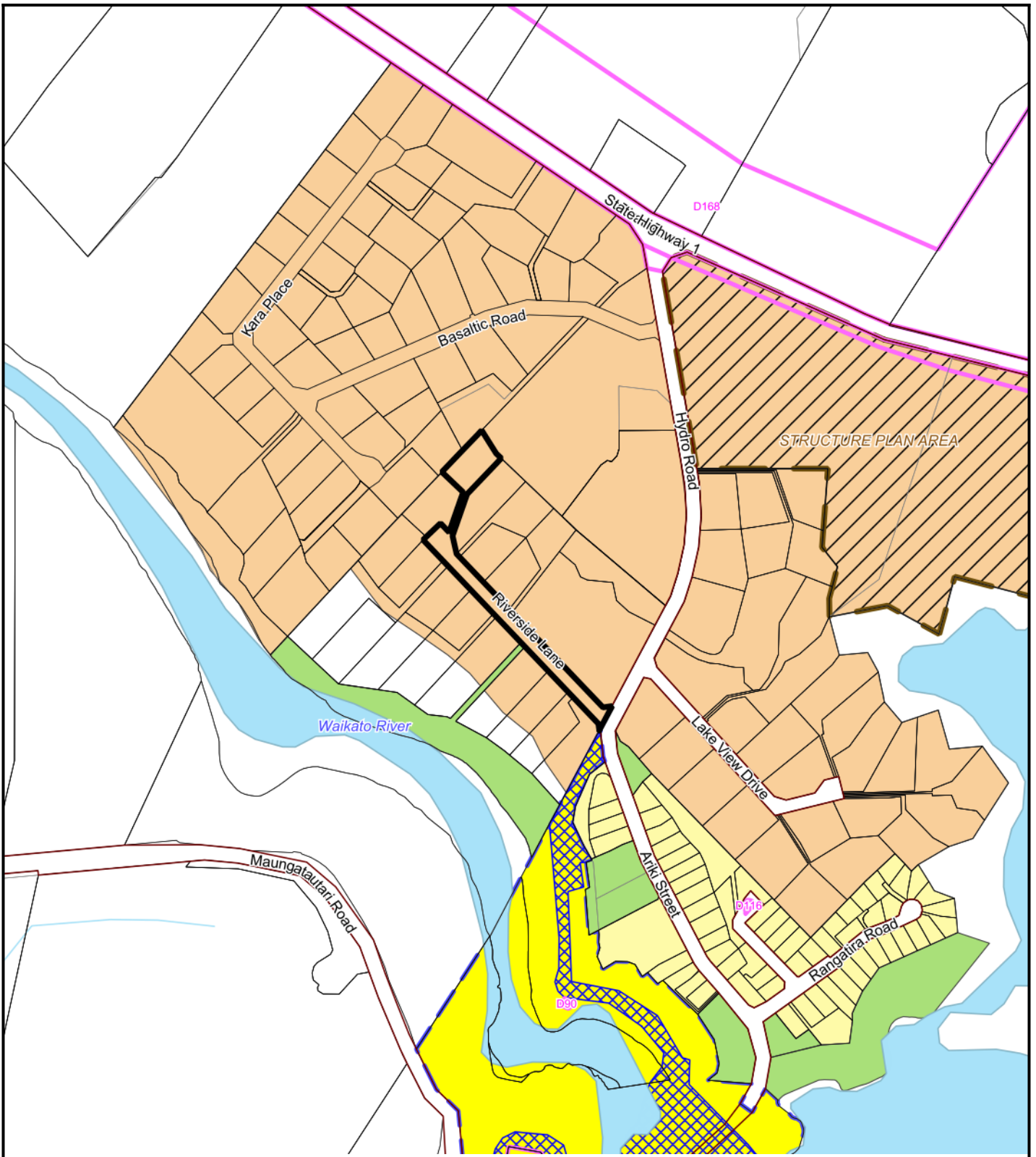
#### **River Stream Corridor**

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.waipadcc.govt.nz/our-council/waipā-district-plan> and the ePlan: <https://www.waipadcc.govt.nz/our-council/waipā-district-plan/waipā-eplan>

Thursday 2 July 2026


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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

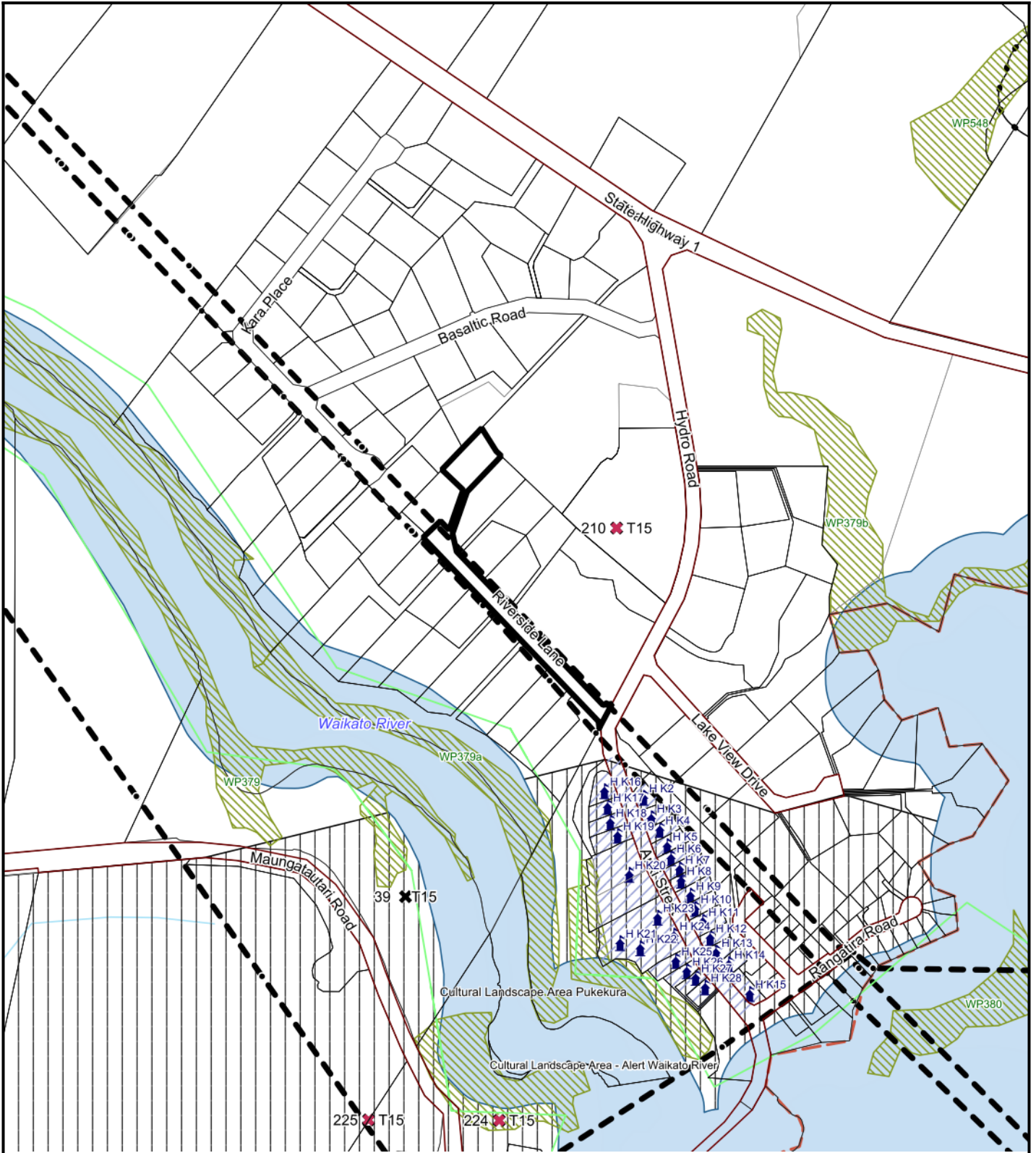
(Note: will appear as line pattern over certain lakes due to them also being Reserve Zone)

## 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

Thursday 2 July 2026



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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
- When showing the flood hazard area around the Waipa River, the boundary of the flood hazard map appear solid.

### 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.

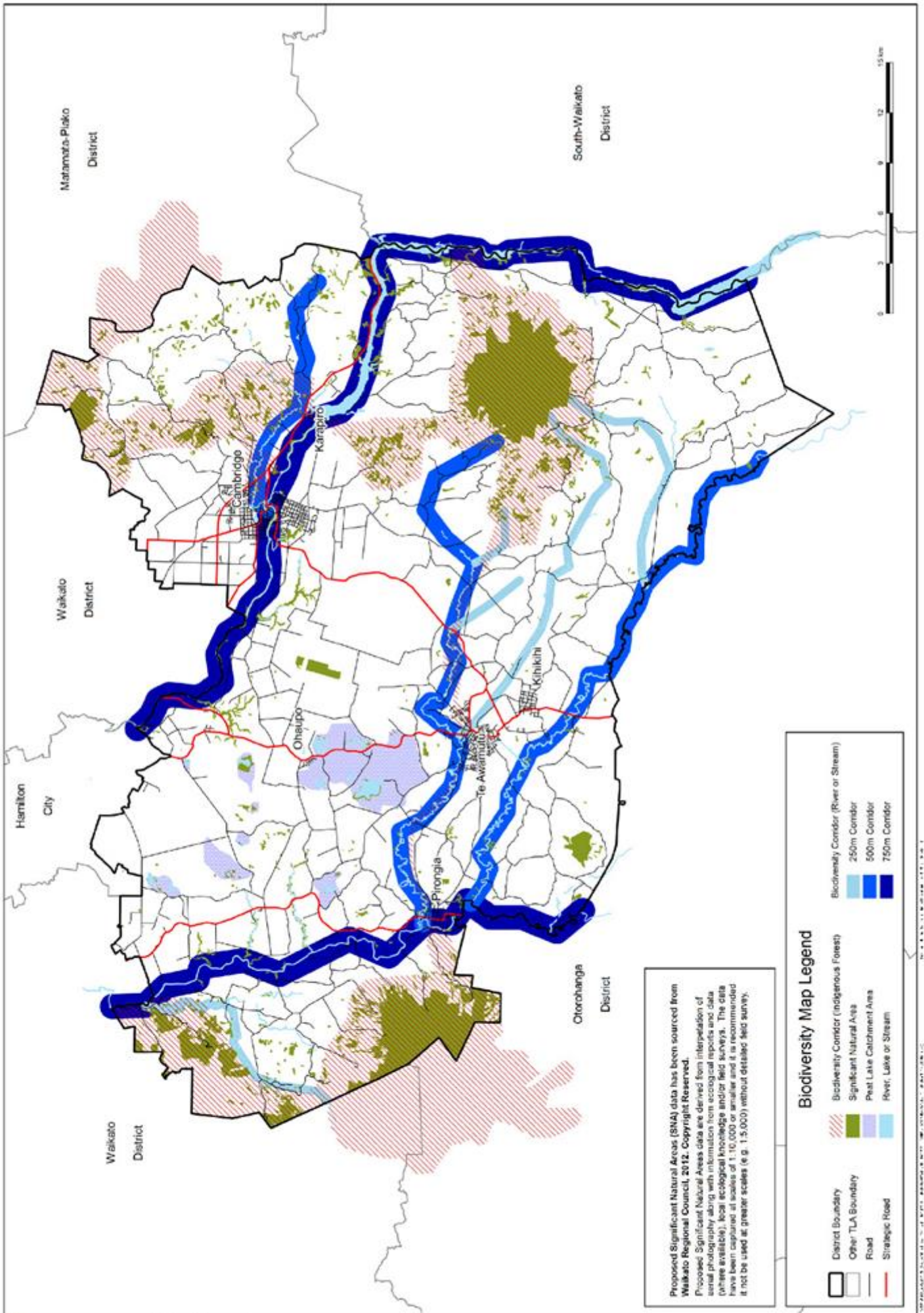
#### 3. Reliability 1

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.



Proposed Significant Natural Areas (SNA) data has been sourced from Waikato Regional Council, 2012. Copyright Reserved.  
 Proposed Significant Natural Areas data are derived from interpolation of aerial photography along with information from ecological reports and data (where available), local ecological knowledge and/or field surveys. The data have been captured at scales of 1:10,000 or smaller and it is recommended it not be used at greater scales (e.g. 1:5,000) without detailed field survey.

### Biodiversity Map Legend

	District Boundary		Proposed Significant Natural Area		Biodiversity Corridor (River or Stream)
	Other TLA Boundary		Significant Natural Area		250m Corridor
	Road		Peat Lake Catchment Area		500m Corridor
	Strategic Road		River, Lake or Stream		750m Corridor



## 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.

Two Consent Notices pursuant to Section 221 of the Resource Management Act are registered on the title. Refer to the attached information.

The Property is subject to a registered easement in gross in favour of Council.

**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](mailto:info@waipadc.govt.nz)

## CONSENT NOTICE

IN THE MATTER of the Land Transfer Act  
1952

AND

IN THE MATTER of Section 221 of the  
Resource Management Act  
1991

AND

IN THE MATTER of the Land in Certificate of  
Title SA25D/591 (South  
Auckland Registry) and  
Plan No. DP 374579

**CONO 7090393.1 Consen**

Cpy - 01/04, Pgs - 006, 30/10/06, 07:59



DocID: 511643675

### WHEREAS -

- 1 The **WAIPA DISTRICT COUNCIL** has pursuant to Section 127 of the Resource Management Act 1991 granted to **MICHAEL RONALD DENBY** and **PATRICIA MARY DENBY** a subdivision consent for the subdivision of Lot 2 DPS 27706.
- 2 The subdivision to which consent has been given is shown on Plan No. DP 374579.
- 3 It was a condition of the said consent that pursuant to Section 108(2) of the Resource Management Act 1991 that:
  - a. All buildings on Lot 30 DP 374579 (for which new Certificate of Title 300739 has been allocated) are prohibited below the 65 metre contour line shown on the approved plan;
  - b. Lots 1, 2 and 30 DP 374579 (for which new Certificates of Title 300737, 300738 and 300739 are allocated) are located in close proximity to the Electric Power Hydro Station at Karapiro at present operated by Mighty River Power, and activities are permitted at that Hydro Station in accordance with Section 8: Hydro-Electric Power Station in accordance with the following:
    - i. Section 8: Hydro-Electric Power Station Zone Rules of the Waipa District Plan (made operative December 1997) and any subsequent amendments;
    - ii. Existing use rights, including occupation of the Karapiro Dam; and
    - iii. Resource consents relating to the operation of the Waikato Hydro System.

The nature of activities encompassed by these authorisations include variation of levels in Lake Karapiro and in the river below the dam accompanied by audible warnings, operation, maintenance, and monitoring of the power station, upgrading of plant, maintenance of surrounds and water areas, vehicle washing,

landscaping, visitor facilities, accessory buildings, heavy vehicle movements, agrochemical spraying, water and abrasive blasting of structures, drilling or bores, and noise associated with these activities.

- c. A suitably qualified and experienced Chartered Professional Engineer will be required to inspect the sites of Lots 1, 2 and 30 DP 374579 (for which new Certificates of Title 300737, 300738 and 300739 have been allocated) prior to the commencement of construction of any dwellinghouse and associated accessory buildings and submit to Council for approval design details on the foundations of the building.
- d. A suitably qualified and experienced Chartered Professional Engineer will be required to inspect the sites of Lots 1, 2 and 30 DP 374579 (for which new Certificates of Title 300737, 300738 and 300739 have been allocated) prior to the commencement of construction of any dwellinghouse and associated accessory buildings, all hardstanding access, manoeuvring and parking areas and submit to Council for approval design details of the on-site stormwater disposal system.
- e. A suitably qualified Chartered Professional Engineer will be required to inspect the sites of Lots 1, 2 and 30 DP 374579 (for which new Certificates of Title 300737, 300738 and 300739 have been allocated) prior to the commencement of construction of any dwellinghouse and submit to Council for approval design details of a site specific effluent disposal system specific to each dwellinghouse.
- f. High voltage electricity lines traverse Lots 1, 2 and 30 DP 374579 (for which new Certificates of Title 300737, 300738 and 300739 have been allocated) and the owner shall take every reasonable step to ensure that the following conditions and advice notes are adhered to:
  - i. Safe distances from conductions without engineering advice. Buildings and structures, or any part of a building or structure on the property must not be located within 8.5 metres vertically and 12.5 metres horizontally of the conductors on the Arapuni – Hamilton A and Arapuni – Hamilton B transmission lines. Please note that the distances specified must include allowance for climatic conditions (ie. maximum conductor swing and sag).

Where any part of a building or structure needs to be constructed within this restricted area, the owner must submit to the Waipa District Council (and a copy to Transpower) a certificate from a suitably qualified electrical engineer to confirm that the buildings or structures comply with the minimum safe distances specified in Table 3 of the NZECP:34:2001.
  - ii. Safe distances from support structures. Buildings or any part of a building on the property must not be located within 12 metres of the closest visible edge of any high voltage transmission line support structures foundation.

- iii. Safe distances of mobile plant from conductors. All machinery and mobile plant operated on the property must maintain a minimum clearance distance of 4 metres from the Arapuni – Hamilton A and Arapuni – Hamilton B line conductors at all times.
- iv. Access to support structures. All buildings, structures and vegetation located on the property must not be located to preclude existing vehicle access to the existing support structures on site.
- v. Excavation near support structures. In the case of any tower supporting any conductor, no person may excavate or otherwise interfere with any land:
  - a. At a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
  - b. At a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or
  - c. In such a way as to create an unstable batter.
- vi. Excavation near support structures. In the case of any pole or stay wire supporting any conductor, no person may excavate or otherwise interfere with any land:
  - a. At a depth greater than 300mm within 2.2 metres of the pole or stay wire of the line; or
  - b. At a depth greater than 750 metres, between 2.2 metres and 5 metres of the pole or stay wire; or
  - c. In such a way as to create an unstable batter.
- vii. Safe distances of conductors from ground. Excavated or other material must not be deposited under or near the Arapuni – Hamilton A and Arapuni – Hamilton B lines so as to reduce the vertical distance from the ground to the conductors to a distance less than:
  - a. 6.5 metres vertically, across or along driveways or on any other land traversable by vehicles;
  - b. 5.5 metres vertically, on any land not traversable by vehicles due to inaccessibility; and
  - c. 3 metres in any distance other than vertical on all land.

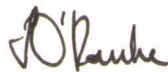
Note that distances specified include an allowance for mechanic creep (ie. permanent elongation).

Advice Notes:

- i. All land use activities, including earthworks located on the sites must comply with the New Zealand Code of Practice for Electrical Safe Distances NZEP:34:2001.
  - ii. All trees and vegetation planted on the sites must comply with the Electricity (Hazards from Trees) Regulations 2003.
- 4 The said conditions are to be complied with pursuant to the provisions of Section 221 of the Resource Management Act 1991 on a continuing basis.

**NOW PURSUANT TO** Section 221 of the Resource Management Act 1991 the **WAIPA DISTRICT COUNCIL HEREBY CONSENTS** to the deposit of the Survey Plan of Subdivision under the Land Transfer Act 1952.

DATED at Te Awamutu this 5<sup>th</sup> day of October 2006



.....  
Authorised Officer

## CONSENT NOTICE

**CONO 7586694.2 Consen**

Cpy - 01/01, Pgs - 006, 23/10/07, 08:36



DocID: 312997700

IN THE MATTER of the Land Transfer Act  
1952

AND

IN THE MATTER of Section 221 of the  
Resource Management Act  
1991

AND

IN THE MATTER of the Land in Certificate of  
Title 300739 (South  
Auckland Registry) and  
Plan No. DP 384735

### WHEREAS -

- 1 The **WAIPA DISTRICT COUNCIL** has pursuant to Sections 104, 104B, 104D, 108 and 220 of the Resource Management Act 1991 granted to **NORTHLAND PROPERTY CONCEPTS LIMITED** a subdivision consent for the subdivision of Lot 30 DP 374579.
- 2 The subdivision to which consent has been given is shown on Plan No. DP 384735.
- 3 It was a condition of the said consent that pursuant to Section 108(2) of the Resource Management Act 1991 that:
  - a In relation to Lots 12, 13, 15, 17, 18, 19, 20, 21 and 22 DP 384735 (for which new Certificates of Title 338736, 338737, 338739, 338741, 338742, 338743, 338744, 338745 and 338746 have been allocated) all buildings thereon are prohibited below the 65 metre contour line shown on the approved Stage 2 plan.
  - b Lots 3 to 22 (inclusive) DP 384735 (for which new Certificates of Title 338727 to 338746 (inclusive) have been allocated) are located in close proximity to the Electric Power Hydro Station at Karapiro at present operated by Mighty River Power, and further that activities are permitted at that Hydro Station in accordance with Section 8: Hydro-Electric Power Station in accordance with the following:
    - a) Section 8; Hydro - Electric Power Station Zone Rules of the Waipa District Plan (made operative December 1997) and any subsequent amendments;
    - b) Existing use rights, including occupation of the Karapiro Dam;
    - c) Resource consents relating to the operation of the Waikato Hydro System.

The nature of activities encompassed by these authorisations include variation of levels in Lake Karapiro and in the river below the dam accompanied by audible

warnings, operation, maintenance, and monitoring of the power station, upgrading of plant, maintenance of surrounds and water areas, vehicle washing, landscaping, visitor facilities, accessory buildings, heavy vehicle movements, agrochemical spraying, water and abrasive blasting of structures, drilling or bores, and noise associated with these activities;

- c In relation to Lots 3 to 22 (inclusive) DP 384735 (for which new Certificates of Title 338727 to 338746 (inclusive) have been allocated) a suitably qualified and experienced Chartered Professional Engineer will be required to inspect the site prior to the commencement of construction of any dwellinghouse and associated accessory buildings and submit to Council for approval design details on the foundations of the building;
- d In relation to Lots 3 to 22 (inclusive) DP 384735 (for which new Certificates of Title 338727 to 338746 (inclusive) have been allocated) a suitably qualified and experience Chartered Professional Engineer will be required to inspect the site prior to the commencement of construction of any dwellinghouse and associated accessory buildings, all hardstanding access, manoeuvring and parking areas and submit to Council for approval design details of the on-site stormwater disposal system;
- e In relation to Lots 3 to 22 (inclusive) DP 384735 (for which new Certificates of Title 338727 to 338746 (inclusive) have been allocated) a suitably qualified Chartered Professional Engineer will be required to inspect the site prior to the commencement of construction of any dwellinghouse and submit to Council for approval design details of a site specific effluent disposal system specific to each dwellinghouse;
- f High voltage electricity lines traverse Lots 3,4,7,9,10,11,12,14,16,17,18,19,20,21 and 22 DP 384735 (for which new Certificates of Title 338727, 338728, 338731, 338733, 338734, 338735, 338736, 338738, 338740, 338741, 338742, 338743, 338744, 338745 and 338746 have been allocated) and the registered owner shall take every reasonable step to ensure that the following conditions and advice notes are adhered to:

1. Safe distances from conductions without engineering advice. Buildings and structures, or any part of a building or structure on the property must not be located within 8.5 metres vertically and 12.5 metres horizontally of the conductors on the Arapuni – Hamilton A and Arapuni – Hamilton B transmission lines. Please note that the distances specified must include an allowance for climatic conditions (i.e maximum conductor swing and sag).

Where any part of a building or structure needs to be constructed within this restricted area, the owner must submit to the Waipa District Council (and a copy to Transpower) a certificate from a suitably qualified electrical engineer to confirm that the buildings or structures comply with the minimum safe distances specified in Table 3 of the NZECP:34:2001.

2. Safe distances from support structures. Buildings or any part of a building on the property must not be located within 12 metres of the closest visible edge of any high voltage transmission line support structures foundation.
3. Safe distances of mobile plant from conductors. All machinery and mobile plant operated on the property must maintain a minimum clearance distance of 4 metres from Arapuni – Hamilton A and Arapuni – Hamilton B line conductors at all times.
4. Access to support structures. All buildings, structures and vegetation located on the property must not be located to preclude existing vehicle access to the existing support structures on site.
5. Excavation near support structures. In the case of any tower supporting any conductor, no person may excavate or otherwise interfere with any land:
  - (a) At a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
  - (b) At a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or
  - (c) In such a way as to create an unstable batter.
6. Excavation near support structures. In the case of any pole or stay wire supporting any conductor, no person may excavate or otherwise interfere with any land:
  - (a) At a depth greater than 300mm within 2.2 metres of the pole or stay wire of the line; or
  - (b) At a depth greater than 750 metres, between 2.2 metres and 5 metres of the pole or stay wire; or
  - (c) In such a way as to create a unstable batter.
7. Safe distances of conductors from ground. Excavated or other material must not be deposited under or near the Arapuni – Hamilton A and Arapuni – Hamilton B lines so as to reduce the vertical distance from the ground to the conductors to a distance less than;
  - (a) 6.5 metres vertically, across or along driveways or on any other land traversable by vehicles;
  - (b) 5.5 metres vertically, on any land not traversable by vehicles due to inaccessibility; and
  - (c) 3 metres in any distance other than vertical on all land.


Note that the distances specified include an allowance for mechanic creep (ie. permanent elongation).

**Advice Notes:**

1. All land use activities, including earthworks located on the sites must comply with the New Zealand Code of Practice for Electrical Safe Distances NZEP 34:2001.
  2. All trees and vegetation planted on the sites must comply with the Electricity (Hazards from Trees) Regulations 2003.
- g The registered owners of Lots 3 – 22 (inclusive) DP 384735 (for which new Certificates of Title 338727 to 338746 (inclusive) have been allocated) shall maintain the private road at their own cost. Should the registered owners of Lots 3-22 (inclusive) DP 384735 (for which new Certificates of Title 338727 to 338746 (inclusive) have been allocated) at any time in the future wish to vest the private road in Council, the private road shall be required by Council to be upgraded to the Council's roading standards applicable at the time before vesting;
- h The registered owners of Lots 3 to 22 (inclusive) DP 384735 (for which new Certificates of Title 338727 to 338746 (inclusive) have been allocated) shall maintain at their own cost the shared water supply and stormwater disposal systems outside the boundary of Hydro Road.
- 4 The said conditions are to be complied with pursuant to the provisions of Section 221 of the Resource Management Act 1991 on a continuing basis.

**NOW PURSUANT TO** Section 221 of the Resource Management Act 1991 the **WAIPA DISTRICT COUNCIL HEREBY CONSENTS** to the deposit of the Survey Plan of Subdivision under the Land Transfer Act 1952.

DATED at Te Awamutu this 7<sup>th</sup> day of August 2007

  
.....  
Authorised Officer

Easement instrument to grant easement or profit à prendre, or create  
Sections 90A and 90F, Land Transfer Act 1952

EI 7586694.5 Easement  
Cpy - 01/01, Pgs - 005, 23/10/07, 08:38

Land registration district

SOUTH AUCKLAND



Grantor

Surname(s) must be underlined or in CAPITALS.

NORTHLAND PROPERTY CONCEPTS LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

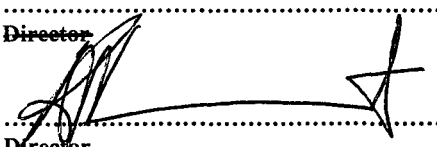
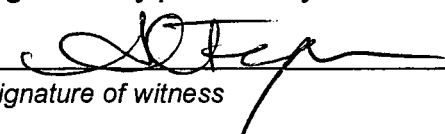
WAIPA DISTRICT COUNCIL


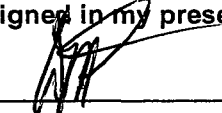
Grant\* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 28<sup>th</sup> day of August 2007

Attestation

 Director NORTHLAND PROPERTY CONCEPTS LTD	Signed in my presence by the Grantor  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Anna Ferguson Solicitor Address Auckland
	Signature [common seal] of Grantor

 Signature [common seal] of Grantee	Signed in my presence by the Grantee  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation WAYNE JOHN ALLAN AUTHORIZED OFFICER Address WAIPA DISTRICT COUNCIL
---	---

Certified correct for the purposes of the Land Transfer Act 1952.

  
[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used.

**Annexure Schedule 1**



Easement instrument

Dated

**28<sup>th</sup> August 2007**

Page

**2**

of

**3**

pages

**Schedule A**

*(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
<b>Right of Way</b>	<b>AA, AB and AC on DP 384735</b>	<b>Lot 23 DP 384735 Access Lot</b>	<b>In Gross</b>

**Easements or profits à prendre rights and powers (including terms, covenants, and conditions)**

*Delete phrases in [ ] and insert memorandum number as required.  
Continue in additional Annexure Schedule if required.*

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **[varied]** ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].~~

~~[the provisions set out in Annexure Schedule 2].~~

**Covenant provisions**

*Delete phrases in [ ] and insert memorandum number as required.  
Continue in additional Annexure Schedule if required.*

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].~~

~~[Annexure Schedule 2].~~

**All signing parties and either their witnesses or solicitors must sign or initial in this box**

**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement Instrument

Dated 28<sup>th</sup> August 2007 Page 3 of 3 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Grant of Easement to be created

**BACKGROUND:**

The easements are granted as a condition of subdivision consent pursuant to Section 220(1)(f) Resource Management Act 1991.

**THE PARTIES FURTHER AGREE:**

1. Any terms used in this easement that are defined in the Land Transfer Regulations 2002 shall take those meanings.
2. Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations and the modifications in this Easement Instrument, the modifications must prevail.
3. The Grantor covenants with the Grantee not to place any buildings, erect fences or other permanent structures on the Stipulated Area and the Grantor will not at any time commit or suffer any acts whereby the rights, powers, licences and liberties hereby granted to the Grantee may be interfered with or affected.
4. The maintenance provisions in the Fourth Schedule to the Land Transfer Regulations 2002 are modified by adding the following:  
  
Any maintenance, repair or replacement of the easement facilities whether on servient tenement or similar facilities of the Grantee connected to the easement(s) that is necessary because of any act or omission by the Grantor or Grantee (which includes agents, employees, contractors, subcontractors and invitees of that Grantor or Grantee) must be carried out promptly by that owner and at that owner's sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by that owner responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with Clause 11 of the Fourth Schedule) .
5. Any rights or immunities from liabilities, powers and remedies which the Grantee may have or be entitled to by virtue of statute or at common law shall not be affected by the easement and the Grantee may exercise any such other powers vested in it at common law or by statute independently of these grants of easements.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

## 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.

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

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

LIM/0683/26

## 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.

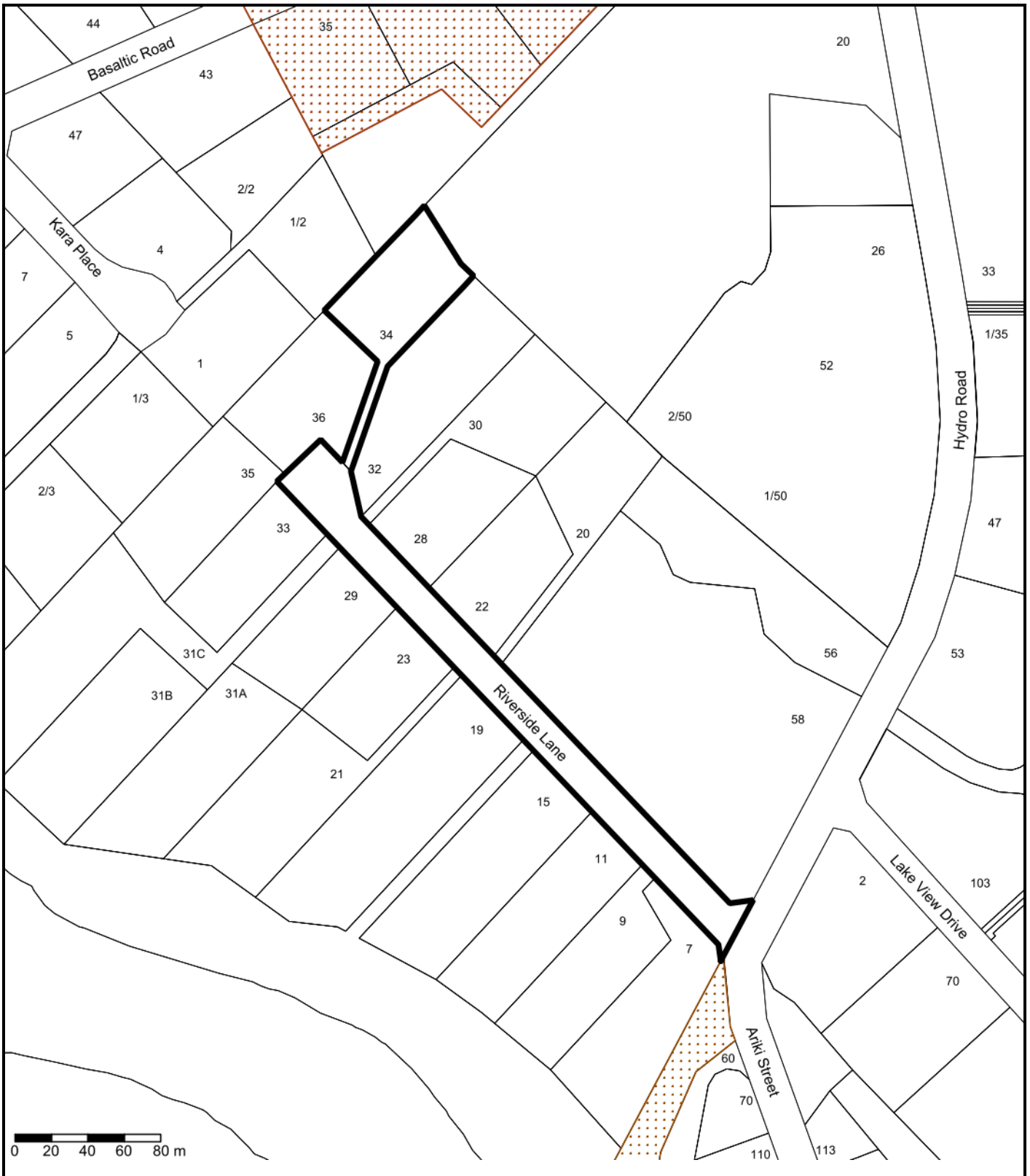
### **Filled Ground**

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.

LIM/0683/26



## Special Features

(Refer to LIM Legend for Symbology)

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."

Thursday 2 July 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.



## 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/0683/26

**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](#)

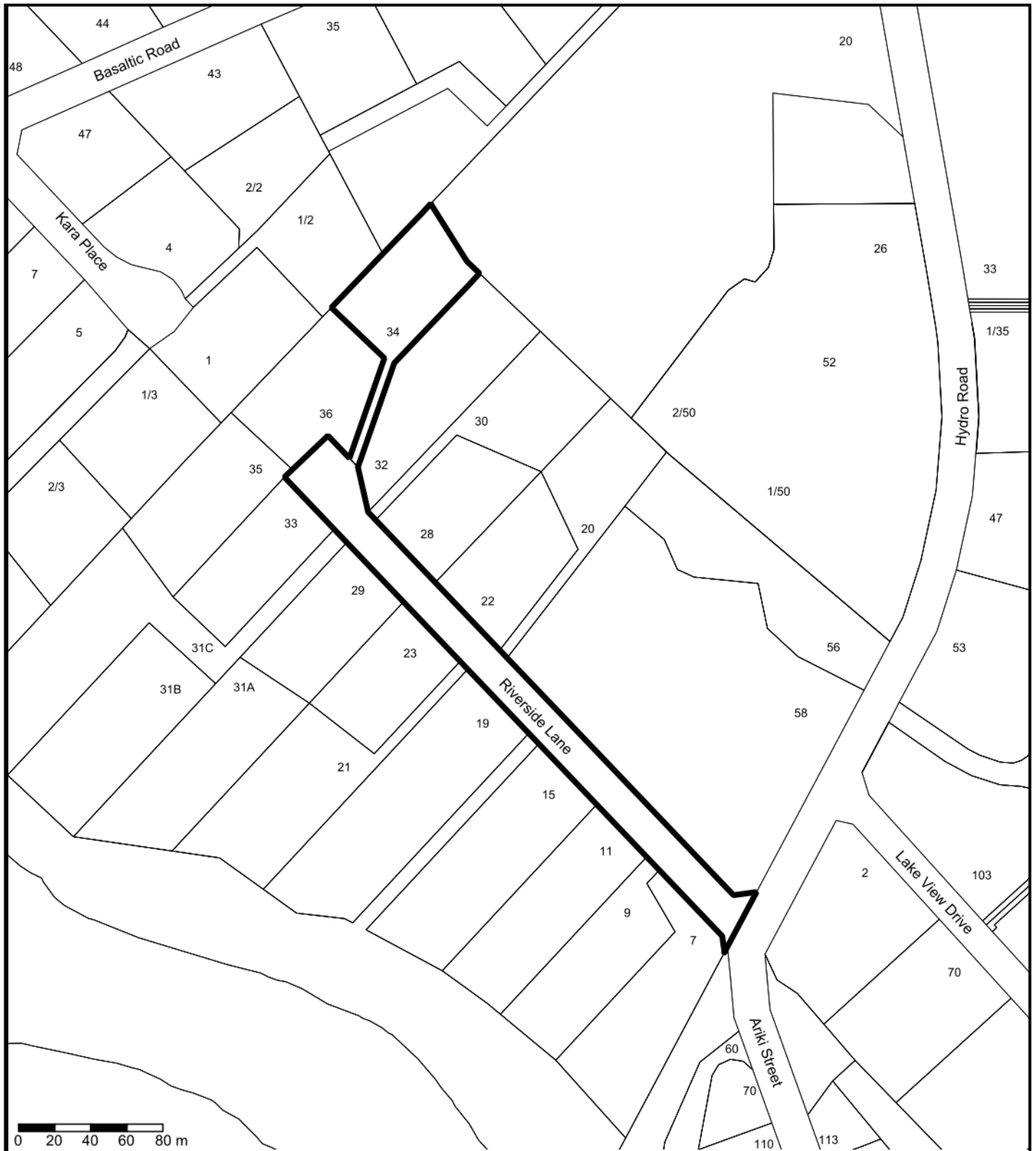
Waikato Regional Council technical reports related to natural hazards for the Waipa District area

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	<a href="https://www.waikatoregion.govt.nz/services/publications/tr202428/">https://www.waikatoregion.govt.nz/services/publications/tr202428/</a>
Application of SedNetNZ in the Waikato region to support NPS-FM 2020 implementation	2024	Regional scale	Waikato region	<a href="https://www.waikatoregion.govt.nz/services/publications/tr202405/">https://www.waikatoregion.govt.nz/services/publications/tr202405/</a>
Adapting to drought in the Waikato	2021	Regional scale	Waikato region	<a href="https://www.waikatoregion.govt.nz/services/publications/tr202128/">https://www.waikatoregion.govt.nz/services/publications/tr202128/</a>
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	<a href="https://www.waikatoregion.govt.nz/services/publications/tr202110/">https://www.waikatoregion.govt.nz/services/publications/tr202110/</a>
Peatland surface oscillation at two dairy farms on Moanatuatua drained peatland	2021	Property to local scale	Moanatuatua swamp	<a href="https://www.waikatoregion.govt.nz/services/publications/tr202109/">https://www.waikatoregion.govt.nz/services/publications/tr202109/</a>
River styles assessment of the Waipā river catchment, Waikato, New Zealand	2021	Local to regional scale	Waipā River catchment	<a href="https://www.waikatoregion.govt.nz/services/publications/tr202001/">https://www.waikatoregion.govt.nz/services/publications/tr202001/</a>
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	<a href="https://www.waikatoregion.govt.nz/services/publications/tr201865/">https://www.waikatoregion.govt.nz/services/publications/tr201865/</a>
Piako River scheme : service level review	2018	Local to regional scale	Piako River catchment	<a href="https://www.waikatoregion.govt.nz/services/publications/tr201806/">https://www.waikatoregion.govt.nz/services/publications/tr201806/</a>
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)	<a href="https://www.waikatoregion.govt.nz/services/publications/tr201721/">https://www.waikatoregion.govt.nz/services/publications/tr201721/</a>
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	<a href="https://www.waikatoregion.govt.nz/services/publications/tr201720/">https://www.waikatoregion.govt.nz/services/publications/tr201720/</a>
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	<a href="https://www.waikatoregion.govt.nz/services/publications/tr201537/">https://www.waikatoregion.govt.nz/services/publications/tr201537/</a>
An assessment of the impacts of climate change in the Waikato region : applying CMIP5 data	2015	Regional scale	Waikato region	<a href="https://www.waikatoregion.govt.nz/services/publications/tr201526/">https://www.waikatoregion.govt.nz/services/publications/tr201526/</a>
Upper Waipa River survey data report	2014	Local to regional scale	Waipā River catchment	Contact WRC to access the report
Waikato and Waipa River lwi values document review : Waikato Economic Joint Venture study	2014	Regional scale	Waipā and Waikato River catchments	<a href="https://www.waikatoregion.govt.nz/services/publications/tr201460/">https://www.waikatoregion.govt.nz/services/publications/tr201460/</a>
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	<a href="https://www.waikatoregion.govt.nz/services/publications/tr201354/">https://www.waikatoregion.govt.nz/services/publications/tr201354/</a>
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	<a href="https://www.waikatoregion.govt.nz/services/publications/tr201137/">https://www.waikatoregion.govt.nz/services/publications/tr201137/</a>
Waikato regional landscape assessment	2010	Regional scale	Waikato region	<a href="https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR201012.PDF">https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR201012.PDF</a>
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	<a href="https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/tr05-40.pdf">https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/tr05-40.pdf</a>
Mangatutu River and catchment management plan	2004	Local to regional scale	Mangatutu River Catchment	<a href="https://www.waikatoregion.govt.nz/services/publications/tr200423/">https://www.waikatoregion.govt.nz/services/publications/tr200423/</a>
Subsidence rates of peat since 1924 in the Rukuhia Swamp	2004	Local to regional scale	Rukuhia swamp	<a href="https://www.waikatoregion.govt.nz/assets/WRC">https://www.waikatoregion.govt.nz/assets/WRC</a>

Title	Year Published	WRC Natural Hazard Information Hierarchy	Scope/area relevant for the report	Related URL
				<a href="#">C/WRC-2019/TR04-20.pdf</a>
Subsidence rates of peat since 1925 in the Moanatuatua Swamp area	2002	Local to regional scale	Moanatuatua swamp	<a href="https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR04-17.pdf">https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR04-17.pdf</a>
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)	<a href="https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR04-06.pdf">https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR04-06.pdf</a>
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)	<a href="https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/tr02-12.pdf">https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/tr02-12.pdf</a>
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



## Natural Hazards

(Refer to LIM Legend for Symbology)

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.waipadc.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/>

Thursday 2 July 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.



## 7b Rural Stormwater Flood Modelling

The 'Rural 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 means on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths.

This modelling has a number of limitations, including:

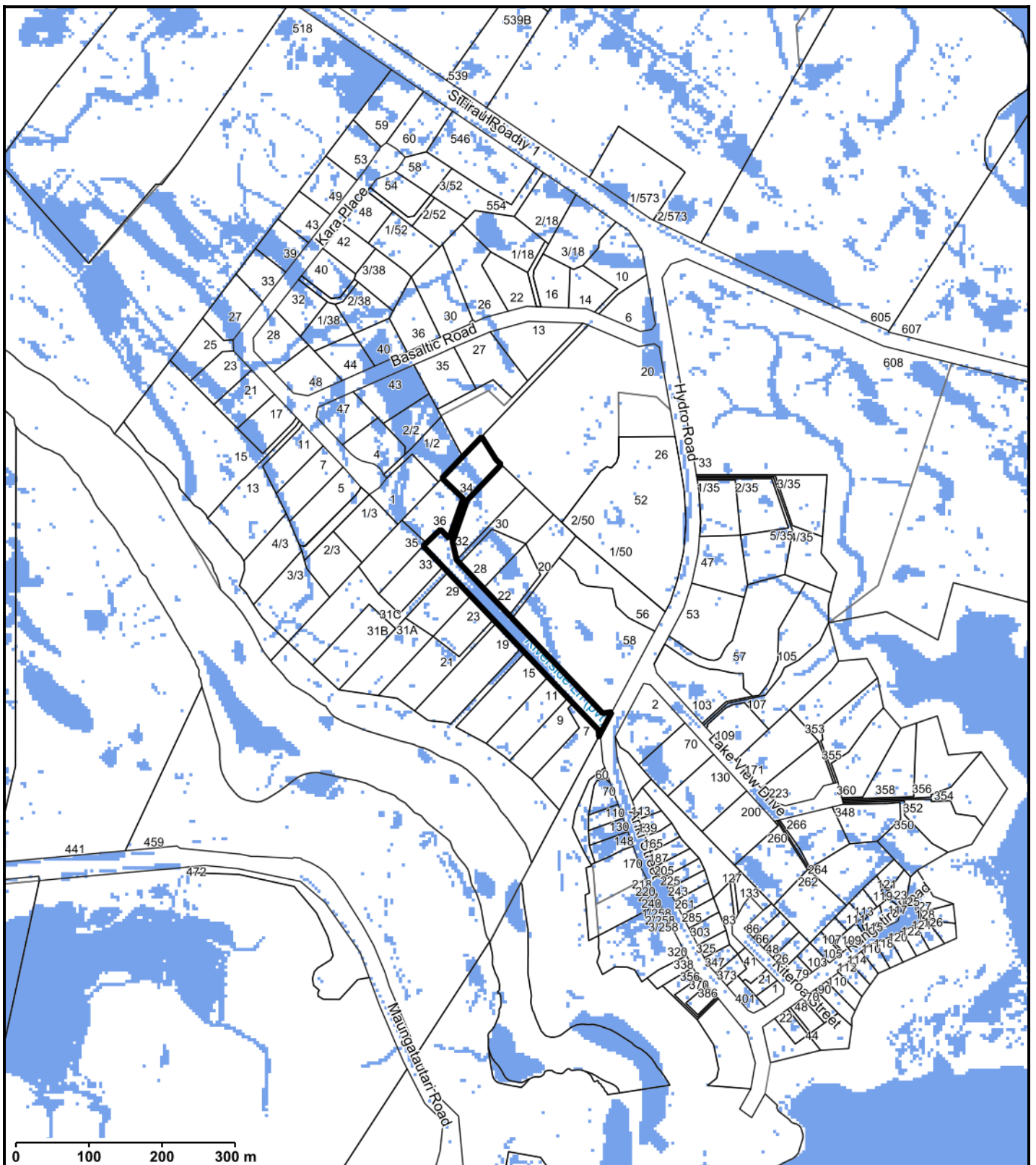
- a) The modelling only provides a high-level indication of where rainfall may pond primarily due to ground contour. It is based on what culverts and drains were known to Council at the time of modelling. It does not account for any private culverts or drains not known to Council at the time. Given this, where such assets are physically present the indicated flood extents will likely be inaccurate as the water can flow elsewhere.
- b) The modelling has not been sensitivity tested or validated against actual flood events.
- c) The mapping is not suitable for identification of dwelling flood risk or for setting finished floor levels for any development.
- d) The flooding extent shown uses the ground levels in 2021. 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](mailto: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.

<b>Name of the entity that commissioned the report</b>	Waipa District Council
<b>Purpose of the report</b>	This report provides an overview of flood hazards in the rural areas of the Waipa District. It is intended to assist the Council by offering insights into the susceptibility of these areas to flooding. The information supports informed decision-making and effective mitigation planning, ultimately aimed at enhancing the resilience of rural communities against flood risks.
<b>Scope of the report</b>	The scope of this report is confined to rural areas within the district, excluding urban areas and river flooding. The flood modelling is considered coarse and indicative only, as the flood models have not undergone calibration of hydrological or hydraulic parameters nor validation against actual flooding events. Flood hazard mapping is intended for strategic planning and identifying areas prone to flooding. However, it is not designed for determining precise flood levels at specific locations or for establishing individual floor levels for buildings. For these purposes, more detailed site-specific studies are recommended.
<b>Where or how to access the report</b>	<a href="https://waipadc.t1cloud.com/T1Default/CiAnywhere/Web/WAIPADC/ECMCore/BulkAction/Get/430bdf83-8528-4ca0-a733-d30dfed70ef1">https://waipadc.t1cloud.com/T1Default/CiAnywhere/Web/WAIPADC/ECMCore/BulkAction/Get/430bdf83-8528-4ca0-a733-d30dfed70ef1</a>
<b>Title of the report</b>	WAIPA DISTRICT RURAL FLOOD HAZARD MAPPING
<b>Report prepared by</b>	2 May 2024 – prepared by WSP, Hamilton

LIM/0683/26



## Rural Stormwater Flood Modelling 1% AEP



■ Flood Extent

Note: The 'Rural 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 means on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The modelling has a number of limitations. More details are available in Section 7c of the LIM and on Council's website:

<https://www.waipadc.govt.nz/our-services/properties/flood-hazard-mapping>

Thursday 2 July 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.

If you would like further information related to your specific property, please contact [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)



### 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.

<b>Is there a Alcohol Licence authorised for this site?</b>	No
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**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](mailto: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.

<b>Is there a Health or Food Registration authorised for the site?</b>	No
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<b>Have any Health Requisitions been imposed on the site?</b>	No
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**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.

<b>Is there an Abatement Notice currently issued on this site?</b>	No
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<b>Is there an Enforcement Order currently issued on this site?</b>	No
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<b>Has an application been made to a Court for an Enforcement Order on this site?</b>	No
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**Note:** Refer to a copy of the Abatement Notice/Enforcement Order (if relevant).

### 8d Clanlabs

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

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

No information known to Council

**Note:** Refer to further information if relevant.

LIM/0683/26



# 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](http://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](http://www.checkitsalright.nz).

## Refuse, and recycling collection details

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

<b>Refuse collection</b>	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.
<b>Recycling</b>	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. <a href="http://www.waipadc.govt.nz/recycling">www.waipadc.govt.nz/recycling</a>

**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

02/07/2026

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	HAZL Site <small>(Source: Waikato Regional Council)</small>
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(Note: Applying for all Features - Hatched fill when overlaid by other Special Feature(s))

### Natural Hazards Map

Erosion	Flooding	Peat Lake	Subsidence	Secondary Flow Flood Path
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(Note: Applying for all Features - Hatched fill when overlaid by other Natural Hazard(s))

Urban Flood Modelling Extent Existing	Urban Flood Modelling Extent Climate Change
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**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**

14/09/2025



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