



Pūrongo whakamāramatanga a-whenua

Land Information Memorandum (LIM)

6 Campbell Street Hawera 4610

L260149



Property Information

LIM Application Number L260149

Address of Property 6 Campbell Street
Hawera 4610

Owner Heather L Engelen

Legal Description Lot 1 DP 18148

Applicant Details S Philips
122 Cornwall Road
Rd 23
Stratford 4393

Rating Information

Valuation Number 1235016700

STDC Property No 10488

Valuation Date 1 September 2024

Land Value \$109,000.00

Value Improvements \$296,000.00

Capital Value \$405,000.00

Area (hectares) 0.055300

Current Rating Year	*Current Annual Rates	*Rates to clear to 30 June 2027
2026/2027	\$4,054.99	\$3,707.34

Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

*This information is correct as at 30 July 2026 and does not include any transactions or dishonours currently in process.

*The charging of rates is based on information currently held by the Council and includes South Taranaki District Council and Taranaki Regional Council rates. Any change to this information can affect rates charged.

Planning

District Plan Zoning	Residential
Is there a Designation on this property	No
Does this property have a Heritage Item	No
Is there a known Archaeological Site on this property	No
Are there any Notable Trees on this property	No
Is there a Scheduled Stream on this property	No
Is this property in the Coastal Protection Area	No

Full details of the zone requirements from Council's District Plan are attached, along with a District Plan Map showing the location of the property.

Resource Consents

Date	Consent Number	Description	Status
03/12/1993	RM930478	Subdivision	Granted

Discretionary information considered to be relevant

Residential Zone

The property subject to this Land Information Memorandum (LIM) is in the Residential Zone as shown on the attached District Plan map. Refer to the attached District Plan Section for more information relating to the interface of this zone.

Local Road

The property has road frontage directly onto Campbell Street, which is identified as a Local Road by the District Plan Maps. These are characterised by lower traffic volumes and smaller road widths.

Site Boundaries

Aerial photography provided in this LIM is indicative only. It is recommended that source documents are used to accurately determine positions. For avoidance of doubt, we suggest talking with a spatial professional, such as a surveyor, to assist with interpretation.

Building Consents

Note: Prior to the introduction of the Building Act 1991, building consents issued prior to 1 January 1993 were known as building permits or plumbing permits and did not require Code Compliance Certificates (CCC).

All Pre92 plans can be requested if required, however some of these buildings may not be built to the specific plans submitted due to onsite adjustments.

Any building work prior to 1992 carried out on Government owned properties (eg. state housing) did not require building consents as these works were administered by the Ministry of Work at the time.

The Council does not necessarily hold records on the presence of asbestos; however, we recommend that all prospective property purchasers have regard to the potential for the presence of this material in a building. The Asbestos Regulations place restrictions on how asbestos can be handled or removed from a building.

Date Issued	Consent Number	Description	CCC Issue Date
18/02/1982	Pre92/000320	New Dwelling - 88m2	No CCC issued
23/02/1982	Pre92/000321	Demolition Of Dwelling	No CCC issued
23/09/1980	Pre92/000319	Shade House - 77m2	No CCC issued
12/08/1975	Pre92/000318	Sun Porch - 23m2	No CCC issued
30/01/1968	Pre92/000316	Extension To Garage-Relaxation for Side Yard Requirement Granted	No CCC issued

	Yes (copy attached)	No	N/A
Compliance Schedule		✓	
Building Warrant of Fitness (BWOFF)			✓

Comments:

N/A

	Yes (Copy of Notice Attached)	No Information known to Council	N/A
Information notified to the Territorial Authority (Under Section 124 of the Weathertight Homes Resolution Services Act)		✓	
“As Laid” Drainage Plans (if available)	✓		

Comments:

The drainage plan on record with Council is provided.

	Yes	No
Warmer Home Target Rate on Property (Any outstanding balance relating to Warmer Home Scheme target rate remains with the property. Property owners will need to inform potential purchasers of the targeted rate, usually through a solicitor.)		✓

Reticulation

	Yes	No
Are there Council Stormwater Mains on this property		✓
Are there Council Wastewater Mains on this property		✓
Are there Council Water Mains on this property		✓

Comments:

N/A

	Yes	No	Not Available
Is the Wastewater connected	✓		
Is the Water connected	✓		

Comments:

The property is connected to the public wastewater network.

The property is connected to the public water network. The connection is a standard 20mm sized urban type and is unmetered.

	STDC	Other	Specify (if known to Council)
The supplier of drinking water to the land parcel is	✓		

Other Conditions:

Conditions applying to drinking water which is supplied by the Council meet the provisions of the operative South Taranaki District Council Water Supply Bylaw. Occasionally, there are variances to the Bylaw and separate supply agreements. Where known, these conditions are noted. Any information the Council has about drinking water supplied by others to the land parcel are noted if known.

Swimming/Spa Pools

	Yes	No	Not known to Council	N/A
Is there a Registered Swimming Pool on this property		✓		
Does it comply with the Building Act 2004 (Pools) Amendment Act 2016 (at the time of last inspection)				✓

Liquor Licensing

	Yes	No	N/A
Is there a Liquor Licence Issued (under the Sale and Supply of Alcohol Act 2012)		✓	

	Yes	No
Are there any applications pending		✓

Health/Food

	Yes	No	N/A
Is there a Food or Health Registration Issued (under the Health (Registration of Premises) Regulations 1966 or Food Act 2014).		✓	

	Yes (see attached)	No	N/A
Are there any Outstanding Requisitions			✓

Special Land Features

	Yes	No information known to Council
Potential erosion		✓
Avulsion (the sudden removal of land by the change in a river's course, or by flooding, to another person's land)		✓
Falling debris		✓
Poor Load Bearing Capacity		✓
Subsidence		✓
Slippage		✓
Alluvion (the deposit of earth, sand etc left during a flood)		✓
Inundation / Flooding		✓
High Winds		✓
Fill (Compacted / uncompacted)		✓
Hazardous Contaminants (including dangerous goods)		✓
Registered Earthquake Prone Buildings (Does not apply to Residential properties)		✓
Legal Restrictions (eg. building line restrictions)		✓
Special Land Feature		✓

Comments:

N/A

Natural Hazards

Below are the Natural Hazards that properties within the South Taranaki District could potentially be affected by. More information and supporting reports can be found on the STDC website [Natural Hazards - South Taranaki District Council](#).

Tsunami

New Zealand's coastal communities face tsunami risk due to the country's location along tectonic plate boundaries in the Pacific Ocean. Tsunamis, triggered by undersea earthquakes, landslides, or volcanic eruptions, can cause rapid sea-level changes, flooding, and damage. Those most at risk include people living in low-lying coastal areas, especially near river mouths where waves can travel inland. Residents in beach settlements and coastal towns should be familiar with evacuation routes and warning systems. In Taranaki, evacuation maps are available to help identify risk zones, though they are based on broad mapping data and not suitable for detailed property-level assessments.

Earthquake

New Zealand's position on the boundary of two active tectonic plates means earthquakes can occur anywhere, including in Taranaki. These events result from sudden movements in the earth's crust and can cause strong ground shaking, damage to infrastructure, and secondary hazards like tsunamis, landslides, or liquefaction. All of Taranaki is exposed to earthquake risk, with areas near known faults and those with soft soils—such as river valleys or reclaimed land—being more vulnerable to amplified shaking and damage. Coastal communities may also face tsunami risk from offshore fault ruptures. Ground shaking hazard maps and fault data are available to help identify general risk patterns, though they are not detailed enough for property-level assessments.

Volcanic

Taranaki Maunga is an active volcano with a history of eruptions, the last occurring in 1790, and scientists estimate a 30–50% chance of another eruption within the next 50 years. Volcanic activity can happen suddenly and poses various hazards, including lava, toxic gases, pyroclastic flows, ashfall, lahars, and rare debris avalanches that could reach the coast. Eruptions typically follow cycles of activity and quiet, and while we are currently in a quiet phase, its duration remains uncertain. Communities near the mountain, coastal towns, and river valleys are most at risk, with potential impacts on infrastructure, farms, and water supplies. Hazard maps and evacuation zones have been developed to support emergency planning, though they are not detailed enough for property-level risk assessment.

Coastal Hazards

Taranaki's coastline faces significant hazards from coastal erosion and sea-level rise, which threaten property, infrastructure, and natural ecosystems, with risks expected to worsen due to climate change. Erosion is driven by wave action, storm surges, sediment loss, and human activities like dune flattening and vegetation removal. Low-lying areas and beachfront properties are particularly vulnerable, along with cliffed coastlines, which may collapse or retreat. Communities near river mouths and areas with past shingle extraction or poorly designed seawalls are also at increased risk. National hazard maps provide useful regional insights but are not suitable for assessing individual property-level risk.

Wind and Tornado

Taranaki is prone to strong winds and occasional tornadoes due to its terrain and the influence of Taranaki Maunga, which shapes local wind patterns. Gale-force winds are common, and cyclones or thunderstorms can bring intense gusts. Tornadoes, though infrequent, can cause damage to homes, infrastructure, and vegetation. Areas near the mountain and exposed coastal or inland regions are most at risk. Climate change may increase the frequency and severity of extreme wind events. While historical reports help identify vulnerable areas, they are not suitable for assessing individual property-level risk due to the unpredictable nature of tornadoes and storms.

Landslide

Landslides are a natural hazard in Taranaki due to its steep terrain, volcanic soils, and high rainfall, often triggered by prolonged rain, storms, earthquakes, or human activity. Climate change may increase the frequency of heavy rainfall, raising future landslide risks. Properties on or below steep slopes, especially in hill country or near riverbanks, are most vulnerable, along with infrastructure like roads and pipelines crossing unstable terrain. Urban areas with poor drainage or vegetation removal also face increased risk. Historical landslide data can help identify prone areas, but these maps are not suitable for assessing risk at the individual property level.

Drought

Droughts in Taranaki occur during extended periods of below-average rainfall, often intensified by elevated temperatures and El Niño weather patterns, leading to water shortages and dry conditions. These events can impact crop yields, livestock health, water availability, and increase wildfire risk while reducing stream flows and water quality. Farmers, rural communities, and areas with limited access to groundwater or stored water are most vulnerable, while urban areas may face water restrictions during prolonged dry spells. Climate change is expected to increase the frequency and severity of droughts in the region.

Other Information

This Land Information Memorandum is issued under section 44A of the Local Government Official Information and Meetings Act 1987.

Certificates of Title

Relevant Certificates of Title and site dimensions for the above property (which is not held by the Council) can be obtained from Land Information NZ (LINZ).

Buildings

- Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independently qualified person should be consulted.
- In the interests of safety, an inspection of any fireplace must be undertaken by a member of the New Zealand Home Heating Association.
- The erection of new or additional buildings on the land must be in accordance with the District Plan and the Building Act 2004.
- The replacement of any buildings damaged or destroyed must be in accordance with the District Plan and the Building Act 2004.

Utilities

The South Taranaki District Council does not act as an agent for network utility operators. Information related to the availability of supply, authorisations etc (eg. electricity or gas) can be obtained from the relevant Network Utility Operator.

Further information (other agencies)

Further information may be available from other authorities such as:

- Taranaki Regional Council;
- Spark;
- PowerCo; and
- New Zealand Transport Agency (NZTA).

For information relating to:

- Contaminated sites,
- Wastewater consents,
- Consents for dams,
- Weirs,
- Culverts,
- Plant and animal pests,

Please contact the Taranaki Regional Council.

Disclaimer

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

The LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987.
- Council at its discretion considers should be included because it relates to land.
- Is considered to be relevant and reliable.

This LIM does not include other information:

- Held by Council that is not required to be included.
- Relating to the land which is unknown to the Council.
- Held by other organisations which also hold land information.

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records 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 bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

Aerial Photograph



Council Contact Information for LIM Enquiries

Dhermesha Ravji-Hunt
Technical Support Information Officer
Quality Assurance
QA.Requests@stdc.govt.nz

South Taranaki District Council
105 Albion Street
Hāwera
Ph: 0800 111 323
Website: www.southtaranaki.com



Liam Dagg
Group Manager
Environmental Services

Issued Date: 12 August 2026



Rohe Kāinga

Residential Zone

SECTION 4: RESIDENTIAL ZONE RULES

4.1 CATEGORIES OF ACTIVITIES

4.1.1 PERMITTED ACTIVITIES

The following activities are permitted activities in the Residential Zone, provided activities comply with all relevant Permitted Activity Performance Standards in Section 4.2 and all other Sections of the District Plan:

- (a) Residential activities.
- (b) Residential care facilities.
- (c) Home occupations.
- (d) Marae.
- (e) Papakainga development.
- (f) Community activities.
- (g) Open space.
- (h) Home based childcare service.
- (i) Home based visitor accommodation.
- (j) Holiday homes.
- (k) Recreational vehicles or other easily moveable buildings, such as caravans, motor homes and porta cabins, used for temporary residential housing for up to six (6) months within a calendar year.
- (l) On Section 42 Carlyle SBRN (30 Victoria Street, Pātea) and Lots 11 – 13 DP 3265 (89 Collins Street, Hāwera), Commercial activities and/or offices.
- (m) The construction, alteration of, addition to, removal and demolition buildings and structures for any permitted activity.

4.1.2 CONTROLLED ACTIVITIES

None.

4.1.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are restricted discretionary activities in the Residential Zone, provided activities comply with all relevant Restricted Discretionary Activity Performance Standards in Section 4.3:

- (a) Unless listed elsewhere in the District Plan, any permitted activity listed in Section 4.1.1, which does not comply with one or more of the performance standards in Section 4.2.

Matters to which the Council restricts its discretion:

- (i) Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standard(s) that is not met, except where specifically identified in other rules below.
- (b) Dwelling units which do not comply with one or more of the permitted activity performance standards for net site area (Rule 4.2.1.1), bulk and location (Rule 4.2.2), private outdoor living area (Rule 4.2.3) or parking and access requirements (Rule 4.2.9).

Matters to which the Council restricts its discretion:

- (i) Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standard(s) that is not met. Matters include:
 - (i) Site Layout.
 - (ii) Scale and design of buildings.
 - (iii) Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.
 - (iv) Location, function and amenity of on-site open space.
 - (v) Parking, access, extent of impervious surfaces and landscaping.
- (c) Housing for the Elderly where the net site area per dwelling unit is, at minimum, 280m².

Matters to which Council restricts its discretion:

- (i) Site Layout.
- (ii) Scale and design of buildings.
- (iii) Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.
- (iv) Location, function and amenity of on-site open space.
- (v) Parking, access, extent of impervious surfaces and landscaping.
- (vi) Effects from the construction and operation of any medical, recreational, communal and staff facilities associated with the development.
- (d) Any childcare facility up to a maximum of 30 children.

Matters to the Council restricts its discretion:

- (i) Effects on residential character and amenity values
- (ii) Location and characteristics of the site.
- (iii) Traffic effects.
- (iv) Parking effects.
- (v) Noise.
- (e) Recreational vehicles or other easily moveable buildings, such as caravans, motor homes and porta cabins, used for residential housing for more than six (6) months within a calendar year.

Matters to which the Council restricts its discretion:

- (i) Duration of use.

- (ii) Effects on the surrounding residential character and amenity values.
- (iii) Location.
- (iv) Appearance.
- (v) Landscaping.
- (vi) Connection to services.
- (vii) Proximity to public amenities (parks, beaches).

4.1.4 DISCRETIONARY ACTIVITIES

- (a) Any activity that is not listed as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.
- (b) Any childcare facility which provides for more than 30 children.
- (c) Commercial activities.
- (d) Entertainment activities.
- (e) Retail activities under 100m² in gross floor area.
- (f) Visitor accommodation.
- (g) Camping grounds/motor camps.
- (h) Education facilities.
- (i) Emergency facilities.
- (j) Health care services.
- (k) Private function centres/facilities.

4.1.5 NON-COMPLYING ACTIVITIES

- (a) Any activity which occupies a gross floor area of more than 1,000m².
- (b) Waste disposal facility and water and sewerage treatment plants.
- (c) Retail activities occupying 100m² or more in gross floor area.
- (d) Industrial activities, excluding panel beating and spray painting businesses.

4.1.6 PROHIBITED ACTIVITIES

- (a) Panel beating businesses.
- (b) Spray painting businesses.

NOTE: The above Prohibited Activities are not allowed under any circumstances, and only a Change to the District Plan itself can change this rule.

4.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES

4.2.1 Net Site Area

1. Each dwelling unit shall have a minimum net site area of:
 - (i) 400m² outside the intensification area shown on the Planning Maps.
 - (ii) 300m² within the intensification area shown on the Planning Maps.

4.2.2 Bulk and Location

1. Yards: Buildings shall be located no closer than:
 - (i) 4.5m to a road boundary outside the intensification area shown on the Planning Maps;
 - (ii) 3m to a road boundary within the intensification area shown on the Planning Maps
 - (iii) 3m to a rail boundary; and
 - (iv) 1.5m to any other site boundary
 - (v) On Section 42 Carlyle SBRN (30 Victoria Street, Pātea) new buildings shall be located no closer than 10 metres to any site boundary.

Except that yards shall not apply to the following:

- (vi) Eaves (up to 600mm) of any roof, balcony, gutter or downpipe.
 - (vii) Buildings which have a common wall along a boundary.
 - (viii) A 5m long vehicle standing space shall be provided between the road boundary and any structure housing a vehicle, where the vehicle takes direct access to the structure from the road.
 - (ix) No building setback to boundaries with another site shall be applied where buildings on the adjoining site has a common wall along an internal boundary.
2. Separation Distance: Where more than one dwelling unit is located on a site:
 - (i) No detached dwelling unit shall be located closer than 3m from any other detached dwelling unit.
 - (ii) No more than two dwelling units shall share a common side wall.
3. Building Recession Plane: Buildings and accessory buildings shall not project beyond the building recession plane from points 3m above site boundaries as shown in Residential Zone Appendix 1.

Except that:

- (i) The recession plane shall not apply to road boundaries.
- (ii) Buildings on adjoining sites have a common wall along an internal boundary, no recession plane shall be applied along that part of the boundary covered by such a wall.
- (iii) Where a boundary abuts an access lot or right of way, the boundary may be taken from the furthest boundary of the access lot or right of way.

4. Maximum Building Height: No part of any building or accessory building may extend more than 8m above natural ground level.

Except that:

- (i) All poles, support structures and fixtures associated with outdoor lighting shall not exceed a height of 13.5m.
5. Building Site Coverage: The proportion of a site, when viewed in plan, which is covered by buildings or parts of buildings or accessory buildings, shall not exceed:
 - (i) Outside the intensification area shown on the Planning Maps: 40%.
 - (ii) Within the intensification area shown on the Planning Maps: 50%.
 - (iii) For any Open Space: 5%.

4.2.3 Private Outdoor Living Area

1. All dwelling units shall have a private outdoor living area which complies with the Table 1 below:

Table 1: Private Outdoor Living Areas

Type of Dwelling Unit	Intersecting Road Type (distances in metres)		
	Urban		
	Minimum Area	Minimum Dimension	Orientation/Other Matters
Inside Intensification Area Shown on the Planning Maps			
Ground Floor Dwelling Units	20m ²	2.5m diameter circle	Directly access from the main living area and kept free of buildings, access (including driveways and manoeuvring areas), parking spaces and dedicated utility spaces.
Upper Floor Dwelling Units	15m ²	2.5m diameter circle	Directly access from the main living area and kept free of access to other dwelling units and dedicated utility spaces.
Outside Intensification Area Shown on the Planning Maps			
Minor Dwelling Units	10m ²	2.5m diameter circle	East, West or North
All Other Dwelling Units	50m ²	4m diameter circle	East, West or North

4.2.4 Subdivision

1. Where more than one dwelling unit (other than a minor dwelling unit) is located on a site, they shall be located so that a subdivision could be undertaken for each dwelling unit that would achieve compliance with the requirements for a Controlled Activity subdivision in Section 9.

4.2.5 Home Occupations

1. The total floor area dedicated to home occupations on a site shall not exceed 50m².

4.2.6 Lighting

1. The spill of light from any outdoor artificial lighting shall not exceed 10 lux (measured horizontally and vertically) when measured at the boundary of any site zoned Residential in separate ownership.

4.2.7 Outdoor Storage

1. All areas used for the storage of goods, materials or waste products shall be maintained in a tidy condition and shall be screened from view from adjoining properties and from roads.

4.2.8 Odour

1. No activity shall result in offensive or objectionable odours to the extent that it causes an adverse effect at or beyond the boundary of the site in which the activity is located on.

Note 1: For the purpose of this performance standard, an offensive or objectionable odour is that odour which can be detected and is considered to be offensive or objectionable by at least two independent observers; including at least one Council officer. In determining whether an odour is offensive or objectionable, the “FIDOL factors” shall be considered (the frequency; the intensity; the duration; the offensiveness (or character); and the location of where the odour is measured (i.e. the sensitivity of the receiving environment).

Note 2: This performance standard shall not apply if the discharge of odour is authorised by a discharge permit granted by the Regional Council.

4.2.9 Access and Roading

1. All activities shall be provided with practicable vehicle access from a road, and on-site parking, manoeuvring areas and loading facilities in accordance with the permitted activity standards in Section 10: Parking and Transportation.

4.2.10 Hāwera Aerodrome Protection Area

1. No building, mast, pole, other structure or tree shall penetrate the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.
2. No road or railway shall be built above or within 4.6m vertically of the flight path protection plane, the transitional side slopes or the horizontal surface as shown on the Planning Maps (Special Map 1) and as defined in Appendices of the District Plan.

Advice Notes

Note: Vegetation to be planted near electricity lines (including the National Grid) should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the telecommunication and electricity lines (including the National Grid). Compliance with the permitted activity standards of the Plan does not ensure compliance with the NZECP 34:2001.

Where works are proposed near any electrical line, individuals are advised to contact the line operator to discuss the works.

4.3 PERFORMANCE STANDARDS – RESTRICTED DISCRETIONARY ACTIVITIES

4.3.1 Net Site Area

1. Outside the intensification area shown on the Planning Maps, each dwelling unit shall have a minimum net site area of 350m².

Notification Statement

Under Section 77D of the RMA, for an activity requiring resource consent under Rule 4.1.3 (b), the application shall not be publicly notified, except where:

- The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
- The applicant requests public notification (pursuant to Section 95A(2)(b)).

4.3.2 Housing for the Elderly

1. Housing for the Elderly provided for in Rule 4.1.3 (c) shall comply with all the relevant permitted activity performance standards in Rule 4.2, except for the following standards:
 - (i) Net Site Area standards set out in Rule 4.2.1
 - (ii) Road boundary yard setback in Rule 4.2.2.1, and
 - (iii) Private Outdoor Living Area standards set out in Rule 4.2.3.
2. All buildings shall be setback 3m from the road boundary.
3. The maximum occupancy for any associated medical, recreational or other communal facilities shall be 20 persons, excluding staff.

Notification Statement

Under Section 77D of the RMA, for an activity requiring resource consent under Rule 4.1.3(c), the application shall not be publicly notified, except where:

- The Council decides special circumstances exist (pursuant to Section 95(A)(4)), or
- The applicant requests public notification (pursuant to Section 95A(2)(b)).

4.3.3 Childcare Facilities

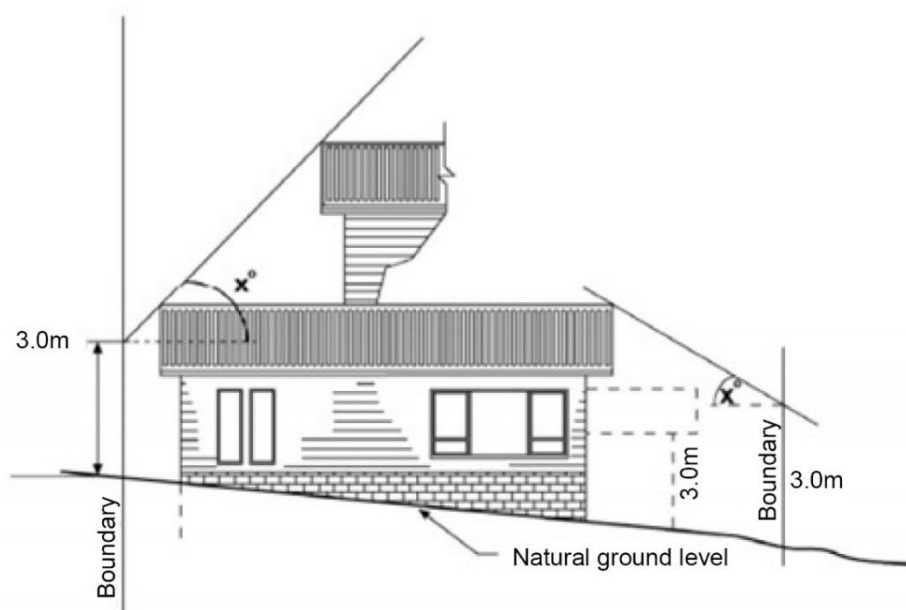
1. Any childcare facility provided for in Rule 4.1.3(d) shall comply with the following performance standards:
 - (i) Childcare facilities provided for in Rule 4.1.3(d) shall comply with all the relevant permitted activity performance standards in Rule 4.2.
 - (ii) Demonstrate compliance with all the relevant permitted activity performance standards in other Sections of the District Plan.

Notification Statement

Under Section 77D of the RMA, for an activity requiring resource consent under Rule 4.1.3(d), the application shall not be publicly notified, except where:

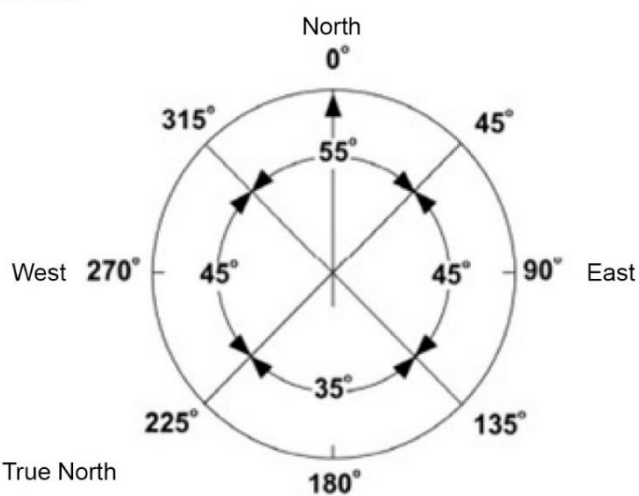
- The Council decides special circumstances exist (pursuant to Section 95A(4)), or
- The applicant requests public notification (pursuant to Section 95A(2)(b)).

4.4 Residential Zone Appendix 1: Building Recession Plane (Performance Standard 4.2.2)



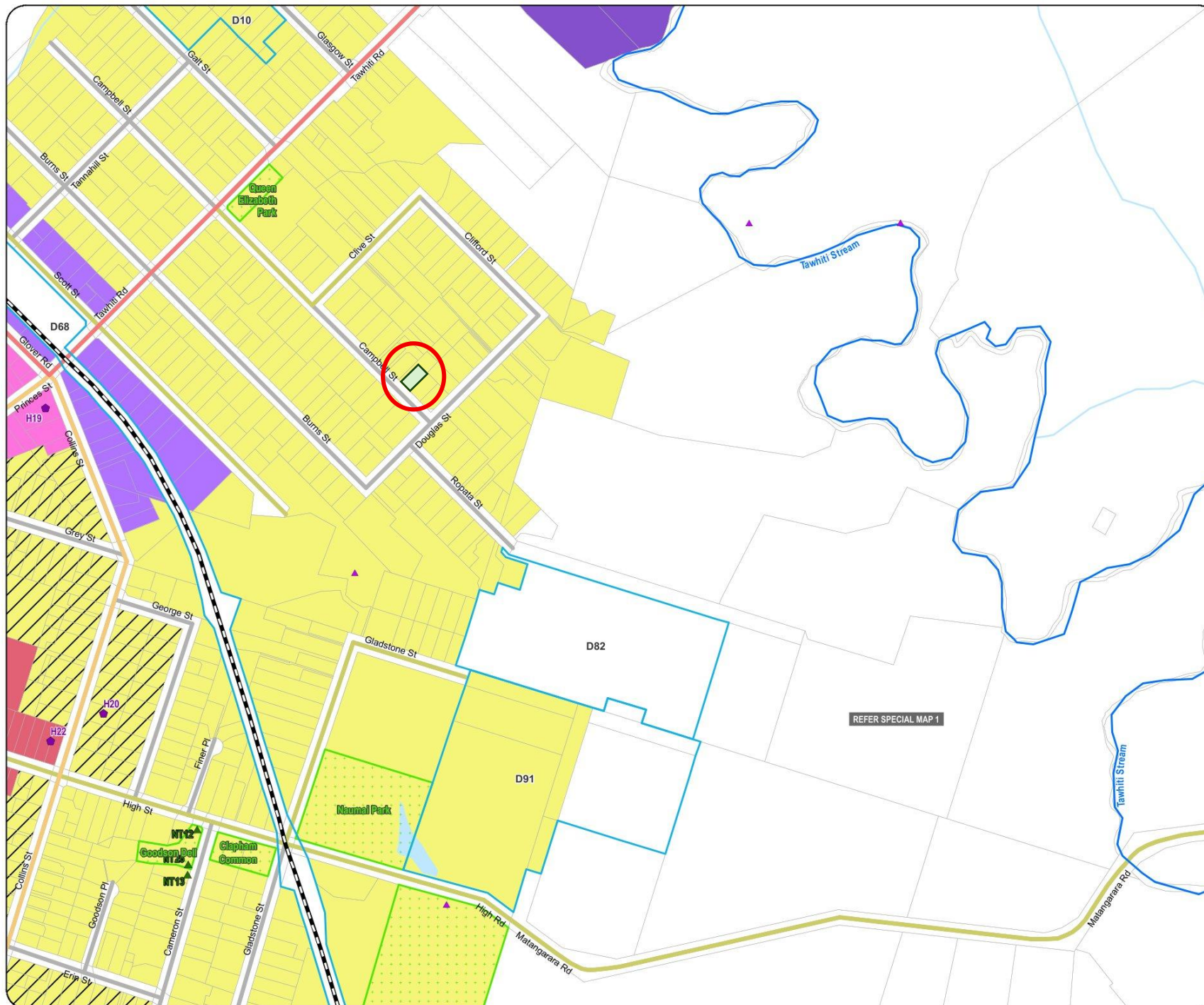
Note:

The angle of inclination of a recession plane 'x°' from horizontal depends on the orientation of the boundary concerned as per the recession plane indicator below.

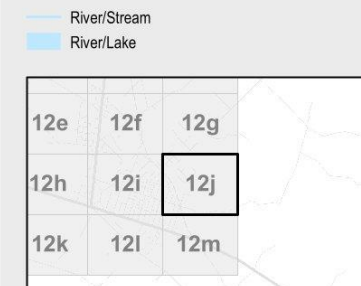


Note: North is True North

Recession Plane Indicator



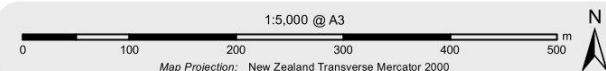
- Residential Zone
- Residential Zone - Intensification Area
- Deferred Residential Zone
- Township Zone
- Commercial Zone - Mixed Use
- Commercial Zone - Large Format Trade & Service
- Commercial Zone - Hawera Town Centre
- Industrial Zone
- Rural Industrial Zone
- Rural Zone
- Designation
(D78 - Arterial Roads not shown)
- Structure Plan Area
- Significant Natural Area
- Outstanding Natural Feature/Landscape
- Outstanding Natural Character
- Historic Site
- Parihaka Cultural Area
- Parks and Reserves
- Flood Hazard Area
- Coastal Protection Area
- Significant Waterbody - Lake
- Significant Waterbody - River
- National Grid Line (220kV & 110kV)
- High Pressure Gas and Liquid Petroleum Pipeline
- Petroleum Activity Risk Contour
- Petroleum Flare Alert Area
- State Highway
- Arterial Road
- Primary Collector Road
- Secondary Collector Road
- Other Road
- Railway
- Heritage Building/Object
- Notable Tree
- Archaeological Site
- Marae
- Defined Pedestrian Frontage
- Defined Town Centre Corner Site



22 January 2021

South Taranaki
District Council

OPERATIVE
DISTRICT PLAN



H A W E R A

URBAN
MAP

12j



File Ref: SG/EL50
EP/CA/478/HW

15 December 1993

Mr R H B Gilbert
PO Box 145
HAWERA

Dear Mr Gilbert

**RESOURCE CONSENT APPLICATION: H ENGELEN, 6 Campbell Street, Hawera —
SUBDIVISION**

You have recently received the above subdivision decision, however an error was made in respect of the conditions. You will note that a condition relating to stormwater disposal has now been included.

Your application has been considered by the Chairman of the Judicial Committee and the Environmental Services Manager under delegated authority and they have resolved as follows:

That consent be granted under Section 104, 105 and 120 of the Resource Management Act 1991 to the subdivision of Lot 63 DP 2592 into 3 lots and that a dispensation be granted from the side yard requirement for Lot 1.

That consent be granted for the following reasons:

1. The proposal complies with the District Plan in all aspects except the side yard requirement for the front lot. As there is a built in garage and adequate space to gain vehicular access to the rear, this will have no adverse effect.

That consent be granted subject to the following conditions:

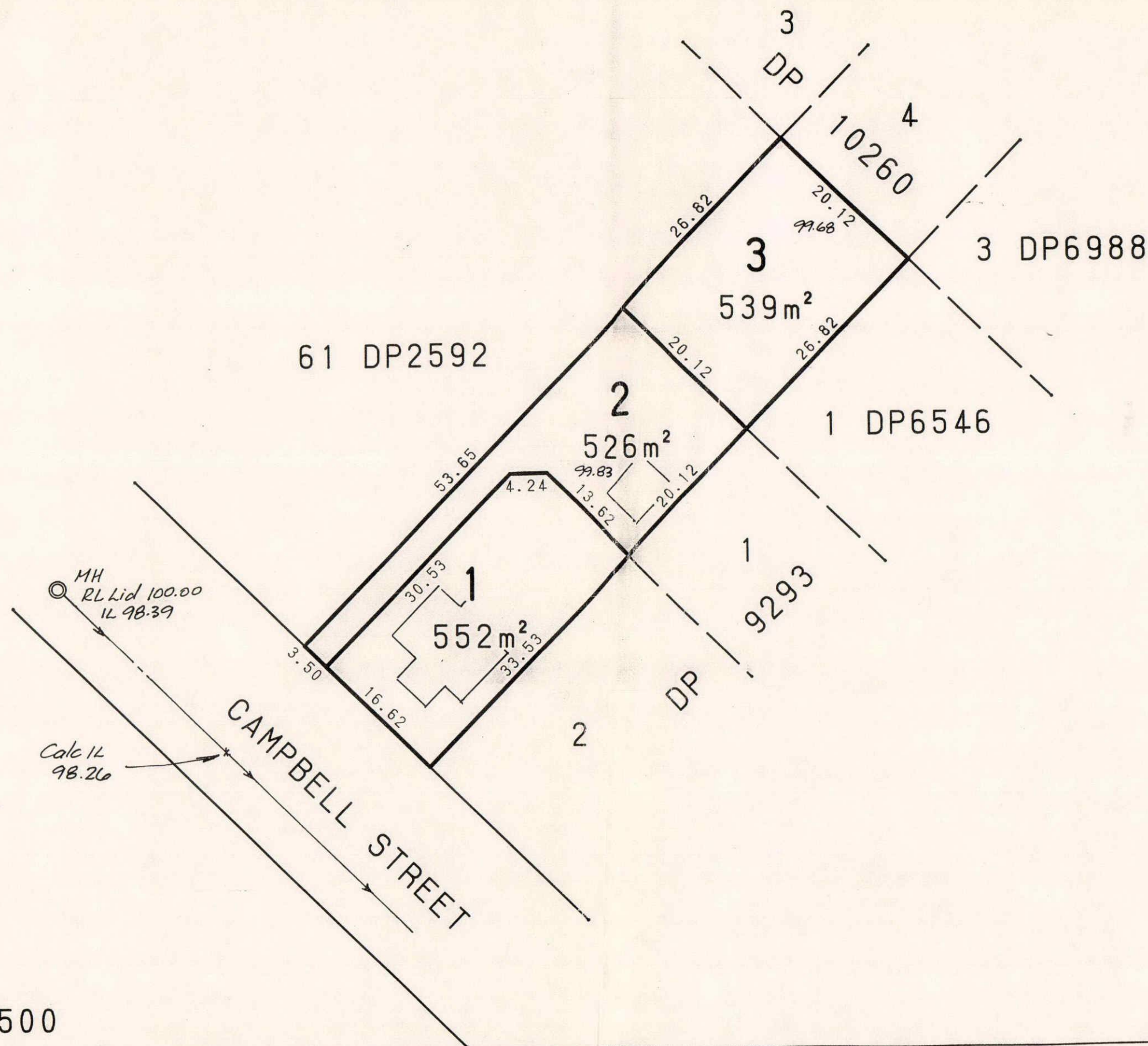
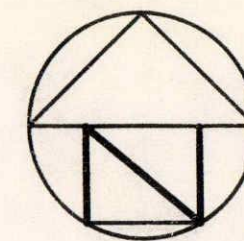
- 1. The amalgamation of Lot 3. (That Lot 3 hereon be transferred to the owner of Lot 1 DP 6546 and one certificate of title be issued to include both parcels.)*
- 2. That a reserve fund contribution of \$911.25 plus GST (\$1025.15) be paid in respect of Lot 2.*
- 3. Surface water shall either be discharged to the kerb and channel or disposed of on site. If on site disposal is to be provided, a design from an Engineer or person approved by Council, will be necessary.*

Council also draws your attention to the rights of objection to which this consent is subject, as set out in Section 357 of the Resource Management Act 1991.

Should you have any queries as to the above decision, please do not hesitate to contact the writer.

Yours faithfully,

Geoff Steedman
PLANNER



Scale 1:500

NOTE. This is a scheme plan only.
All areas and dimensions are subject to final survey.

PROPOSED SUBDIVISION OF LOT 63 DP2592

File No. 1012311

Date AUG 1993

R.H.B. GILBERD Dip Land Surv. MNZIS
REGISTERED SURVEYOR - LAND DEVELOPMENT CONSULTANT

102 Princes Street
P.O. Box 145 Hawera

Phone (062) 87506
Fax (062) 84478

Mrs Engelen.

41 WYNARD STREET
NORMANBY.

PHONE 28-353

August 1982



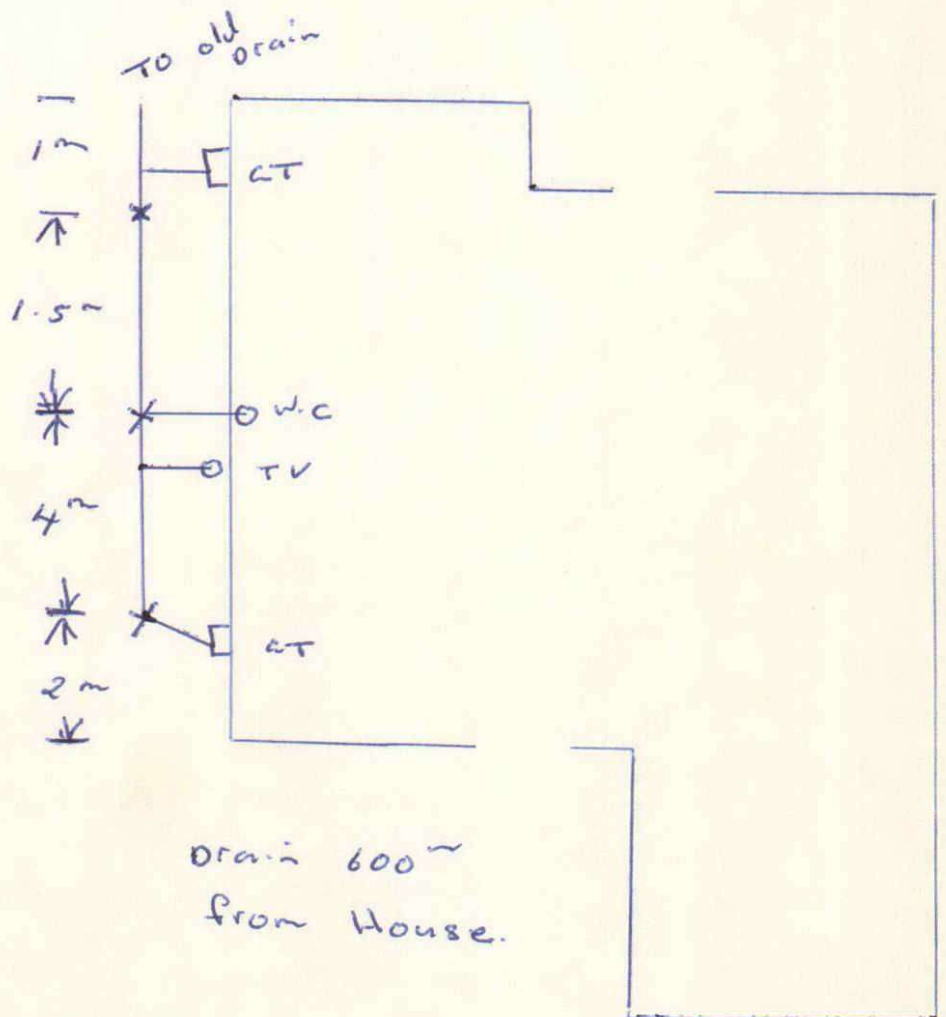
P. N. AMIES

REGISTERED CRAFTSMAN PLUMBERS AND DRAINLAYERS
SPECIALISING IN DRAINLAYING - ROOFING - SHEETMETAL WORK
AND GENERAL PLUMBING REQUIREMENTS

Campbell st

Mr Harding
House.

3548



Tax Invoice: 3974

GST Reg. No: 52-769-477

Invoice Date: 05 August 2026



S Philips
122 Cornwall Road
Rd 23
Stratford 4393

Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.southtaranaki.com

Application Number: L260149
Description: STD261325457 - Standard Residential LIM
Location Address: 6 Campbell Street Hawera 4610

Charge Description	Charge	GST	Amount
Rural/Residential Application Fee	\$339.13	\$50.87	\$390.00
Total	\$339.13	\$50.87	\$390.00

Remittance Advice

Please email to payments@stdc.govt.nz

Or post to:

South Taranaki District Council
Private Bag 902
Hawera 4640

If you wish to pay online details are as follows – 03-0647-0220100-03
Please quote the Application Number as the reference



Application Number: L260149
Applicant: S Philips
Amount Due:
Due Date: 04 Sep 2026



We reserve the right to charge overdue fees and collection costs on all accounts not paid by their due date.

Client Ref S.Phillips