

Your Ref  
04443/156.04

In reply please quote  
ABA 92496

If calling, please ask for  
Peter Martens

28 April 2010

R L Cross, C Garner  
43 Cherry Lane  
RD 3  
Hamilton 3283

Dear Sir/Madam

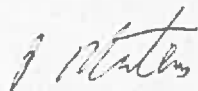
**BUUILDING CONSENT ABA92496 – DWELLING WITH ATTACHED GARAGE AT  
43 CHERRY LANE TAMAHERE**

Please find attached copy of Interim Code Compliance Certificate Number 92496 issued on 31 January 2001.

The Interim Code Compliance Certificate show that the only outstanding item at the time of the inspection was that the upper bathroom floor required an impervious floor covering.

An inspection as requested was carried out on 27 April 2010 and confirmed that an impervious floor covering has been applied to the upstairs bathroom floor.

Yours faithfully



Peter Martens  
**BUILDING INSPECTOR**



2016

# Land Information Memorandum



■ **43 Cherry Lane, Tamahere**  
LOT 3 DPS 79256 BLK III HAMILTON SD

■ [www.facebook.com/WaikatoDistrictCouncil](https://www.facebook.com/WaikatoDistrictCouncil) ■ 0800 492 452 ■ [www.waikatodistrict.govt.nz](http://www.waikatodistrict.govt.nz)



# Land Information

## Memorandum

In reply please quote: LIM1659/16  
If calling, please ask for: Susan Marr

### 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 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:

<b>Valuation Reference:</b>	04443/156.04
<b>Legal Description:</b>	LOT 3 DPS 79256
<b>Area:</b>	1.1580 hectares more or less
<b>Property Location:</b>	43 Cherry Lane TAMAHERE
<b>Owners:</b>	Caroline Julie Garner-Cross, JW Trustees Limited, Ronald Leslie Cross

#### ► Property Location:



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

<b>Annual rates for 2015/2016</b>	\$3,611.72	<b>Balance Owing: \$361.13</b> <i>(Balance of 1st instalment due 23 September 2016)</i>
<b>Value of Improvements</b>	\$ 710,000.00	
<b>Land Value</b>	\$ 355,000.00	
<b>Capital Value</b>	\$ 1,065,000.00	
<b>Date of Valuation</b>	1 July 2014	

**Valuation**

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

Rates and 2011 and 2014 valuations can be viewed online using the Rating Information Database (RID) available on the Waikato District Council website at [www.waikatodc.govt.nz](http://www.waikatodc.govt.nz)

**New Rating Year (not yet calculated)**

Please note that the rates in the table above and the attached rates assessment are for the previous rating year 2015/2016.

*The annual rates for the 2016/2017 rating year have not been calculated to date and the rates assessments are yet to be generated. For further information regarding rates for the current rating year, please contact the Rates Team at the Waikato District Council.*

**Rates Capital Value**

*Please note that the rates reflected on 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.*

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.

Under the Waikato District Plan the property is within the:

- Country Living Zone
- Airport Inner Noise Control Boundary Policy Area
- Airport Obstacle Limitation Surface Policy Area
- Airport Outer Noise Control Boundary Policy Area
- Catchment Management Plan Area Policy Area
- Gully Area Policy Area
- Tamahere Structure Plan Boundary Policy Area
- Waikato River Catchment Policy Area

**Please refer to the Waikato District Plan or speak to a duty planner regarding specific requirements for development on properties within these areas.**

This property is within close proximity (500m) to land that is designated for a particular purpose:

- J17 - Road for state highway and road for access to state highway (Waikato Expressway, Hamilton Bypass)

For further information please refer to the planning maps attached and the Waikato District Plan, which is available to view on our website: [www.waikatodc.govt.nz](http://www.waikatodc.govt.nz)

**For any restrictions of the use of the property please refer to the Certificate of Title.**

- A Consent Notice exists for this property and is attached for your information.

### ► Resource Consents:

Application No	Description	Decision
	<b>SUBDIVISION CONSENT</b>	<b>GRANTED</b>
70/96/126	To create 4 Rural Lots	07 August 1996
70/98/201	To create 3 Rural Residential Lots	17 June 1998

**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](http://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
92496	Dwelling	19 April 2000	*

**Requisitions:** No known building requisitions to date.

#### **\*No Final CCC**

Council holds no record of a final Code of Compliance Certificate for building consent # 92496

*Council can complete a final inspection for consents issued after the 1991 Building Act came into effect; this will be back dated to a practical completion date. To book a final inspection please contact Customer Delivery on 0800 492 452.*

## ■ Water Supply

Information regarding -  
44A(2)

- (ba) any information that has been notified to the territorial authority by a drinking-water supplier under section 67ZH of the Health Act 1956;
- (ob) 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 on a metered water supply and being charged on a volume basis for water supply.

*Please contact the Customer Delivery Department at the Waikato District Council to arrange a final water meter reading prior to sale settlement.*

### ■ Drinking Water (potable water supply)

The property is connected to the Rural South rural water supply. Council's rural water supply systems are a restricted trickle feed of 1.8m<sup>3</sup> per day. Owners are required to provide their own water storage tank with a minimum capacity of 48 hours storage, if the tank is connected to stormwater downpipes the water quality is the owner's responsibility.

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 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.

#### **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 within an area served by the Tamahere RURAL Drainage Area, which is administered by the Waikato District Council; please refer to Utilities Map attached. A targeted rate is charged annually and classified on the basis of benefit to the land.

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 Information Officer at the Waikato District Council.

## ■ Natural Hazards

Information regarding –  
44A(2)

- (a) information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that—
- (i) is known to the territorial authority; but
  - (ii) is not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991.

### **LRI (Us and Slope)**

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

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

### **HAZARD REGISTER**

Council's Hazards Register identifies that the land may be subject to Slippage.

Part of the property may be subject to instability, a gully slope safe clearance distance (building setback) ranging from 9 to 10.5m has been recommended. Any building or development will require specific geotechnical investigation and reporting from a registered engineer.

Vegetation shall be maintained and stormwater or wastewater soakage at the top of slopes should be avoided.

The location of existing drainage needs to be verified, insufficient detail on council building consent record.

- Attached for your information is a copy of the Geotechnical Report by G Kneebone, Geotech Consultants, dated January 1996;
- Attached for your information Report by Geotech Low, dated 29<sup>th</sup> April 1996.

**Under section 71-74 of the Building Act 2004, upon application for a building consent applicants 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 relevant.

### ■ 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, so from 1 July 2016 we will introduce 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.

For further information please see <https://www.waikatodistrict.govt.nz/services-facilities/refuse-and-recycling>

The collection day for domestic rubbish and recycling for the property will be **Thursday** weekly.

### ■ 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.

Yours faithfully



Susan Marr  
**Land Information Officer**

Ronald Leslie Cross &  
 Caroline Julie Garner-Cross & 1 other.

**Property Number** 2004129  
**Rateable Value** \$1,065,000

For queries relating to this rates assessment please quote the property number shown above when calling.

\*L005220\*

\*L005220\*

**Property details for this rate assessment are as follows:**

<b>Valuation Roll No</b>	04443/156.04	<b>Property Location</b>	43 Cherry Lane TAMAHERE		
<b>Capital Value</b>	\$1,065,000	<b>Improvement Value</b>	\$710,000	<b>Land Value</b>	\$355,000
				<b>Area</b>	1.158000 ha
<b>Legal Description</b>	LOT 3 DPS 79256 BLK III HAMILTON SD				

**PLEASE NOTE: THIS IS NOT AN ACCOUNT FOR PAYMENT - YOU WILL BE INVOICED SEPARATELY.**

Description of Rate	Matters for differentiation and Rate funding	Targeted Rate Factor	Factor Applicable	Charge per Factor	Amount
General Rate		rateable value	1,065,000	0.0023216	\$2,472.50
Uniform Annual General Charge (UAGC)		fixed charge	1	430.12	\$430.12
District Refuse	collection service available	per SUIP <sup>1</sup>	1	213.39	\$213.39
Southern Districts Water Supply	connected to Southern Districts supply	per metered connection	1	200.00	\$200.00
Tamahere Structure Plan Stormwater	availability of service to land	fixed charge	1	189.00	\$189.00
Tamahere Community Centre	residential land within Tamahere Community Centre area	per SUIP <sup>1</sup>	1	70.00	\$70.00
Tamahere Rural Stormwater	availability of service to land	fixed charge	1	29.11	\$29.11
Tamahere Land Drainage	Class A and within Tamahere Drainage area	per hectare receiving benefit	1.1580	6.59	\$7.63
Total rates assessed					\$3,611.72
Total rates remitted					\$0.00
Total rates payable					\$3,611.72
Rates balance as at 30 June 2015					\$343.39
Balance of year's rates to be paid					\$3,955.11

**(All figures include GST)**

**Notes**

- <sup>1</sup> Capital Value includes land and improvements
- <sup>2</sup> Differential categories are further defined in the funding impact statement adopted as part of the Long Term Plan
- \* SUIP - Separately Used or Inhabited Part of a property or building

## Functions funded by rates

### General rate

The general rate funds a portion of the democracy, community services, infrastructural and regulatory functions that are shown on the table below.

### Uniform annual general charge (UAGC)

The uniform annual general charge funds a portion of the democracy, community services and regulatory functions that are people related and are shown on the table below.

### Community facility targeted rate

The community facility rate funds the maintenance and operation of halls and community centres within defined rating areas.

### Capital works contributions

The capital works contribution has been set for the purpose of covering the capital cost and interest charges of works not met by lump sum contributions for the projects.

### Water targeted rate

The water rate funds the supply of water to properties that receive, or are capable of receiving a water supply.

### Wastewater targeted rate

The wastewater rate funds sewage disposal for properties that are connected or able to be connected to the wastewater network.

### Urban stormwater targeted rate

The urban stormwater rate funds the collection and disposal of stormwater within defined rating areas.

### Refuse targeted rate

The refuse collection rate funds the costs of household refuse collection, recycling and disposal within defined rating areas.

Further information on the rationale for funding these functions in this way can be found in the Waikato District Council's Revenue and Financing Policy, copies of which can be obtained from any Waikato District Council Office.

<b>Breakdown of General Rate and Uniform Annual General Charge (UAGC) Applicable to This Rating Unit</b>		
	<b>General Rate \$</b>	<b>UAGC \$</b>
Animal Control	\$40.05	\$14.24
Area Offices and Other Properties	\$205.71	\$73.34
Community and Safety	\$6.92	\$2.49
Corporate and Council Leadership	\$224.50	\$80.05
Environmental Health	\$41.29	\$14.71
Grants and Donations / Community Liaison	\$39.56	\$14.15
Libraries	\$76.89	\$27.40
Parks and Reserves	\$387.69	\$138.15
Resource Management	\$183.71	\$65.59
Roading	\$1,213.75	\$0.00
Solid Waste Management	\$23.98	\$0.00
Stormwater	\$3.96	\$0.00
Wastewater	\$12.86	\$0.00
Water Supply	\$11.62	\$0.00
	<b>\$2,472.50</b>	<b>\$430.12</b>

The supply of water, collection/treatment of wastewater and draining of stormwater are all essential services for the community's ongoing health and well-being, and contribute to the Healthy and Sustainable Community Outcomes. Expenditure from general rates and uniform annual general charges is for scoping new projects, asset management planning, developing policies and to contra the rates levied on these assets.



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



*R. W. Muir*  
Registrar-General  
of Land

**Guaranteed Search Copy issued under Section 172A  
of the Land Transfer Act 1952**

**Identifier** SA64C/902  
**Land Registration District** South Auckland  
**Date Issued** 27 May 1998

**Prior References**  
SA11B/321

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<b>Estate</b>	Fee Simple
<b>Area</b>	1.1580 hectares more or less
<b>Legal Description</b>	Lot 3 Deposited Plan South Auckland 79256

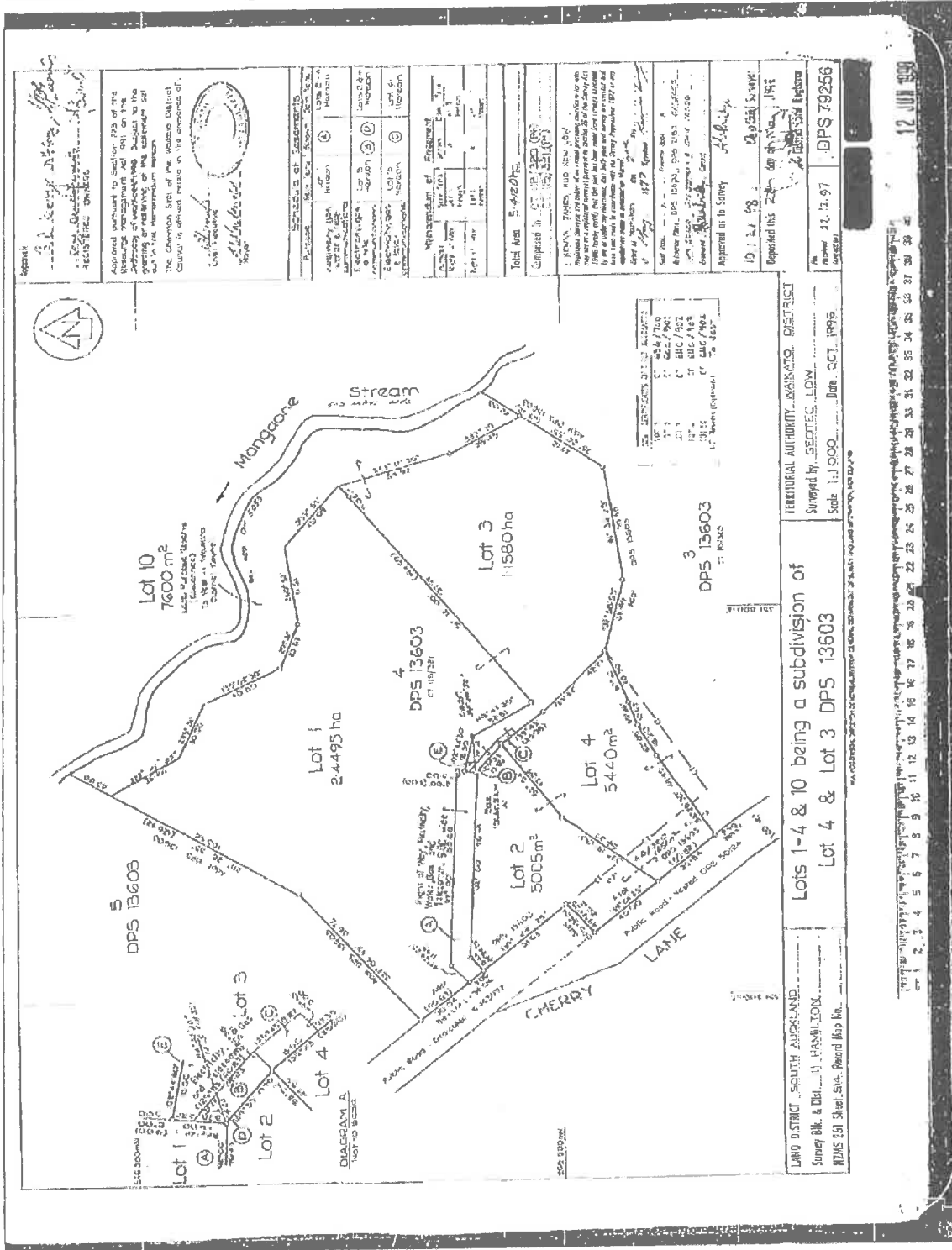
**Proprietors**

Ronald Leslie Cross, Caroline Julie Garner-Cross and J W Trustees Limited as to a 49/130 share  
Caroline Julie Garner-Cross, Ronald Leslie Cross and J W Trustees Limited as to a 4/13 share  
Caroline Julie Garner-Cross as to a 41/130 share

**Interests**

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Land Covenant in Transfer S504356  
B479382.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 27.5.1998 at 9.00 am  
Subject to a right of way over part marked E and to electricity, gas & telecommunications rights over parts marked B, D & C on DPS 79256 specified in Easement Certificate B479382.7 - 27.5.1998 at 9.00 am  
Appurtenant hereto is a right of way specified in Easement Certificate B479382.7 - 27.5.1998 at 9.00 am  
Some of the easements specified in Easement Certificate B479382.7 are subject to Section 243 (a) Resource Management Act 1991 (See DPS 79256)  
Land Covenant in Transfer B558502.3 - 29.7.1999 at 10.41 am  
Fencing Covenant in Transfer B558502.3 - 29.7.1999 at 10.41 am  
Appurtenant hereto is a right of way and electricity, water, gas & telecomm rights specified in Easement Certificate B633739.5 - 8.11.2000 at 3.50 pm  
Some of the easements specified in Easement Certificate B633739.5 are subject to Section 243 (a) Resource Management Act 1991 (See DPS 83714)  
5838290.3 Mortgage to ASB Bank Limited - 15.12.2003 at 9:00 am



**Special**  
 The diagram is prepared in accordance with the provisions of the Survey Act 1928 and the Survey Regulations 1930. The diagram is subject to the provisions of the Survey Act 1928 and the Survey Regulations 1930. The diagram is subject to the provisions of the Survey Act 1928 and the Survey Regulations 1930. The diagram is subject to the provisions of the Survey Act 1928 and the Survey Regulations 1930.

**Statement of Encumbrances**

Particulars	Area	Remarks
Lot 1	2.4495 ha	
Lot 2	5005 m²	
Lot 3	11580 ha	
Lot 4	5440 m²	
<b>Total</b>	<b>19.4735 ha</b>	

**Manupiation of Encumbrances**

Particulars	Area	Remarks
Lot 1	2.4495 ha	
Lot 2	5005 m²	
Lot 3	11580 ha	
Lot 4	5440 m²	
<b>Total</b>	<b>19.4735 ha</b>	

**Notes**  
 1. The survey was conducted in accordance with the provisions of the Survey Act 1928 and the Survey Regulations 1930. The survey was conducted in accordance with the provisions of the Survey Act 1928 and the Survey Regulations 1930. The survey was conducted in accordance with the provisions of the Survey Act 1928 and the Survey Regulations 1930.

**Approved as to Survey**  
 19/11/98  
 21/11/98  
 22/11/98

**Deposited this 22nd day of November 1998**  
 21/11/98  
 22/11/98

**DPS 78256**

**LAND DISTRICT SOUTH AUSTRALIA**  
 Survey Blk & Dist. 11 HAMILTON  
 11/09/98  
 11/09/98

**TERMINAL AUTHORITY - KAWINTO DISTRICT**  
 Surveyed by: SECTIC, LOW  
 Scale 1:1,000 Date: OCT. 1998

**Lots 1-4 & 10 being a subdivision of Lot 4 & Lot 3 DPS 13603**

**DPS 13603**  
 3  
 11/09/98

12 JUN 1999

**CONSENT NOTICE PURSUANT TO SECTION 221  
RESOURCE MANAGEMENT ACT 1991**

The District Land Registrar  
South Auckland Land Registry

IN THE MATTER of a Consent Notice pursuant to Section  
221 of the Resource Management Act 1991

and

IN THE MATTER of a subdivision Consent pursuant to  
Sections 105, 108, 220, and 221 of the  
Resource Management Act 1991

PURSUANT to section 252(1)(a) of the Local Government Act 1974, I, WARWICK LESLIE BENNETT Chief Executive of THE WAIKATO DISTRICT COUNCIL, hereby certify that by way of delegated authority conferred on Council Officers under Section 34(4) of the Resource Management Act 1991 the following notice should be registered on the Certificate of Title for Lots 1 and 3 on Deposited Plan S. \_\_\_\_\_ being a subdivision of Lots 3 and 4 on Deposited Plan S. 13603 comprised in Certificate of Titles Volume 11B Folio 320 and Volume 11B Folio 321 (South Auckland Registry).

**THE** Owner of the land (as defined in the Resource Management Act 1991) shall, on a continuing basis, ensure that:

- (a) No fill (including inorganic or organic matter) is to be placed in the gully of the Mangaone Stream.
- (b) No concentrated stormwater flows will be permitted to discharge over gully edges of the Mangaone Stream.
- (c) The gully areas are to be managed to conserve soil and control erosion of the gully embankments.

DATED at Ngaruawahia this 21 day of OCTOBER 1997.

  
\_\_\_\_\_  
WARWICK LESLIE BENNETT  
Principal Administration Officer





15 Galileo Street  
Private Bag 544  
NGARUAWAHIA

Telephone: 0-7-824 8633  
Facsimile: 0-7-824 8091

Your Ref:

In reply please quote:

70 98 201

If calling, please ask for:

Rajiv Raman

16 June 1998

Geotec Low  
P O Box 977  
HAMILTON

FILE

Dear Sir/Madam

**APPLICATION FOR RESOURCE CONSENT: B AND D CORY, CHERRY LANE, TAMAHERE**

You are advised of the following decision on your application, which has been made pursuant to a delegated authority by the Development Planner.

"That pursuant to sections 34(4), 105(1)(b), 108, and 220 of the Resource Management Act 1991, the Waikato District Council under delegated authority grants subdivision consent for a discretionary activity to create three Rural Residential Lots under the provisions of the Waikato District Plan on a site legally described as Lot 1 DPS 79256, being the land comprised in Certificate of Title 63A/700, subject to the following conditions:

- 1 That the Land Transfer plan to give effect to this Resource Consent shall be generally consistent with the proposal shown on Geotec Low Surveyors plan (Reference: 98/06, copy attached) submitted for application No.7098201, dated April 1998 and received by Council on 30 April 1998.
- 2 That an easement of minimum width 5 metres for stormwater drainage be created in favour of Lot 1 across Lot 2 located as shown on the amended scheme plan to the satisfaction of Council.
- 3 That:-
  - (a) Vegetative cover and planting of gully slopes be maintained to assist in the control of surface erosion
  - (b) Ponding of stormwater at the top of all slopes shall be prevented and there shall be no concentrated flows of stormwater such as discharges from stormwater pipes, over the edge of gully slopes
  - (c) No fill, including inorganic or organic matter shall be placed over the gully edges
  - (d) The use of gully areas shall be restricted to uses compatible with soil conservation and erosion control.
  - (e) A Registered Engineer will be required to design foundations for any dwelling to be located on lots 1 and 2.

*Area Offices at Hamilton, Huntly, and Raglan*

- (f) The owners and all subsequent owners of proposed Lots 1-3 be advised of the above conditions in 3(a) to (d) and the owners and all subsequent owners of proposed Lots 1-2 be advised of the above conditions in 3(e).
- 4 That pursuant to section 221 of the Resource Management Act 1991, consent notices shall be prepared by the Council's solicitors at the applicant's expense to ensure compliance with condition 3 on a continuing basis by the subdividing land owner and subsequent owners.
- Upon the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991 or at such earlier time may be required, the consent notices pursuant to section 221 of the Resource Management Act will be issued. The consent notices will specify condition 3(a) to (d) to be registered against the respective certificates of title for Lots 1 and 3 of the subject subdivision, and will further specify condition 3(e) to be registered against the certificates of Title for Lots 1 and 2 of the subject subdivision.
- 5 That pursuant to section 108(2)(a) of the Resource Management Act, a capital contribution of \$4,400 inclusive of GST be paid to Council toward provision of a trickle-feed water supply to Lots 1 and 2.
- 6 That the existing right-of-way be designed and upgraded as required in accordance with the minimum specifications set out WDC plan No. 4105.
- 7 The applicant shall provide evidence to Council of an agreement for future joint maintenance of the right-of-way by owners of Lots 1, 2, 3 and 3 DPS 79256.
- 8 That the right-of-way be provided with a sealed standard commercial vehicle entrance located and constructed in accordance with WDC plan No. TSG-E2 to the satisfaction of Council.
- 9 The surface of the sealed entrance, shall be two coat chip seal, constructed with 180/200 grade bitumen and G3 and G5 chip.
- 10 That pursuant to section 108 2(A) of the Resource Management Act 1991 a roading fee of \$6,304.00 (Six Thousand Three Hundred and Four Dollars), plus GST, be paid to the Council. This is based on a Uniform Roading Fee of \$3,152.00 (Three Thousand One Hundred and Fifty Two dollars), plus GST, for each additional lot. Should the Roading fee not be paid within 12 months the quantum shall be adjusted by the Cost Construction Index.
- 11 That pursuant to section 108 of the Resource Management Act 1991, a reserve contribution of \$2,250.00 (Two thousand two hundred and fifty dollars incl. GST), shall to be paid to the Council in lieu of vesting land.
- 12 That all easements be duly granted and reserved and shown on the Land Transfer Plan.
- 13 That separate underground power and telecommunication reticulation and connections be provided to each of proposed Lots 1 to 3.
- 14 That the existing dwellinghouse located on Lot 3 shall be removed or relocated a minimum of 12m from the side and rear boundary, and a minimum of 7.5m from the road boundary.

#### Advisory Notes

- 1 The cost of providing water supply connections to each lot is additional to capital contributions referred to in Condition 5 of this consent.

When Building Consents are applied for the following matters will need to be addressed in any applications:

- i For building sites on lots 1 and 2 a Registered Engineer will be required to confirm that ground conditions are suitable for building.
- ii Any effluent disposal systems will need to be located as far as practicable from the gully edge.
- iii Any stormwater will need to be collected and piped to the bottom of the gully or to soakholes located as far as practicable from the gully edge.

**The reasons for this decision are:**

- a The proposal satisfies the requirements of Rules 10S.5.3, 10S.5.6, 10S.5.7, and 42.5.6 of the Waikato District Plan, relating to the creation of Rural Residential Lots.
- b Having regard to section 104 (1)(a) of the Act, the actual and potential adverse effects on the environment of granting consent to subdivide will be able to be avoided, remedied, or mitigated by the imposition of the above conditions. The creation of Lots 1 to 3 are allotments created solely or principally for residential purposes, and requiring a reserve contribution will enable the Council to mitigate the adverse cumulative effects of further subdivision of land zoned Rural Residential. The Reserve Contribution would also assist in off-setting the effects of increased demand for facilities and land generated by the subdivision. The reserve contribution is made necessary by the additional demand generated by new residents and would help pay for additional reserve areas or facilities and the future development of existing facilities. Reserve Contributions are imposed at the flat rate of \$1,125 inclusive of GST for each lot created by subdivision upon which a dwelling or dwellinghouse are authorised by this District Plan.
- d The Uniform Roding Fee is a financial contribution, which allows the developer to contribute a fair share of the cost of providing services, which are necessary to serve new developments. The Roding Fee would also contribute financially towards any capital improvements to Council's roading infrastructure in the District, which the subdivision will use. This would also assist in ensuring that roads in the District are able to safely and efficiently accommodate additional traffic arising from the subdivision."

**A Lapsing of Consents**

Your attention is drawn to section 125 of the Resource Management Act 1991. A summary of that section is that subject to sections 357 and 358 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent, unless

- (a) The consent is given effect to, before the end of that period:  
or
- (b) An application is made to Council up to 3 months after the expiry of that period which meets the criteria specified in section 125.

**B Compliance with Conditions**

Please note that unless a specific time limit is stated in the conditions imposed by the Council when granting this consent, all conditions must be complied with before the use to which the consent relates is established.

**C Changes to Conditions**

Your attention is drawn to section 127 of the Resource Management Act 1991 which enables an application to be made at any time to Council to change or cancel any condition of this consent on the grounds that a change in circumstances has caused the condition to become inappropriate or unnecessary and the other specified criteria of section 127 can be met.

**D Review of Decision on non-notified application**

Your attention is drawn to section 357(2) of the Resource Management Act 1991. This section provides that there is a right of objection to Council in respect of this decision. Section 357(5) requires:

Any such objection shall be made by notice in writing to the Council, setting out the reasons for the objection, within 15 working days after the decision or requirement being notified to that person, or within such further time as may in any case be allowed by the consent of the Council.

**E Right of Appeal**

Your attention is drawn to the Resource Management Act 1991 sections 120 and 121 and also Resource Management Regulations 1991/170 Clause 10 and Part VI. Some key provisions to note are as follows:-

- i You may appeal against the decision of the Council by lodging a Notice of Appeal in the prescribed form with the Registrar of the Environment Court and with the Council within 15 working days of the receipt by you, or the person who filed the application on your behalf, of the Council's decision. The address of the Environment Court is as follows:-

The Registrar  
Environment Court  
P O Box 5027  
Wellington

- ii The appeal must be in the form prescribed by the Resource Management (Forms) Regulations 1991/170 or to like effect. The regulations may be purchased from the Government Printing Office. The form is identified as Form '7' in the regulations.
- iii A filing fee of \$55.00 GST inclusive must accompany every document by which appeal proceedings are commenced.
- iv Regulation 11 of the Resource Management (Forms) Regulations 1991/170 sets out important information as to the persons upon whom the appeal must be served and the time when service must take place. It is essential that these provisions be adhered to. Failure to do so may result in your appeal being struck out.

If you are in any doubt as to the procedures to be followed it is strongly recommended that you consult a lawyer.

Yours faithfully  
M Buttimore  
GROUP MANAGER



Marie Radford  
PLANNING CONSENTS OFFICER SUPERVISOR  
POLICY AND CORPORATE SERVICES

K:\SEC\MR\8061601P

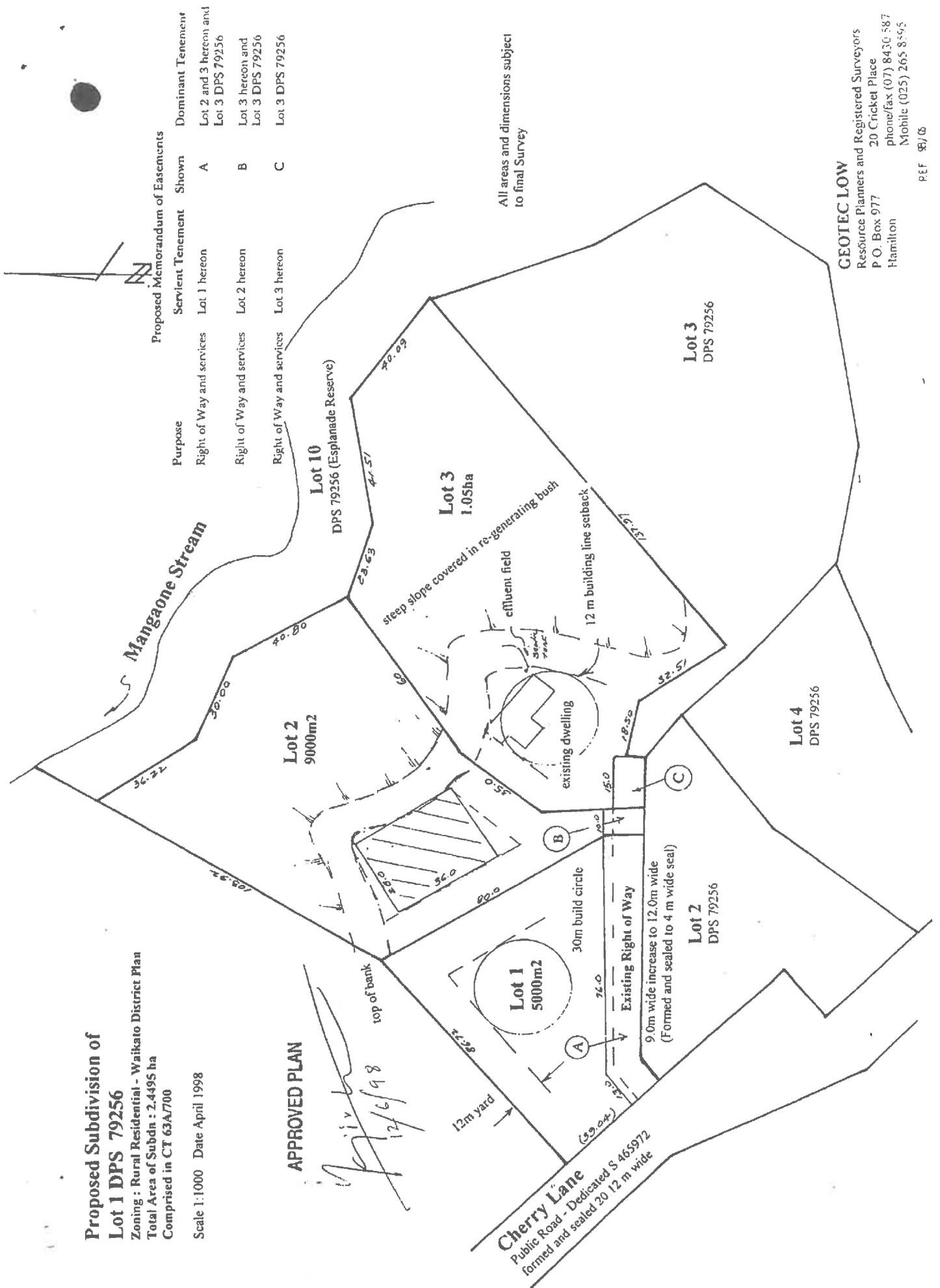
**Proposed Subdivision of  
Lot 1 DPS 79256**

Zoning : Rural Residential - Waikato District Plan  
Total Area of Subdn : 2.4495 ha  
Comprised in CT 63A/700

Scale 1:1000 Date April 1998

**APPROVED PLAN**

*[Signature]*  
12/6/98



All areas and dimensions subject to final Survey

Purpose	Servient Tenement	Shown	Dominant Tenement
Right of Way and services	Lot 1 hereon	A	Lot 2 and 3 hereon and Lot 3 DPS 79256
Right of Way and services	Lot 2 hereon	B	Lot 3 hereon and Lot 3 DPS 79256
Right of Way and services	Lot 3 hereon	C	Lot 3 DPS 79256

**GEOTECLLOW**  
Resource Planners and Registered Surveyors  
P. O. Box 9777  
Hamilton  
phone/fax (07) 8430 587  
Mobile (025) 265 8555  
PEF 98/06



**Waikato District  
COUNCIL**

FILE

**INTERIM CODE COMPLIANCE CERTIFICATE NUMBER: 92496**

Section 43(3) Building Act 1991

ISSUED BY WAIKATO DISTRICT COUNCIL  
BUILDING CONSENT NUMBER: 92496

POST TO	PROJECT
Owner: CROSS, RONALD LESLIE  Address: C/- A P DEVELOPMENTS P O BOX 10-275 HAMILTON 2015	Stage Number            of an intended stages of:  New or relocated building <input type="checkbox"/> Alteration <input type="checkbox"/>  Other <input type="checkbox"/>
<b>PROJECT LOCATION</b> CHERRY LANE, TAMAHERE	Intended use(s) (in detail): DWELLING
<b>LEGAL DESCRIPTION</b> Property Number: 2004129  Valuation Roll Number: 04443 15603  Legal Desc: LOT 3 DPS 79256 BLK III HAMILTON SD	Intended life: Indefinite, but not less than 50 years <input type="checkbox"/> Specified as                    years <input type="checkbox"/> Demolition <input type="checkbox"/>

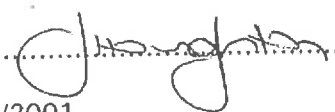
This is an interim code compliance certificate in respect of part only, as specified below and in the attached particulars, of the building work under the above building consent.

This certificate is issued subject to the conditions specified below and in the attached pages(s) headed "Conditions of Code of Compliance Certificate Number 92496" (being this certificate).

Signed for and on behalf of the Council:

Name: **M J Johnstone**

Position: Building Control Officer

Signature: 

Date: 31/01/2001

The Code Compliance Certificate is issued subject to following Conditions:

---

- 1) Final inspection will be carried out when floor coverings to upper floor bathroom have been completed.

Date: 31/ 1/01

Signed:



WAIKATO DISTRICT COUNCIL





**Waikato District  
COUNCIL**

**BUILDING CONSENT NO. ABA 92496**

Section 35, Building Act 1991

ISSUED BY: WAIKATO DISTRICT COUNCIL

APPLICANT	PROJECT
Name: CROSS, RONALD LESLIE  Mailing Address: C/- A P DEVELOPMENTS, P O BOX 10-275, HAMILTON 2015	All <input type="checkbox"/>  Stage No ..... of an intended ..... stages
<b>PROJECT LOCATION</b>	
Street Address: CHERRY LANE, TAMAHERE	New or Relocated Building <input checked="" type="checkbox"/> Alteration/Addition <input type="checkbox"/> Demolition <input type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	
Property Number: 2004129  Valuation Roll No: 04443 15603  Legal Description:	Intended Use(s) in detail: DWELLING  Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/>  Specified as ..... years <input type="checkbox"/>  Estimated Value: \$ 318000
<b>COUNCIL CHARGES</b>	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$ <b>PAID</b> ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council: Name: <i>J. Semick</i> Building Consents Officer  Date: 19/04/2000

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 4 pages headed "Conditions of Building Consent No ABA 92496"

- 
- 1 ) Can you please ensure that 24 hours notice is given prior to requiring the following inspections:
- a) Foundation (prior to pouring concrete)
  - b) Bond Beam (prior to pouring concrete)
  - c) Floor (prior to pouring concrete)
  - d) Prelining
  - e) Insulation
  - f) Final inspection to be called for
  - g) Owner/builder to locate boundary pegs prior to Council carrying out a foundation inspection.
- (The owner or builder shall be on site at the time of inspection)
- 2 ) Trusses or rafters shall be fixed at tails to top plate with wire dogs at each end.
- 3 ) Roof shall be braced to comply with Table 10.1 NZS 3604, 1999.
- 4 ) The moisture barrier beneath the floor shall comply with the New Zealand Building Code 1991.
- 5 ) Provide breather type building paper on outside of frame, to extend to top plate level.
- 6 ) Outside sheathing shall be installed behind the terrace to protect the sub floor framing from the weather.
- 7 ) 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.


- 8 ) All drainage and plumbing shall comply with the New Zealand Building Code 1991.
- 9 ) At least 24 hours notice shall be required for plumbing and drainage inspections.
- 10 ) Plumbing preline inspection shall be required
- 11 ) Plumbing inspection shall be required before pouring floor slab.
- 12 ) an as built drainage plan and an electrical certificate of compliance is required on completion.
- 13 ) Please supply plumber's and drainlayer's name and registration.
- 14 ) Septic tank to be a minimum capacity of 3,000 litres and be fitted with a Bio-tube effluent filter.
- 15 ) Stormwater shall be disposed of in an approved manner.
- 16 ) The heating appliance shall be installed in accordance with the manufacturer's instructions.
- 17 ) The applicant shall inform the Council when the installation is ready to be inspected.

- 
- 18 ) The heating appliance shall be inspected prior to its being used.
- 19 ) The ceiling plate is not to be fixed until the appliance has been inspected.
- 20 ) Where heat shields are required, spacers shall be of a non-combustible material, i.e. not timber.
- 21 ) The concrete hearth shall be a minimum of 65mm thick and secured on all four sides in accordance with the New Zealand Building Code 1991
- 22 ) The flue shall comply with NZS 7421, 1990, for sheet metal chimneys.
- 23 ) Inbuilt and free standing heaters shall be bolted to the hearth to prevent seismic movement.
- 24 ) No wetback installation is covered by this application.
- 25 ) Please furnish truss plan at preline inspection.
- 26 ) Handrails and barriers to comply fully with the New Zealand Building Code.
- 27 ) Lapse and cancellation of building consent.
- This building consent shall lapse and be of no effect if:
- a) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent; or
  - b) 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.

Date: 19/4/00

Signed: 

NAIKATO DISTRICT COUNCIL

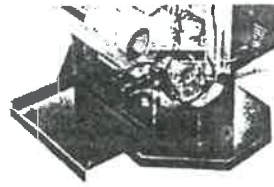


Ovation Rear Flue model shown with optional one piece gold plated window

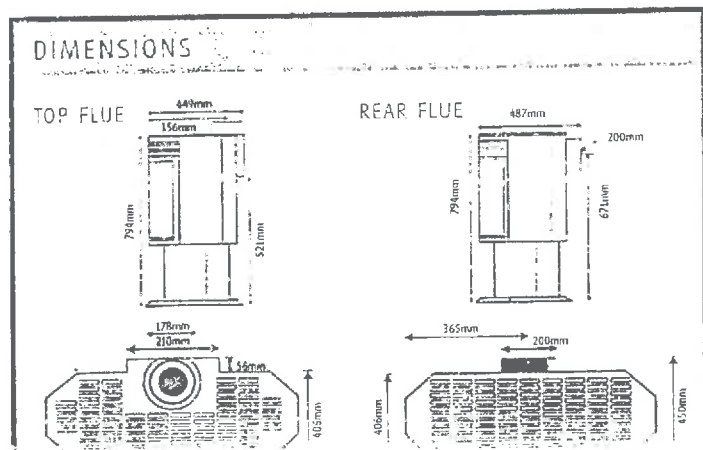
(The above model is not currently available)

## Ovation

- Output: up to 8kW.
- Beautifully crafted ceramic fibre logs, including glowing embers.
- Large bay window for a superb view of the fire from all angles.
- Balanced flue ensures that no added moisture is created.
- Air quality is maintained as the fire is room sealed.
- High efficiency heat exchanger provides more warmth for less money.
- Adjustable flame height/heat output.
- Extremely quiet, variable speed convection blower for heated room air circulation.
- Safety pilot system activates if flame is extinguished.
- Requires no additional floor or wall protection from heat.
- Piezo ignition system for ease of lighting.
- On/off switch conveniently located on side panel.
- Rear and top flued models available:
  - Rear flue allows simple, through the wall installation.
  - Top flue is ideal for replacing wood fires.
- Natural Gas or LP Gas versions available.



Ovation Top Flue model shown with optional one piece gold plated window



### OVIATION SPECIFICATIONS

<b>Top flue/Rear flue</b>	Natural Gas	LPG
<b>Min/Max Input</b>	21M/hr-36M/hr	28M/hr-36M/hr
<b>Min/Max Output</b>	4.8kW-8kW	6.4kW-8kW
<b>Efficiency with fan operating</b>	81.5%	83%
<b>Sidewall:</b>	305mm	Back: 51mm
<b>Corner Installation:</b>	102mm	
<b>Rear -</b>	125mm inner/200mm outer	
<b>Top -</b>	100mm inner/175mm outer	

- OPTIONS** • Gold plated one piece framed ceramic window  
 • Remote Control Kit • Wall Thermostat • 7 day Programmable Thermostat

Waikato District Council

Referred to: .....

Time: .....

RE: 24 MAR 2000 BCD

Copy to: .....

Instructions: .....



# **KENT** **TILEFIRE**

New Zealand's best known woodfire, KENT Tilefire has been updated without losing any of its original charm. Like all KENT fires it is shown with the new revolutionary wide view door. Whether you have a modern or older style home your KENT Tilefire will create a warm cosy environment.



- Safety lock wide view door.
- Easy to operate sleek door handle.
- Ceramic tiled sides.

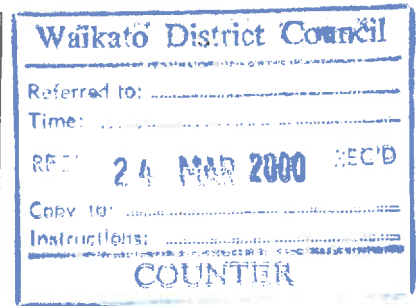
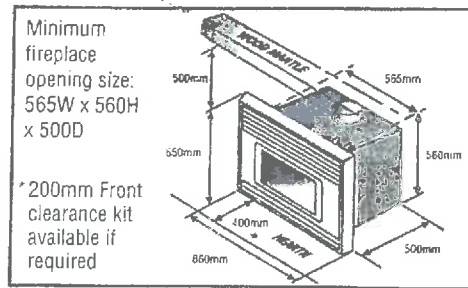
Finished in Vitreous Enamel.

Available in:-  
Black, White, Grey, Nordic Brown.



# INSTALLATION CLEARANCES

## IN-BUILT MODEL



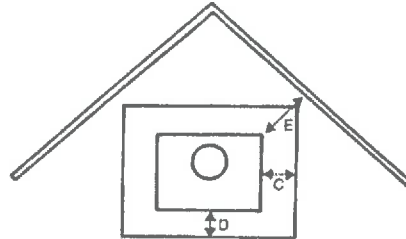
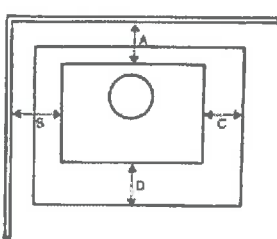
## FREE STANDING MODELS

### WITHOUT FLUE SHIELD

### WITH FLUE SHIELD

	A	B	C	D*	E	A	B	C	D*	E
SPECTRA	350	350	110	200	250	175	300	110	200	50
TILEFIRE	400	450	130	200	300	100	400	130	200	50
FIAMMA	375	300	110	200	225	75	200	110	200	50
SHERWOOD	475	550	130	540	425	175	500	130	540	225
EUROFIRE	375	300	110	200	225	75	200	110	200	50
MULTIFUEL	550	425	110	400	400	175	350	110	400	100
VISTA	550	400	110	400	350	175	300	110	400	100
ESTATE (free standing)	-	-	-	-	-	40	40*	-	-	-
DUO	-	-	-	300	-	-	-	-	-	-

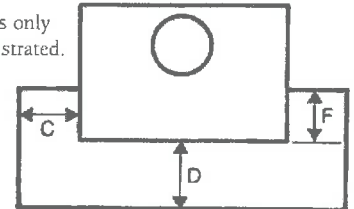
\*Measured from glass door



### EUROFIRE

Note: Eurofire requires only an "ash hearth" as illustrated. It is not necessary for this hearth to extend underneath the fire.

F = 200mm



\*Right hand side minimum 250mm (not 40mm)

## KENT SPECIFICATIONS

SPECIFICATIONS	SPECTRA CLEAN AIR	TILEFIRE CLEAN AIR	FIAMMA CLEAN AIR	SHERWOOD CLEAN AIR	EUROFIRE CLEAN AIR	LOGFIRE CLEAN AIR	MULTI FUEL	VISTA	ESTATE	DUO
Flue Diameter (mm)	150	150	150	150	150	150	150	150	150	
Height (mm)	645	660	635	660	765	560 (fire) 650 (fascia)	690	540	720	
Width (mm)	645	530	615	525 (body) 550 (top)	615	565 (fire) 860 (fascia)	645	645	608	
Depth (mm)	500	710	510	710	435	500	470	470	500	
*Estimated Gross Peak Output (kw)	27	30	21	30	21	21	35c/19w	16	-	
Normal Heat Output (kw)	14	17	10	17	10	12	35c/19w	16	5.8	5
Shipping Weight (kg)	106	120	72	125	75	106	144	108		
Max. Log Size (mm)	400	420	370	420	370	420	480	480	-	-
Firebox Volume (litres)	46	51	34	51	34	51	31	42	-	-

\*Derived from maximum firing rate as defined in NZS 7421, 1990.

Do not use above figures as installation specifications, as specifications may change. Please use the specifications supplied with heater.





**PLUMBING  
W.O.R.K.S**

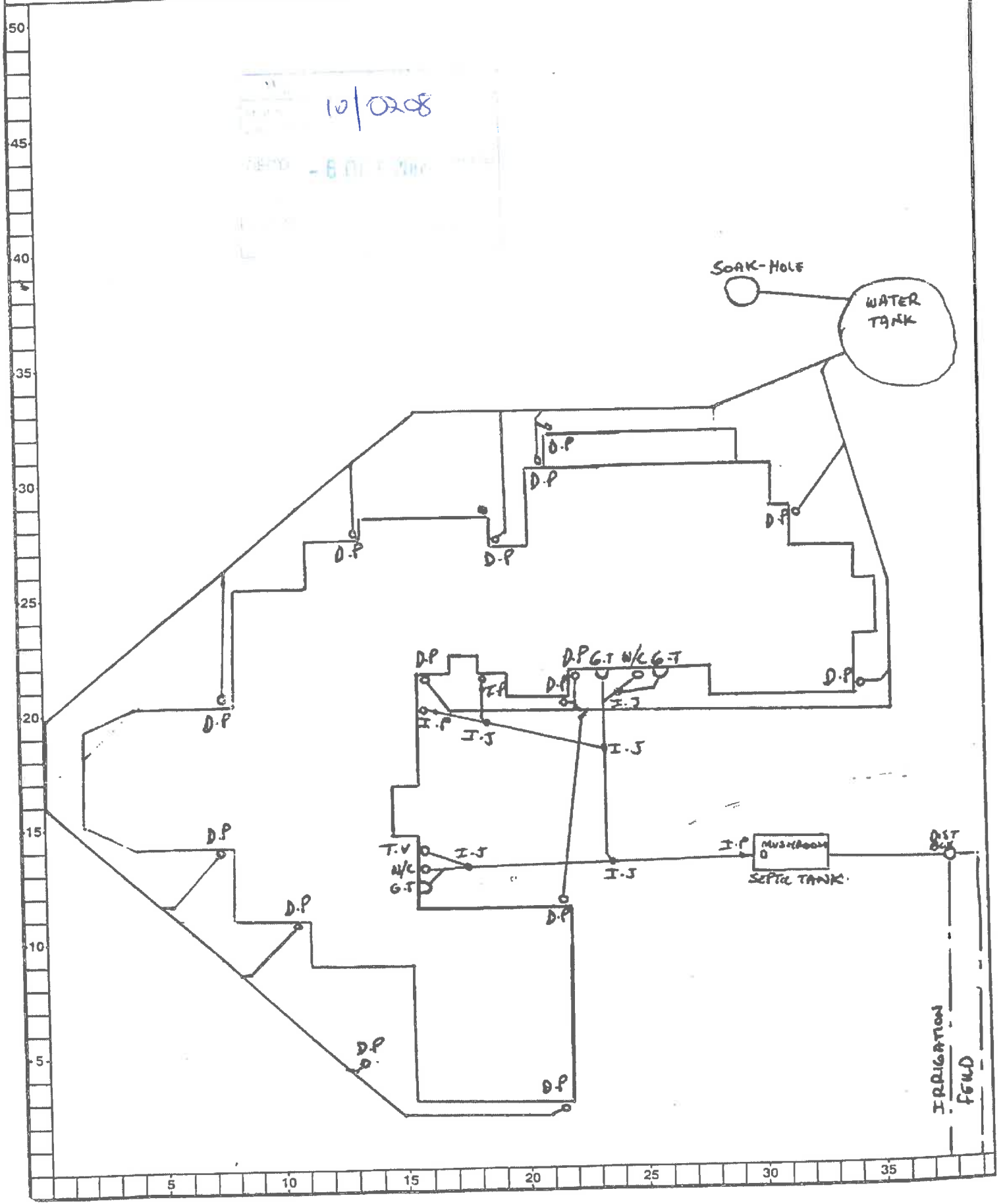
*Where Service Begins*

PHONE: 0-7-855 3005  
100 GORDONTON RD  
HAMILTON

NAME: Cross, Garnet + Kemp LOT: 3 DP'S: \_\_\_\_\_  
ADDRESS: Cherry Lane DRAINLAYER: \_\_\_\_\_ NUMBER: \_\_\_\_\_  
Tamahere DATE OF INSPECTION: \_\_\_\_\_  
CONSENT NUMBER: ABA 92496 INSPECTOR: \_\_\_\_\_

*20/12/1*

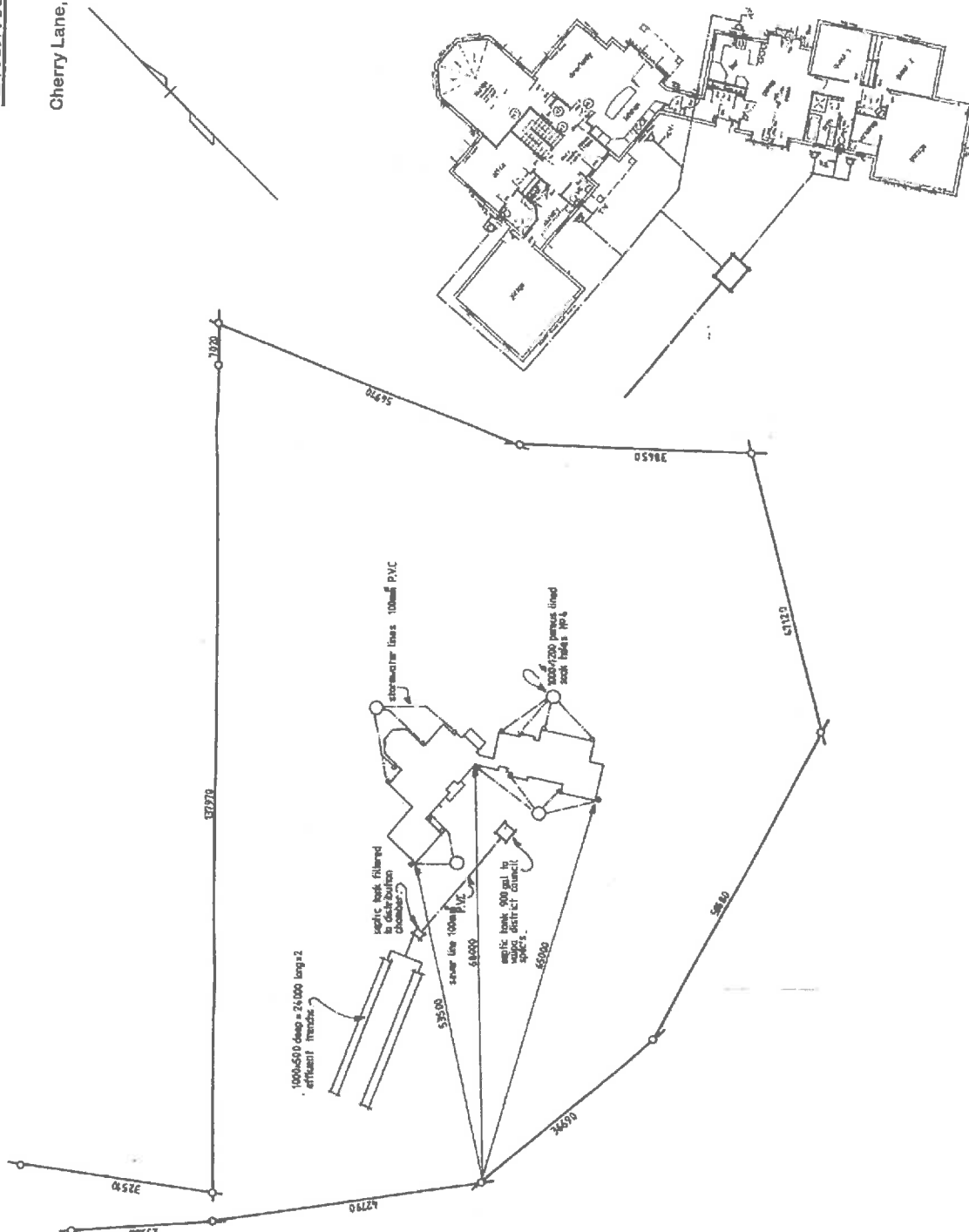
10/02/08  
- 6 01 1 200



Chantemerle

Cherry Lane, Tamahere

**John Kardas Designworks**  
Total Architectural Design



9

BB4 92446  
4443/15603  
2004129  
Lot 3 DRS 79256 Bk III  
19/1/00

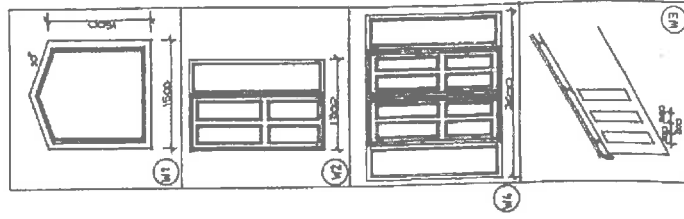
site and drainage plan.  
Lot 3 Cherry Lane Hamilton  
D.P.S. 19603.

site area 11580m<sup>2</sup>  
gross plan area 315m<sup>2</sup>  
site coverage 2.7%

9

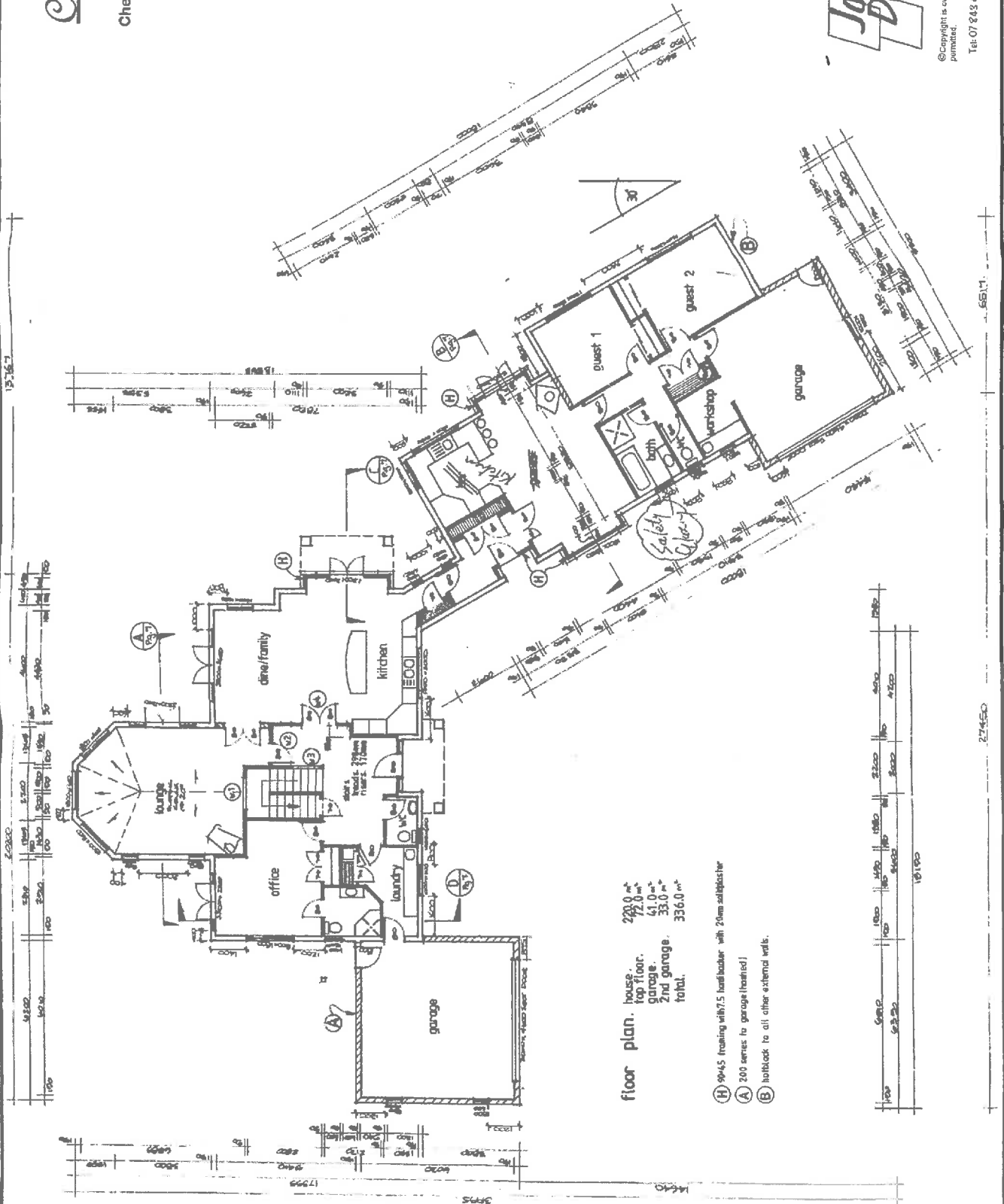
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Cherry Lane, Tamahere



**John Kardas**  
**Designworks**  
 Total Architecture Design

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 16 Manupapa Place, HAMILTON  
 Tel: 07 843 4787 Fax: 07 843 4785 Mob: 025 719 979



**floor plan.**  
 house 220.0 m<sup>2</sup>  
 1st floor 72.0 m<sup>2</sup>  
 garage 41.0 m<sup>2</sup>  
 2nd garage 33.0 m<sup>2</sup>  
 total 336.0 m<sup>2</sup>

- (H) 90x45 framing with 7.5 battbucker with 20mm subbucker
- (A) 200 series to garage (timber!)
- (B) battblock to all other external walls.

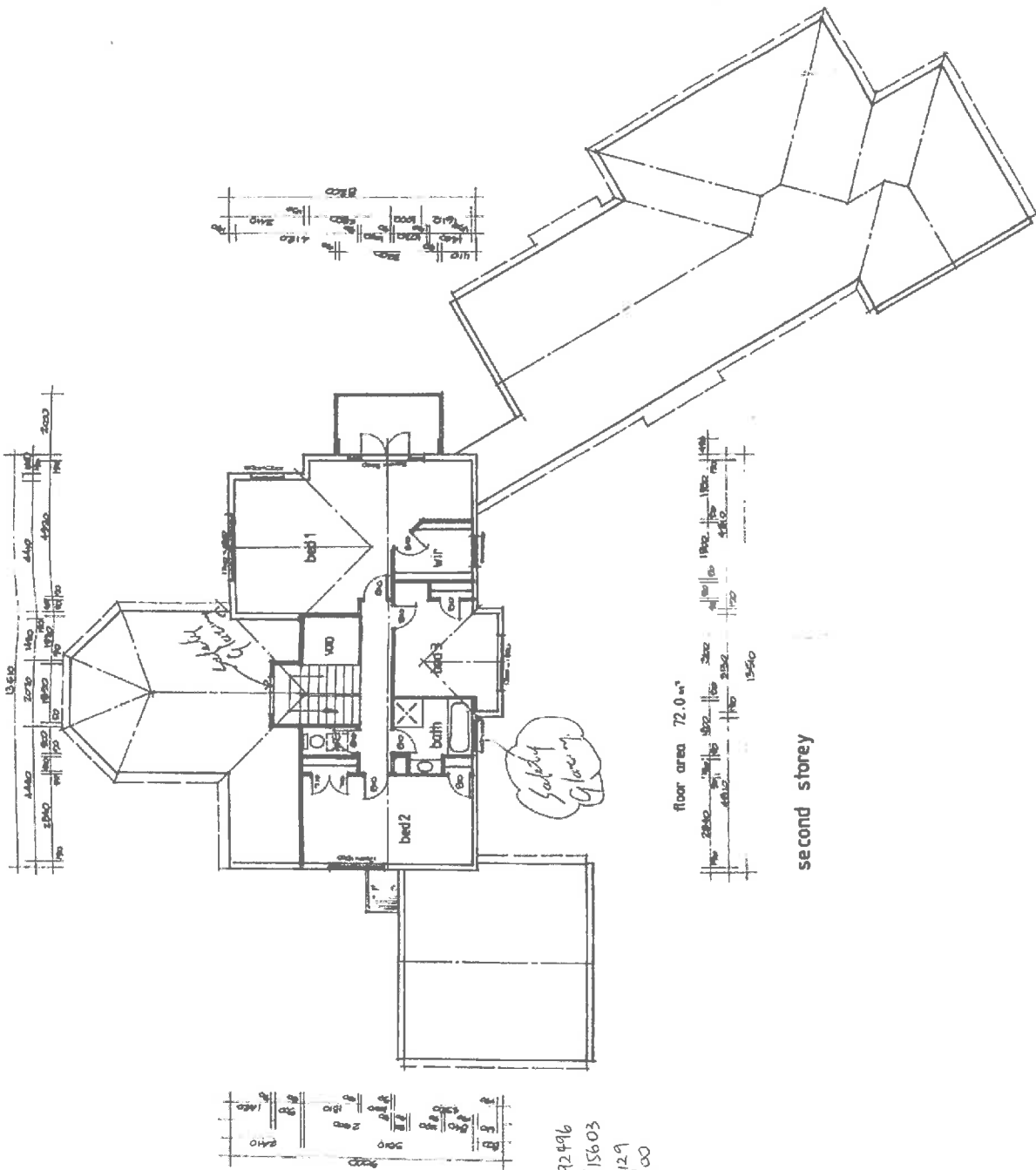
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 20 044 29  
 19/1/00

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Tel: 07 844 8787 Fax: 07 844 8765 Mfr: 005 718 515



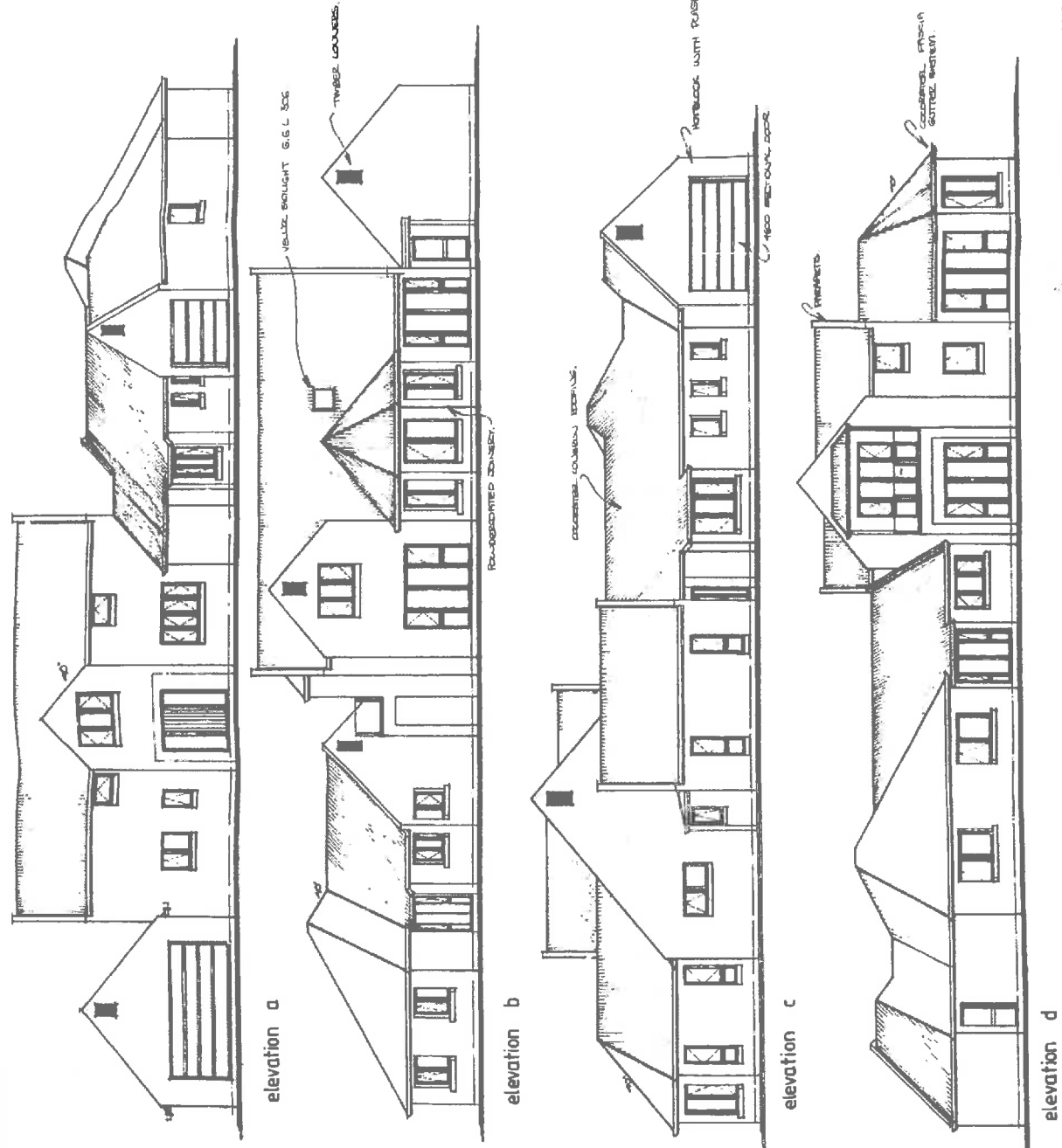
ABA 92496  
4443/15603  
200429  
19/4/00

Joints:  
 600-800w 2/ D12 R6 @ 100  
 2000-2200w 2/ D16 R6 @ 50  
 2400-2600w 2/ D16 R6 @ 100  
 3200w 4/ D16 R6 @ 50  
 4600w (garage) 4/ D16 R6 @ 200  
 -blackwork 200 blackwork, 4" core filled,  
 -large and wing herbibark solid filled,  
 -house parapets blackblock  
 -wing parapets 200 blackwork & core  
 filled

specials  
 radial hip  
 all openings D12 bar below.

# Chantemerle

Cherry Lane, Tamahere



ASA 92496  
 4442/156 03  
 2004129  
 19/4/00

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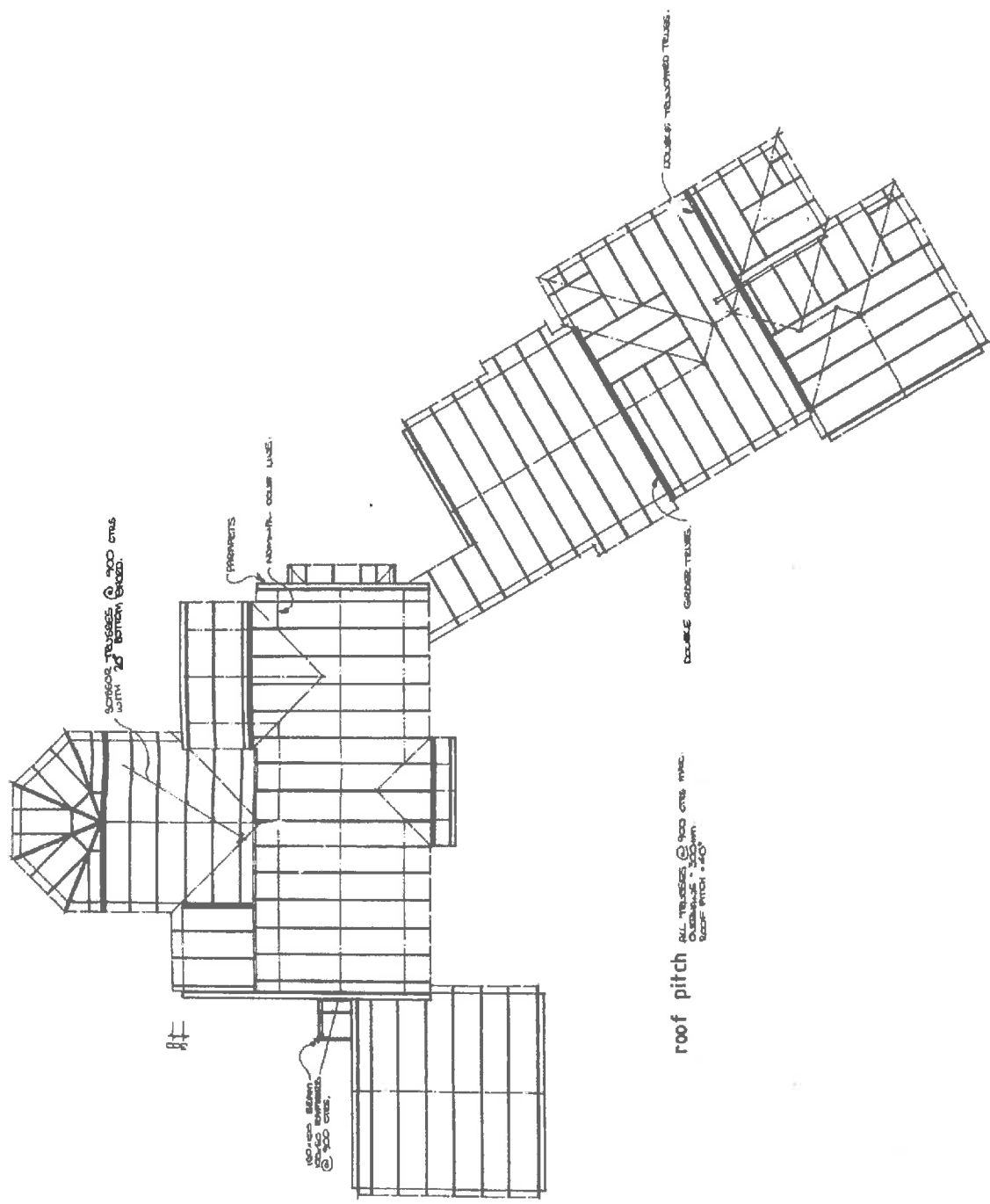


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Cherry Lane, Tamahere

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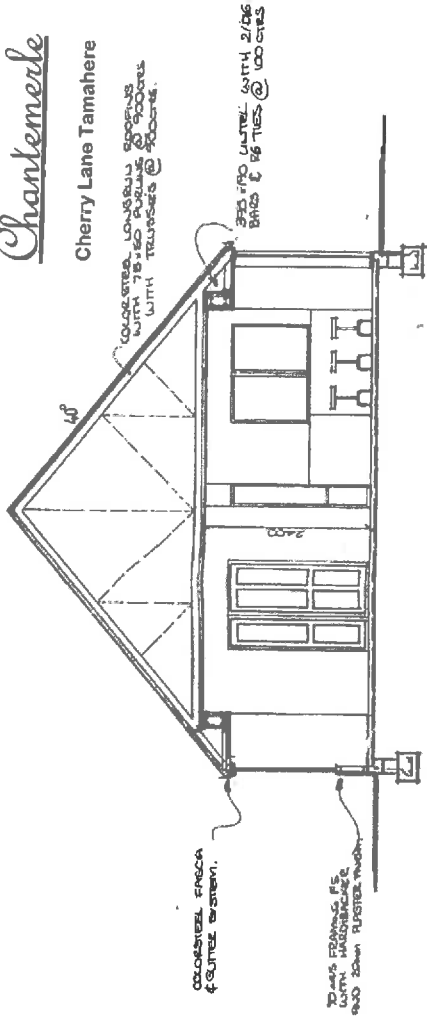
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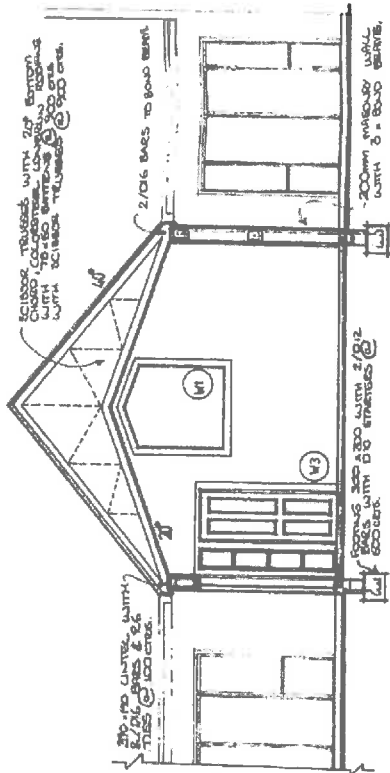
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2004/29  
19/4/00

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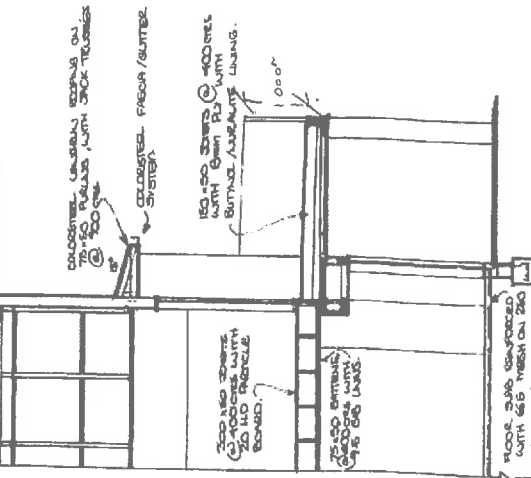
Cherry Lane Tamahere



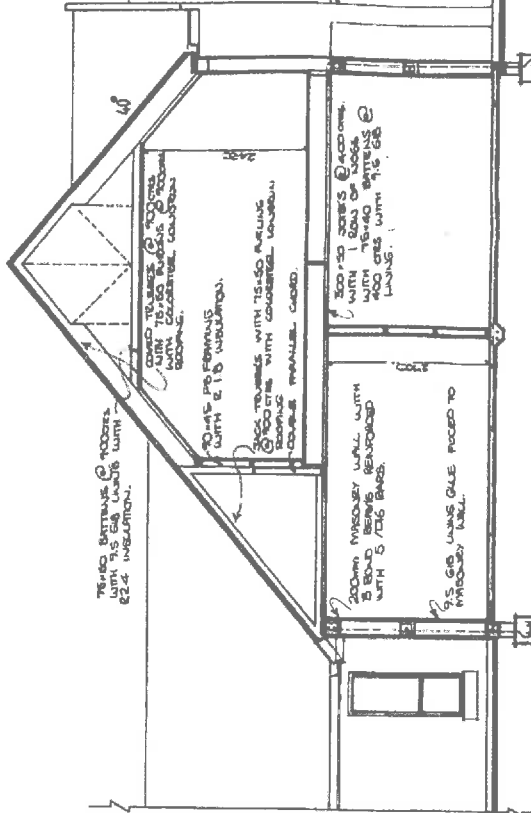
lounge, dining cross section B



lounge cross section A



cross section C



cross section D

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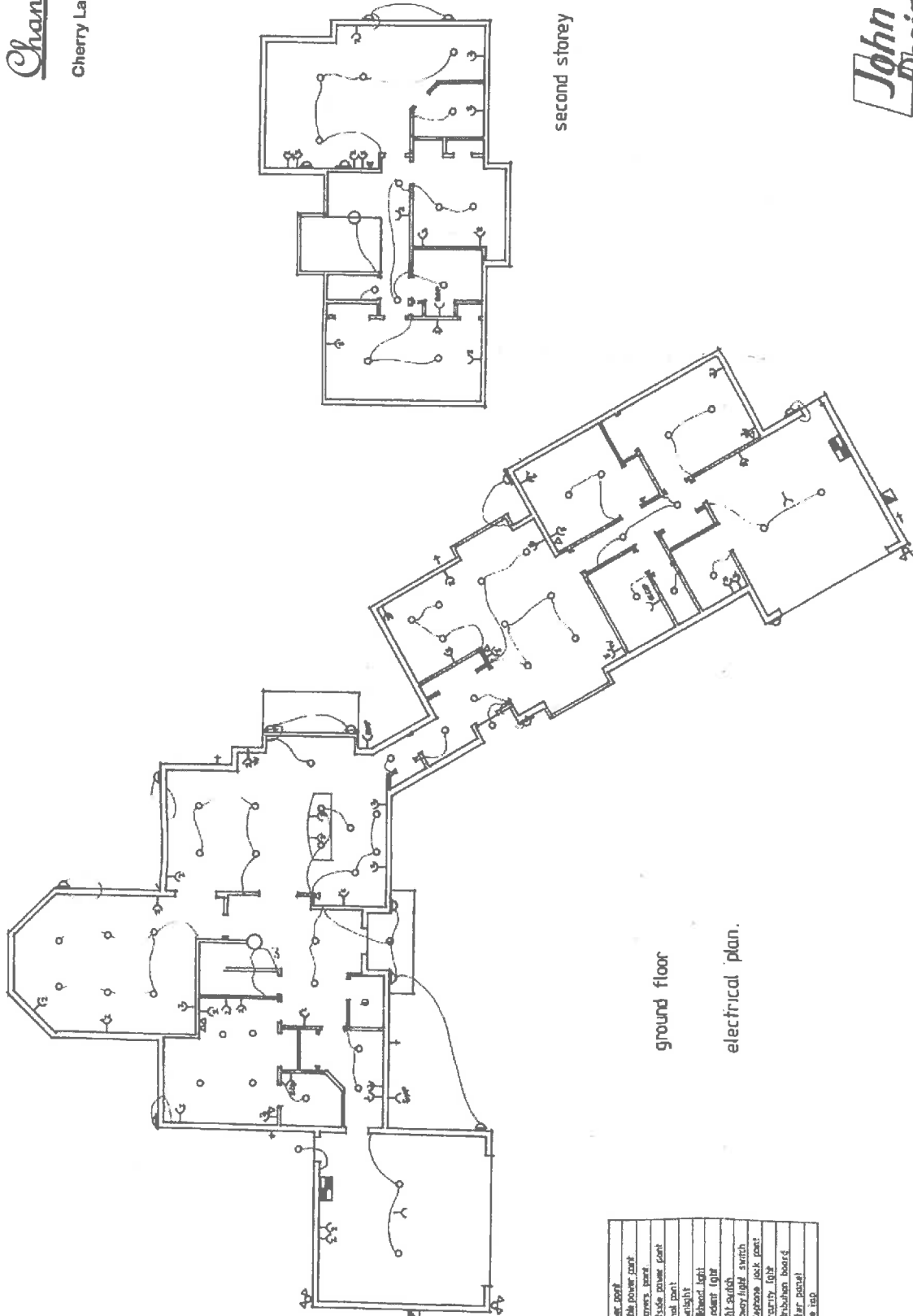
ABA 92496  
444/15603  
2004/29  
19/100





*Chantemerle*

Cherry Lane Tamahere



second storey

ground floor  
electrical plan.

ABA 9/24/16  
4443/13003  
2004/29  
17/4/00

—	power point
—	double power point
—	GRD meters bank
—	GRD outside power point
—	OV control panel
○	electricity
○	indicator light
○	prismatic light
○	light switch
○	2-w. in-bay light switch
△	telephone desk point
△	security light
△	distribution board
△	meter panel
△	base top

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10 Macquarie Place, HAMILTON

Tel: 07 841 4787 Fax: 07 841 4795 Mob: 025 719 879

**CORY DEVELOPMENTS  
CHERRY LANE  
TAMAHERE**

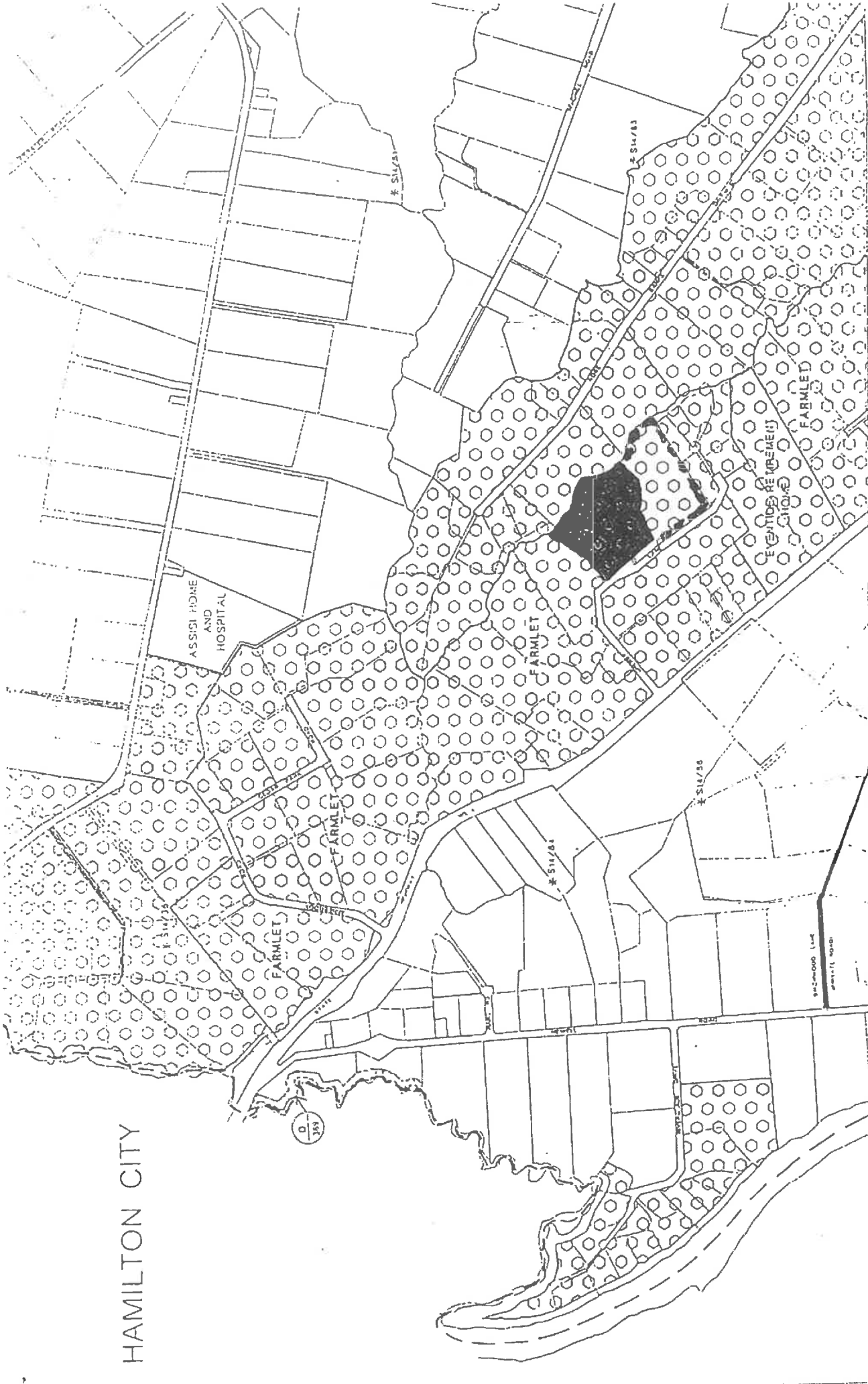
**GEOTECHNICAL REPORT**

Prepared by:

**G Kneebone**

January 1996

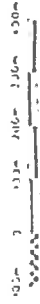
HAMILTON CITY



WAIKATO  
DISTRICT  
PLAN

TAMAHERE/MATANGI

Scale 1:10000



35

35

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### Appendices:

1. Soil Percolation Data and Analysis
  2. Auger Investigation Borehole Soil Logs
  3. Scala Penetrometer Data and Plots
  4. Site suitability report
-

## **1. INTRODUCTION**

### **1.1 General**

Geotec Consultants have been instructed by Cory Developments, Cherry Lane, Tamahere, to prepare an application for resource (subdivision) consent for assessment by the Waikato District Council. The application is to subdivide the holding to create 4 lots for rural residential use and development.

This report comprises a summary of conditions at the site and provides written confirmation of the conclusions reached as a result of the site investigation. The principal purpose of this investigation was to identify any geotechnical constraints on development.

### **1.2 Clients**

Cory Developments

### **1.3 Report Preparation**

Site assessment and report preparation was carried out by Mr Grant Kneebone (engineering geologist and resource management consultant).

Grant Kneebone, BSc (Waik), REA, BPlan (Auck), MNZPI, graduated Bachelor of Science in earth sciences and environmental studies from the University of Waikato. Relevant work experience includes 2 construction seasons with Waikato Bitumen Ltd, 10 years with the Ministry of Works in their civil engineering laboratories undertaking site investigations, testing of soils, water and engineering materials, and geotechnical investigations / instrumentation / tunnel logging at Poro-O-Tarao Tunnel Project. Also, locum work with private practices in geotechnical engineering and with Auckland Regional Council in sediment erosion control on urban earthworks sites. More recently, I established Geotec Consultants, a multi disciplinary consulting practise based in Hamilton.

## **2. SITE CONDITION , GEOLOGY AND SOILS**

### **2.1 Site Condition**

The property is located in the centre of the Hamilton Basin, which consists of an extensive alluvial filled depression. The floor of the Hamilton Basin

is a gently sloping plain from which rise low lying hills. The site is representative of the dominant physiography outlined above.

As with much of the land in the Tamahere area, the property is characterised by a near level alluvial surface that is incised by a deep gully system. The upper surface of this property runs approximately parallel with Cherry Lane. The northern margin of the property is in gully and forms a partial seasonal wetland transitional zone associated with the Mangaone Stream.

## **2.2 Geology and Soils**

The alluvial upper surface of the property comprises rhyolitic sands, silts and gravels (Hinuera Formation) which was deposited by precursors of the Waikato River during its fan-building stage which culminated about 12,000 years ago. The upper surface shows as ph (Hinuera Formation) on the Geological Map Of New Zealand Sheet N 65, at a scale of 1:63360. This upper surface is a near level terrain, but contains a micro relief forming a ridge and swale pattern.

Three soil types have been identified. They correspond closely with the site microtopography which comprises a ridge and swale contour with approximately 0.75 metres difference in elevation between the ridge tops and the base of the swales. Soils occupying the ridges comprise Horotiu soils, whilst those within the swales comprise the Te Kowhai soils. Intermediate between the slightly elevated terrain (ridges) and the lower surface swales are Bruntwood soils.

The Horotiu soils are free draining friable yellow brown loams, are ideal for the intended purpose (rural residential). These free draining soils are well suited for sewage effluent disposal, and for installing soakage pits for stormwater disposal.

The Bruntwood soils have the limitations of an Mn/Fe pan above which the soil is waterlogged for long periods of the year.

The Te Kowhai soils occupying the lower swales are gley soils and have more significant drainage limitations which further reduce the versatility of these soils when compared and contrasted with the Horotiu and Bruntwood soils outlined above. They have fine textured subsoils with poorly developed soil structure and this is reflected in a low coefficient of permeability.

Sewage effluent disposal fields and soakholes for stormwater disposal should therefore be oriented along the axis of the low ridges ensuring that they are located within the Horotiu soils. Conversely, the Te Kowhai soils should be avoided wherever possible when locating sewage effluent disposal fields and soakholes.

### **3. FIELD WORK**

Field work at the site has essentially been carried out by the drilling of a confirming auger investigation borehole located on the building platform identified by the writer on proposed Lot 2. The confirming auger investigation borehole was drilled by hand to a depth of 4.30 metres .

A scala penetrometer test was also carried out on the building platform identified for proposed Lot 2. Test results have been plotted, and are appended to this report.

A site suitability assessment has been carried out. The site was mapped into units recording similar physical features, and classified accordingly. Additionally, constraints which limit site suitability for development and use were also identified. The units and constraints were described in a report which accompanies the map.

Percolation testing was carried out on proposed Lot 2 in accordance with NZS 4610 (1982).

The locations of the auger investigation borehole, scala penetrometer test and percolation testing are shown on the attached plan, and the profile log and field test results, are appended to this report.

Photographs of geotechnically significant features were taken to gain a further appreciation of site conditions.

### **4. LABORATORY TESTING**

No specific laboratory testing has been carried out to date as in my view, the data collected from the fieldwork is sufficiently comprehensive to draw the conclusions reached in this report.



## **5. GROUND CONDITIONS AND GROUNDWATER REGIME**

### **5.1 Ground Conditions**

The in situ soils have been logged as exposed in the test pits to give details of consistency, texture, colour, depth of regolith layers, and evidence of groundwater encountered.

The general sequence of soil layers on the upper surface from the site investigation is a deep topsoil overlying fine sandy silt, on a lower subsoil of loose sand and pumiceous gravelly sand. It is upon this upper surface that all development arising from the proposed subdivision will be located.

### **5.2 Groundwater Regime**

No groundwater was observed seeping into the auger investigation borehole. No surface water was observed on the upper surface of the subject property.

Ponding was noted at the floor of the gully in the vicinity of the proposed local purpose (esplanade) reserve. Seepage from many springs was observed along the toe of the gully escarpment, flowing across the gully floor to the Mangaone Stream across the northern boundary of the site.

## **6. ENGINEERING PROPERTIES OF SOILS**

Engineering properties and characteristics of the soils present have been assessed largely from visual inspection and from results of the hand auger investigation borehole scala penetrometer tests.

### **6.1 Foundations**

The results of the geotechnical investigation carried out by Geotec Consultants in the location shown on an appended diagram indicate that the foundation materials were reasonably uniform across the site. The materials are generally described as silty sands to gravelly sands. Scala penetrometer readings ranged from 15 to 50 mm/blow and were on average 40 mm/blow in the depth range of 500 to 900 mm. However, it should be noted that the subsoils are described as loose to compact sands. As such it is expected that adequate bearing capacity for residential construction will be available at this site.

The scala penetrometer results are presented on an embedded chart which follows the hand auger investigation bore log in the appendix to this report. The locations of the test is shown on appended diagram.

## **6.2 Sewage Disposal**

The soils penetrated in the percolation test auger holes were described as sands and have a high coefficient of permeability.

Percolation tests were undertaken by filling a 100 mm auger hole with water and recording the drop in water level against time. Tests were carried out on proposed lot 2. Rates of 157, 161 and 173 mm/hour were recorded for proposed Lot 2.

The groundwater level across the site was not determined by Geotec Consultants investigations, as no seepage into the hand auger investigation borehole on proposed Lot 2 was recorded.

Based on the field description of the soils and the limited percolation test results, these soils would be classified as having only slight limitations (Category A) in terms of NZS 4610 "New Zealand Standard for Household Septic Tank Systems". For Category A soils, conventional septic tanks with shallow, media-filled seepage trenches providing for sidewall and bottom loading and of a minimum overall length of 20 metres are considered appropriate.

There is no doubt about the ability of the proposed lots to dispose of sewage effluent in accordance with the requirements of the District Plan.

## **7. DRAINAGE**

Stormwater may be disposed by means of soakholes to be installed at the development stage. The soils comprise principally non cohesive, pumiceous sands and gravels and consequently have a high coefficient of permeability.

Various sources of stormwater have been identified as follows -

- Runoff from impervious paved surfaces, including internal access-ways / paths, the roofs of buildings, etc.
- Overland flow arising from rainfall events of high intensity or long duration in which the infiltration capacity of the soil is exceeded.

Large soakholes backfilled with coarse textured fill will be required at the development stage to contain stormwater generated from structures erected on the resultant lots.

## 8. CONCLUSION AND RECOMMENDATIONS

In my opinion there are suitable building platforms on each of the proposed rural residential lots as set out on the scheme plan of subdivision.

In terms of site drainage there is provision for adequate disposal of stormwater from the property by soakage into the relatively coarse textured soils. The property is located adjacent to the Mangaone Stream and its associated gully system. Any overland flow which may occur in high intensity rain storm events, or from rainfall of long duration will discharge to the Mangaone Stream via minor natural watercourses located on site. Interflow discharges from many springs located along the gully escarpment, and gully floor.

With respect to sewage effluent disposal, percolation testing has been carried out in accordance with NZS 4610 (1982) to determine the suitability of the site with respect to sewage effluent disposal. The results indicate category A classification for which no specific engineering design is required. Note all lots exceed the minimum 2500 m<sup>2</sup> covered by the general authorisation 8a to establish on site disposal of sewage effluent by the Waikato Regional Council.

In conclusion, in my opinion the subject site is eminently suitable for subdivision and development as proposed.

Report prepared by: G Kneebone BSc (Waik), REA, BPlan (Auck), MNZPI.

Signed:

.....

5  
DPS 13603

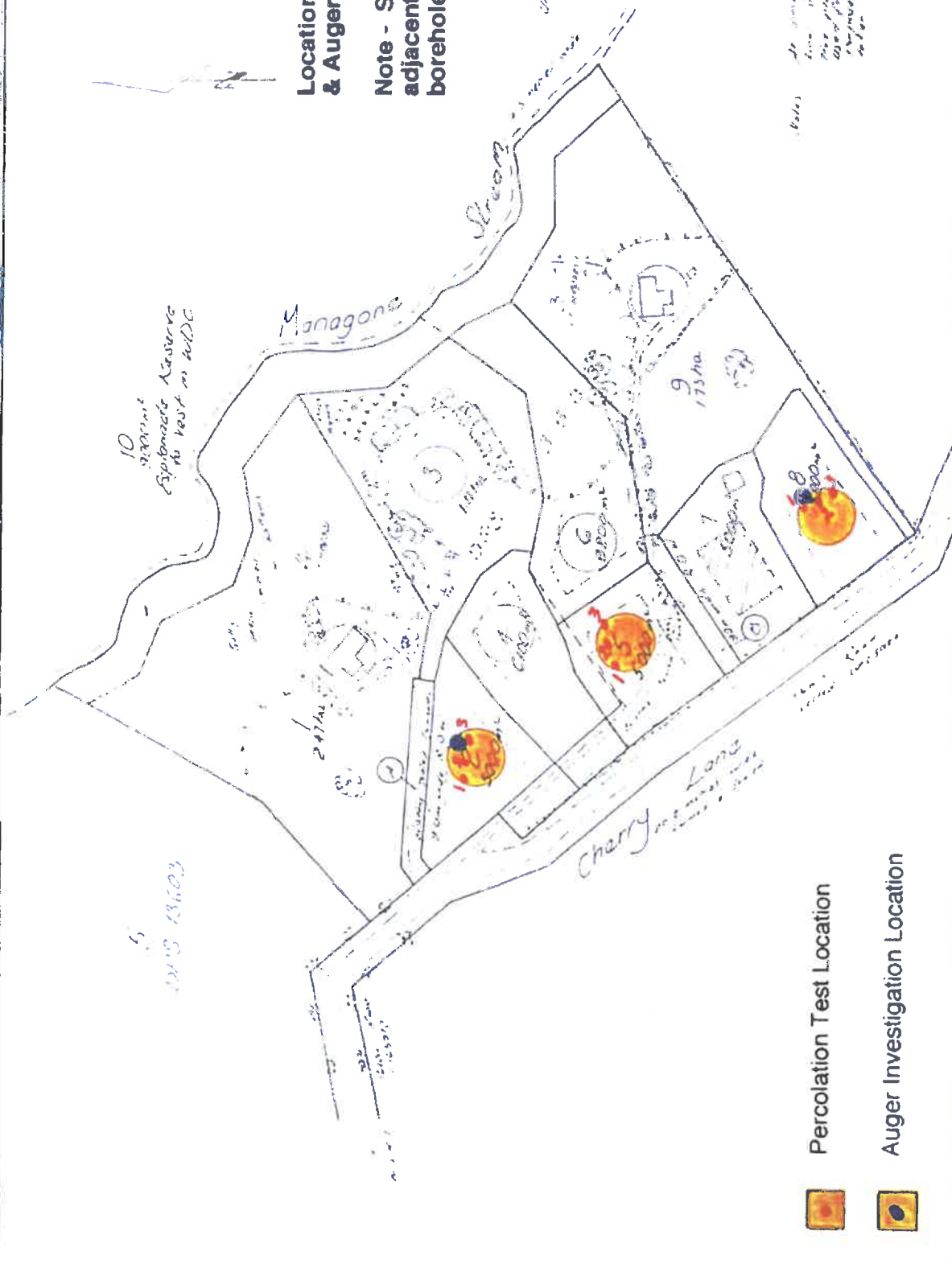
10  
Sporadic Kasereve  
No test in WDC

**Location of Percolation Test Sites  
& Auger Investigation Boreholes**

**Note - Scala Penetrometer Tests  
adjacent to auger investigation  
boreholes.**

Proposed Measurements of Surveys  
Type What Done for Site No  
KOL 1 Lot 3 Lot 1  
Area Area  
Widths 8 Lot 6 Lot 9  
Area Area

*Notes*  
All dimensions and areas are subject to  
the survey. The above information is for  
information only. The information shall be  
used for the purpose of the survey.



-  Percolation Test Location
-  Auger Investigation Location

Scale 1:1500  
LAND DISTRICT South Australia  
SURVEY BUREAU 111 Northfield  
LOCAL AUTHORITY Adelaide City Council

PROPOSED SUBDIVISION OF  
LOTS 3 & 4 DPS 13603  
Tamahere Parish

GEOTEC LOW  
Resource Management (Surveyors)  
Unit 6 Hamilton Court, 20 Buxton Street, Adelaide  
SA 5000  
Phone 08 8311 9177  
Fax 08 8311 9177

Applicant - Cory Developments

Application - Rural residential subdivision

Location - Cherry Lane, Tamahere

Zoning - Rural residential

---

Please find attached 1 series of percolation tests conducted on the above named site on 5-1-96. The percolation tests were carried out in accordance with NZS 4610 (1982).

G. Kneebone

**Geotec Consultants**

Site ...1..... (Proposed Lot ...2....)

Summary of Results

Auger Hole Number	Percolation Rate (mm / hour)	Soil Limitation Category NZS 4610 (1982)
1	161	A
2	157	A
3	173	A

Soils classified as Category ..A.. in the percolation test have moderately severe limitations with respect to sewage effluent disposal. NZS 4610 (1982) recommends the use of shallow media filled seepage trenches providing for sidewall and bottom loading, and of a minimum overall length of 20 metres.

AUGER HOLE ....1.... - SOIL PROFILE

Soil	Depth (metres)	Description	Colour
Topsoil	0.180	Firm in place, friable in hand many roots, indistinct bdry.	Dk Brown grey
Silty Sand	0.455	Compact, Fine - med sand	Light Y/B
Sand	1.050 EOB	Compact, med sand pumiceous	Y/B

**Note:** The phreatic surface was not encountered and therefore was located at a depth of more than 1.050 metres below the ground surface at Auger Hole 1.

### Auger Hole Specifications

Auger Hole Number	Auger Hole Diameter (mm)	Total Depth Drilled (metres)
1	100	1.050
2	100	1.010
3	100	0.015

### Field Measurements

Auger Hole 1			Auger Hole 2			Auger Hole 3		
Time	Time Elapsed (minutes)	Depth (metres)	Time	Time Elapsed (minutes)	Depth (metres)	Time	Time Elapsed (minutes)	Depth (metres)
2.20	0	069	2.26	0	030	2.37	0	025
2.21	1	081	2.22	1	043	2.38	1	035
2.22	2	091	2.28	2	054	2.39	2	043
2.24	4	109	2.30	4	073	2.41	4	055
2.28	8	150	2.34	8	101	2.45	8	081
2.35	15	187	2.41	15	156	2.52	15	120
2.50	30	263	2.56	30	238	3.07	30	195
3.20	60	379	3.26	60	360	3.37	60	308
4.20	120	522	4.26	120	502	4.37	120	451
6.20	240	683	6.26	240	659	5.37	240	624

$$\frac{D_{\max}}{\text{Test duration}} = \frac{614}{4}$$

$$= 154 \text{ mm / hour}$$

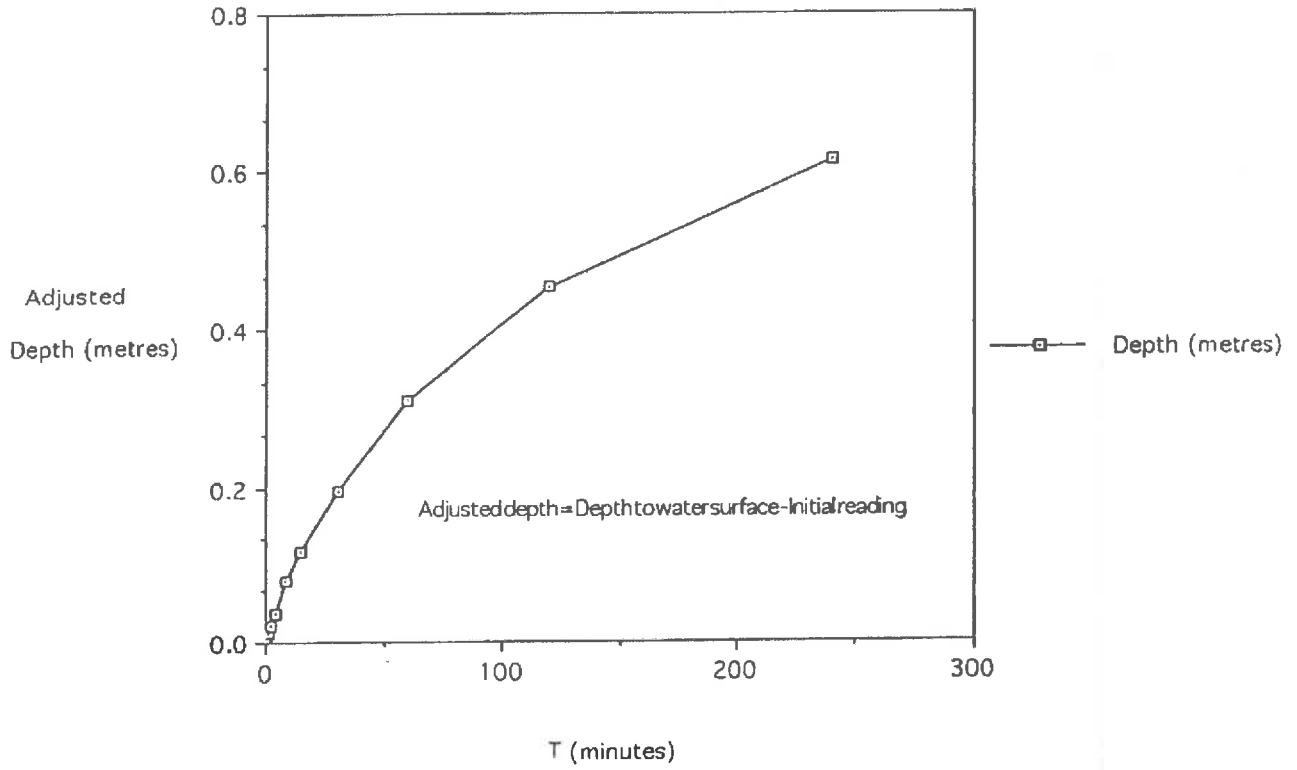
$$\frac{D_{\max}}{\text{Test duration}} = \frac{629}{4}$$

$$= 157 \text{ mm / hour}$$

$$\frac{D_{\max}}{\text{Test duration}} = \frac{599}{4}$$

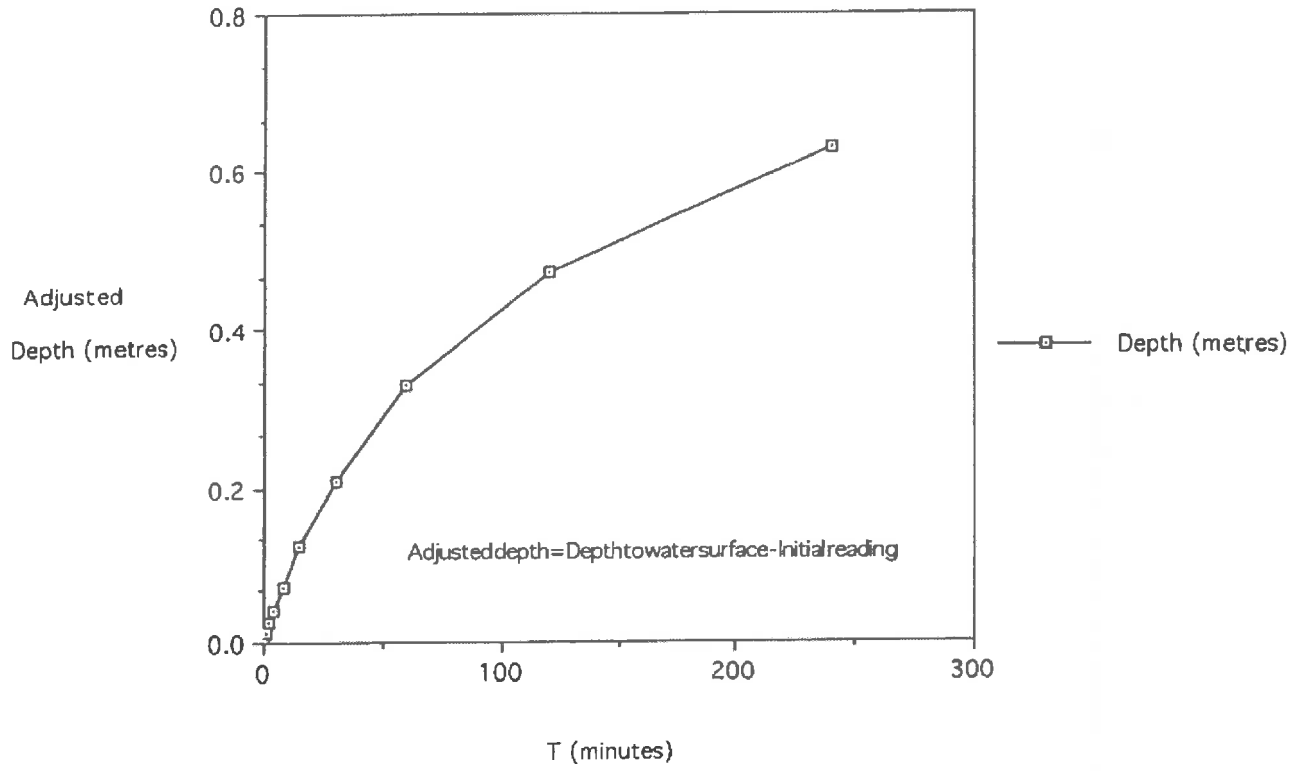
$$= 150 \text{ mm / hour}$$

Percolation Test Results  
BA & DFE Cory Subdivision  
Proposed Lot 2 - Auger Hole 1

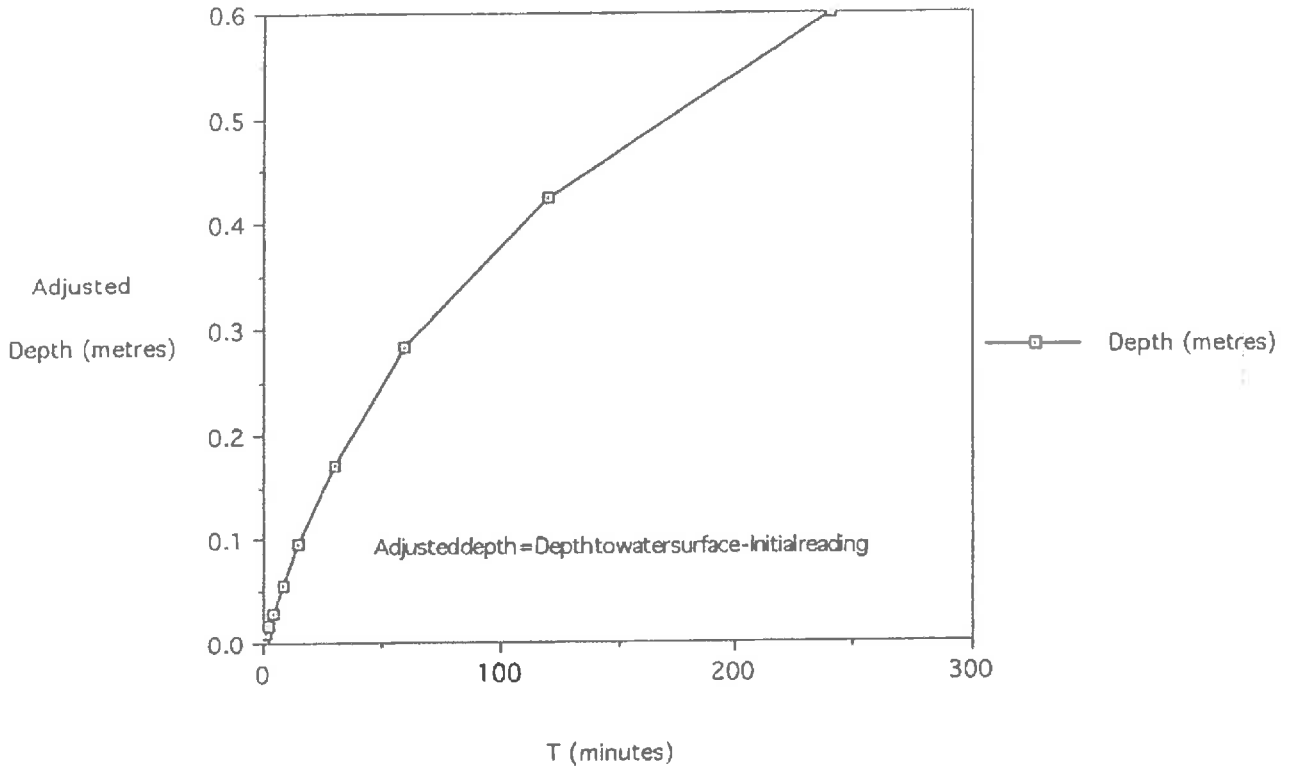




Percolation Test Results  
BA & DFE Cory Subdivision  
Proposed Lot 2 - Auger Hole 2



Percolation Test Results  
BA & DFE Cory Subdivision  
Proposed Lot 2 - Auger Hole 3



## SITE INVESTIGATION DATA - SOIL DESCRIPTION

Client: Cory Developments Ltd

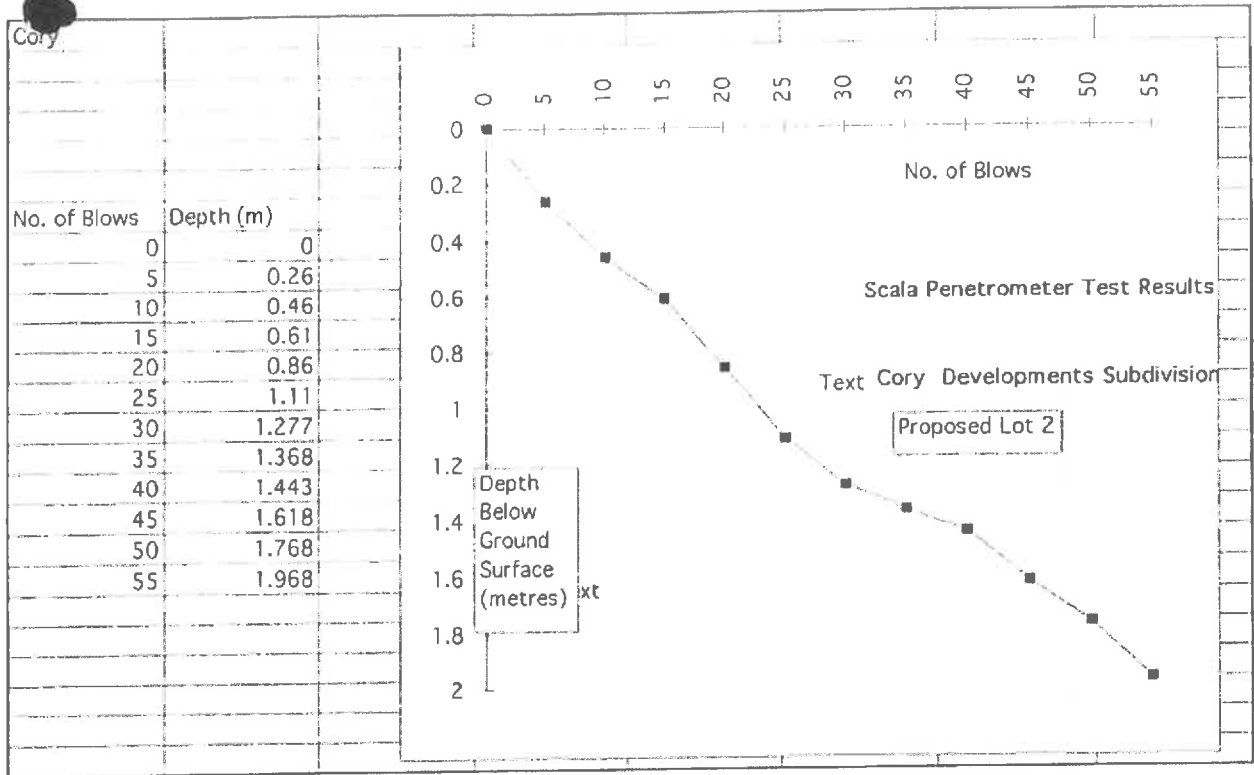
Location: Cherry Lane, Tamahere

Hand Auger No: 1 (Lot 2)

Date: 20-1-96

Water Level: Not encountered

Material	Description	Colour	Depth (metres)	Other Comments
Topsoil	Firm in place, friable in hand, many roots, indistinct boundary	Dark greyish brown 10YR 4/2	0.190 m	
Sandy Silt	Mod Firm, Tr clay  (Horotiu Sandy Loam soil)	V. pale brown 10YR 6/6	0.530 m	
Silty Sand	Loose, fine - med sand (pumiceous)  - Contains lenses of fine sandy silt	Lt grey 10 YR 6/1	3.65 m	No trace of phreatic surface.
Sand	Compact, med to coarse sand	Lt grey 10 YR 6/1	4.0 m	
Sandy Gravel	Dense, coarse pumiceous sand, gravel to 20 mm diameter.	Grey 10 YR 6/1	4.30 m EOB	



<b>Applicants</b>	- <b>Cory Developments</b>
<b>Application</b>	- To subdivide (create) 4 rural residential allotments.
<b>Location</b>	- Cherry Lane, Tamahere.
<b>Zoning</b>	- Waikato District Plan Rural residential.

---

### **Introduction**

In response to the requirement by the Waikato District Council to determine in a general manner the suitability of the site for projected development, please find attached an abridged site suitability survey. The assessment involved undertaking comprehensive oblique aerial photography, field survey and superimposing a map that indicates the constraints to potential development on site. Based on Jessen (1987), the site suitability survey produces the following type of information:-

- 1) A division of the land according to similar physical features. i.e. a set of boundaries which define map units.
- 2) Interpretations of the physical information within each map unit. Identifying the main types of constraints and the degree to which could limit the development and use of the land.
- 3) A site suitability assessment being the overall degree and dominant type(s) of physical constraint which together determine the land's capacity for residential development and sustained residential use.

## Site Suitability Classifications

The survey provides a systematic arrangement of different kinds of land according to the types and degrees of physical constraints which determine the land's capacity for residential development and sustained residential use. Five classes are used: A B C D E. The overall degree of the constraint is the least in Class A and most in Class E land. Standard short definitions of the classes are as follows:

Class A	Land with negligible, or no physical constraints to urban development and use
Class B	Land with slight physical constraints to urban development and use.
Class C	Land with moderate physical constraints to urban development and use.
Class D	Land with severe physical constraints to urban development and use.
Class E	Land with physical constraints so severe that they essentially preclude any kind of rural development.

### Major Types of Constraints

The major types of constraints to the development and sustained use of the land for urban purposes are expressed in the site suitability assessment by up to three lower case letters appended to the class. They are listed in order of decreasing importance in shaping each assessment. The addition of constraint symbols allows at a single glance an understanding of the site suitability assessment. A table outlining the range of possible constraints follows:-

e	erosion by particle movement	land subject to sheet, rill, gully, tunnel and wind erosion.
f	flooding	land subject to flooding.
m	erosion by mass movement	land subject to falls, slides flows and creep.
n	foundation inadequacy	areas with unsuitable foundation materials such as swelling/ shrinking soils, compressible soils or where subsidence is likely.

o	non significant physical constraints	used only where class A land is recorded and where no other constraints are recorded.
t	topography	land where slope steepness provides a constraint to residential land use and development (>7 degrees).
w	drainage	land where the drainage status is a problem, eg either too poorly drained or excessively drained.

**Summary of Site Suitability Survey Classes:**

- Class B      Occupies the upper surface extending from Cherry Lane to the gully edge. The class B land is very gently undulating. It forms a sub horizontal surface with no appreciable constraints to rural residential development, and negligible intensity of geotechnical investigation required. The only slight limitation observed relates to selecting the sewage effluent disposal field, which should be located along the axis of the minor ridges, and not be located in the swales.
- Class D<sub>e</sub>    Occupies areas of moderately steeply sloping land comprising sand, in association with the escarpment. It has moderately severe constraints for development, with risk of erosion and slope instability unless appropriate engineering design is carried out. This area of the site should remain in appropriate vegetative cover for soil conservation purposes.
- Class D<sub>1e</sub>    Occupies isolated pockets of steeply sloping land in association with the escarpment. It has severe constraints for development, with significant risk of erosion and slope instability. This area of the site should remain in appropriate vegetative cover for soil conservation purposes.

- Class D<sub>w</sub> Low lying and very wet. Comprises low lying areas in association with ephemeral drainage channels at the foot of the gully. Poor drainage over considerable periods of time represent severe constraints for rural residential development and this area should be avoided
- Class E<sub>1e</sub> Occupies very steeply sloping land on the gully escarpment. It has very severe constraints for development, with significant risk of erosion and slope instability. These slopes are within the 26<sup>0</sup> recession plane from the base of the gully, which the Waikato Regional Council recommends to be retained with vegetative cover.
- Class E<sub>1</sub> Principally comprises permanent wetland adjacent to the Mangaone Stream with development constraints that essentially preclude rural residential development. This area adjacent to the Mangaone Stream is comprised principally in local purpose (esplanade) reserve.

## Conclusion

The proposed allotments each have a building platform identified (denoted by a 30 metre diameter circle), which is suitable for rural residential development. These are situated so as to provide maximum separation distance between residential units, while also taking advantage of the best building sites. All proposed building platforms are sited on the upper land of site suitability class B. No earthworks will be required for any of the rural residential units. Furthermore, none of the building platforms are located on, or in close proximity to, any areas which are classified as having erosive constraints. The gully escarpment and gully floor should remain undisturbed in respect of physical development, and be retained with appropriate vegetative cover at all times for soil conservation purposes.

G. Kneebone  
Geotec Consultants.





Property Development Consultants  
Resource Management, etc.

P O Box 977, Hamilton  
Phone/Fax 0-7-839 4395 or 0-7-843 0587  
After Hours 0-7-847 8299

Consultant: G. Kneebone B Sc (Waik ) REA. B Plan (Auck), MNZPI

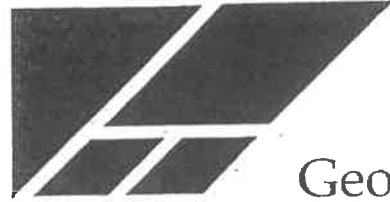
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G. Kneebone

**Geotec Consultants**



29 April 1996



**Geotec Low**

your ref: 70/96/126

Resource, Planning &  
Surveying Consultant

**The Design Engineer  
Waikato District Council  
Private Bag 544  
Ngaruawahia**

Attention: Mr. Mike Safey

20 Cricket Place  
PO Box 977  
Hamilton  
New Zealand  
Tel/Fax ++64 7 843 0587  
Mob 025 965 730

COPY

Dear Mike,  
**Ewing / Cory Subdivision - Cherry Lane Tamahere**

### **Building Platforms for Lots 3 and 7**

The building platforms for Lots 3 and 7 have been located by determining the recession plane from the toe of the embankment which forms the Managone gully complex. The top edge of the embankment was fixed by field survey and four cross sections were taken to determine clearance distances from the gully edge for building purposes. The preliminary plan of subdivision was prepared using scaled aerial photography and the interpolation of the embankment was made extremely difficult due to the amount of vegetation in the area. There are minor discrepancies between the edge of the gully shown on the preliminary plan of subdivision when compared to that fixed by field survey. A 26° angle of repose was adopted to determine a safe clearance distance from the top edge of the embankment.

For Lot 3, the safe clearance distance ranged from 9 metres to 10.5 metres. There is ample clearance to fit a 30 metre building platform on the top terrace of Lot 3.

For Lot 7, the safe clearance distance from the top edge of the embankment is 5 metres. A 30 metre building platform can be accommodated on this proposed lot.

### **Stormwater Drainage**

The low areas between Lot 7 and 8 is proposed to drain into the water table on Cherry Lane. A shallow swale will be constructed along the common boundary between Lots 7 and 8 to channel any stormwater in that direction.

Stormwater easements are proposed to protect the right to drain stormwater in this manner.

### **Filling**

There is some fill located on gully edge on the proposed Lot 3. The fill, as far as I am able to ascertain consist of sawdust and woodchips. Much of the material is decayed and partially composted.

The location of this fill would not affect the building platform on the proposed Lot 3 as it is over the gully edge. I understand Mr Kneebone has discussed this issue with you on an earlier occasion.

I trust this clarifies the matters raised and please call me should you have any further questions.

Yours sincerely,



Kewwa Low

**Resource Planner and Registered Surveyor**



# Utilities Plan

43 Cherry Lane, Tamahere  
LOT 3 DPS 79256 BLK III HAMILTON SD



# UTILITIES

**Water Supply**

- WS Pumpstation
- WS Valves
- AIR
- BUTTERFLY
- CHECKNON RETURN
- CLAYTON+PR
- FLUSHING Scour
- GATE or PEET
- SLUICE
- Other Valve
- WS Point
- Chamber
- Connection
- Dummy Node
- Meter
- Sampling Point
- Toby
- Water Treatment
- Fittings
- Flush Point
- Hydrant
- WS Line
- Mains 100
- Mains 200
- Mains 300
- Suction Duct Scour
- Aerial Main
- Service
- WS Plant

**Storm Water**

- Sw/Point
- Catchpit
- Inlet
- Manhole
- Valve
- Other
- SW Plant
- SW Pumpstation
- SW Line
- Catchpit Lead
- Gravity Main upto 200
- Gravity Main upto 300
- Gravity Main > 300
- Service
- Other
- Rising Main
- Drainage Districts

## Storm Water

**Waste Water**

- Sw/Point
- Flow Meter
- Flush Point
- Chamber
- Manhole
- WWTP Pond
- TP WW Pump Station
- Fittings
- WW Treatment Plant
- WW Valves
- Air Valve
- Check & Non Return Valve
- FLUSHING Scour
- Gate & Bypass Valve
- Sluice Valve
- Valve
- Valve - Butterfly
- Valve Chamber
- WW Pumpstation
- WW Line
- Gravity 100
- Gravity 200
- Gravity 300
- Rising Main 100
- Rising Main 200
- Rising Main 300
- Service
- Aerial main
- Other
- WW Plant

## Waste Water

**Water Supply**

- WS Pumpstation
- WS Valves
- AIR
- BUTTERFLY
- CHECKNON RETURN
- CLAYTON+PR
- FLUSHING Scour
- GATE or PEET
- SLUICE
- Other Valve
- WS Point
- Chamber
- Connection
- Dummy Node
- Meter
- Sampling Point
- Toby
- Water Treatment
- Fittings
- Flush Point
- Hydrant
- WS Line
- Mains 100
- Mains 200
- Mains 300
- Suction Duct Scour
- Aerial Main
- Service
- WS Plant

# Introduction to the PLANNING MAPS

These planning maps are part of the Waikato District Plan. The maps are referred to in the text volumes.

## Map layout

The maps are arranged to show zones and policy or other special controls important to note is the delineation between the Waikato Section and the Franklin Section as shown on Map i and Map ii. This delineation is necessary due to the different zones between the two sections and development controls such as policy and overlay areas. Various colours, shadings and lines on the maps represent these zones, policy areas and special controls. The maps also include information such as the alignment of the major electricity and gas transmission corridors and designations. See the map legend for details.

## Zones

Except for roads in the Franklin Section all land in the Waikato District is in a zone. Land uses within each zone are expected to generate a compatible range of effects and provide a similar level of amenity.

Roads in the Waikato Section appear white in the maps, as the zone shading has been left off to assist map users with orientation. Although the roads are not shaded, they are in a zone, which is the zone of the land nearest to each point of the road. Where the zone is different on each side of the road, the boundary between the zones is the centre line of the road. Unformed roads are shown with zone shading.

Roads in the Franklin Section are not in a zone and appear white in the maps. This applies to both formed and unformed roads. For activities affecting roads in the Franklin Section refer to Part 15 or seek advice from the appropriate department within Council.

With the exception of the Waikato River and some of its tributaries within the Franklin Section, lakes and rivers appear with blue shading to assist map users with orientation. Although these rivers and lakes are not given any zone shading, they are in a zone, which is the zone of the land nearest to each point of the river or lake. Where the zone is different on each side of the river or lake, the boundary between the zones is the centre of the river or lake.

Activities on the surface of rivers, lakes and other water bodies are subject to the ordinary zone rules, for example the noise rules. A person wanting to build a structure in the water, such as jetty, would also have to observe the zone building standards (regional council consents may also be required).

## Policy and Special Control Areas

These areas are mapped areas of the district where certain resource management issues are addressed in the plan, such as heritage, conservation areas, landscapes and ecological features. Some land in the district is not in any of these areas, while others may be affected by a number of these controls. If a site is in any of these areas various rules will apply to that particular activity. For example, the earthworks standards are stricter in a Landscape Policy Area.

## Information items

Some of the notations on the maps are included for information and to assist orientation of map users, and may not be referred to in the text of the plan. These items include the Te Araroa National Walkway, the landfill site and the motorsport park at Hampton Downs, marae, urupa and various retirement homes. Identification of these sites on the planning maps does not change the legal or planning status of activities on the land.

## Numbered sites

Some sites are shown on the maps with a number and symbol. These sites contain a Heritage Item, Maori Site of Significance, Notable Tree, Outstanding Natural Feature or Designation. The rules that refer to these items are included in the rules for the zone that the site is in or the relevant chapter.

The numbers refer to the text in the plan: Appendices C and F and Chapter 30 of the Waikato Section, and Part 5, Part 8, Appendix Two and the Schedule of Designations of the Franklin Section. Refer to these sections to confirm the identity of the site and to find further information.

For designations in the Waikato Section, the letter before the number identifies the requiring authority that is responsible for the designation. For example, the letter J identifies all designations of New Zealand Transport Agency. See chapter 30 for more details.

For designations in the Franklin Section, numbers run in numerical order and do not identify the requiring authority that is responsible for the designation. See Schedule of Designations for more details.

Where land is designated, the legal rights and responsibilities of the requiring authority (e.g. New Zealand Transport Agency) and the landowner are set out in the Resource Management Act.

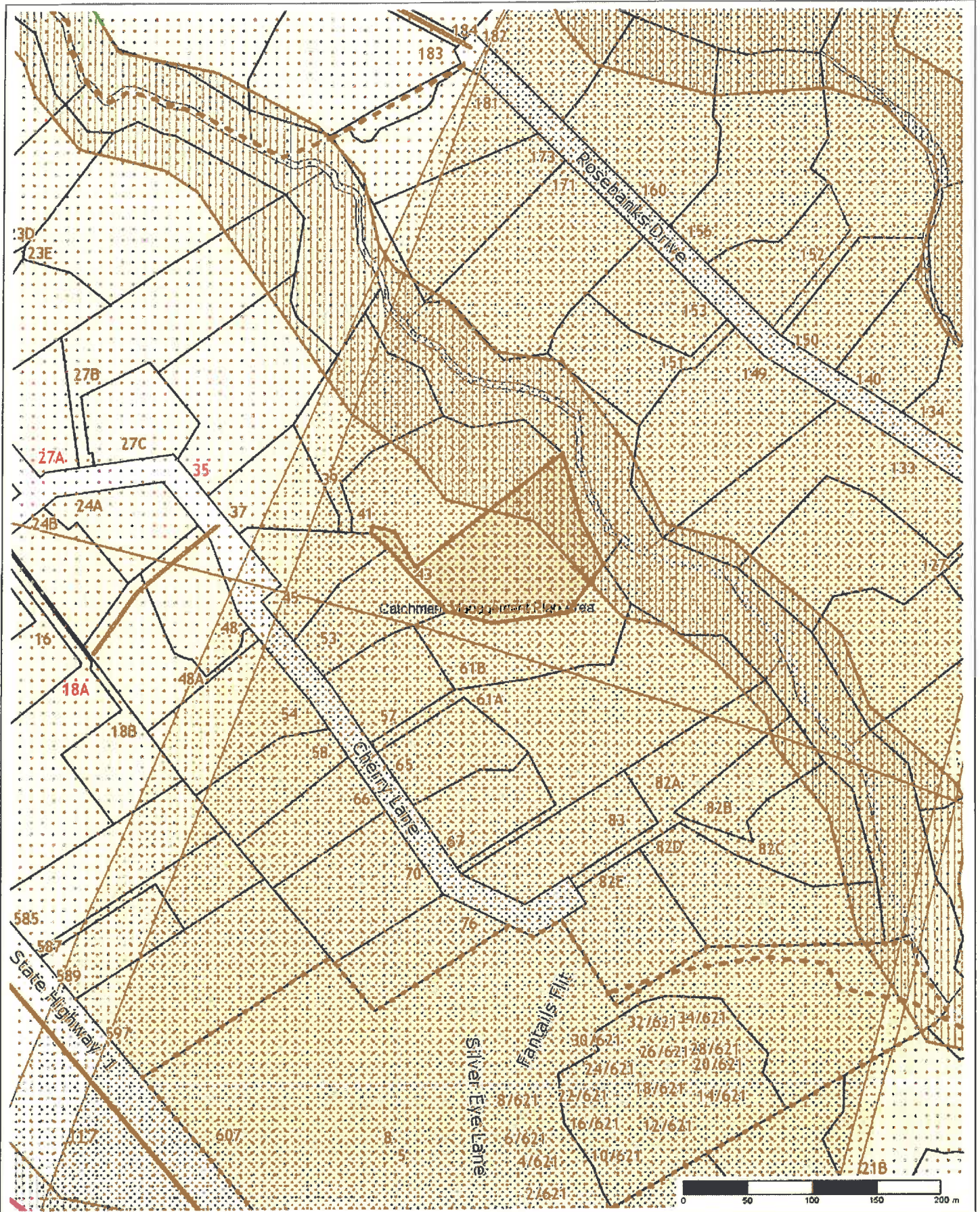
## Hazards

Hazard areas shown on the planning maps are not exhaustive. Extensive areas of the district are subject to some flood, erosion, contaminated land or subsidence hazards, but not all these areas are shown on the planning maps. The Council does not have specific knowledge of all sites within the district. Applicants for resource consent will be required to identify relevant hazards in their locality.

Selected areas in the Living Zone of Huntly have been mapped as flood risk areas because of the particular risks in those areas and the availability of a Regional Council flood management plan. Note that the maps are at a scale of either 1:5,000 or 1:10,000; this means that precise detail for each property cannot be inferred from the maps. The maps are intended only to indicate general areas within which special enquiry about flood risks needs to be made. Within the mapped flood risk areas, there will be land that is not affected by the hazard. These areas can only be identified by a site-specific survey.



# Waikato District Plan



# Legend

<b>Context</b>		Plan Section Divide
		State Highway
		Rail
		Land Parcel
		Water Body
<b>Building/Construction</b>		Reserve
		Airport Inner Noise Control Boundary
		Airport Outer Noise Control Boundary
		Airport SEL 95 Noise Control Boundary
		Background Noise Area
		High Background Noise Area
		Noise Control Boundary
		Noise Boundary Distance (m)
		Airport Obstacle Limitation Surface
		Area A and B (Pokeno)
<b>Commercial</b>		Area of Interest / Scheduled Area
		Business Centre Classification
		Housing Restriction Area
		Front Yard Control Line
		Main Frontage Control Line
		Mixed Use Policy Area
		Tamahere Commercial Area
		Town Centre
		Town Centre Overlay Area
		Verandah
		Catchment Management Plan Area
		1% Design Flood Level
		Flood Limit
		Flood Risk
	<b>Hazard Policies</b>	
		Huntly South Assessment 1
		Land Stability Policy Area
		Remediation Policy Area
		River Stability Policy Area
<b>Culture &amp; Heritage</b>		Battlefield View Shaft
		Heritage Area
		Heritage Item
		Notable Tree
		Schedule 8A
		Site of Significance
		Urupa
		Waikato River Catchment

<b>Infrastructure</b>		Designation	
		Gas Line	
		Transmission Line	
		Indicative Road Intent Important	
		Indicative Road Intent Important Local A	
		Indicative Road Intent Important Local B	
		Indicative Road Location Important Collector	
		Indicative Road Location Important Service Lane	
		National Walkway	
		Raglan Navigation Beacon	
		Segregation Strip	
		Walkway Cycleway Bridleway	
	<b>Natural Environment</b>		Coastal Marine Area
			Conservation Policy Area
			Ecological Corridor
		Environmental Enhancement Overlay Area	
		Environmental Protection Policy Area	
		Gully Area	
		Hauraki Gulf Catchment Area	
		Identified Significant Natural Feature	
		Landscape Policy Area	
		Management Area	
		Proposed Esplanade Reserve	
		Ridgeline Policy Area	
		Schedule 5A Site of Special Wildlife Interest	
		Threatened Species Serious Decline	
		Threatened Species Gradual Decline	
<b>Urban Environment</b>		Whaanga Coast Policy Area	
		Amenity Planting Requirement	
		Anticipated Dwelling Number 100	
		Concept Plan	
		Papakainga Policy Area	
		Residential Large Lot Overlay Area	
		Residential Medium Lot Overlay Area	
		Structure Plan Boundary	
		Urban Expansion Policy Area	
		Village Growth Area	

<b>Minerals/Mining</b>		Aggregate Extraction Policy Area	
		Aggregate Resource Policy Area	
		Coal Mine Policy Area	
		<b>Zones</b>	
<b>Commercial</b>		Village Business (Franklin)	
		Business (Waikato)	
		Business (Franklin)	
	<b>Open Space</b>		Forest Conservation (Franklin)
			Queen's Redoubt Heritage (Franklin)
			Recreation (Franklin)
			Wetland Conservation (Franklin)
			Recreation (Waikato)
			Heavy Industrial (Waikato)
			Industrial 2 (Franklin)
		Industrial Services (Franklin)	
		Light Industrial (Franklin)	
		Industrial Park (Waikato)	
<b>Industrial</b>		Light Industrial (Waikato)	
		Industrial (Franklin)	
		Maioiro Mining (Franklin)	
		Aggregate Extraction (Franklin)	
		Timber Processing (Franklin)	
		Pa (Waikato)	
		Residential (Franklin)	
		Living (Waikato)	
		Residential 2 (Franklin)	
		New Residential (Waikato)	
<b>Residential</b>		Living Zone Te Kauwhata Ecological (Waikato)	
		Living Zone Te Kauwhata West (Waikato)	
		Village (Franklin)	
		Rural-Residential (Franklin)	
		Country Living (Waikato)	
		Coastal (Franklin)	
		Coastal (Waikato)	
		Rural (Franklin)	
		Rural (Waikato)	
		Agriculture Production	

**Map Information**

Copyright & Disclaimer - Cartastre boundaries sourced from Land Information New Zealand under CC-BY. Graphical representations of the District Plan rules have been derived from various sources, the representations are to the best of knowledge. Exact boundaries may require further investigation, please direct enquiries to the Planning and Strategy Team, dsinclair@waikato.govt.nz

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, Ngauwahia as Nga and Raglan as Rag