



In reply, please quote
LIM0299/27

08 September 2026

Fusion Realty Limited
6 Waipapa Way,
Te Kauwhata 3710

Postal Address

Private Bag 544, Ngaruawahia 3742
New Zealand

0800 492 452

www.waikatodistrict.govt.nz

Kia Ora,

LAND INFORMATION MEMORANDUM

Please find enclosed your Land Information Memorandum for 596 Waikare Road
WAERENGA.

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

Ngaa mihi,

A handwritten signature in black ink that reads "Raquel de Carvalho". The signature is written in a cursive, flowing style.

Raquel de Carvalho
Land Information Officer

Land Information *Memorandum*

LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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

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

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

► Property Details:

Valuation Reference:	04401/400.00
Legal Description:	Lot 2 DPS 46626
Area:	221.3675 hectares more or less
Property Location:	596 Waikare Road WAERENGA
Owners:	D Limmer Limited

► Property Location:



■ Rates

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

► Rates & Rating Valuation:		Information regarding – 44A(2)(c) information relating to any rates owing in relation to the land.
Annual rates for 2026/2027	\$ 4,957.99	Balance Owing: \$ 0.00 (Balance of 1st instalment due 21 September 2026)
Value of Improvements	\$ 390,000.00	
Land Value	\$ 1,410,000.00	
Capital Value	\$ 1,800,000.00	
Date of Valuation	1 October 2023	

Valuation

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

Current Rates

The 2026/2027 rates are based on the valuations dated 1 October 2023. A copy of the 2026/2027 rates assessment is attached.

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

For Further Information: <https://www.waikatodistrict.govt.nz/request-it/property/rates-information-database>

Rates Capital Value

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

Regional Council: Waikato Regional Council

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

Information regarding –
44A(2)

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

Operative Waikato District Plan (Waikato Section)

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

Zone: Rural

Policy: Landscape Policy Area, Ridgeline Policy Area, Waikato River Catchment

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

Waikato District Plan – Operative in Part

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

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

The following overlays apply to the property: **Outstanding Natural Feature, Significant Natural Area, Significant Natural Area, Waikato River catchment**

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

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

The property contains an area of conservation value.

Outstanding Natural Feature

This property is within 30 metres of an Outstanding Natural Feature, as identified in the Schedules Part 5A or 5B of the Franklin District Plan. Activities that are either on, or within 30 metres of these scheduled features require resource consent.

If you require any further information, please contact a duty planner at the Waikato District Council.

Development Contributions

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

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

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

■ Planning continued

Information regarding –
44A(2)

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

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

► Resource Consents:

Application No	Description	Decision
	SUBDIVISION CONSENTS	GRANTED
142/1/0607	<i>Scheme Plan</i>	20 December 1978
142/1/1083	<i>Scheme Plan</i>	31 October 1986

Requisitions: No known planning requisitions to date.

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

■ Building

Information regarding –
44A(2)

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

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

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

► Building Consents/Permits:

Number	Description	Consent/Permit issued date	CCC Issued/ Completed Date
J060606	Wool Shed / Implement Shed	12 May 1980	*
A59604	Dwelling & Garage	10 March 1983	17 June 1983
A78754	Car Garage Workshop	1983	*
85995	Magnum Wood Fire	04 July 1995	20 July 1995
BLD0948/06	Storage Shed	08 February 2006	27 February 2006

Requisitions: No known building requisitions to date.

* No completed date recorded on historic County records.

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

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

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

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

■ Water Supply

Information regarding –

44A(2)

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

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

■ Drinking Water (potable water supply)

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

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

Council Water Services Update – Effective 1 July 2026

Council advises that effective 1 July 2026, **IAWAI Flowing Waters Limited (IAWAI)** a Council Controlled Organisation (CCO) jointly owned by Waikato District Council and Hamilton City Council, will manage water services for their communities.

From 1 July 2026, **IAWAI Waters Growth Charges** will apply to properties where new residential development results in increased demand on water supply and wastewater networks.

Residential Development Growth Charges

The following charges will apply to each Household Unit Equivalent (HUE):

- **Water Supply Growth Charge:**
\$200 per HUE per year, applied over a 25-year period
- **Wastewater Growth Charge:**
\$300 per HUE per year, applied over a 25-year period

If the development is not a full (HUE) or partial connection only a partial charge applies.

Please note: If a property is sold during the 25-year period, responsibility for any remaining payments will transfer to the new owner.

Non-Residential Development

Water Supply and Wastewater Growth Charges for non-residential development will be determined as part of the 2027–2037 Water Services Strategy.

For further information, please visit the IAWAI website www.iawai.co.nz or contact IAWAI directly for assistance.

■ Council Utilities

Information regarding –
44A(2)

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

■ Wastewater

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

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

Existing System

The property has an existing on-site wastewater disposal system. Wastewater disposal systems are sized in relation to the number of bedrooms of a dwelling and the potential occupancy.

Future building works that include additional bedrooms will require an assessment from an engineer or other suitably qualified person approved by the Council, of whether the existing on-site effluent treatment system is capable of adequately treating and disposing of the increased loadings. If upgrades are required, these shall be designed, supervised and certified by an engineer or other suitably qualified person to comply with AS/NZS 1547:2012 and the Waikato Regional Plan.

It is recommended that potential purchasers engage a contractor to inspect the septic tank prior to settlement. The Waikato District Council does not maintain or monitor private wastewater disposal systems and NZ standards indicate a septic tank should be cleaned / emptied every 3 years.

■ Stormwater

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

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

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

■ Natural Hazards

Information regarding –

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

LRI (Slope)

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

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

Earthquakes and Landslides

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

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

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

Supporting Information Documents:

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

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

Flood hazards across Aotearoa New Zealand

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

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

■ Additional Information

Information regarding –

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

■ Health

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

■ Refuse

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

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

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

■ Utilities

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

■ Telecommunication

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

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

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

Ngaa mihi,



Raquel de Carvalho
Land Information Officer

Land Information Memorandum



596 Waikare Road WAERENGA

Lot 2 DPS 46626

Rates Information Database

Use the rates information database to find out rates information about property in the Waikato district.

If you would like your details made confidential, please complete the [Request to Suppress Personal Information](#) form and return to Waikato District Council. Please note that it is not necessary to complete the form if you have no objection to your name and postal address being published in the Complete Rating Information Database.

If you have a question about your rates, please contact the rates team on [0800 492 452](tel:0800492452) or complete our [online request form](#) for a staff member to contact you directly.

Property details

Property location	596 Waikare Road WAERENGA
Valuation number	04401/400.00
Legal description	Lot 2 DPS 46626

Property charges (2026/2027)

	Targeted rate factor	Factor applicable	Amount
General Rate	0.0022657c/\$	1800000.00	\$4,078.26
Uniform Annual General Charge (UAGC)	Fixed Charge	1.00	\$564.94
Central District Rubbish and Recycling Collection	per dwelling	1.00	\$314.79

Total Waikato District Council rates and IAWAI charges \$4,957.99 incl. GST

Property valuation history



⚠ If your property connects to any additional council services between now and the 30 June 2027, there will be additional charges added to your property in the following rating year. If you have any questions or queries with regards to your 2026/27 rates, please complete our online request form for a staff member to contact you directly.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier SA40D/828
Land Registration District South Auckland
Date Issued 11 March 1988

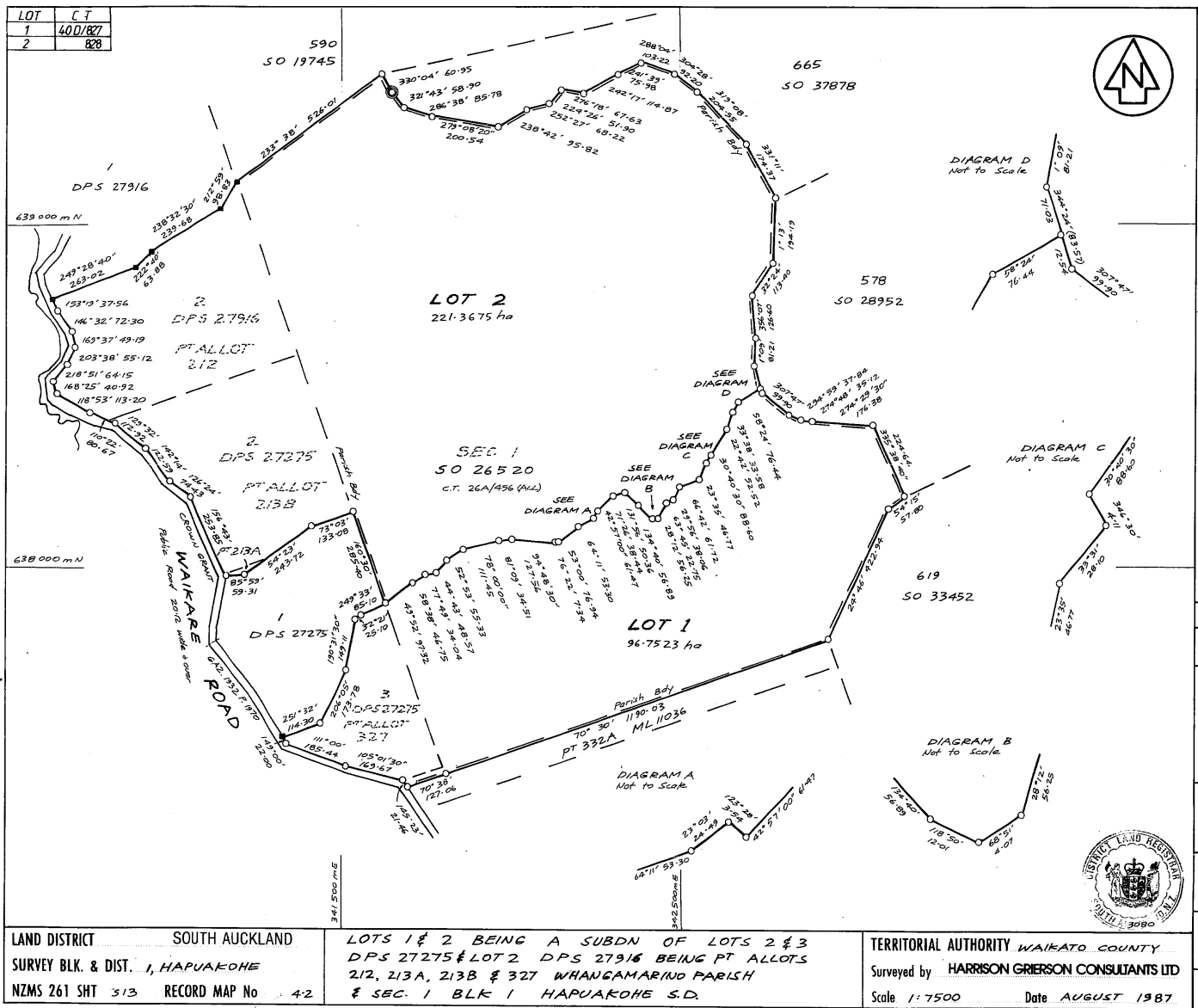
Prior References
SA26A/456

Estate Fee Simple
Area 221.3675 hectares more or less
Legal Description Lot 2 Deposited Plan South Auckland
46626

Registered Owners
D. Limmer Limited

Interests
Subject to Section 59 Land Act 1948 (affects Section I Block I Hapuakohe Survey District)

Approvals	
 Registered owner	
Pursuant to a resolution of the Waikato County Council passed on the 11th day of September 1987 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan and certifying that the plan is in accordance with the requirements and provisions of the operative District Scheme the Common Seal of the Waikato County Council was affixed hereto in the presence of:  County Manager  Chairman	
Total Area 318.1198 ha	
Comprised in C.T. 26A/456 (ALL)	
I, DAVID CHRISTOPHER ISON Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1960 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972. Dated at HUNTLY this 11TH day of SEPTEMBER 1987 Signature 	
Field Book	p. Traverse Book p.
Reference Plans	
Examined  Correct	
Approved as to Survey	 Chief Surveyor
Deposited this 11th day of MARCH 1988	 District Land Registrar
File Received 15.9.87 Instructions	DPS46626



LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. 1, HAPUA KOHE
NZMS 261 SHT 313 RECORD MAP No 42

LOTS 1 & 2 BEING A SUBDN OF LOTS 2 & 3
DPS 27275 & LOT 2 DPS 27916 BEING PT ALLOTS
212, 213A, 213B & 327 WHANGAMARINO PARISH
& SEC. 1 BLK 1 HAPUA KOHE S.D.

TERRITORIAL AUTHORITY WAIKATO COUNTY
Surveyed by HARRISON GRIERSON CONSULTANTS LTD
Scale 1:7500 Date AUGUST 1987

Printed by Stirling Imports Ltd, Auckland, New Zealand.

W.A. HAWKEY, SURVEYOR GENERAL, DEPARTMENT OF LANDS AND SURVEY NEW ZEALAND WELLINGTON

L.A.S. - FORM N33

KAE:DA

S.P. 0607

F. R. Wood

20th December, 1978

Messrs Thomson & Farrer,
Registered Surveyors,
Box 376,
HAMILTON.

Dear Sirs,

Propd. Subdn. of Pt. Allots. 213A, 213B & 327
Whangamarino Psh. Blk.I, Hapuakohe S.D.
B.R. & D.A. Pirritt.^{1/2}

Further to my letter to you dated 28th September 1978,
hereunder is a resolution of the Council approving the scheme plan
for subdivision of the above land, conditional upon Lots 2 and 3
being amalgamated with Section 1.

Yours faithfully,


COUNTY CLERK.

WAIKATO COUNTY COUNCIL.

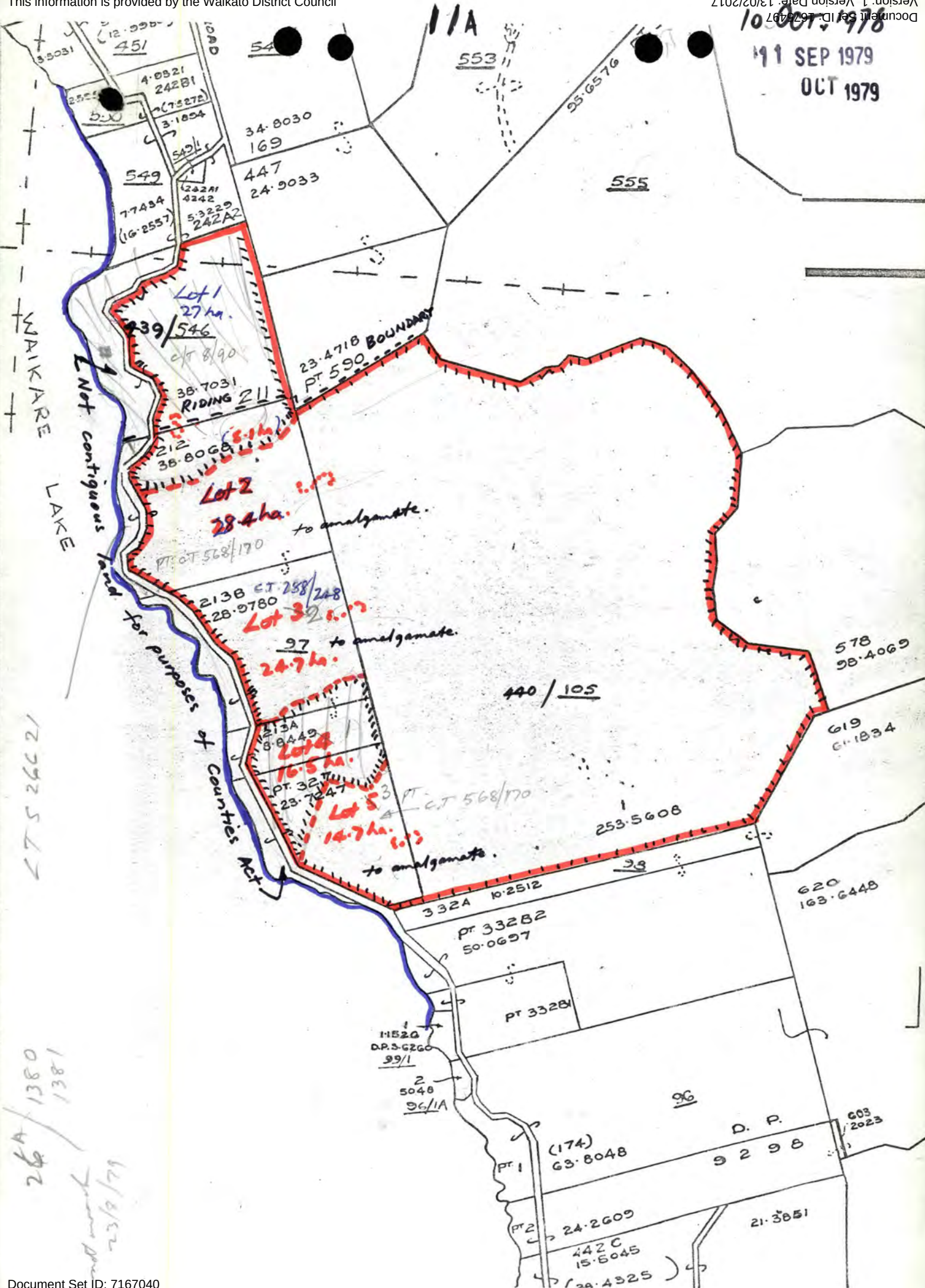
Approval of Scheme Plan No. 0607 under the
Provisions of the Counties Amendment Act 1961.

Proposed subdivision of Part Allotments 213A, 213B and 327 Whangamarino
Parish, Block I, Hapuakohe Survey District.

"Having regard to the provisions of Ordinance III, Clause 3 (1) of the
operative District Scheme, and being satisfied on the information submitted
that Lot 1 is capable of being used as an independent economic farming
unit, the Waikato County Council, pursuant to Sections 22 and 23 of the
Counties Amendment Act 1961, approves the subdivision of land shown on
scheme plan 0607 conditional upon Lots 2 and 3 of the plan being amalgamated
with Section 1, Block I, Hapuakohe Survey District and the issue of one
Certificate of Title in accordance therewith."

I hereby certify that the foregoing resolution was passed at a meeting
of the Waikato County Council held on the 19th day of December, 1978.


COUNTY CLERK.



78/3/114

Waikare

Lake

Proposed Subn of Pt Allots
213A, 213B, & 327

Whangamarino Parish
Pt C.Ts 288/248 & 568/170 Ltd
B. Re D.A Pirrit
Block 1 Hapuaokohe S.D
Waikato County

Thomson & Farrar Regd. Surveyors
Scale 1:5000

October 1978

Lot 2
24.7ha

Pt 213A

Pt C.T. 288/248

Lot 1
16.55ha

Pt 213A

CT CT CT CT

Pt 327
Pt C.T. 568/170

Lot 3
14.67ha

Section 1

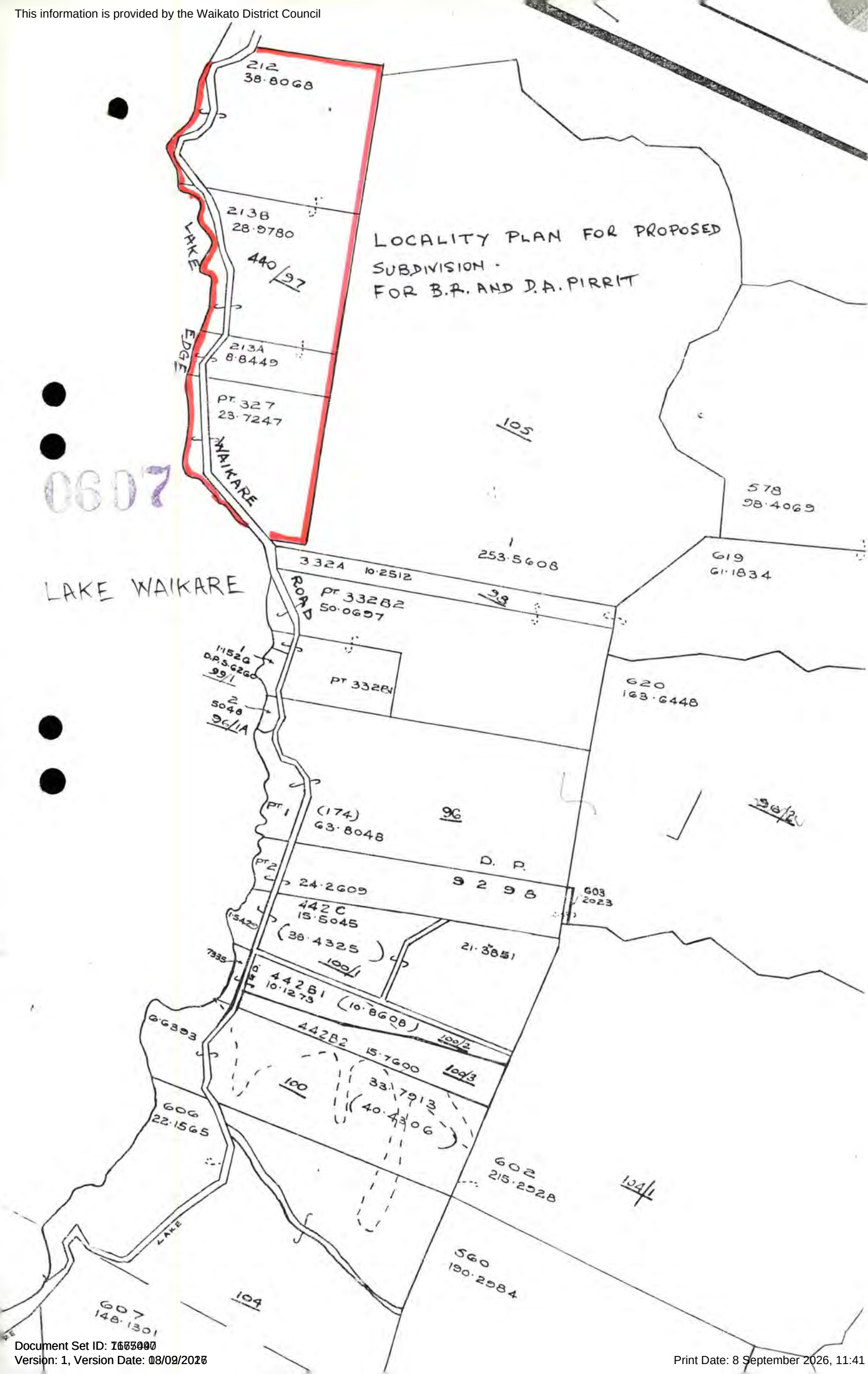
I Christopher Spencer Irvine, Registered Surveyor hereby
certify that this scheme plan has been prepared by
me in accordance with the provisions of Part II of
the Counties Amendment Act 1961 and the first
schedule to that Act

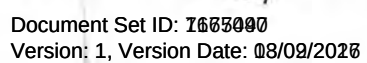
C.S. Irvine
Registered Surveyor

0607

Amended

78/3/114







590

Waikare
Lake

Pt C.T.
568/170

Lake edge sketched

Lot 1
8.13ha

Pt 2/12
Lot 2
28.4ha

Pt C.T. 568/170

Lot 3
24.7ha

Pt 2/13B

xxxxxxx Established Shelter Belts

Areas where soil types are
suitable for Horticulture
and cropping

Orchards at present
being Established

Pt C.T. 288/248
Pt 2/13A

Lake edge sketched

Lot 4
16.55ha

Pt 327
Pt C.T. 568/170

Pt 327
C.T. 568/170
Lot 5
14.67ha

Proposed Subn of Pt Allots
2/12, 2/13A, 2/13B & 327
Whangamarino Parish
Pt C. Ts 288/248 & 568/170 Ltd.
B.R. & D.A. Pirrit
Block 1 Hapuaokohe S.D.
Waikato County

Thomson & Farrer Regd. Surveyors
Scale 1:5000

I Christopher Spencer Irvine Registered Surveyor hereby certify that
this scheme plan has been prepared by me in accordance with the provisions
of Part II of the Counties Amendment Act 1961 and the first schedule
to that Act

Registered Surveyor

Pt 332A

0607

Waikato County Council

POSTAL ADDRESS: PRIVATE BAG, HAMILTON, NEW ZEALAND
OFFICE: 1 CLYDE STREET, HAMILTON EAST
PHONE (071) 63-199

Your Ref: 3017

Our Ref: 142/1/1083

If calling please contact:

R Tisch

31 October 1986

rm3387R

Harrison Grierson Consultants Ltd
PO Box 172
DUNEDIN

Attention: D C Ison

Dear Sir

SCHEME PLAN OF SUBDIVISION FOR B J SNELL

You are advised that at a meeting held on 28 October 1986 the Waikato County Council considered the subdivision of land shown on Scheme Plan 1083.

The following is the text of Council's resolution:

"That pursuant to Sections 279(1)(b) of the Local Government Act 1974, the Waikato County Council approves the subdivision of land shown on Scheme Plan 142/1/1083 subject to the following condition:

- that the entrance to Lot 1 be upgraded to comply with Council's Standard Heavy Farm Vehicle requirements.
- that the entrance to Lot 2 be constructed to comply with Council's Standard Heavy Farm Vehicle requirements.

In reaching this decision, the Council is satisfied that each lot is suitable for the proposed and existing land uses; that the area and shape of the lots is suitable to form the basis of economically viable units and that the uses are or will be established."

The applicant is advised that pursuant to Section 299 of the Local Government Act 1974 there is a right of objection to Council's decision on the scheme plan and that any such objection must be lodged in writing with Council within one month of the receipt of this notice of decision.

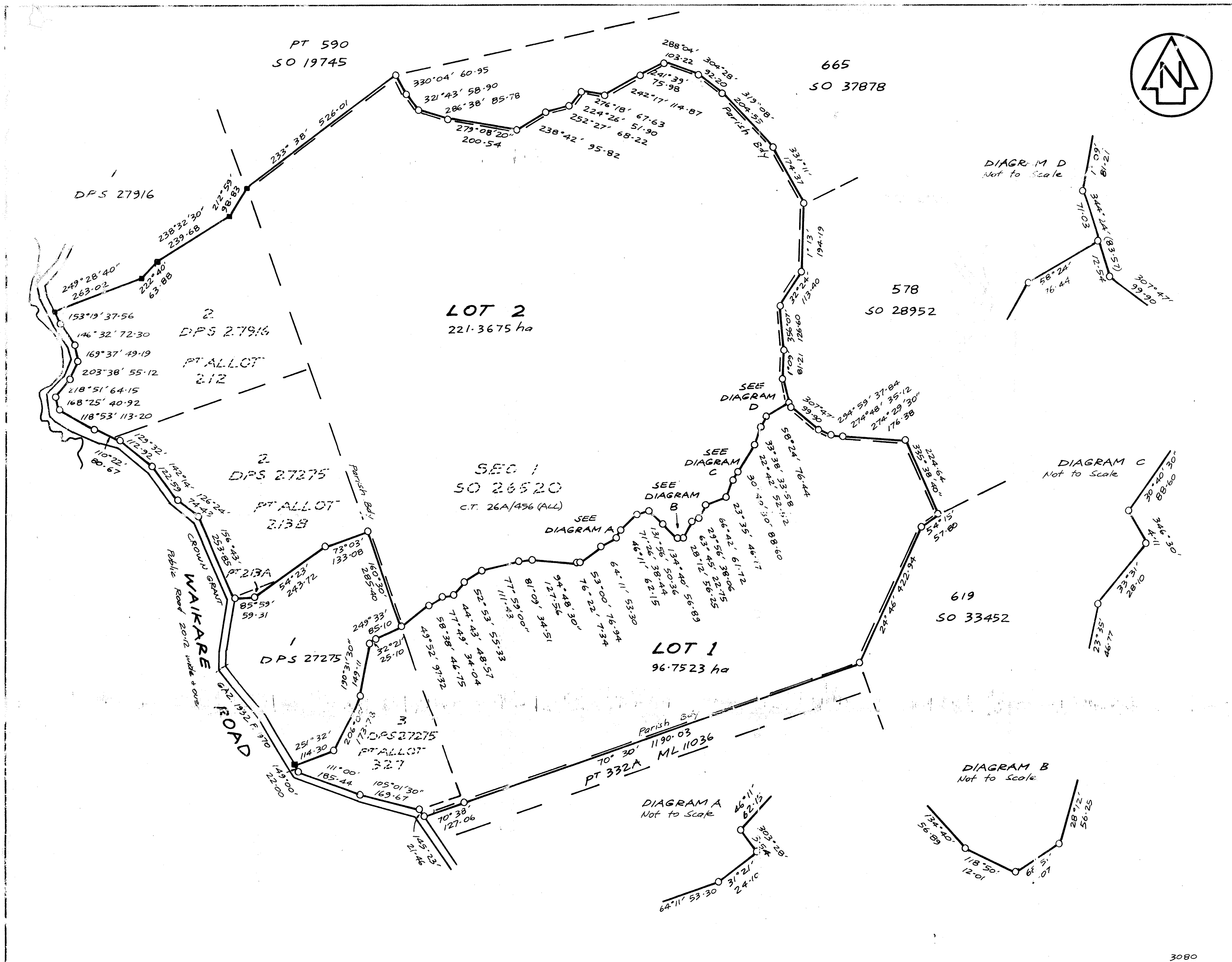
Yours faithfully,

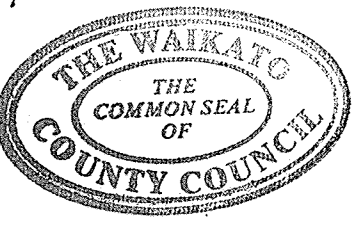
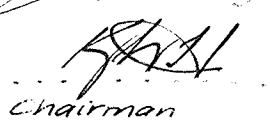
G B Burton
COUNTY MANAGER

Per:



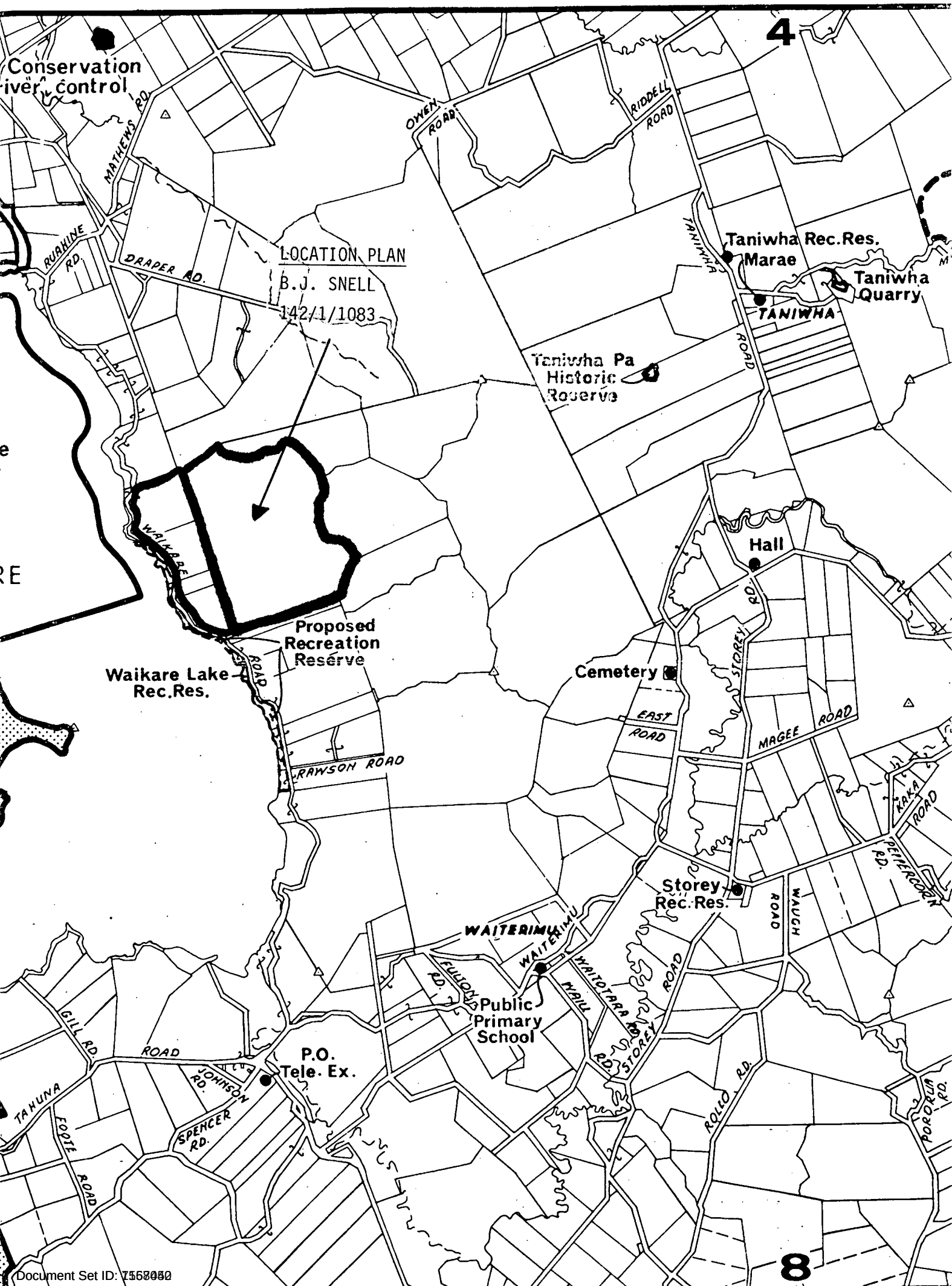
S M Dawson,
COUNTY PLANNER



Approvals	
Registered owner	
Pursuant to a resolution of the Waikato County Council passed on the 8th day of September 1987 approving pursuant to Section 30 of the Local Government Act 1974 this survey plan and certifying that the plan is in accordance with the requirements and provisions of the operative District Scheme the Common seal of the Waikato County Council was affixed hereon in the presence of:	
	 County Manager
	 Chairman
Total Area 318.1198 ha	
Comprised in C.T. 26A/456 (ALL)	
I, DAVID CHRISTOPHER ISON Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.	
Dated at HUNTLY this day of 1987 Signature	
Field Book p.	Traverse Book p.
Reference Plans	
Examined	Correct
Approved as to Survey	
/ /	Chief Surveyor
Deposited this day of 19	
District Land Registrar	
File Received Instructions	

LAND DISTRICT SOUTH AUCKLAND	LOTS 1 & 2 BEING A SUBDN OF LOTS 2 & 3	TERRITORIAL AUTHORITY WAIKATO COUNTY
SURVEY BLK. & DIST. 1, HAPUAKOHE	DPS 27275, LOT 2 DPS 27916 & SEC. 1 BLK 1	Surveyed by HARRISON GRIERSON CONSULTANTS LTD
12MS 261 SHT 261	HAPUAKOHE S.D. BEING PT ALLOTS 212, 213A, 213B & 327 WHANGAMARINO PARISH	Scale 1:7500 Date AUGUST 1987
RECORD MAP No 513 4-2		

E4



PIAKO

XIII



Building Permit No. 206006 Plumbing Permit No. N/A Drainage Permit No. N/A

APPLICATION FOR BUILDING PERMIT

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

To The Engineer,

Date

I hereby apply for permission to erect a

WOOLSHED / IMPLEMENT SHED

at (Road or Street)

WAIKARE ROAD

Locality

TE KAUWHATA

for (Owner of Land)

F.E. & L.M. BARTLETT

Postal Address

% R.D.2 TE AWAMUTU

Phone Parawera 896.

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

C.T. 25A/1381

Particulars of Land

Lot No.

212

D.P.

Parish of

Whangamano

Allot No.

212

Block No.

1

S.D.

Hapukohu

Valuation No.

440/97

Riding

Huntly

Area

38.8068

Hectares/Sq. Metres.

Area of Ground Floor
(Exterior measurement)

303

sq. m.

Area other Floor (s)

—

sq. m.

Area Outbuildings

—

sq. m.

Estimated Value—INCLUSIVE OF LABOUR

PERMIT FEES—

Building

\$ 26,993.00

Building

\$ 140.00 ✓

Plumbing

\$ N/A

Plumbing

\$

Drainage

\$ N/A

Drainage

\$

Levy

\$ 27.00 ✓

Total

\$ 26,993

Total

\$ 167.00

FEES PAYABLE—SEE REVERSE SIDE OF FORM

Purposes for which every part of building is to be used or occupied (describing separately each part intended for use SHEEP SHEARING, IMPLEMENT STORAGE

or occupation for a separate purpose)

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

Signature of Owner

F.E. BARTLETT per [Signature] % WOOLAWAY CONST.

Name of Builder

WOOLAWAY CONSTRUCTION

Address

P.O. BOX 3010, NAPIER

Lic. Plumber

Address

Lic. Drainlayer

Address

SITING

Date Issued

12 MAY 1980

APPROVED—Building Inspector

[Signature] 2/5/80.

It is the owners responsibility to ensure that buildings are not sited in areas subject to flooding or land subsidence.

Health Inspector

Town Planning

The county will take no responsibility for any damage caused to buildings through such occurrences

Ledger Folio

795

By cheque/cash

Per

Mr

Date

Receipt No.

Amount Paid

Date

Receipt No.

Amount Paid

for BUILDING PERMIT FEE

WAIKATO COUNTY COUNCIL

K. A. Earles, County Clerk and Treasurer.

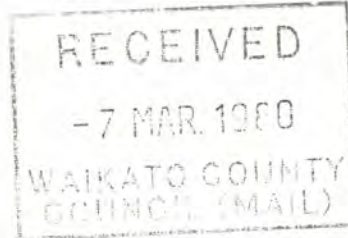
Print Date: 8 September 2026, 11:41 am



Taradale Road, Onekawa Napier
P.O. Box 3010, Phone 435-216 - 437-040

5th March, 1980

Waikato County Council,
Private Bag,
WAIKATO.



Attention: Mr Ivory.

Dear Sir,

Re: Building Permit for Woolshed
- F.E. BARTLETT

Mr Bartlett's woolshed is a reduced version of our standard 13.6m woolshed -calculations for which are presently being updated. The design basis is as for the 9.3m woolshed calculations (enclosed) - variations being insignificant in terms of structure other than for truss depth.

All woolsheds are capacity designed to NZS4203 and thus have adequate reserve capacity in bracing requirements.

An updated set of our standard drawing is enclosed which are in compliance with the above design and we will keep you informed of any further amendments to our woolsheds as they come available.

Yours faithfully,
pp. WOOLAWAY CONSTRUCTION

CHRIS BLACKSTAFFE.

*Specialists in Woolsheds, Covered Yards, Shearers
Quarters, Farm Buildings and Industrial Buildings*

(Office Copy)

No. 001

Receipt No. 0017

OWNER

Name B.J. Snell,
 Address P.O. Box 11351, Ellerslie,
AUCKLAND.

BUILDER

Name U-Built Homes,
 Mailing Address P.O. Box 201,
Thames.
 Phone 36629

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____
 Street Name Waikare Road
 Town/District Te Kauwhata.
 Riding Huntly

LEGAL DESCRIPTION

Valuation Roll No. Pt 440/97/1
 Lot _____ D.P. _____
 Section 1 Block 1
 Survey District Hapuakohe

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

New Dwelling & Garage.
P+D BY C.F. MARTIN D/T OK

FLOOR AREA

DWELLING UNITS

Whole
Sq. Metres

91.08

Number
Erected

ESTIMATED
VALUES
\$

Building
Drainage
Plumbing

49,700.00

1,280.00

2,320.00

TOTAL

53,300.00

NATURE OF PERMIT (TICK BOX)

- ☒ NEW BUILDING
 - include dwelling added, exclude domestic garages
☐ FOUNDATIONS ONLY
☐ ALTERED, REPAIRED, EXTENDED
 - include conversions and domestic garages
☐ NEW CONSTRUCTION
 OTHER THAN
 BUILDINGS
 - include demolitions

FEES APPLICABLE

Building Permit (etc) \$ 335.00
 Building Research Levy \$ 54.00
 Sewer Connection \$ _____
 Water Connection \$ _____
 Street Damage Deposit \$ _____
 TOTAL \$ 389.00

Authorised Officer [Signature]

Date 10.3.83

Special Conditions: (In addition to those noted on reverse):

1. Foundations to be inspected prior to placing of concrete. Pile system to be in full compliance with NZS 3604 (1981).

Value of Building 49,700.00

Value of Plumbing 2,320.00

Value of Drainage 1,280.00

Building Fees 255.00

Plumbing Fees 40.00

Drainage Fees 40.00

Levy 54.00

NOTICE TO APPLICANT

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

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

Receipt No. _____

BUILDER

Name U-Built Homes,

Mailing Address P.O. Box 201,
Thames.
Phone 86629

LEGAL DESCRIPTION

Valuation Roll No. Pt 440/97/1

Lot _____ D.P. _____

Section 1 Block 1

Survey District Hapuakohe

New Dwelling & Garage.

COMPLETED (Signature) _____ Date _____ / _____ / _____

APPLICATION NO.

3071

WAIKATO COUNTY COUNCIL
1 CLYDE STREET, HAMILTON EAST. POSTAL ADDRESS: PRIVATE BAG, HAMILTON

BUILDING PERMIT APPLICATION

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

BUILDING PERMIT

A 59604

PLUMBING PERMIT

52/6643A

DRAINAGE PERMIT

52/6643A

Owner of Property B.D SNELL TRADING AS HIGHVIEW FARMS
(Block Letters)

Phone No:

Present Postal Address P O Box 11351 Ellerslie Auckland

Builder's Name U-BUILD HOMES Phone No: 86629

Postal Address Box 201 THAMES
(Permit will be posted to builder unless otherwise requested)

Name of previous Owner (See Note 4)

Location of Property WAIKARE RD TE KAUWHATA

Legal Description of Property (See Note 4)

SEC 1 BLOCK 1 HAPUAKOHE S.D.

Nature of Proposed Work

e.g. Dwelling, Garage, addition to dwelling, haybarn, etc.

NEW DWELLING
NEW GARAGE

Valuation Roll No: 244497/1

Area of Property 253.5608 sq.m/ha.

Floor Area	Value of Proposed Work	Fees (Office Use Only)
Basement sq.m.	Building: \$ 49700	Building: \$ 255.00
Ground Floor 91.08 sq.m.	Drainage: \$ 1280	Drainage: \$ 40.00
First Floor sq.m.	Plumbing: \$ 2320	Plumbing: \$ 40.00
Others sq.m.		Levy: \$ 54.00
		Structural
		Checking: \$
Total 91.08 (DWELLING) 36 (GARAGE)	Total: \$ 53300.00	Total \$ 389.00

Nature of Ground on which building is to be placed: CLAY

Water Supply WATER TANK Capacity 5000 GAL

Use of Building (See Note 9) RESIDENCE FOR FARM LABOUR

I have read the Notes on page 2 and declare to the best of my knowledge the above information is correct:

Signature of Owner

FOR OFFICE USE ONLY

Approved

Planning Officer KBlicken

Planning Application: Yes / No

Plumbing/Drainage Inspector

Health Inspector

Building Inspector

Engineering

Street Damage Assessment \$

H/T. Electricity Lines: Yes / No

Sewer Present: Yes / No

Gas Pipeline: Yes / No

Date 18/3/83

File No.

Date 16-2-83

Date

Date 10-3-83

Date

Crossing Fee \$

NOTES

1. **ROAD AND FOOTPATH DAMAGE:** If during construction the road, kerb, channel footpath or services (including water and sewer where available) become damaged, the owner of the property is liable to the cost of repair.
2. **A REGISTERED VEHICLE CROSSING** must be installed before any vehicle may cross from any road to any private property, and application for such crossing should be made when applying for a building permit, on separate form, unless such a crossing already exists.
3. **SIGNATURE OF OWNER.** Application must be signed (see space on page one).
4. **LEGAL DESCRIPTION OF PROPERTY** (page one). This may be obtained from Rate Demand, Title Deeds, or Valuation Advice (i.e. Lot D.P. of Allot Parish of). If the property has been purchased in the last 12 months, please indicate in the space provided, the previous owner's name.
5. **FLOOR AREA OF PROPOSED BUILDING.** Please give accurate details in space provided on page one.
6. **PLANS & CROSS-SECTION OF PROPOSED BUILDING.** For simple sheds, garages, etc., all that is necessary is a floor plan and two elevations, but for baches, dwellings and additions where conventional building construction is to be employed, more detailed plans must be submitted including foundation and basement plans, bracing details, floor plan, four elevations and cross sections. For more elaborate structures, or any building involving special design for retaining walls, steel fabrication, etc. complete detailed plans must be submitted together with calculations and a Design Certificate.
IN ALL CASES PLANS MUST BE DRAWN TO SCALE, AND UNLESS DIRECTED OTHERWISE BY THE INSPECTOR THE APPLICATION INCLUDING PLANS, SPECIFICATIONS AND SITE PLANS MUST BE SUBMITTED IN DUPLICATE.
7. **SITE PLAN.** A scale-drawn site plan must be provided and show all existing and proposed buildings (see page three). As Town Planning Ordinances as well as By-laws must be met it is advisable to confer with the Building Inspector and Planning Department to ascertain minimum permissible distances from boundaries.
8. **LOCATION SKETCH.** Please illustrate in the space provided on page two a brief locality plan showing location of the property concerned in the application.
9. **USE OF BUILDING.** Please clearly describe the proposed use of any new building or addition to an existing building.
10. **PLUMBING AND DRAINAGE.** Plumbing and Drainage permits must be obtained before any Sanitary Plumbing or Drainage work is commenced. Permits will only be issued to the appropriate tradesmen — i.e. Craftsmen Plumbers, or Registered Drainlayers, once they have made application on the appropriate form, for their respective permits.
Plumbing and Drainage Fees are payable at the time of Building Permit application.

NOTE:

1. Buildings must not be occupied before the drainage and plumbing installations are complete, tested and approved.
2. Septic tanks need regular maintenance to prolong their life.

LOCALITY SKETCH TO SHOW LOCATION OF BUILDING SITE

(Must be completed)



NOTES 2 & 3
D.P.S

27275

PHONE ~~602-651~~

P.O. BOX 41-060, ST. LUKES

FumaPest Ltd.

FUMIGATION EXPERTS

16th February 1982

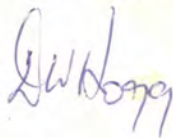
B J Snell
176 Hill Road
MANUREWA

Dear Sir,

With reference to the house at 176 Hill Road Manurewa re Borer (two-tooth) in sub-floor timbers. Our Company sprayed with a residual chemical and gased with Methyl Bromide in 1976. The infestation appears to have been controlled.

With the removal of the house to Te Kauwhata, a complete re-spray of the sub-floor timbers would be carried out after the house is lifted and before removal trailer is in position. At this time a certificate will be issued to the appropriate authorities.

Yours faithfully
FUMAPEST LIMITED



D.W. Hogg
MANAGER

DWH/jls

Fumigation Experts of Ships, Logs, Timber, Houses and Grain

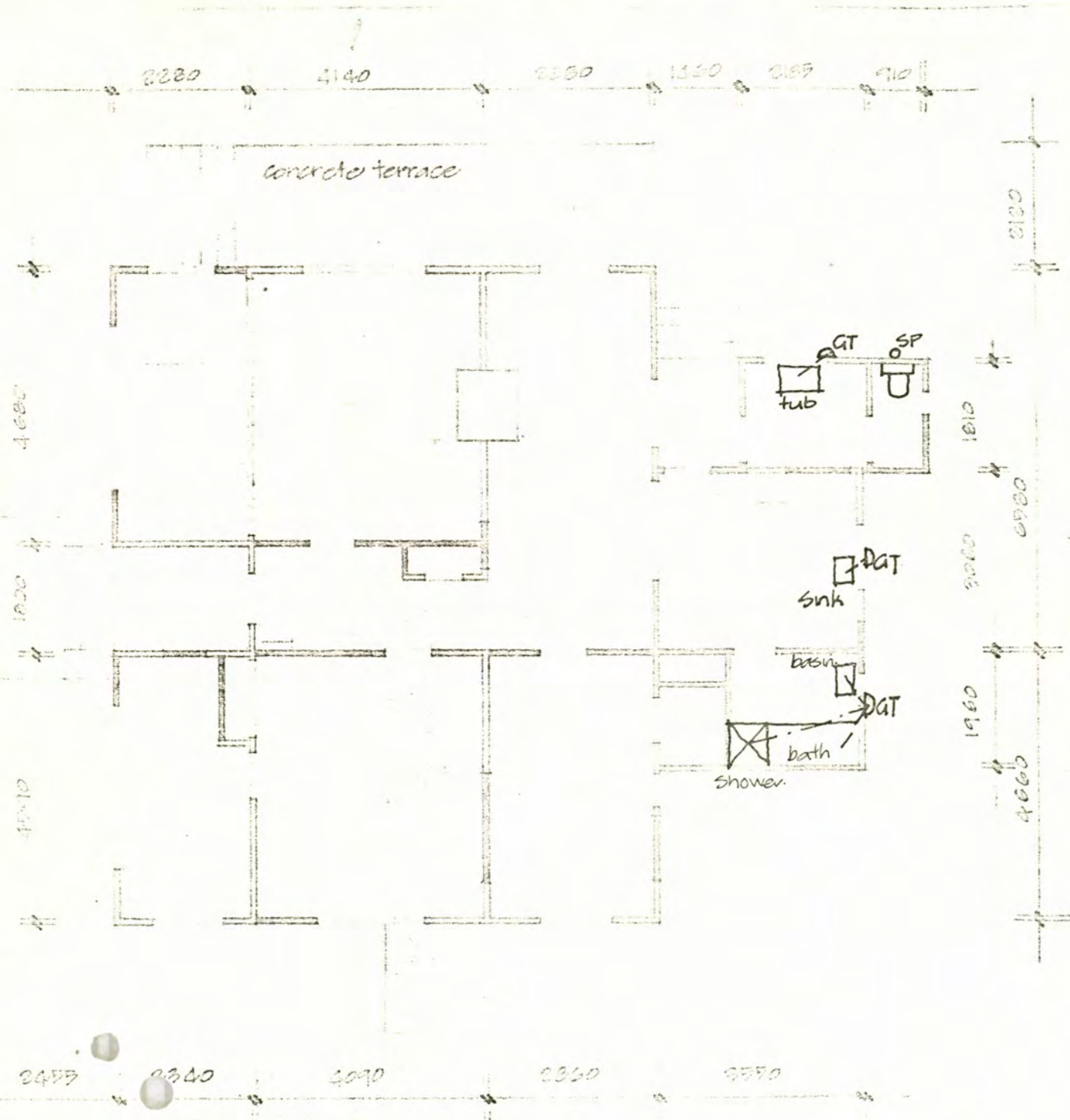


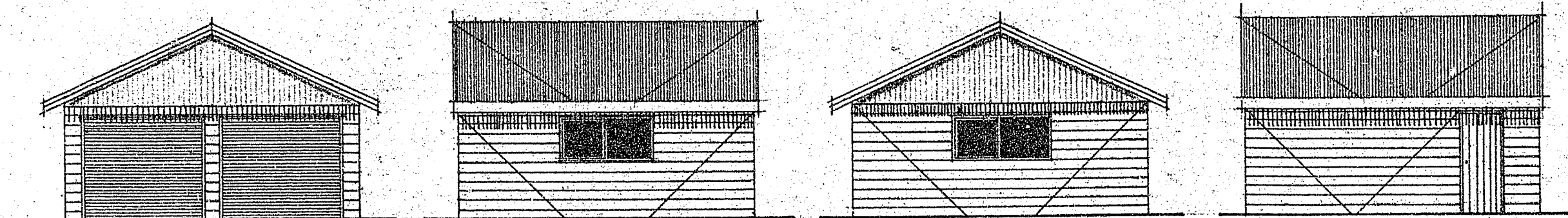
HIGHVIEW FARM
LAKE WAIKARE RD.
TE KAUWHATA.

Boundary
with B. PIRATI

* SITE OF HOUSE IS
* 60' FROM PIRATI'S BOUNDARY.

Floor plan of Snell residence..176 Hill rd Manurewa





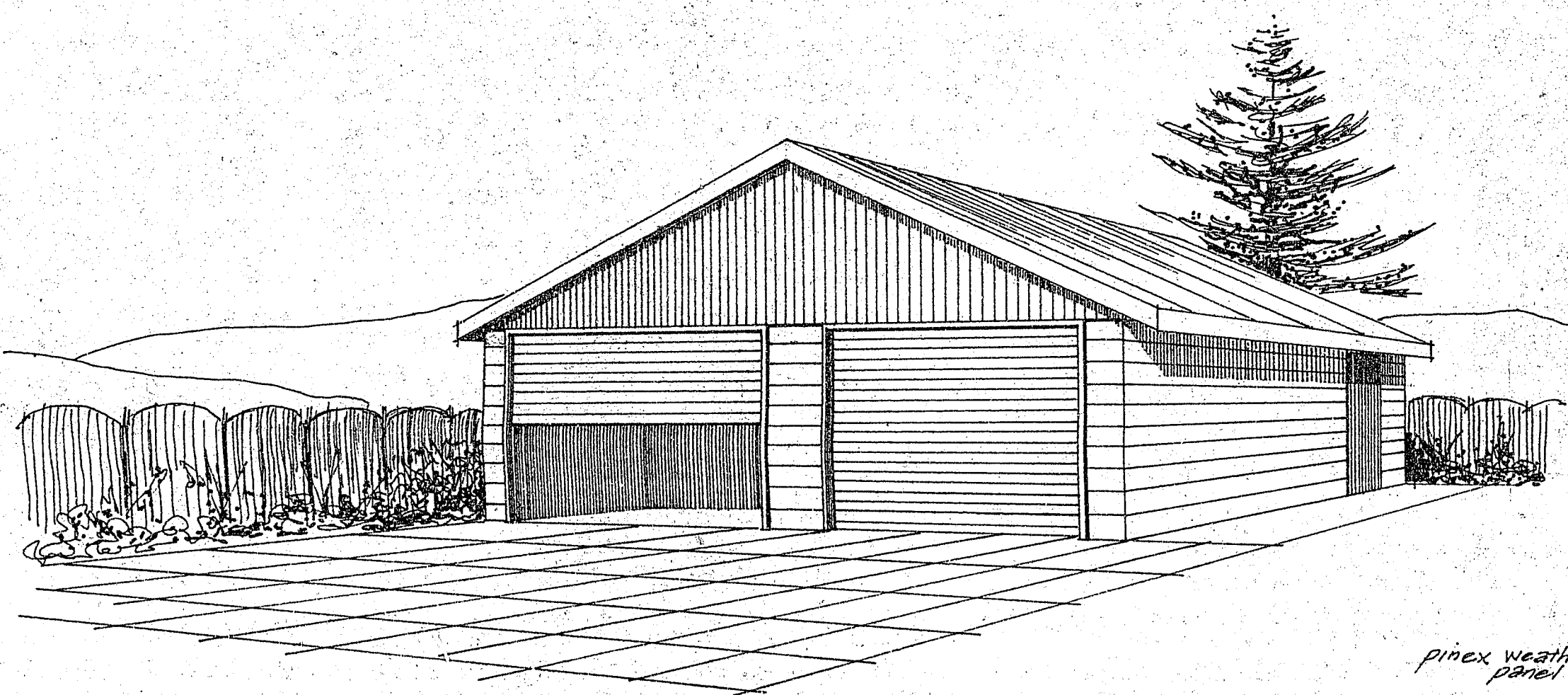
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elevations

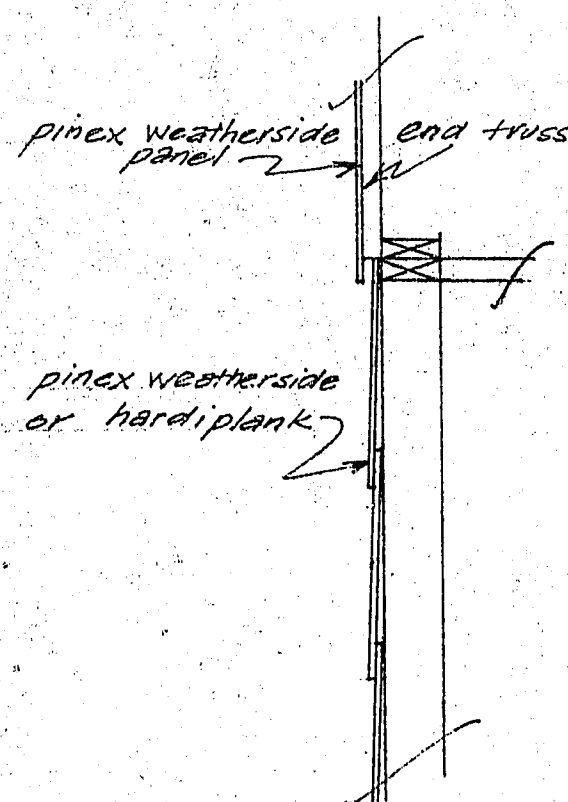
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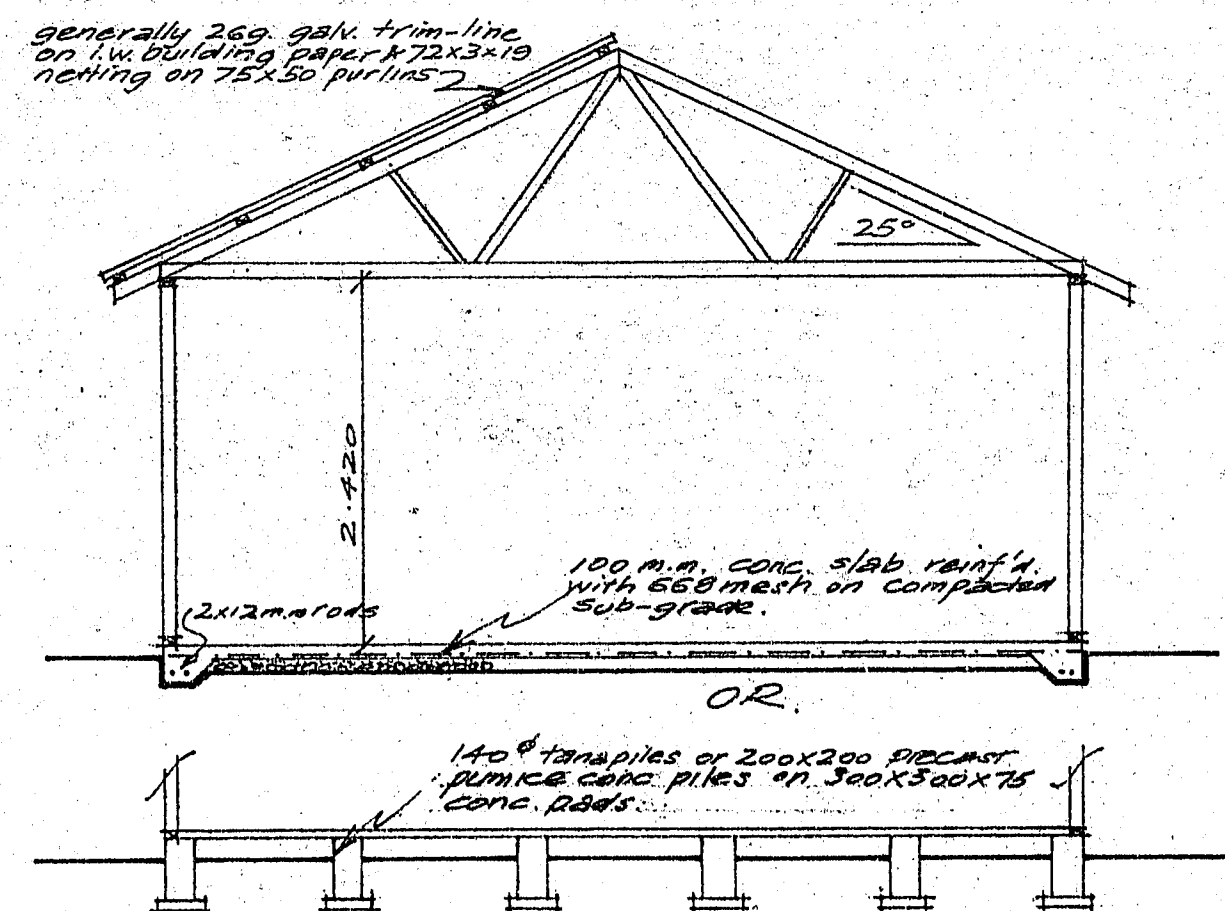
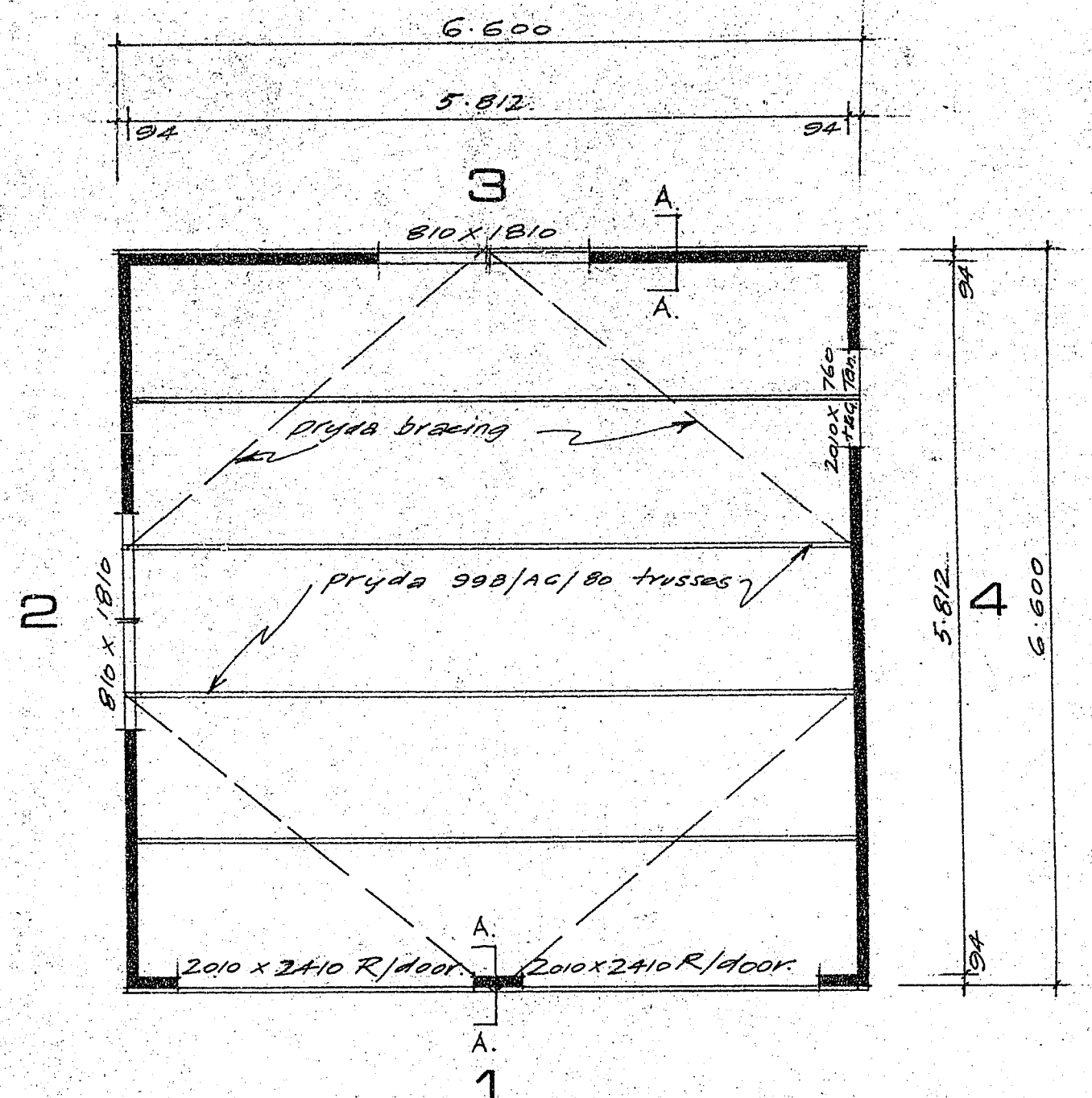


Goldfields Double
6.0m.x6.0m.

AS9604
R 440/97/1
10/3/83



Section A-A.

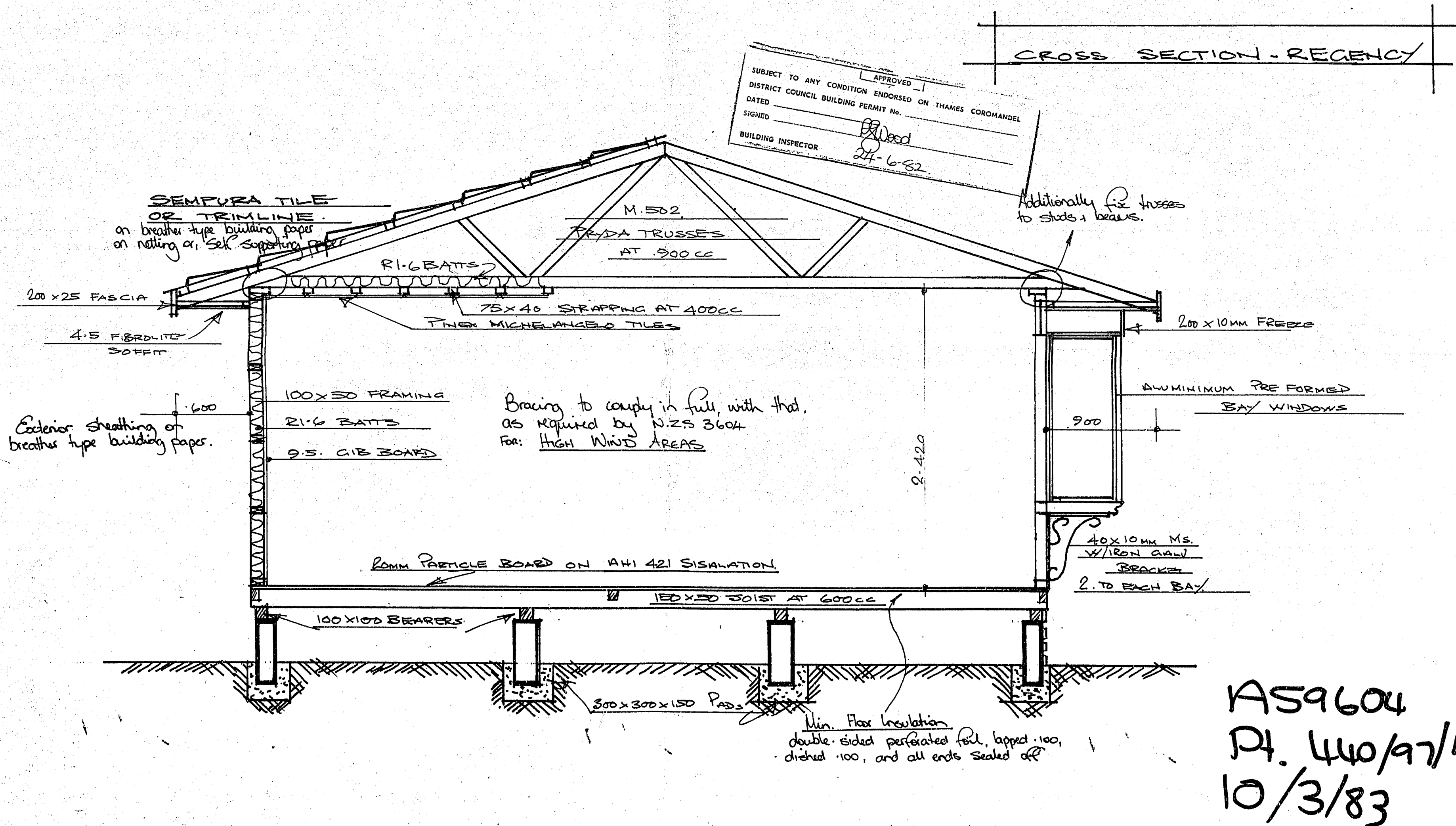


U Build Homes
Garage 2

H. B. I. LTD.
PHONE: THAMES 86629
DRAWN: R. MURPHY CHECKED: []
TRACED: [] DATE: DEC. 82
SCALES: 1/200

SHEET
SERIES OF
REF

MICROBOX



U-BUILD HOMES
'REGENCY'

HILTON BARNETT INDUSTRIES
PHONE THAMES 86629

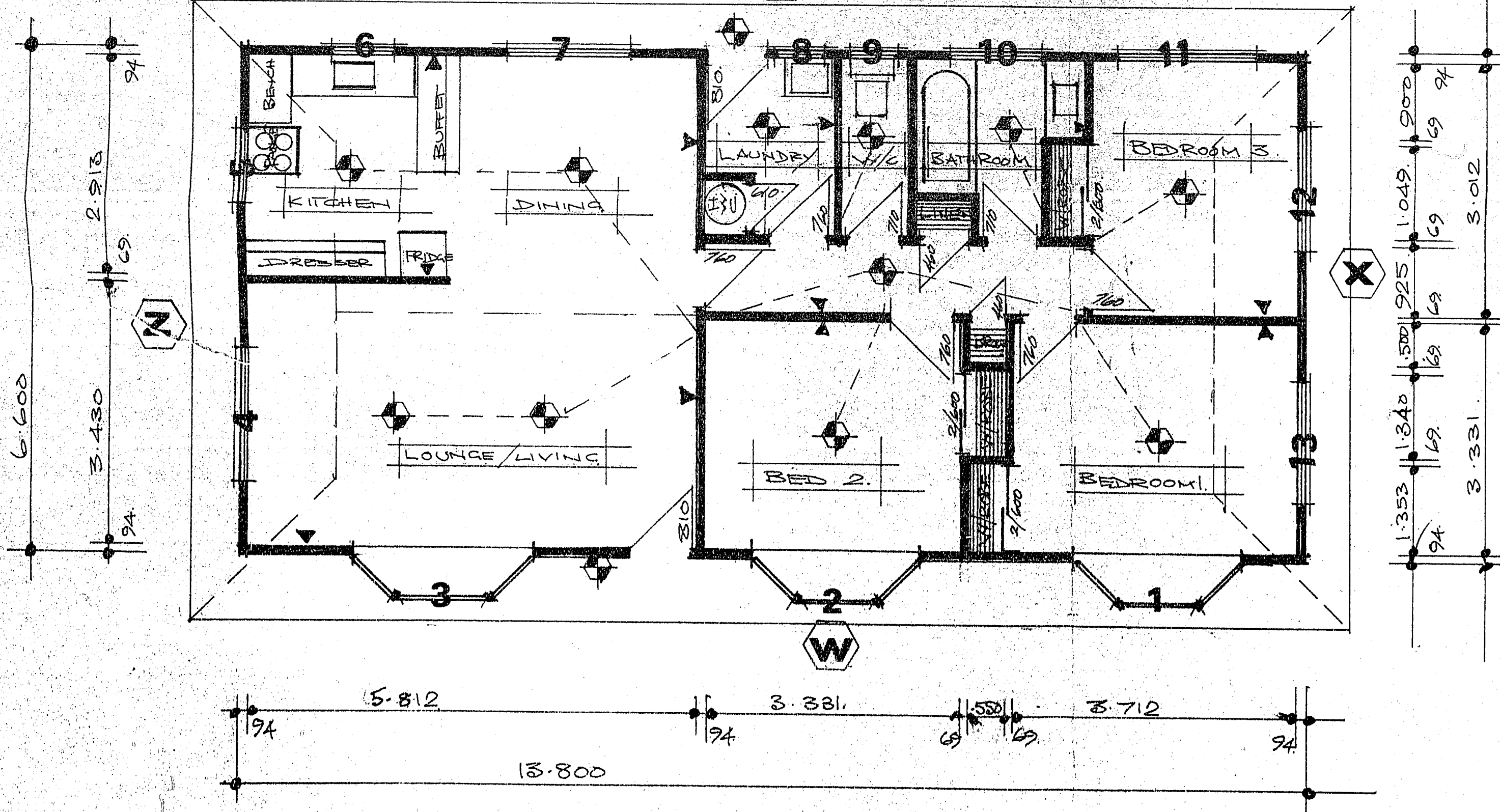
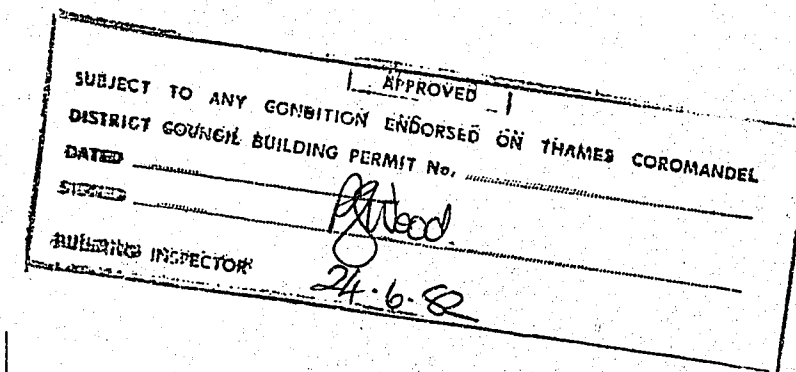
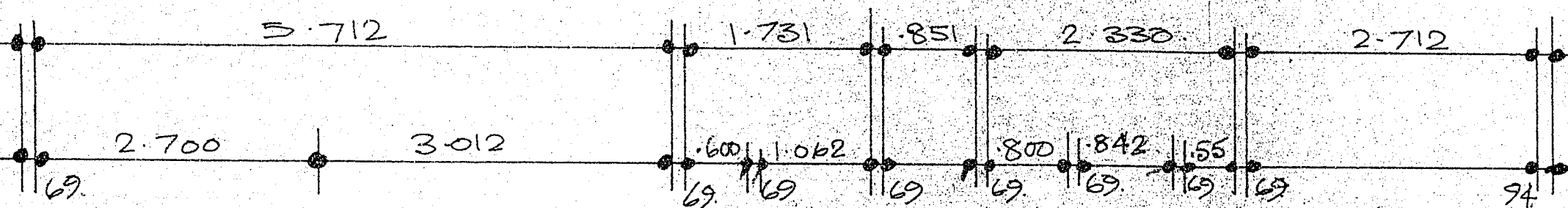
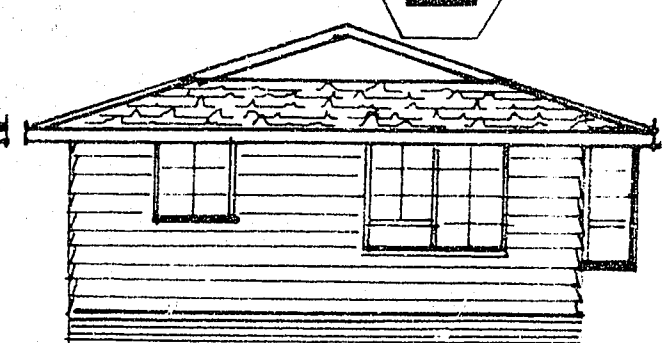
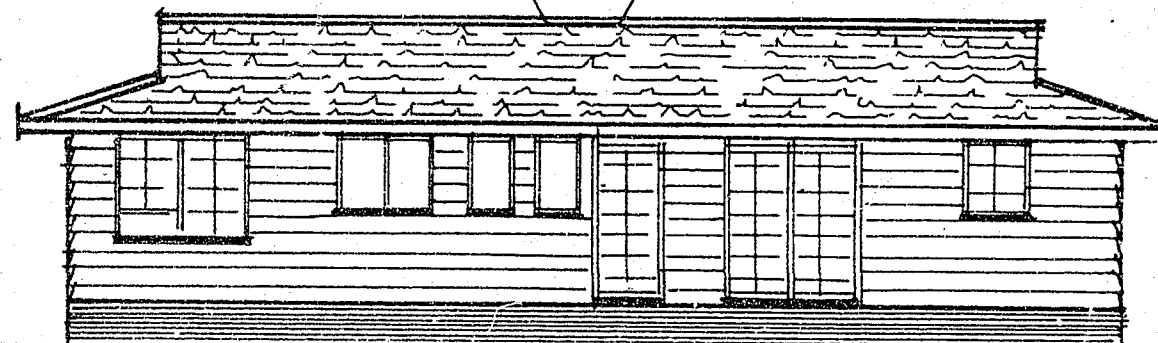
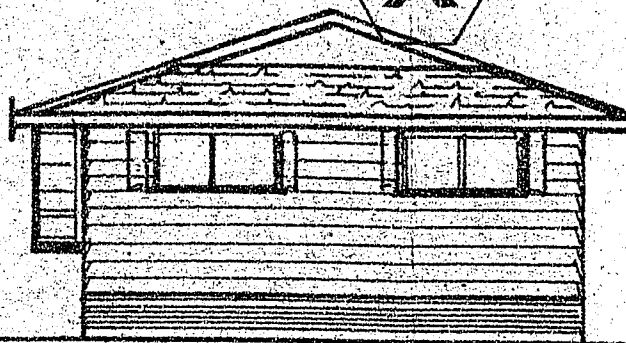
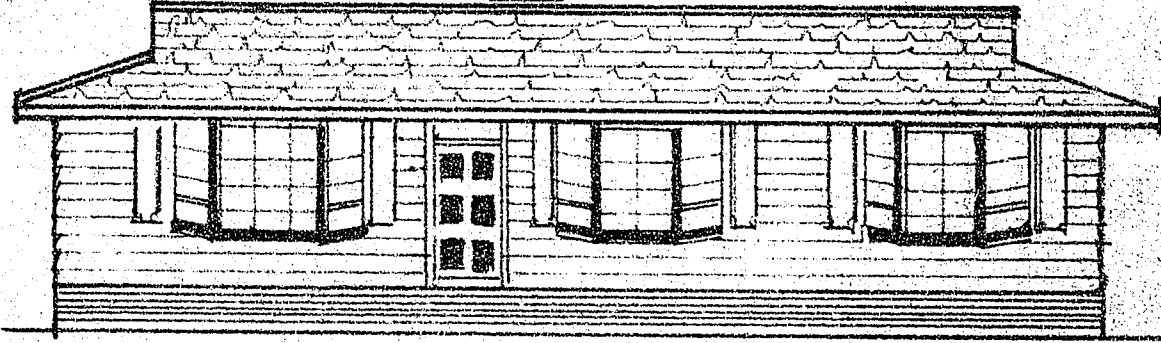
DRAWN BY MCHY CHECKED DATE JUNE/82 SCALES 1-25

SHEET

SERIES OF REF

MICROBOX

WINDOW SCHEDULE		
1	1210 x 610	SIDE AWNING
	✓	✓ ✓
	1210 x 1010	FRONT ✓
2.	1210 x 610	SIDE ✓
	✓	✓ ✓
	1210 x 1010	FRONT ✓
3	1210 x 610	SIDE ✓
	1210 x 610	✓ ✓
	1210 x 1210	FRONT ✓
4	1210 x 1810	AWNING
5	810 x 810	✓
6	810 x 1010	✓
7	2010 x 1810	CASEMENT
8	810 x 610	AWNING
9	✓	✓
10	810 x 1210	✓
11	1210 x 1810	✓
12	610 x 1610	✓
13	610 x 1610	✓



AS9604
P4 440/a7/1
10/3/83

U BUILD HOMES
REGENCY 553/

PROPOSED RESIDENCE FOR B.T. SNELL TRADING AS. HIGHVIEW FARMS
AT LOT 1 D.P.S. BLOCK 1 MAPURKOME SD

HILTON BARNETT LTD.
PHONE THAMES 86629

DRAWN B MUNDY	CHECKED	SCALE 1-50
TRACED	DATE APRIL / 82	1-100

SHEET

SERIES OF

REF

Inspector: M

11 MAY 1983

Receipt No. 9539

OWNER

Name B. Snell,
Address Box 11-351, Ellerslie,
Auckland.
Phone 591-253

BUILDER

Name Onewhero Builders,
Mailing Address Tuakau R.D. 2,
Pukekohe.
Phone 28-896

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____
Street Name Waikare Lame Road
Town/District Te Kauwhata
Riding Huntly

LEGAL DESCRIPTION

Valuation Roll No. 440/97/01
Lot s 2 & 3 D.P. 27275
Lot 2 D.P.S. 27916
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garage

Date Inspected

REMARKS (e.g. stage reached with work)

Comp.

COMPLETED (Signature) _____ Date / /

WAIKATO COUNTY COUNCIL		BUILDING PERMIT A78754...
APPLICATION NO. 3235	1 CLYDE ST., HAMILTON EAST. POSTAL ADDRESS: PRVT. BAG, HAM.	
BUILDING PERMIT APPLICATION		
(Building By-law N.Z.S.S 1900 Chapter 2)		
OWNER OF PROPERTY <u>Mr. B. Snell</u>	(Block Letters)	PHONE NO: <u>591-253</u>
PRESENT POSTAL ADDRESS <u>Box 11-351, ~~Elleslie~~ Auckland</u>		
BUILDER'S NAME <u>ONEWHERE BUILDERS</u>	PHONE NO:	
<u>TUAKAU, R.D. 2,</u>		
<u>PHONE 28-896 PUKEKOHE.</u>		
POSTAL ADDRESS		
(Permit will be posted to builder unless otherwise requested)		
NAME OF PREVIOUS OWNER (See Note 4)		
LOCATION OF PROPERTY <u>Waikare Lake Rd. Te Kahuwhata</u>		
LEGAL DESCRIPTION OF PROPERTY (See note 4)		NATURE OF PROPOSED WORK
<u>Lots 2 & 3 DP 27275 & Lot 2 DP 27916</u>		e.g. Dwelling, <u>Garage</u> , addition
<u>CT 26A/456</u>		to dwelling, haybarn etc.
VALUATION ROLL NO: <u>440/97/01</u>		
AREA OF PROPERTY <u>Four</u> sq.m/ha.		
FLOOR AREA		FEES
BASEMENT sq.m.	VALUE OF PROPOSED WORK	BUILDING: \$ <u>25-00</u>
GROUND FLOOR sq.m.	BUILDING: \$ <u>3940-00</u>	PLUMBING: \$
FIRST FLOOR sq.m.	DRAINAGE: \$	DRAINAGE: \$
OTHERS <u>54</u> sq.m.	PLUMBING: \$	LEVY: \$
TOTAL	TOTAL: \$	STRUCTURAL CHECKING \$
		TOTAL \$ <u>25-00</u>
NATURE OF GROUND ON WHICH BUILDING IS TO BE PLACED: <u>Four</u>		
WATER SUPPLY CAPACITY		
USE OF BUILDING (See Note 9) <u>Car Garage Workshop</u>		
I HAVE READ THE NOTES ON PAGE 2 AND DECLARE TO THE BEST OF MY KNOWLEDGE THE ABOVE INFORMATION IS CORRECT.		
<u>[Signature]</u> Signature of Owner		
FOR OFFICE USE ONLY		
APPROVED		
PLANNING OFFICER <u>K. B. Wicks - See Conditions</u>	DATE <u>28/4/83</u>	
PLANNING APPLICATION: <u>YES/NO</u>	FILE NO	
PLUMBING/DRAINAGE INSPECTOR <u>[Signature]</u>	DATE <u>28-4-83</u>	
HEALTH INSPECTOR	DATE	
BUILDING INSPECTOR <u>[Signature]</u>	DATE <u>5/5/83</u>	
ENGINEERING	DATE	
STREET DAMAGE ASSESSMENT \$	CROSSING FEE \$	
H/T. ELECTRICITY LINES: YES/NO	SEWER PRESENT: YES/NO	
WATER RETICULATION: YES/NO	GAS PIPELINE: YES/NO	

RECEIVED
28 APR 1983
WAIKATO C.C.

1. ROAD AND FOOTPATH DAMAGE. If during construction the road, kerb, channel footpath or services (including water and sewer where available) become damaged the owner of the property is liable to the cost of repair.
2. A REGISTERED VEHICLE CROSSING must be installed before any vehicle may cross from any road to any private property, and application for such crossing should be made when applying for a building permit, on separate form, unless such a crossing already exists.
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9. USE OF BUILDING. Please clearly describe the proposed use of any new building or addition to an existing building.
10. PLUMBING AND DRAINAGE. Plumbing and Drainage permits must be obtained before any Sanitary Plumbing or Drainage work is commenced. Permits will only be issued to the appropriate tradesmen - i.e. Craftsmen, Plumbers or Registered Drainlayers, once they have made application on the appropriate form, for their respective permits.

Plumbing and Drainage Fees are payable at the time of Building Permit application.

NOTE:

1. Buildings must not be occupied before the drainage and plumbing installations are complete, tested and approved.
2. Septic tanks need regular maintenance to prolong their life.

LOCALITY SKETCH TO SHOW LOCATION OF BUILDING SITE
(Must be completed)

WAIKATO COUNTY COUNCIL

Roll No. 440/91/1
Plumbing Permit No. 52/6643A
Drainage Permit No. 52/6643A
Date Issued 10/3/83

APPLICATION FOR DRAINAGE PLUMBING PERMIT

To the WAIKATO COUNTY COUNCIL

I hereby apply for permission to carry out Sanitary Plumbing and/or Drainage work

at WAIKARE RD (Street or Road) TO HANGARUA (District)

for B J SNYDER (Owner), of WAIKARE RD TO HANGARUA (Address)

Particulars of Land—Lot No. 1 D.P. Block 1 S.D. HAPUAKOHE 5.8

Riding _____ Area of Site _____

Nature of Building(s) and Description of Work: COMPLETED WORK - SANITARY
(General Description, Type, etc.)

SANITARY PLUMBING, FOULWATER DRAINAGE AND
STORMWATER DRAINAGE TO NEW DWELLING.

PERMIT FEES:

Estimated cost of Plumbing \$ 2320

Estimated cost of Drainage \$ 1400.00

\$ — .

\$ — .

Total: \$ — .

Regd No. 02137 Licensed Plumber

Regd No. 02137 Licensed Drainlayer

G.A. Martin

G.A. Martin (Print)

Signature G.A. Martin

Postal Address 213 TONY'S AVE

Date 9th Feb 1983

APPLICATION APPROVED Date 16-2-83

[Signature] Inspector

By cheque/cash _____

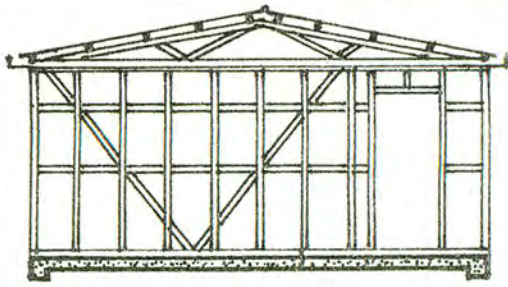
Date	Receipt No.	Amount Paid
MR G.A. MARTIN 213 TONY'S AVE THAMES.		

Mr _____

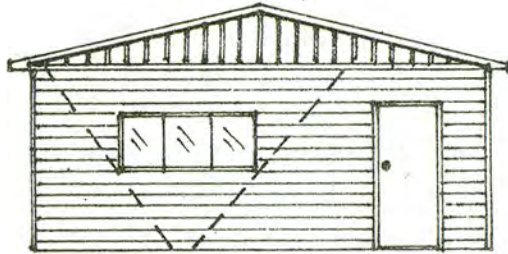
Date	Receipt No.	Amount Paid

for PLUMBING/DRAINAGE FEE

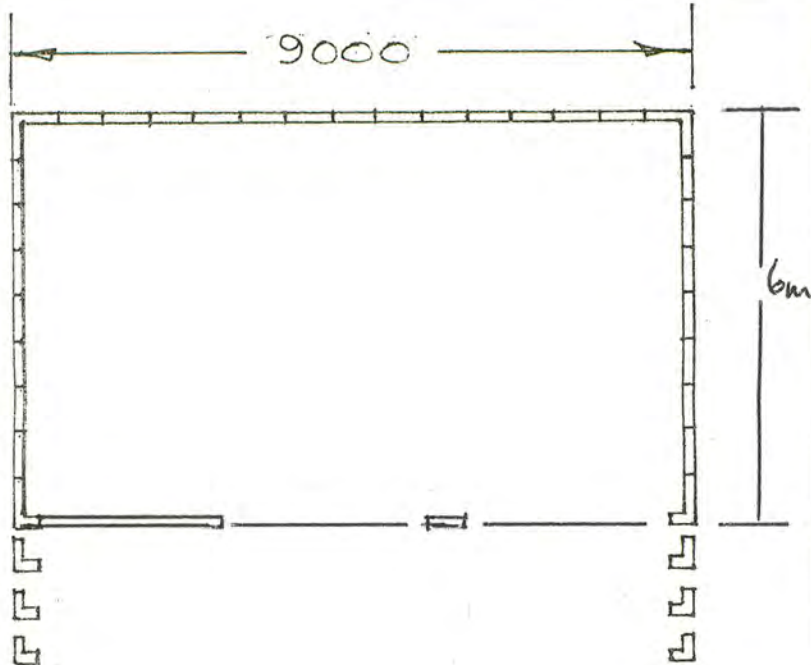
WAIKATO COUNTY COUNCIL



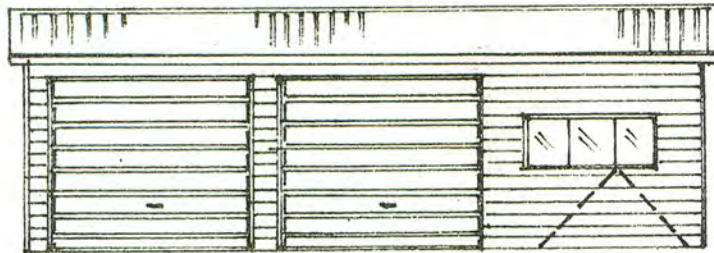
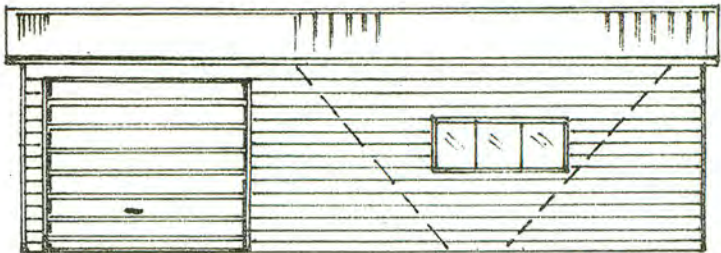
SECTION



ELEVATIONS



SCALE 1:100



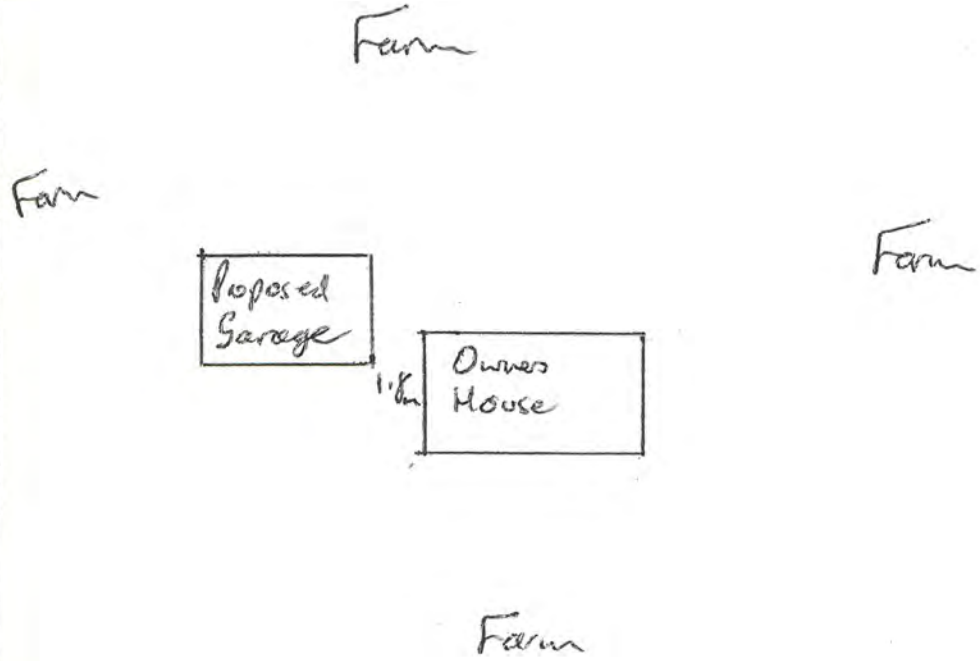
SCALE 1:25

SPECIFICATION:-

- FOUNDATIONS : 75mm thick concrete slab with reinforced footing or continuous ring wall.
DAMPCOURSE : 2 ply d.p.c. under all plates.
FRAMING : All timber is boron treated machine gauged pinus radiata.
All framing is housed i.e. studs checked into plates & noes checked into studs.
Studs at 600 centres, top & bottom plates and noes all 100x50.
WALL BRACES : 75x50 cut-in at 50° angle in opposed pairs.
DOOR BEAMS : 2 x 150x50 spiked together and supported on 100x50 trimmer studs.
ROOF TRUSSES : Trusses 6 metres & under spaced at 2400 centres.
Trusses over 6 metres spaced at 1800 centres.
PURLINS : 100x50 on edge at 750 centres.
TRUSS STIFFENERS : Up to 6 metres wide - one row 100x50, over 6 metres - two rows 100x50.
DRAGON TIES : 75x50 at 45° either side of centre truss - 24 gauge galvanised steel channel over top plate at each corner.
SPOUTING : 24 gauge galv. gutters fixed each side. DOWNPIPES : 75x50 galv. steel each end.
RIDGING : 26 g. galv. lead edged. DOORS : 26 g. galv. metal on overhead gear or (galv. roller doors).
ROOFING : 26 g. galv. steel long-run roofing. "SKYRIB."
EXTERIOR SHEATHING : 26 g. galv. steel weatherboards

SKYLINE GARAGES

MANUFACTURED BY SKYLINE BUILDINGS LTD.



Waikare Lake Rd

SITE PLAN SCALE 1:200

SIDE ENTRY GARAGE FOR Mr. B. Snell
AT Waikare Lake Rd Te Kauwhata



Foundation Detail

WAIKATO COUNTY COUNCIL

DRAINAGE PLAN

PROPERTY FILE No. 440/97/1 Permit No. 52/4443A

Lot No. SEC 1 D.P. No. BLOCK 1 HAPUAIKOHU S.D. Riding

Owner: JTSWELL (HIGH VIEW FARMS) Address: WAIKARE RD.

Type of Building: NEW DWELLING.

Drainlayer: G.D. MARTIN Address: 213 TONY'S AVE. THAMES.

Date of Inspections: 27-5-83.

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

- 1. Drawn to a scale of 1/8in. to 1 ft unless otherwise agreed upon by the Inspector.
- 2. New drains to be drawn in red ink; existing drains in full black, where position is known.
- 3. New stormwater drains are to be drawn in green ink; existing stormwater drains in dotted black, where position is known.

The plan shall also include: —

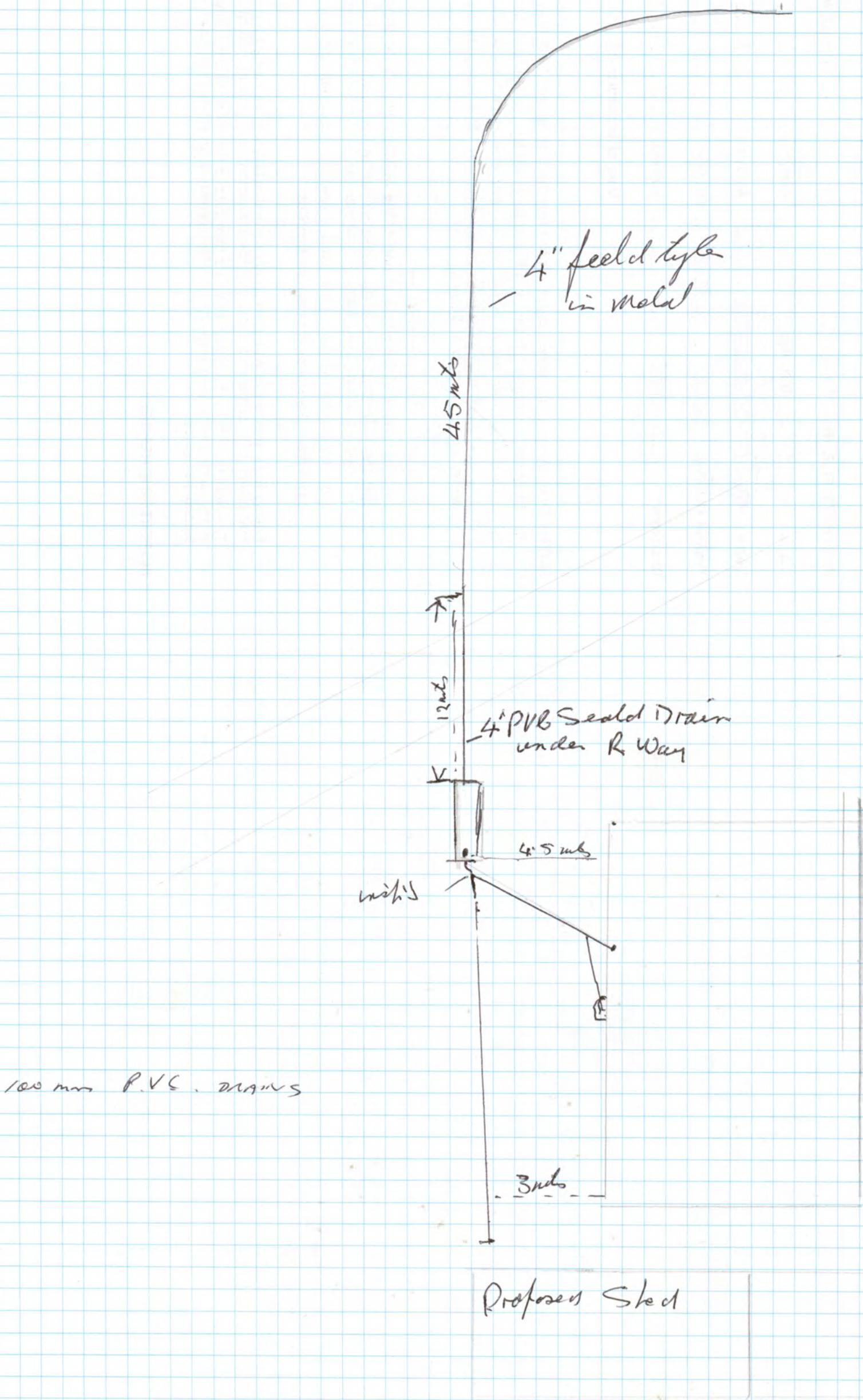
- (a) The details of the whole or part of the building, etc., to be drained.
- (b) The correct position of the whole or part of the building to be drained in relation to existing or proposed water supply sources, where they are known.
- (c) The correct position of the drain in relation to the building and the boundaries.
- (d) Where the frontage of the section lies.

Please note that in the Waikato County no inspection will be carried out of any drainage work that is not fully completed, including the placement and finishing of gully surrounds.

The drainlayer must be present, with a plan form completed, and the drain under a water test at the arranged time of inspection unless previous arrangements have been made with the Health Inspector.

INSPECTOR'S REPORT:

SCALES: Generally Use 1 Division = 2ft; or 2 Divisions = 1 Metre





CODE COMPLIANCE CERTIFICATE NUMBER: 85995
 Section 43(3) Building Act 1991
 ISSUED BY WAIKATO DISTRICT COUNCIL
 BUILDING CONSENT NUMBER: 85995

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

POST TO	PROJECT
Owner: D LIMMER LIMITED Address: C/- D T LIMMER, WHANGAMARINO RD, R D 2, TE KAUWHATA	Stage Number of an intended stages of: FILE New or relocated building ☐ Alteration ☐ Other ☒
PROJECT LOCATION WAIKARE ROAD, WAERENGA, MAUNGAKAWA WARD	Intended use(s) (in detail): TO INSTALL A MAGNUM WOOD FIRE
LEGAL DESCRIPTION Property Number: 1003839 Valuation Roll Number: 04400 09701 Legal Desc: LOT 2 DPS 46626	Intended life: Indefinite, but not less than 50 years ☐ Specified as years ☐ Demolition ☐

This is:

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified below and in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified below and in the attached pages(s) headed "Conditions of Code of Compliance Certificate Number 85995" (being this certificate).

Signed for and on behalf of the Council:

Name:

Signature:

Position: Building Control Officer

Date: 20-7-95



BUILDING CONSENT NO. ABA 85995

Section 35, Building Act 1991

ISSUED BY: WAIKATO DISTRICT COUNCIL

APPLICANT	PROJECT
Name: D LIMMER LIMITED Mailing Address: C/- D T LIMMER, WHANGAMARINO RD, R D 2, TE KAUWHATA	All ☒ Stage No of an intended stages
PROJECT LOCATION	
Street Address: WAIKARE ROAD, WAERENGA, MAUNGAKAWA WARD	New Building ☐ Alteration ☐ Demolition ☐
LEGAL DESCRIPTION	
Property Number: 1003839 Valuation Roll No: 04400 09701 Legal Description: LOT 2 DPS 46626	Intended Use(s) in detail: TO INSTALL A MAGNUM WOOD FIRE Intended Life: Indefinite, not less than 50 years ☒ Specified as years ☐ Estimated Value: \$ 1750
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ PAID ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council: <i>S. Burman</i> Name: <i>S. BURMAN</i> Position: <i>CONSENT ADMINISTRATOR</i> Date: <i>4/7/95</i>

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

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

MAGNUM

Date Received by

26 JAN

Unit Price Received
\$1,175.00

CAST
IRON IN
COLOUR





MAGNUM^{P-300}

Created for the individualist and introducing an expression of colour into the world of home heating. A perfect blend of advanced technology, colour and style. The P300 sets exciting new horizons in the choice of heating for modern living.

COLOURS

MATT BLACK
LIGHT GREY
JASMINE
BEIGE
APPLIANCE WHITE

FEATURES

- Superb 21 Kw. output
- Large double glazed door
- Large cast iron firebox takes logs up to 550mm long
- Removable "cook top" grill
- Styling and colour range to compliment any larger home
- Optional high output cast iron water boiler
- Low cabinet temperatures, only warm to touch
- Magnums cast iron 5 year warranty

Cast Iron has been accepted and used by engineers for many centuries as the optimum material for applications which must retain high strength under excessive temperatures.

Leading European woodstove manufacturers who have been utilising cast iron for over three centuries still use cast iron exclusively for all firebox production. Although more costly than steel, cast iron's superior thermal conductivity

results in even rates of expansion and contraction thereby reducing stress and greatly improving product life.

The well known phrase "A cast iron guarantee" reflects the image that cast iron has earned over many centuries and is now continued in every Magnum.

Technology. Although utilising materials centuries old,

Magnum Series

All Magnum series woodstoves have been designed specifically for Australian conditions and have been tested by independent laboratories.

The current range of models, styles and colour options available are a result of many years' research and development by Castworks, a team of

specialists committed to the wood heating industry with a record of twenty five years.

	P100	P200	P200 ^R	P300	F100/F300
(mm) HEIGHT	620	680	670	680	645(Fascia) 560(Insert)
(mm) WIDTH	545	645	590	725	830(Fascia) 560(Insert)
(mm) DEPTH	510	450	440	515	60(Fascia) 500(Insert)
(Kgs) WEIGHT	95	110	105	115	18(Fascia) 100(Insert)
(Kw) MAX PEAK OUTPUT	15.6	19	19	21	14 - 17
(mm) FLUE DIA	150	150	150	150	150
(Meters) MIN FLUE LENGTH	3.6	3.6	3.6	3.6	3.6
FIREBOX	CAST IRON WITH REMOVABLE BAFFLES - ALL MODELS				
WARRANTY	RESTRICTED 5 YEARS - ALL MODELS (REFER WARRANTY CARD)				
WATER HEATING	OPTIONAL - ALL MODELS				
FUEL	WOOD OR WOOD-COAL MIX - ALL MODELS				

Specifications

All Magnum woodstoves are supplied with a detailed installation and operational manual.

It is recommended all Magnum woodstoves be installed by a specialist woodstove installer or registered plumber.

As a building permit may be required a Building Inspector/local council should be contacted before commencing installation



NEW ZEALAND

	P100	P200	P200 ^R	P300
WITH SINGLE FLUESHIELD FITTED	REAR CLEARANCE	200(50)*	250(200)*	150(75)*
	SIDE CLEARANCE	250	300	700
	CORNER CLEARANCE	95(50)*	180	400
	MIN HEARTH SIZE	(690x890)*	(815x890w)*	(815x890w)*
WITHOUT FLUESHIELD FITTED	REAR CLEARANCE	400	400	400
	SIDE CLEARANCE	300	300	700
	CORNER CLEARANCE	295	250	400
	MIN HEARTH SIZE	1040x890w	1050x890w	1140x890w

AUSTRALIA

P100	P200	P200 ^R	P300
200(50)*	250(50)*	150(75)*	200(75)*
250	220	700	150
95(50)*	130(50)*	400	75*
(690x890)*	(800x890w)*	(815x890w)*	(890x890w)*
400	330	400	300
300	220	700	200
295	215	400	150
1040x890w	1080x890w	1140x890w	1215x890w

*(WITH MAGNUM DOUBLE FLUESHIELD FITTED)

Clearances

These stove clearances are the manufacturer's recommended minimums from a combustible wall and comply with NZS7421 and AS2918.

The Magnum F100/300 models have been tested and comply with NZS7421 - 1990 Appendix J.

Hearths

The following hearth specifications comply with the standards as shown:

AS 2918 MAGNUM P100

Does not require an insulating hearth but must have an ash hearth extend horizontally 300mm forward of the door opening and 200mm to each side of the door opening.

AS 2918 MAGNUM P200/P300 F100/F300

Must be installed on an insulating hearth that extends:
300mm from the front of the stove.
200mm from each side of the door opening. (Refer Installation manual for construction options).

NZS 7421 MAGNUM P100 P200/P300

Does not require an insulating hearth but must have an ash hearth extend horizontally 200mm in all directions vertically below the door opening.

NZS 7421 MAGNUM F100/F300

Must have an insulating hearth extend forward of the door glass a minimum of 200mm if the hearth is a minimum of 134mm above the floor level.
Lower hearth levels require greater projections. (Refer Installation Manual.)

Due to Castworks continued development programme, specifications are subject to occasional changes.

Specifications shown in this brochure are an indication only. Please refer to the Installation and Operation Manual supplied with each Magnum woodstove for actual specifications.

CASTWORKS®

FORLONG & MAISEY LTD

HMF Engineering

15 Vickery Street, Te Rapa,
Private Bag 3126, Hamilton, New Zealand.
Telephone +64 7 849 2212, Facsimile +64 7 849 0531.

AUSTRALIAN DISTRIBUTORS
QLD - Gasalec Distributors (07) 856 1290
NSW - Benja Pty Ltd (02) 683 2244
+64 7 849 0531

Registered Trademark of Forlong & Maisey Ltd.

AVAILABLE FROM:

COLLINGWOOD MOWERS & HEATING LTD
467 ANGLESEA ST
P.O. Box 882 HAMILTON
Ph: 838-1299 Fax: 838-1269
GST: 13-421-242



MAGNUM P-200

Designed to meet performance requirements of today's family without compromising their sense of style. Many years of efficient performance is complimented by timeless elegance. The P200^R (Radiant Model) is the modern answer to the pot belly stove.

COLOURS

MATT BLACK

MATT BROWN

GLOSS CHARCOAL

GLOSS JASMINE

P200^R MATT BLACK
only

FEATURES

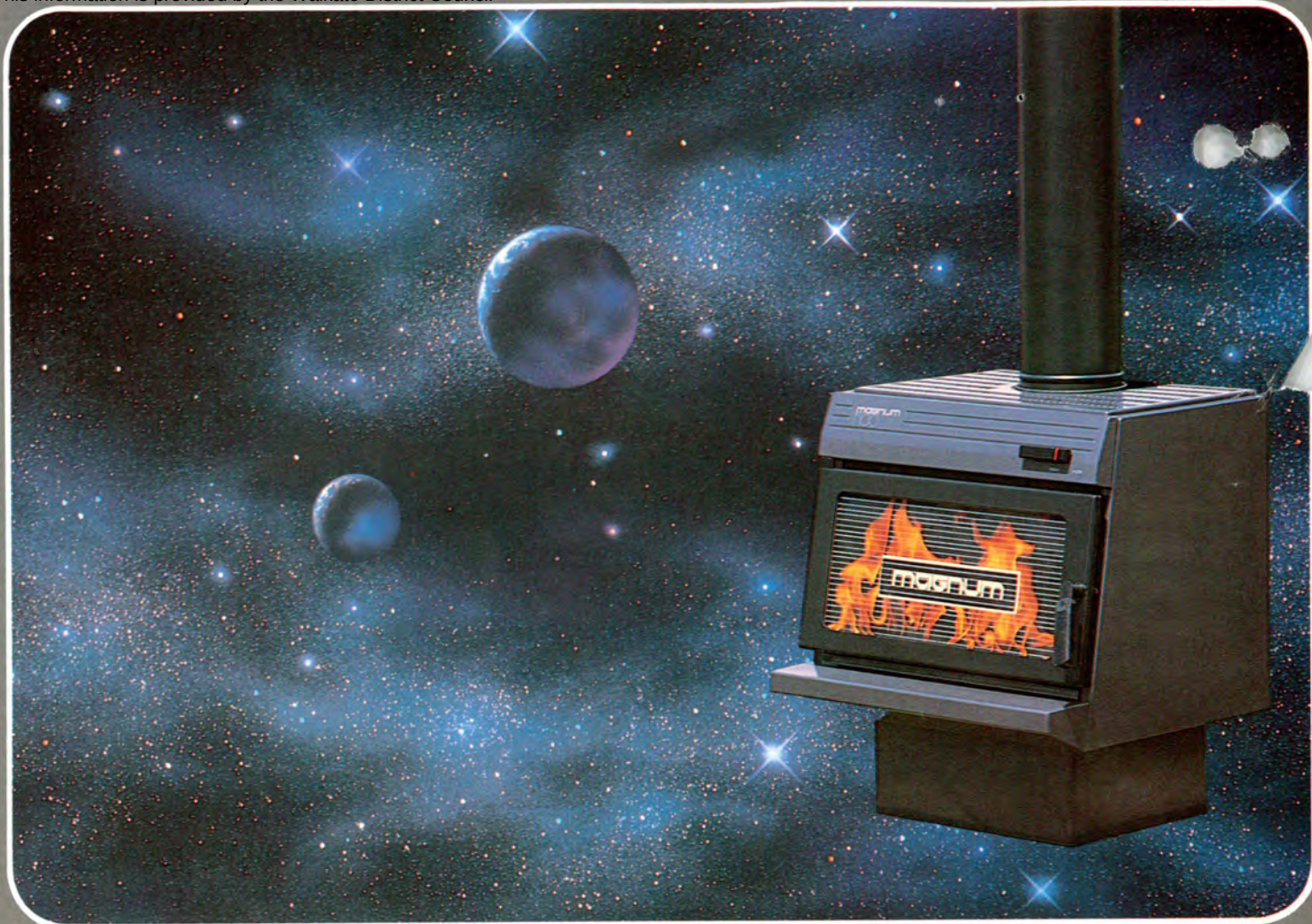
- High 19 Kw. output
- Large cast iron firebox takes logs up to 550mm long
- Removable "cook top" grill
- Durable vitreous enamel finish
- Optional high output cast iron water boiler
- Magnums cast iron 5 year warranty
- Option of radiant (P-200^R) or convection (P-200) models

Magnum's advanced firebox designs incorporate a removable secondary burn chamber which ignites carbon rich gases producing more heat with less wood being burnt.

Ash removal averages once every six weeks as virtually everything is burnt resulting in all Magnum "P" series complying with stringent Australian and New Zealand emission standards.

Hot Water from Magnum's optional cast iron water boiler enables any Magnum to be connected to a vented storage cylinder.

Fitting Magnum's unique water boiler into the heater takes only a few minutes as the firebox and panels are pre-drilled. The unique water-booster can significantly reduce your hot water costs and is dependent on heater operation and the proximity of the storage cylinder, preferably no more than 4 metres.



MAGNUM P100

Developed to suit both small and mid sized homes. The stylish and compact clean lines of the P100 are complimented with a satin finish vitreous enamel. With minimal wall clearance and hearth requirements, the P100 enables a truly compact installation.

COLOURS

MATT BLACK

MATT BROWN

GLOSS CHARCOAL

GLOSS JASMINE

FEATURES

- Outstanding 15.6 Kw. output
- Requires a non insulating hearth only 690 mm deep
- Removable "cook top" grill
- Compact stylish design
- Durable vitreous enamel finish
- Optional high output cast iron water boiler
- Magnums cast iron 5 year warranty

Operation of all Magnum heaters is via a single finger tip control which enables adjustment from a flicker to a blaze instantly. Magnum's unique firebox design enables extended overnight burning so when you own a Magnum you never wake cold.

Atmosphere in a home is not complete without a real

wood burning fire. A Magnum becomes the focal point of any home during winter. The large wide ceramic glass stays clean and gives an unrestricted view of the flames.

A kettle will boil for hours on the top grill of all "P" series Magnum's or if required the top grill can be removed exposing a cook top surface.



MAGNUM F-100 / F-300

Magnum F300 with its distinctive double glaze door offers elegance complimented with a wide vision door that remains virtually clean in almost all operating conditions. The F100 is Magnums answer to efficient heating at a lower cost.

COLOURS

F100– MATT BLACK
MATT BROWN
GLOSS CHARCOAL

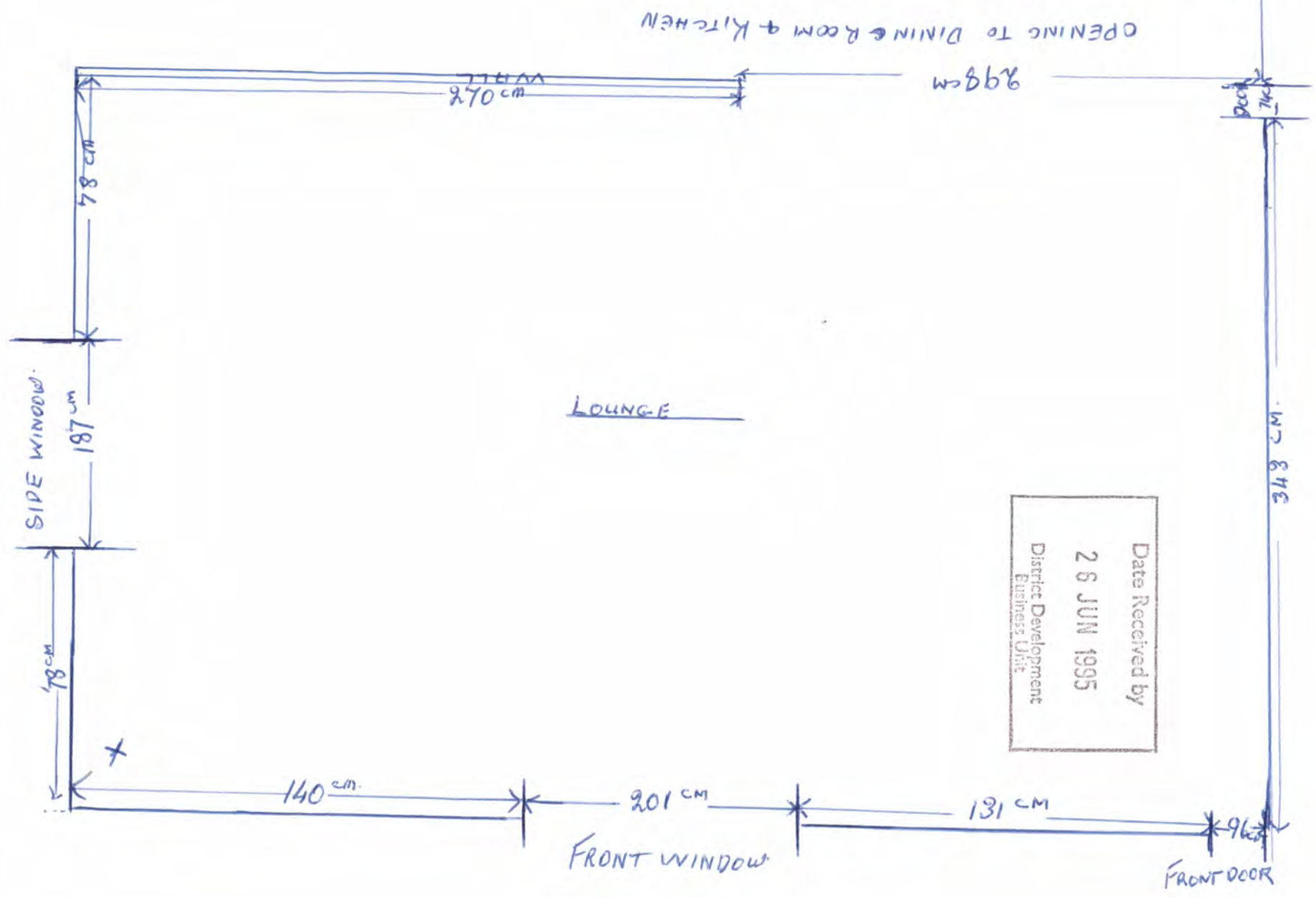
F300– GLOSS JASMINE
GLOSS BEIGE
GLOSS BROWN

FEATURES

- Large cast iron firebox
- Optional cast iron boiler fits either side of the firebox
- 5 - 6 times more efficient than an open fireplace
- Durable vitreous enamel finish
- Natural thermo-convection (doesn't require a fan)
- Wide vision door with option of double glazing

Choice in size, style and colour, a feature of the Magnum range second to none. Castwork's refusal to compromise on design and efficiency has resulted in each of the four models being developed independently and becoming market leaders in their own right.

Castworks are a team of professionals dedicated to the wood heating industry, having been in business for twenty-five years. Castworks products have been recognised both locally and internationally through design and performance.





FINAL CODE COMPLIANCE CERTIFICATE

Section 94(1) Building Act 2004

ISSUED BY THE WAIKATO DISTRICT COUNCIL

BUILDING CONSENT NUMBER: BLD0948/06

BUILDING LOCATION:	BUILDING WORK:
596 Waikare Road WAERENGA	Storage shed FILE
APPLICANT:	Intended use(s) in detail:
D Limmer Limited C/- D T Limmer 209 Whangamarino Rd R D 2 TE KAUWHATA 2152	FARM BUILDINGS
CONTACT:	Indefinite but not less than 50 years
D T Limmer 209 Whangamarino Rd R D 2 TE KAUWHATA 2152	
LEGAL DESCRIPTION:	
Property Number: 1003839 Valuation Roll Number: 04401/400.00 Legal Description: LOT 2 DPS 46626	

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

Signed for and on behalf of Council:

Signature:

Name: Anthony Krippner
Position: **Building Control Officer**
Date: 27 February 2006

BUILDING CONSENT NO: BLD0948/06

Section 51, Building Act 2004

ISSUED BY: WAIKATO DISTRICT COUNCIL

BUILDING LOCATION	BUILDING WORK
596 Waikare Road WAERENGA	storage shed
APPLICANT	CATEGORY
D Limmer Limited C/- D T Limmer 209 Whangamarino Rd R D 2 TE KAUWHATA 2152	Farm Buildings
CONTACT	Indefinite but not less than 50 years
D T Limmer 209 Whangamarino Rd R D 2 TE KAUWHATA 2152	Total Estimated Value: \$ 13000
LEGAL DESCRIPTION	
Property Number: 1003839 Valuation Number: 04401/400.00 Legal Description: LOT 2 DPS 46626	
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$0.00 ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council:  Anne Saunders ENVIRONMENTAL ADMINISTRATION Date: 08 February 2006

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

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

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent BLD0948/06".

Waikato District Council
Conditions of Building Consent Certificate No: BLD0948/06



The Building Consent Certificate is issued subject to the following conditions:

- 1 The building consent may not authorise you to build. You are advised to read carefully the Project Information Memorandum issued with this building consent to find out if there are other consents required before you start to build. Failure to do so could result in enforcement action being taken.
- 2 Lapse and cancellation of building consent. This building consent shall lapse and be of no effect if:

The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent; or

Reasonable progress on the building work has not been made within 12 calendar months after work has commenced.

The Council can exercise its discretion in either case.
- 3 24 hours' notice shall be required for all mandatory inspections including:

Foundation (prior to pouring concrete)

Final Inspection to be called for (the owner or builder shall be on site at the time of inspection)
- 4 Soils may be soft in this area. Foundations shall sit on soils capable of supporting 100kpa. If soft soils are encountered an engineer's design of the foundations will be required.
- 5 All drainage and plumbing shall comply with the New Zealand Building Code 1991.
- 6 Stormwater shall be disposed of in an approved manner.
- 7 All timber treatment shall comply with NZS 3602;2003.

Date: 08 February 2006

Signed:

Anthony Krippner
Waikato District Council

DESIGN DATA

The tables herein have been designed for the following loads:

Dead	0.18kPa
Live	0.25kPa, 1kN
Snow	0.5kPa, 1.0kPa, 1.5kPa
Wind	Medium 35m/s
	High 40m/s
	Very High 45m/s

The buildings have been treated as category V structures with respect to NZS4203:1992

Material Specification

Timber Specification

Timber: LVL H3.1 treated, paint exposed cut ends with acrylic paint (200mm min)
No. 1 Framing grade Radiata Pine (Douglas Fir (Oregon) sawn timber may be used in enclosed sheds where Radiata Pine is not available)
Poles to have a minimum outer zone density of 450 kg/m3
All timber to have less than 18% moisture content in service (may have > 25% moisture content at time of installation).

Treatment: H5 - Poles, roller door trimmers.
H3.2 - Rafters, Purlins, Girts and other members not noted
Douglas Fir (Oregon) is untreated where enclosed.
Paint exposed ends of LVL with acrylic paints.

Bracing Specifications

Wall Bracing: Strip bracing (27 x 0.6mm min) fixed to poles with 5 nails (60mm x 3.15dia min) each end and to each intermediate girt with 2 nails.

Roof Bracing: Strip bracing (27 x 0.6mm min) fixed to purlins and rafters with nails each end and 2 nails to each intermediate purlin.

Roof & Wall Cladding

0.4mm corrugated roof and wall cladding (if required) fixed to purlins and girts with 60mm spiral nails 3 per sheet to internal supports, 5 per sheet to end supports and end laps.

Concrete Specification

Concrete encasement to have 28 day strength of 17.5 MPa min

Bolts and Fixings

All bolts, nails and other fixings to be hot dip galvanised unless shed is within 500m of the coast or 50m of geothermal bore, mudpool of steam vent in which case stainless steel fixings are required.

PRODUCER STATEMENT - STRUCTURAL

The member sizes given in the attached tables 1-4 have been compiled using sound and widely accepted engineering principles and in accordance with NZS 4203:1992 and NZS 3603:1993 as verification methods and acceptable solutions of the NZBC.

As an independant design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

1. The site verification of the following design assumptions
 - a) Correct selection of wind and snow loading
 - b) All foundations are to be taken into natural ground having an ultimate soil bearing capacity of 250kPa

and

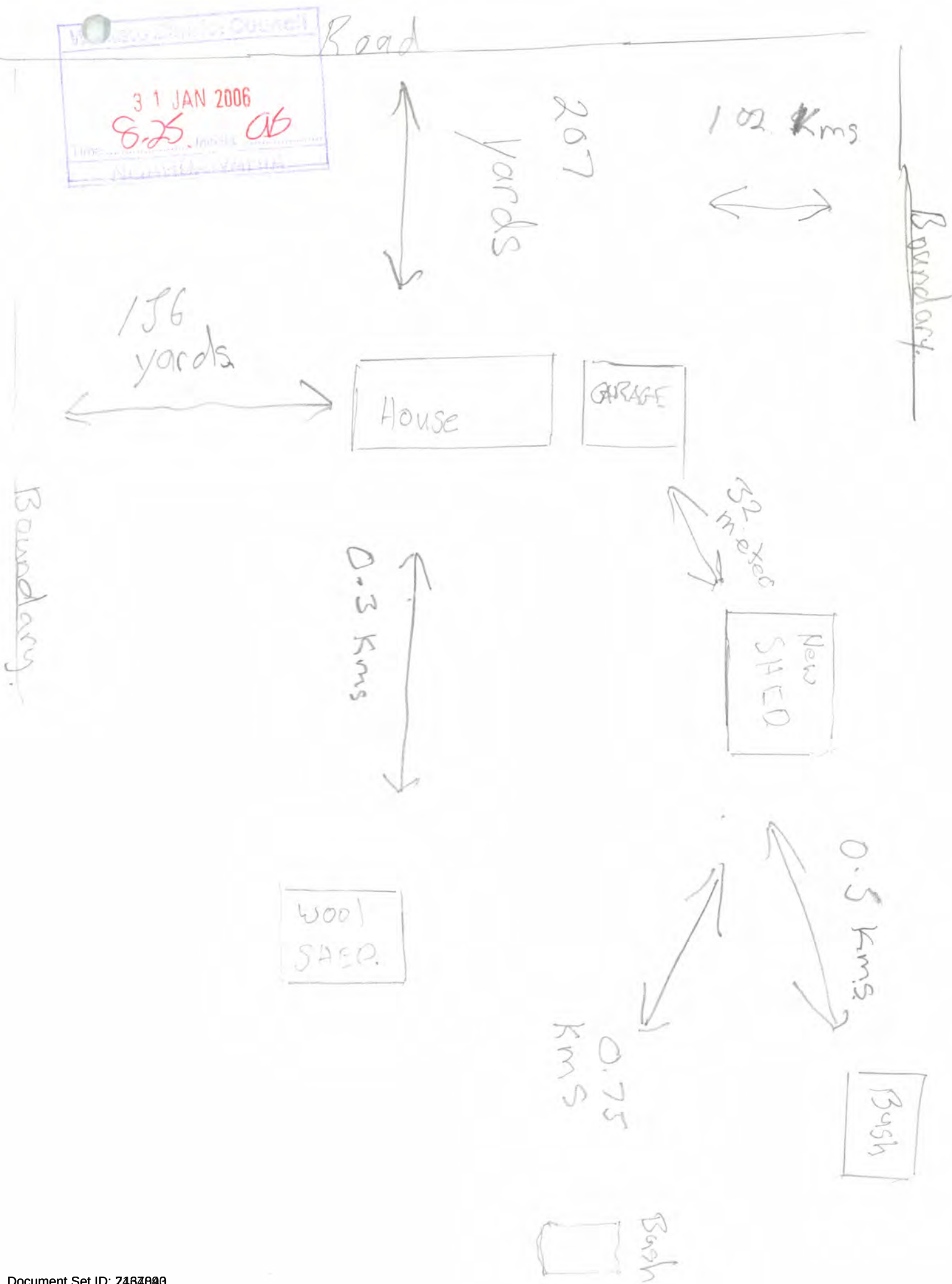
2. All proprietary products meeting the performance requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

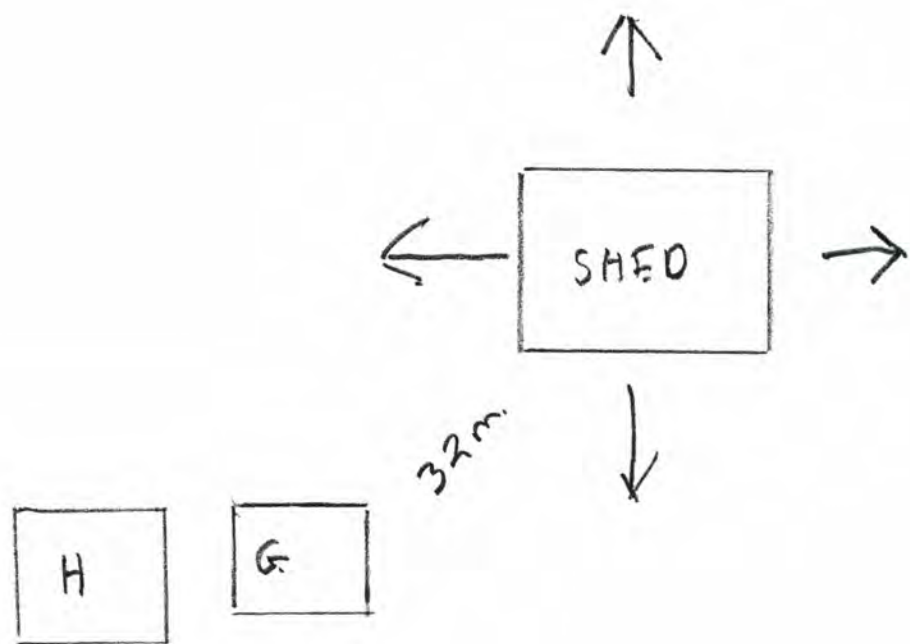
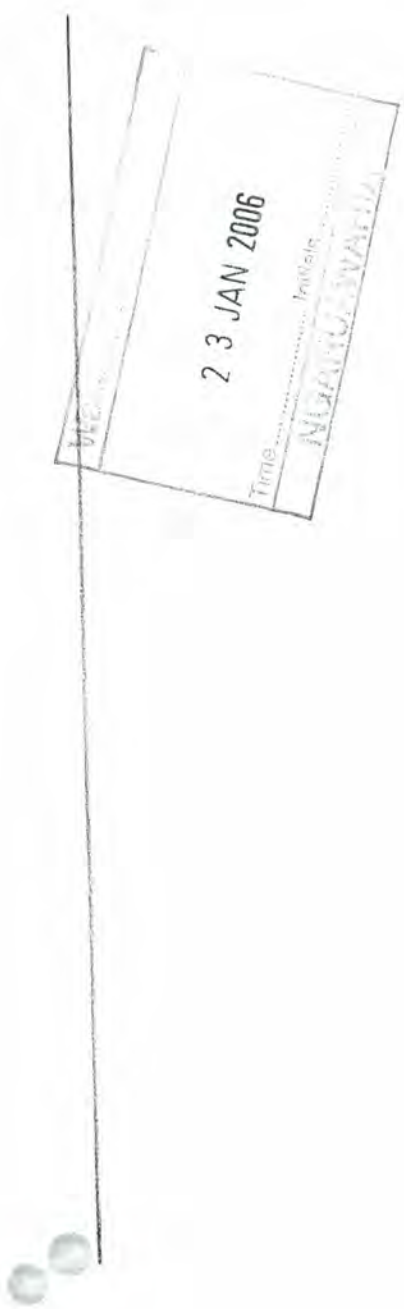


DATE: 21-05-04

Steven Geoffrey KING-TURNER
ME BE (hons) NZCE
MIPENZ (Civil & Structural) CPEng IntPE

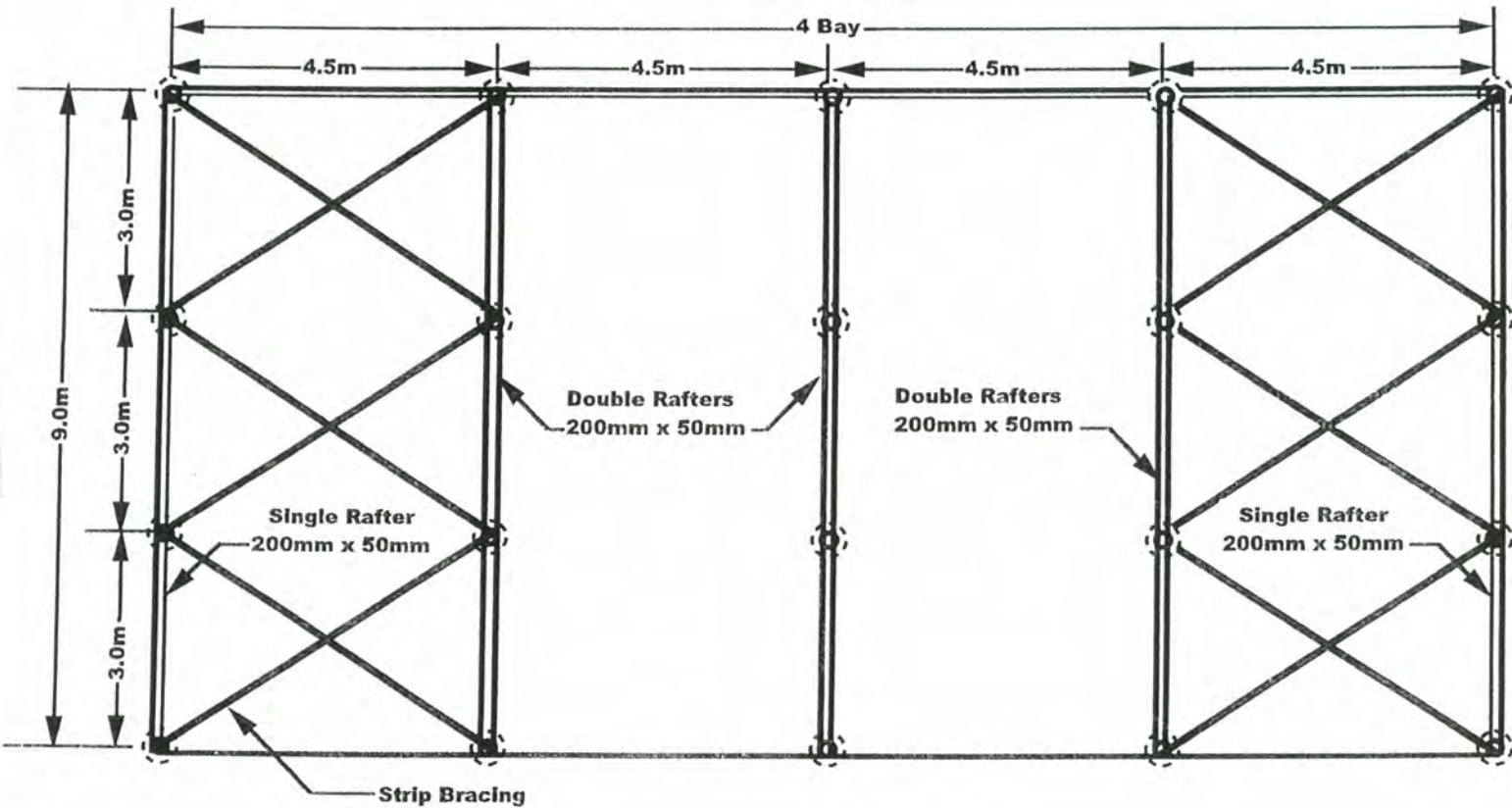
WR Andrew Ltd
P.O. Box 7036





→ More than 25m
to all boundaries

ROOF PLAN
(9m Deep)



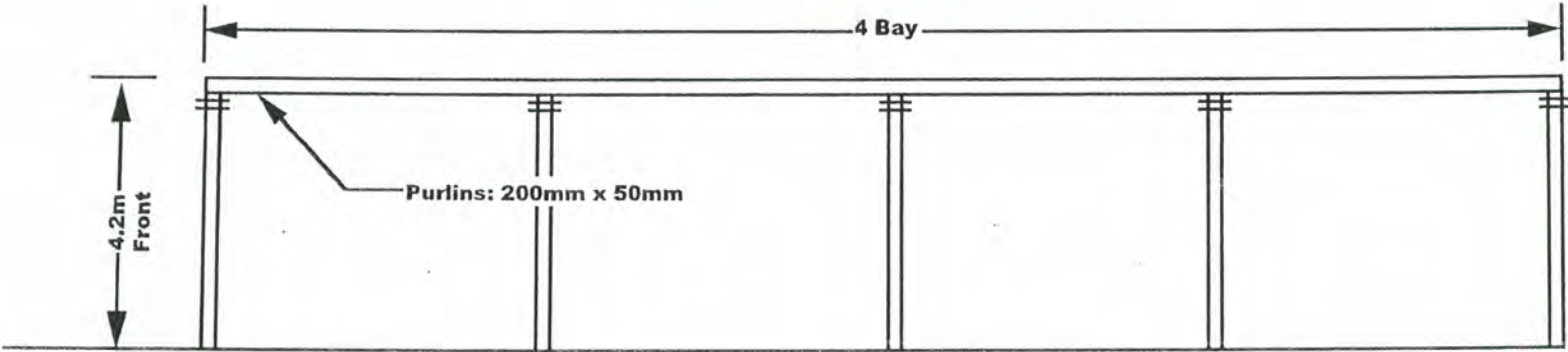
Waikato District Council

23 JAN 2006

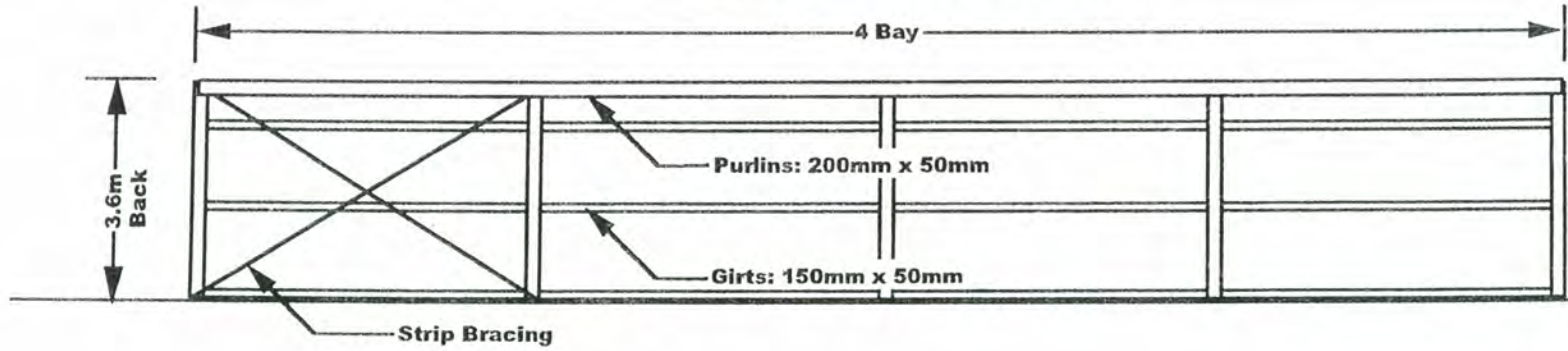
Initials: NGARUWADIA

Copy 1 These plans may not be copied or reproduced in any form.	Strong Built Kitset Farm Building	Branch: <u>Teaohanga</u> Contact Name: <u>Vanessa</u>	Customer: <u>Doug Limer</u> Address: <u>P.O. 2</u> <u>TE KAUWAIATA</u> Phone No: <u>07) 826 3739</u>	DWG. No / SHEET: 4x9x4.5 (std) L H H Wind / 0.5kPa Snow (plan view)	JOB No.
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FRONT ELEVATION

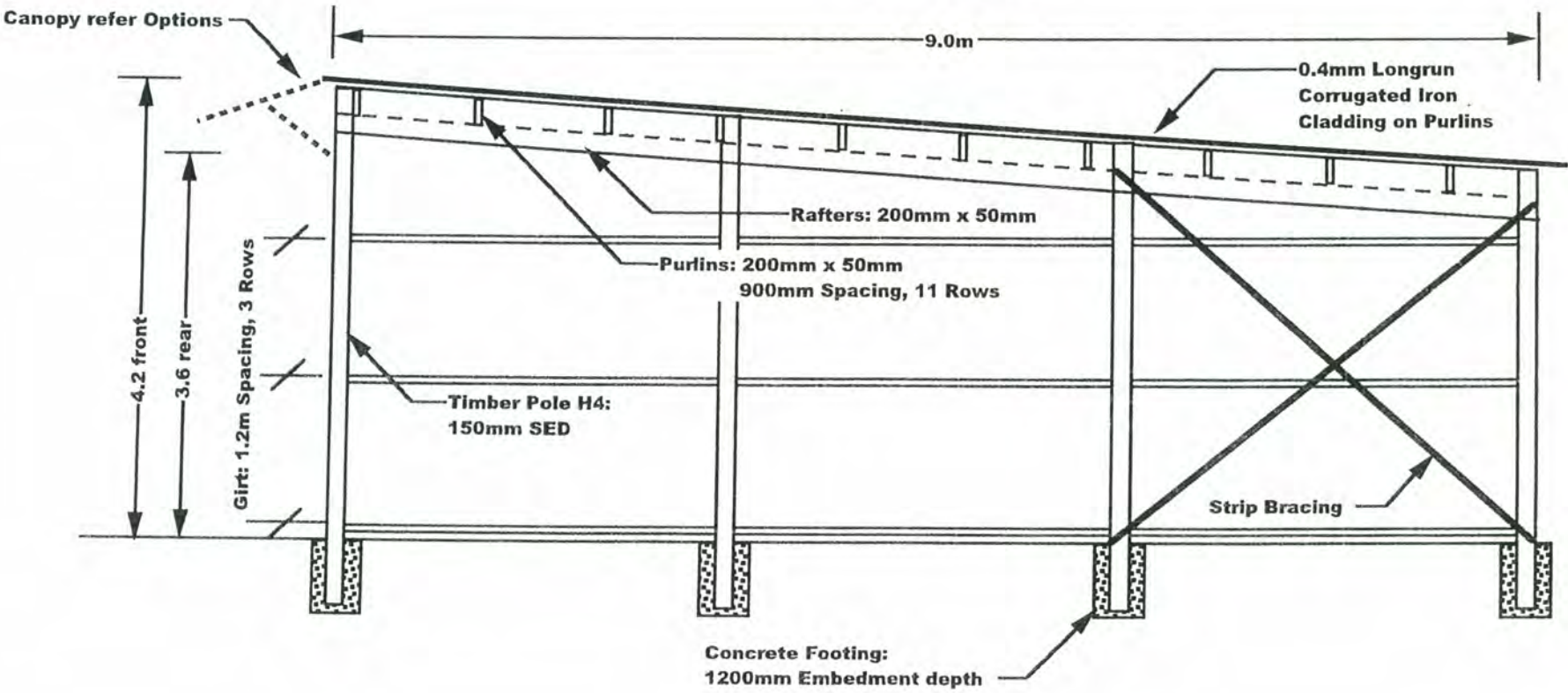


REAR ELEVATION



Copy These plans may not be copied or reproduced in any form.	Strong Built Kitset Farm Building	Branch: <u>Otorohanga</u> Contact Name: <u>Vanessa</u>	Customer: <u>Doug Limmer</u> Address: <u>12-12</u> <u>12 KAWHATA</u> Phone No: <u>07) 826 3739</u>	DWG. No / SHEET: 4x9x4.5 (std) L H H Wind / 0.5kPa Snow (front / rear elevation)	JOB No.
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END ELEVATION
(9m Deep)



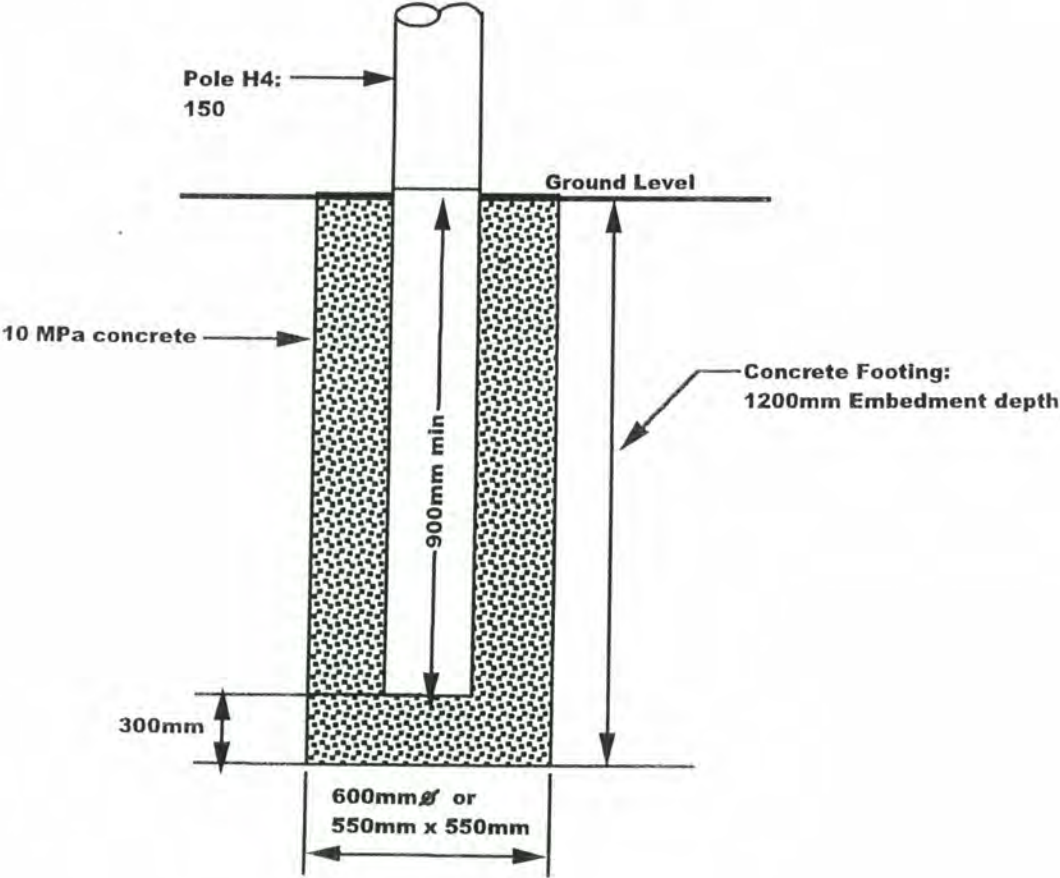
Copyr These plans may not be copied or reproduced in any form.	Strong Built Kitset Farm Building	Branch: Otahanga Contact Name: Vanessa	Customer: Davey Limmer Address: 202 T2 KAWHATA Phone No: 07 826 3739	DWG. No / SHEET: 4x9x4.5 (std) L H H Wind / 0.5kPa Snow (end elevation)	JOB No.
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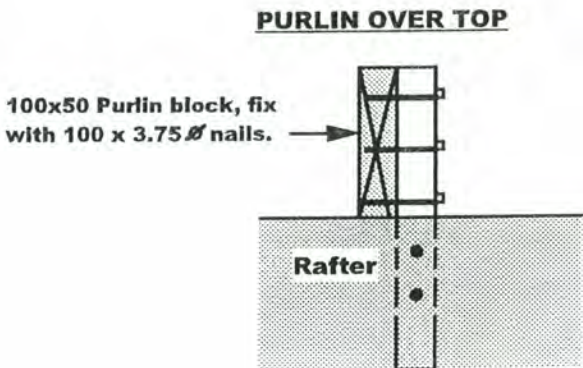
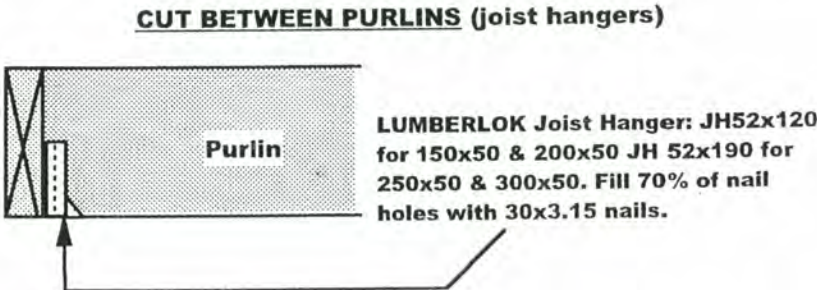
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Print Date: 8 September 2026, 11:41 am

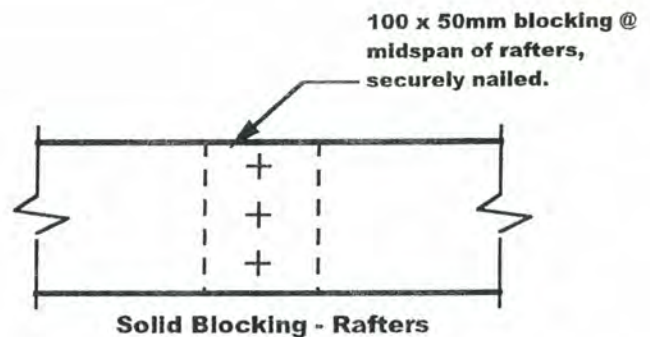
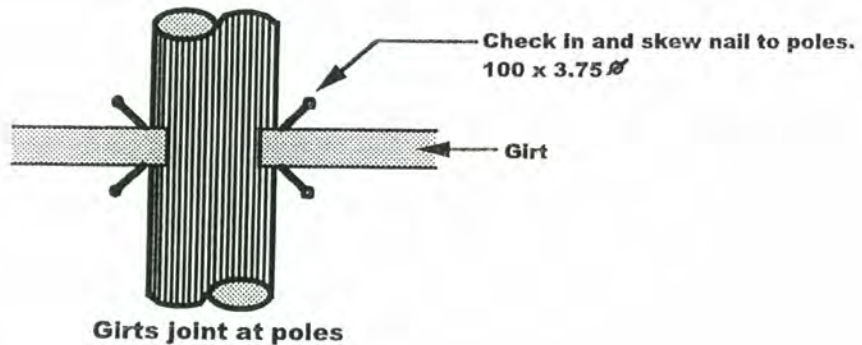
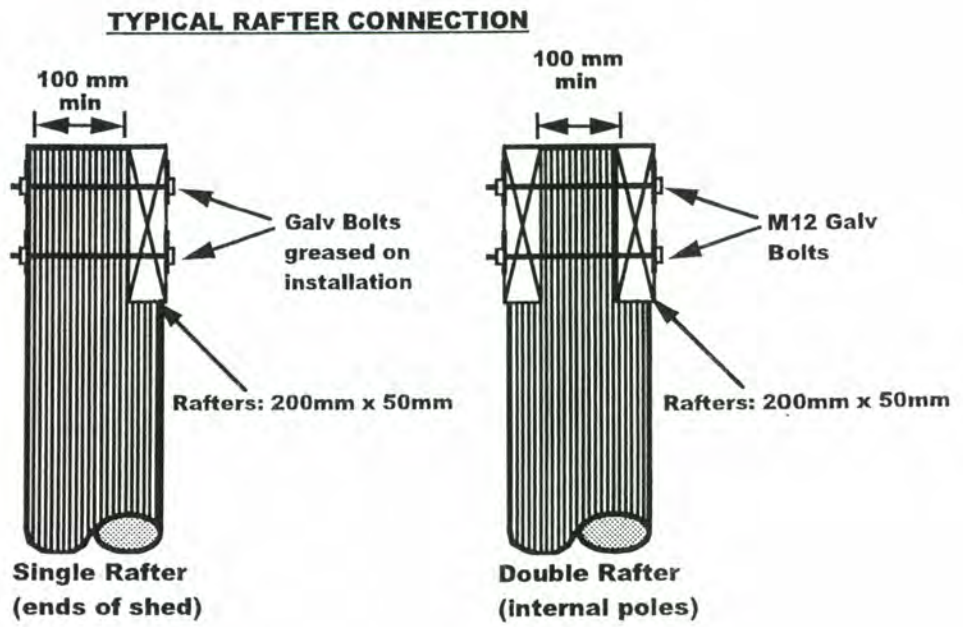
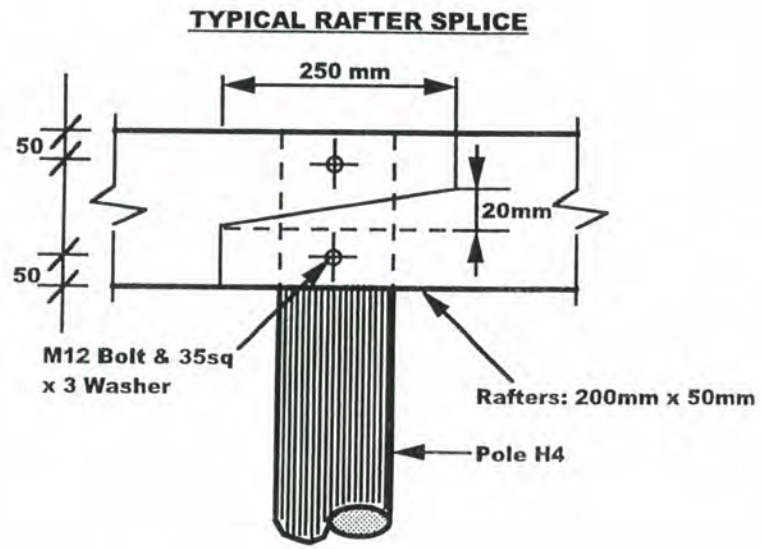
FOOTING DETAIL



TYPICAL RAFTER/PURLIN FIXINGS



Copyright These drawings may not be copied or reproduced in any form.	Strong Built Kitset Farm Building	Branch: Otahanga Contact Name: Vanessa	Customer: Doug Limmer Address: R. 52 TE KAUWATA Phone No: 07/826 3239	DWG. No / SHEET: 4x9x4.5 (std) L H H Wind / 0.5kPa Snow (footing & fixing details)	JOB No.
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Copyright These drawings may not be copied or reproduced in any form.	Strong Built Kitset Farm Building	Branch: <u>Otorohanga</u> Contact Name: <u>Vanessa</u>	Customer: <u>Doug Limmer</u> Address: <u>R. 02</u> <u>TE KAUWHATA</u> Phone No: <u>07) 826 3739</u>	DWG. No / SHEET: 4x9x4.5 (std) L H H Wind / 0.5kPa Snow (details)	JOB No.
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Part 1: Introduction and general provisions / How the plan works / Relationships between spatial layers

Relationships between spatial layers [000047, 000055, 000078]

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

Zones

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

Overlays

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

Site-specific controls

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

Precincts

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

Designations

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

Land Information Memorandum Property Maps

596 Waikare Road WAERENGA

Created:

Tuesday 08 September 2026 09:47:07



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LAND INFORMATION

Land Information	
Land No	520739
Linz No /Parcel ID	4472247
Legal Desc	Lot 2 DPS 46626
Land Area	221.367500

LAND RESOURCE MAP

LEGEND

- Subdivisions
- ▼

Subdivision Status
- ▼

1
- ◀

2 - Clearance
- ▲

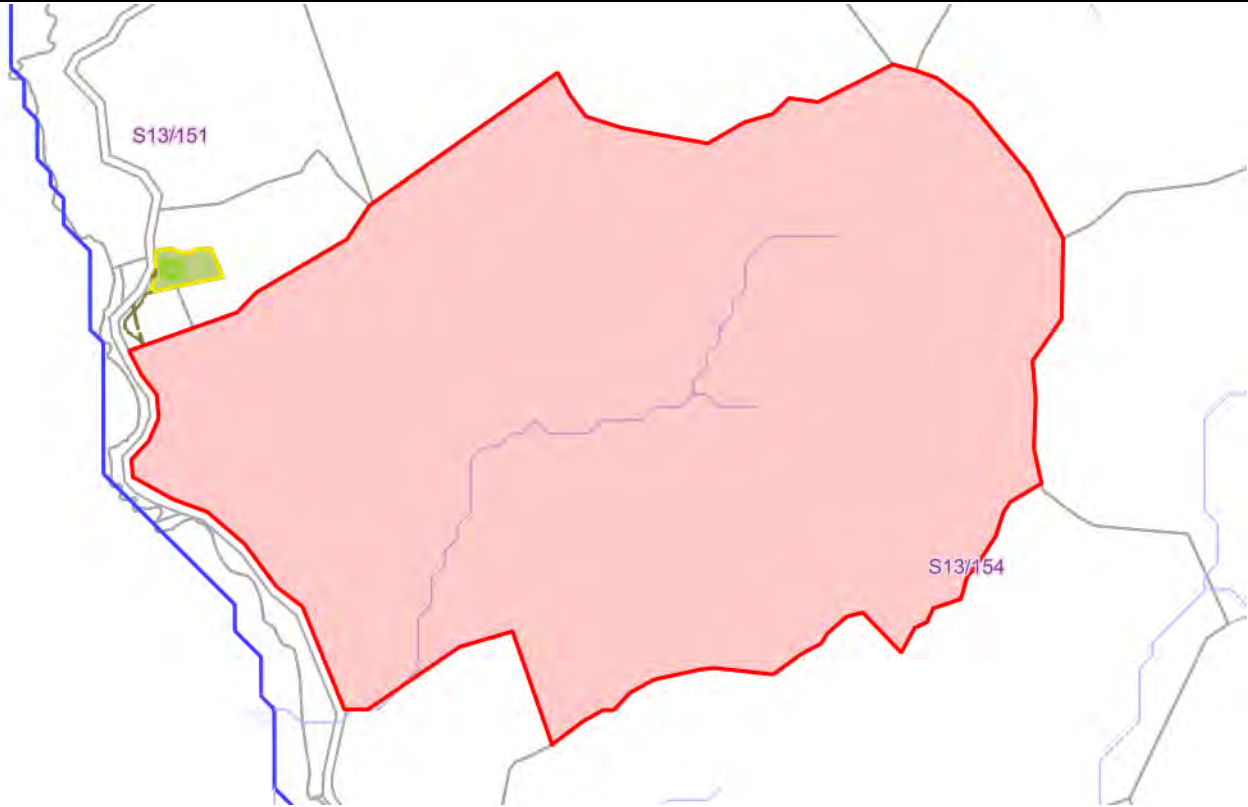
3 - 223
- ▶

4 - 224
- ✕

5 - Declined

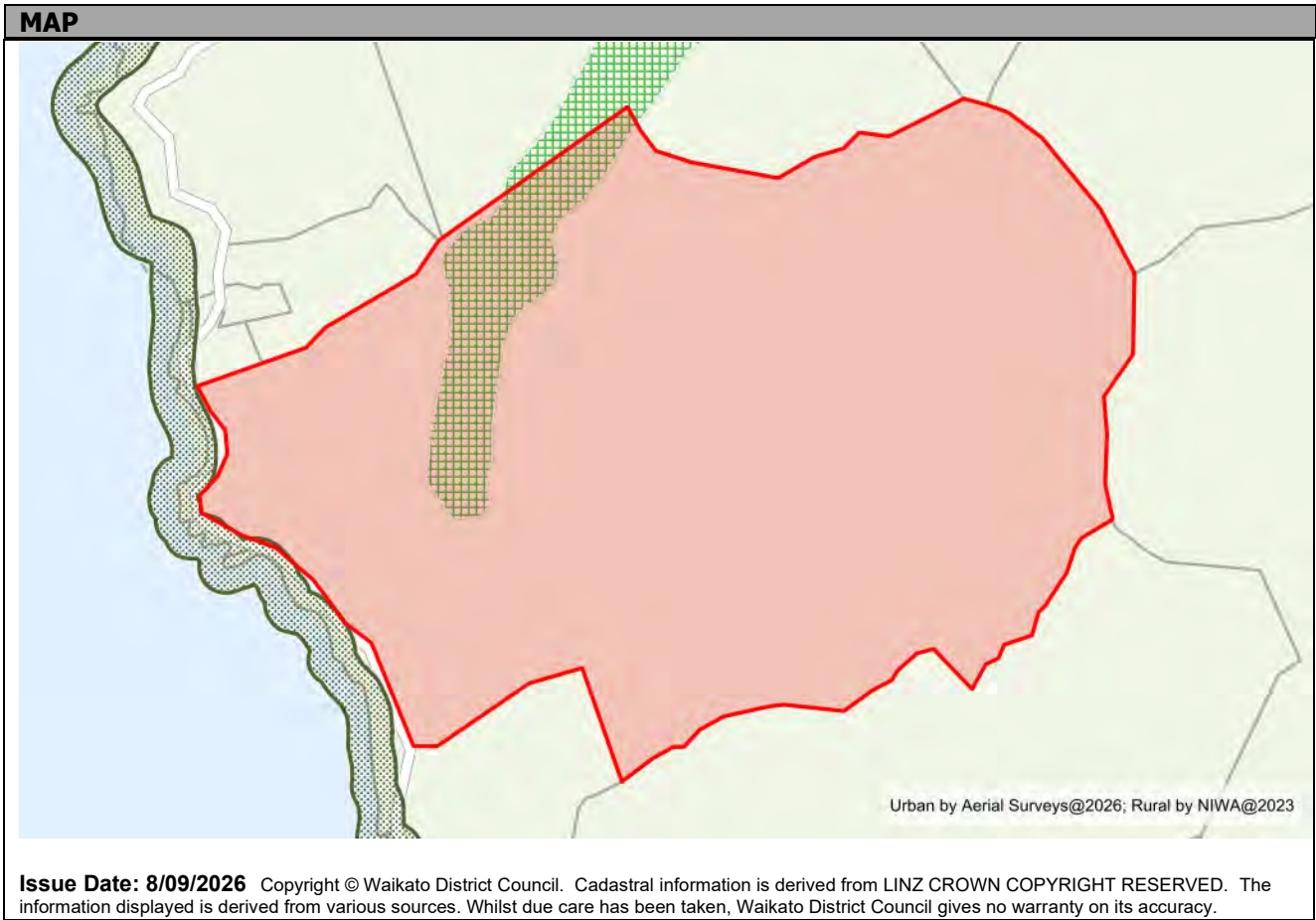
- River Environment
- Easement
- Natural Hazard Register
- Alluvion
- Erosion
- Falling Debris
- Fill
- Inundation
- Slippage
- Subsidence
- Waikato Coal Measures
- Land Hazards
- Advisory HAIL
- Advisory
- Contamination

MAP



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Land Resource Information			
Property No	1003839	Assessment	04401/400.00
Property Address	596 Waikare Road WAERENGA		
Land Hazard HAIL Register			
Hazard Type			
Description			
No data available			
Land Cover – Slope	F		
Land Cover - Rock	Gw'		
Land Cover – Slope	E +F		
Land Cover - Rock	Gw'		
Land Cover – Slope	F		
Land Cover - Rock	Gw'		
Land Cover – Slope	E		
Land Cover - Rock	Gw'		
Land Cover – Slope	F		
Land Cover - Rock	Gw'		



Operative District Plan Information			
Property No	1003839	Assessment	04401/400.00
Property Address	596 Waikare Road WAERENGA		
Zone	Rural		
Policy/Special Control	Landscape Policy Area, Ridgeline Policy Area, Waikato River Catchment		

OPERATIVE DISTRICT PLAN MAP

LEGEND

Context		Plan Section Divide	Infrastructure		Designation		Proposed designation	Minerals Mining		Aggregate Extraction Policy Area
		State Highway			Gas Line		Aggregate Resource Policy Area			
		Rail			Transmission Line		Coal Mine Policy Area			
		Land Parcel			Indicative Road Intent Important Local A					
Building Construction		Water Body	Infrastructure		Indicative Road Intent Important Local B	Zones	Commercial	Open Space		Village Business (Franklin)
		Reserve			Indicative Road Location Important Collector					Business (Waikato)
		Airport Inner Noise Control Boundary			Indicative Road Location Important Service Lane					Business (Franklin)
		Airport Outer Noise Control Boundary			National Walkway					Forest Conservation (Franklin)
Commercial		Airport SEL 95 Noise Control Boundary	Natural Environment		Raglan Navigation Beacon		Industrial	Cultural		Queen's Redoubt Heritage (Franklin)
		Background Noise Area			Segregation Strip					Recreation (Franklin)
		High Background Noise Area			Walkway Cycleway Bridleway					Wetland Conservation (Franklin)
		Noise Control Boundary			Coastal Marine Area					Recreation (Waikato)
Hazard Policies		Noise Boundary Distance (m)	Natural Environment		Conservation Policy Area		Residential	Agriculture Production		Heavy Industrial (Waikato)
		Airport Obstacle Limitation Surface			Ecological Corridor					Industrial 2 (Franklin)
		Area A and B (Pokeno)			Environmental Enhancement Overlay Area					Industrial Services (Franklin)
		Area of Interest / Scheduled Area			Environmental Protection Policy Area					Light Industrial (Franklin)
Culture & Heritage		Business Centre Classification	Urban Environment		Gully Area		High Density	Low Density		Industrial Park (Waikato)
		Housing Restriction Area			Hauraki Gulf Catchment Area					Light Industrial (Waikato)
		Front Yard Control Line			Identified Significant Natural Feature					Industrial (Franklin)
		Main Frontage Control Line			Landscape Policy Area					Maioiro Mining (Franklin)
Culture & Heritage		Mixed Use Policy Area	Urban Environment		Management Area		High Density	Low Density		Aggregate Extraction (Franklin)
		Tamahere Commercial Area			Proposed Esplanade Reserve					Timber Processing (Franklin)
		Town Centre			Ridgeline Policy Area					Pa (Waikato)
		Town Centre Overlay Area			Schedule 5A Site of Special Wildlife Interest					Residential (Franklin)
Culture & Heritage		Verandah	Urban Environment		Threatened Species Serious Decline		High Density	Low Density		Living (Waikato)
		Catchment Management Plan Area			Threatened Species Gradual Decline					Residential 2 (Franklin)
		1% Design Flood Level			Whaanga Coast Policy Area					New Residential (Waikato)
		Flood Limit			Amenity Planting Requirement					Living Zone Te Kauwhata Ecological (Waikato)
Culture & Heritage		Flood Risk	Urban Environment		Anticipated Dwelling Number		High Density	Low Density		Living Zone Te Kauwhata West (Waikato)
		Huntly East Mine Subsidence			Concept Plan					Village (Franklin)
		Huntly South Assessment I			Papakainga Policy Area					Rural-Residential (Franklin)
		Land Stability Policy Area			Residential Large Lot Overlay Area					Country Living (Waikato)
Culture & Heritage		Remediation Policy Area	Urban Environment		Residential Medium Lot Overlay Area		High Density	Low Density		Coastal (Franklin)
		River Stability Policy Area			Structure Plan Boundary					Coastal (Waikato)
		Battlefield View Shaft			Urban Expansion Policy Area					Rural (Franklin)
		Heritage Area			Village Growth Area					Rural (Waikato)
Culture & Heritage		Heritage Item	Urban Environment		Urban Expansion Policy Area		High Density	Low Density		Rural (Franklin)
		Notable Tree			Village Growth Area					Rural (Waikato)
		Schedule 8A								
		Site of Significance								
Culture & Heritage		Urupa	Urban Environment		Village Growth Area		High Density	Low Density		Rural (Franklin)
		Waikato River Catchment								

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

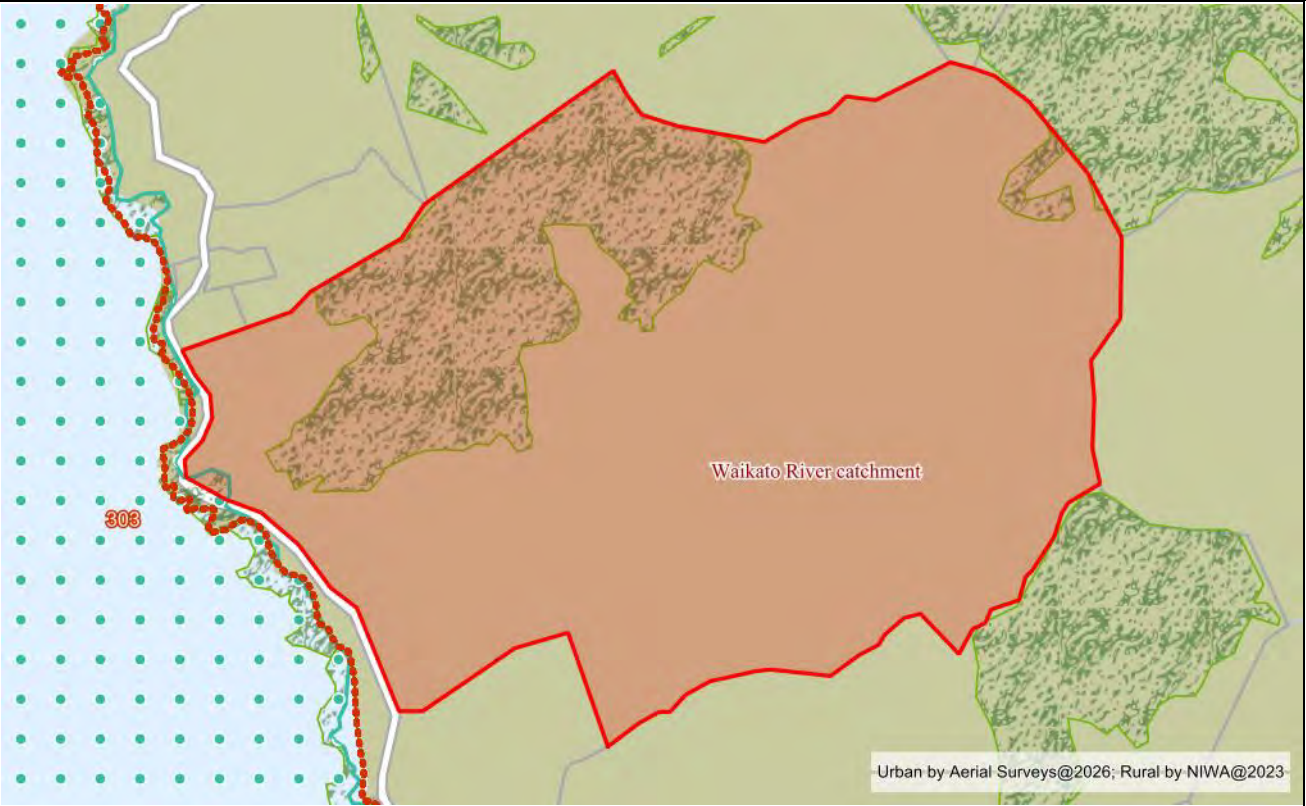
On the overview map the following town abbreviations have been used; Pokeno as Pok, Te Kauwhata as TeK, Huntly as Hun, Ngaruawahia as Nga and Raglan as Rag

WAIKATO DISTRICT PLAN – OPERATIVE IN PART MAP

LEGEND

Refer Separate Legend

MAP



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Waikato District Plan – Operative in Part Information

Property No	1003839	Assessment	04401/400.00
Property Address	596 Waikare Road WAERENGA		
Zone	General rural zone		
Overlay	Outstanding Natural Feature, Significant Natural Area, Significant Natural Area, Waikato River catchment		



Waikato District Plan - Operative in Part Map Legend

OPERATIVE

ZONES



Zones



MR22 - Medium density residential zone 2

GRZ - General residential zone

OHI - Ohinewai zone

OVERLAYS



Precincts



Precincts



Specific controls Residential zones



Geotechnical limitation area



Tuurangawaewae Marae surrounds



Tuurangawaewae Marae Outlook High
Potential Effects Area



Tuurangawaewae Marae building Height
Assessment Overlay



Outer intensification area

OPERATIVE IN PART

OVERLAYS

District-wide matters

Energy, infrastructure and transport



Indicative road



Gas transmission line



National grid

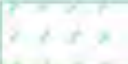
Hazards and risks overlays



Coastal sensitivity area (erosion)



Coastal sensitivity area (inundation)



Defended area



Flood plain management area



Flood ponding area



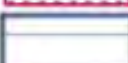
High risk coastal erosion area



High risk coastal inundation area



High risk flood area



Mine subsidence risk area

Historical and cultural values overlays



Historic heritage item

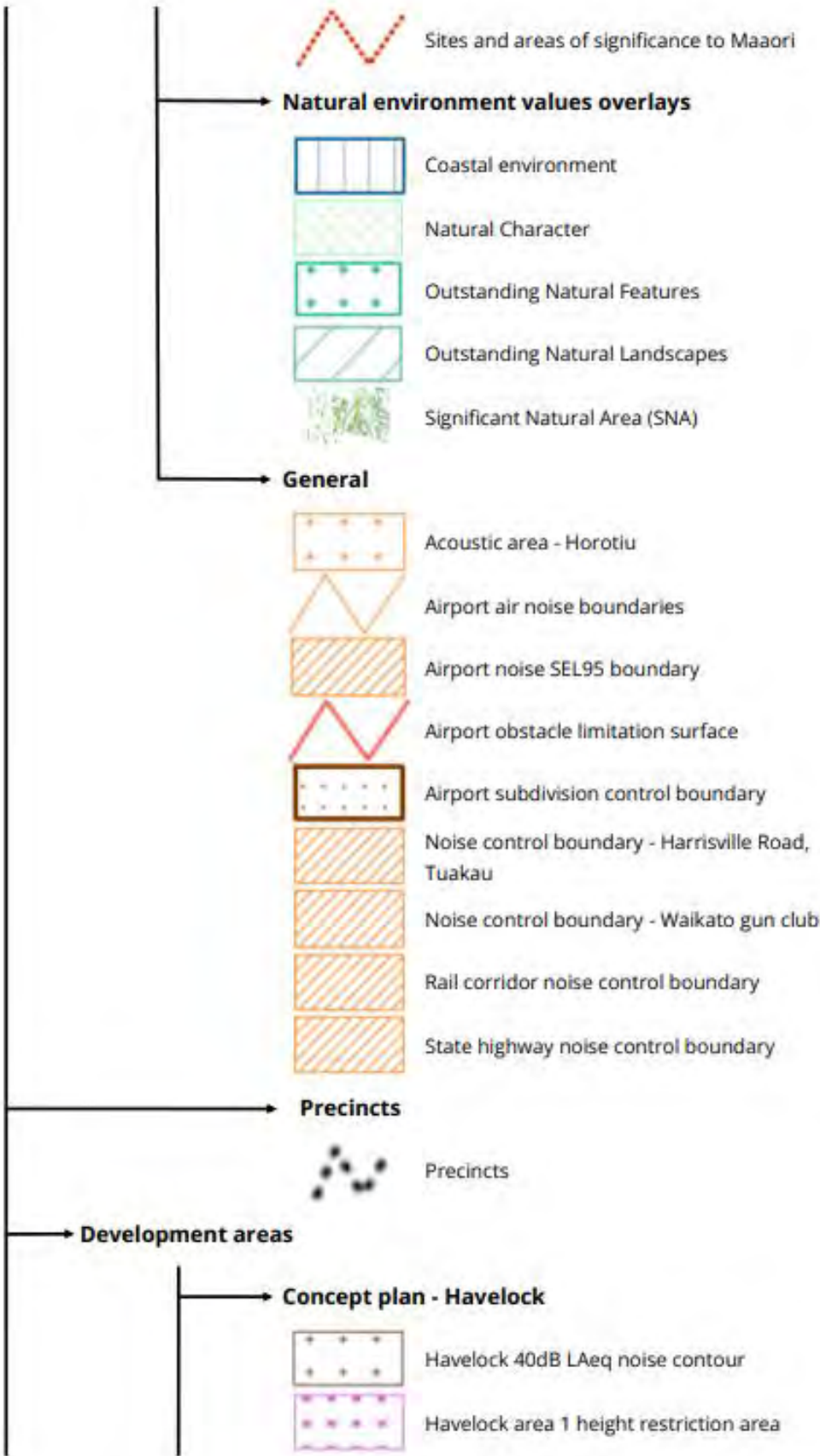


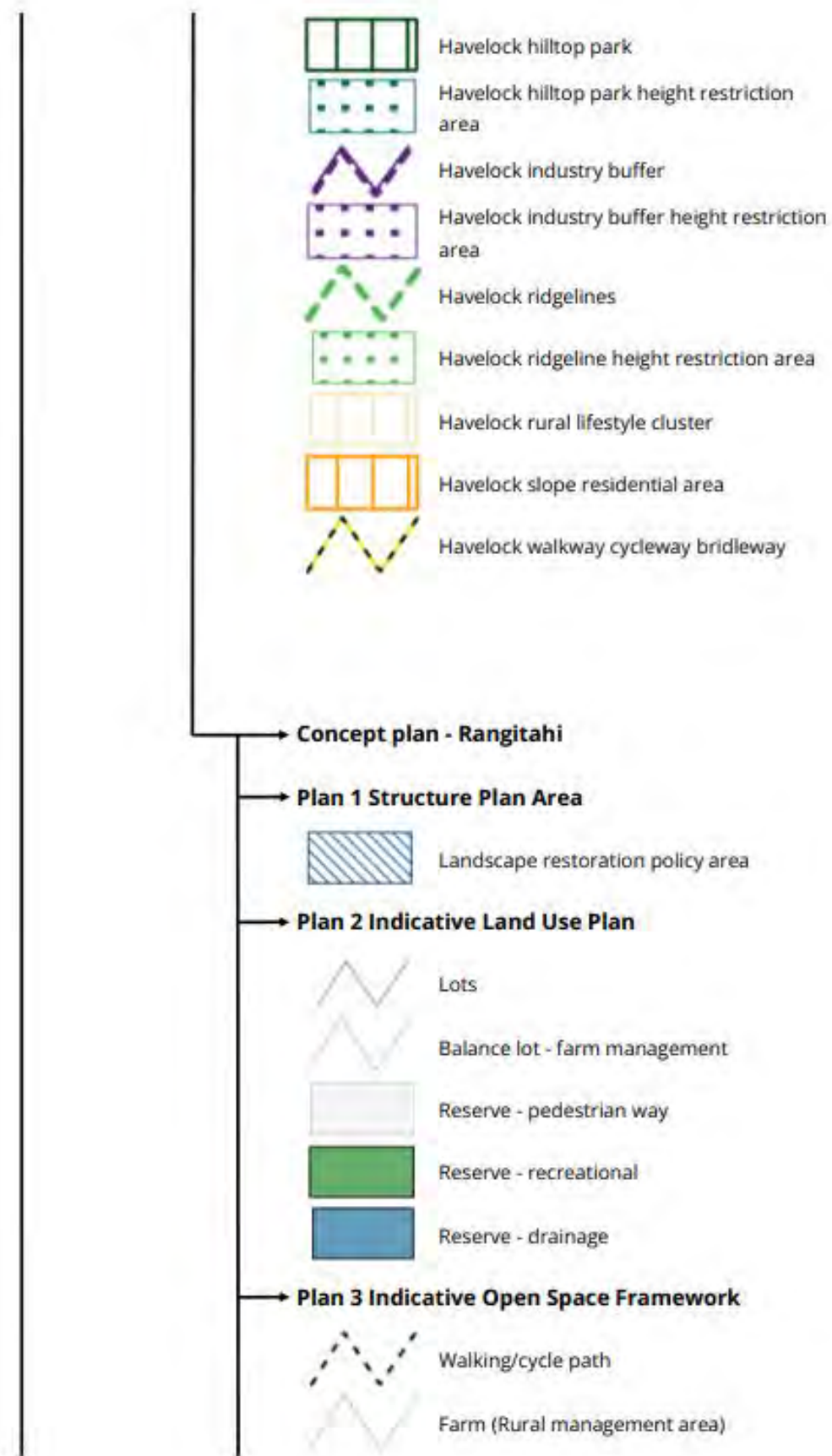
Extent of setting

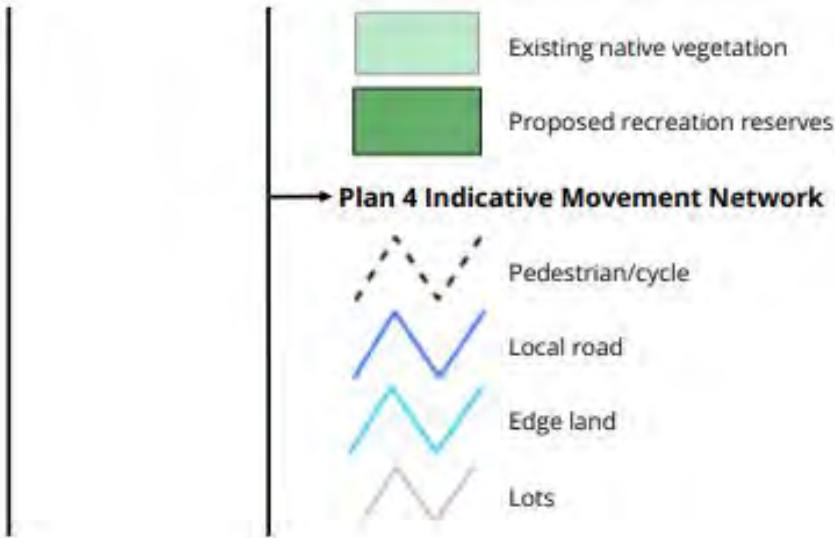


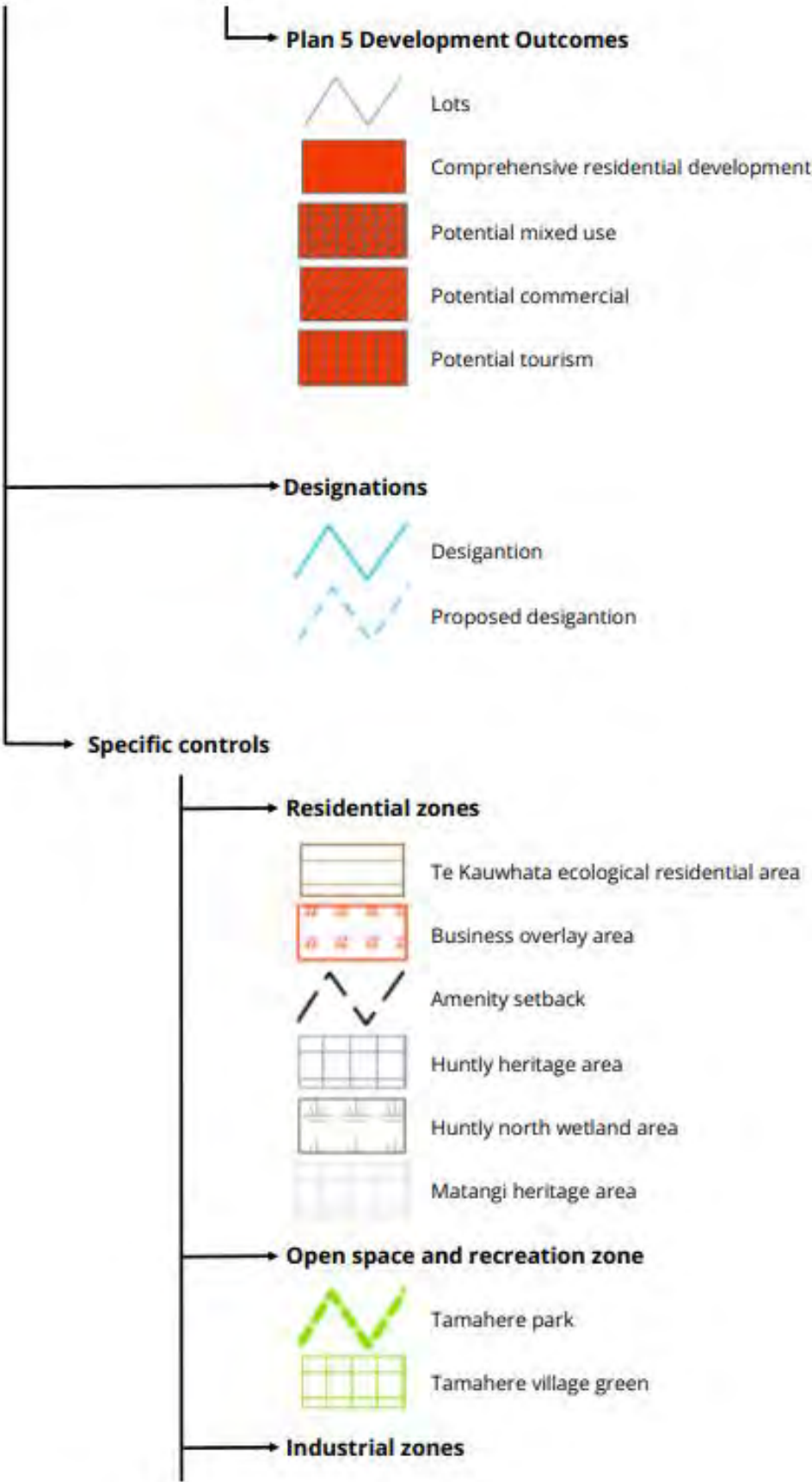
Notable tree

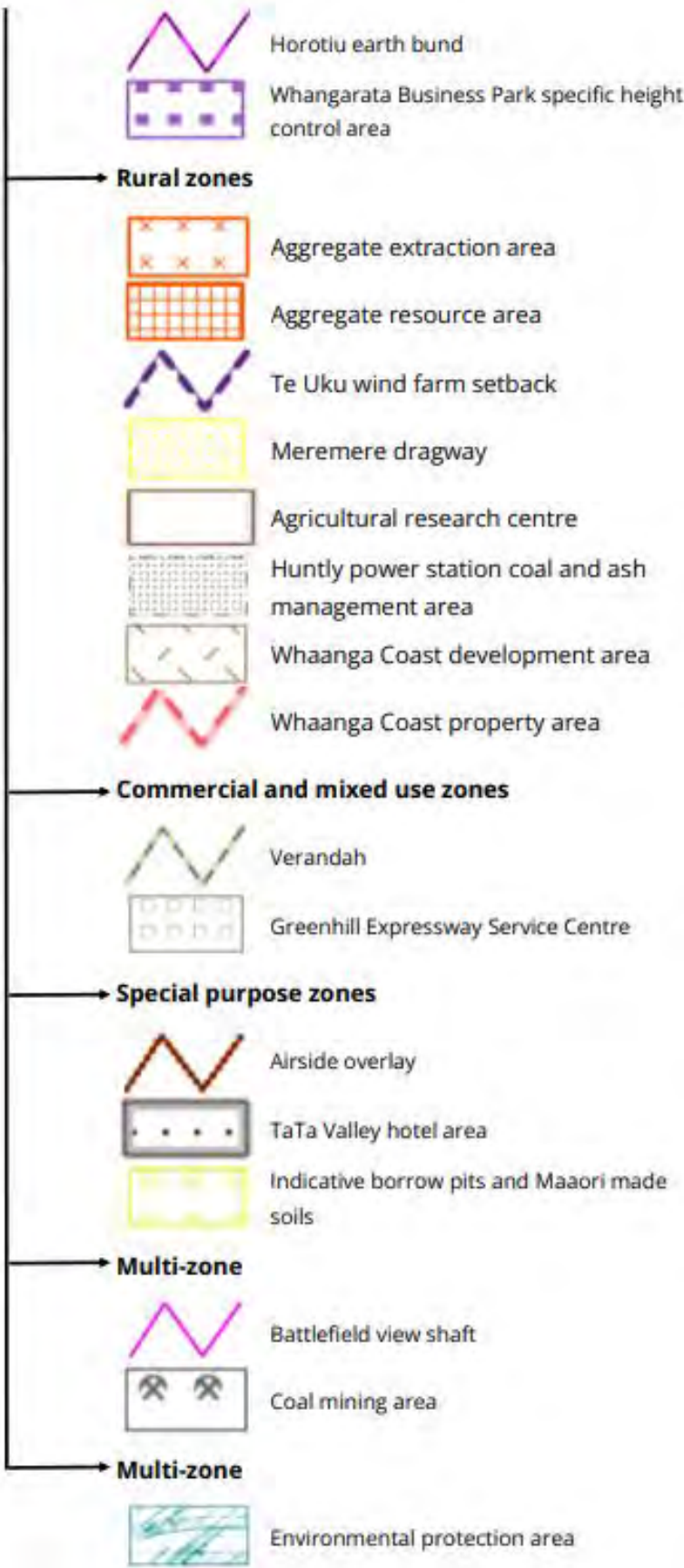
Historical and cultural values overlays











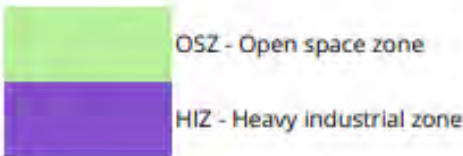


ZONES

Zones



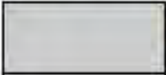
Zones



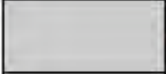


GIZ - General industrial zone

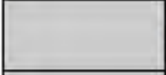
Special purpose zones



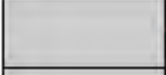
MAZ - Mercer airport zone



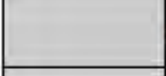
MSRZ - Motorsport and recreation zone



CORZ - Corrections zone



BTZ - Business Tamahere zone



HOPZ - Hopuhopu zone



RPZ - Rangitahi Peninsula zone



TKAZ - Te Kowhai airpark zone



FUZ - Future urban zone



MTZ - Matangi zone



TTZ - TaTa Valley zone



KLZ - Kimihia lakes zone

APPEALS

Appeals



Appeals

ADDITIONAL INFORMATION

Additional Information



Mystery Creek noise boundary



Fonterra noise control boundary



Rail corridor noise alert area



Rail corridor vibration alert area

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UTILITIES MAP

LEGEND

- Storm Water Point

Fitting

Other

Manhole

Sump

Drain

Misc
- Waste Water Point

Fitting

Other

Manhole

Valve

Other

Service
- Water Supply Point

Backflow

Other

Hydrant

Fitting/Node

Valve

Meter

Main

Rider Main

Rising Main

Service

Raw Water Main

MAP



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Water Meter Information

Meter	
Route	
Sequence	
Tariff	
Status	
Location	
Meter Install	
DCL Type	

No data available

SOLID WASTE MAP

LEGEND

 Labels	 Solid Waste Charges
 Az Address Label	 WstStdNor
 Az Road Label	 WstRcyMU
 Territorial Authority	 WstStdTua
 Waikato District	 WstBusTua
 Other Districts	 WstRaglan
 Rail	 WstRcyGLM
 Property	 WstStdCen
 Parcel	

MAP



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Solid Waste Information

Property No	1003839	Assessment	04401/400.00
Property Address	596 Waikare Road WAERENGA		
Contract Name	Green Gorilla		
Day Name	Friday		