

2017

Land Information Memorandum



■ **91 A Tauwhare Road, Tamahere**
LOT 5 DP 325602 BLK III HAMILTON SD

■  www.facebook.com/WaikatoDistrictCouncil ■ 0800 492 452 ■ www.waikatodistrict.govt.nz

Waikato

DISTRICT COUNCIL
Te Kaunihera o Te Kaitiaki o Waikato

In reply please quote: LIM1073/17
 If calling, please ask for: Susan Marr

Land Information Memorandum

LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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

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

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

► Property Details:

Valuation Reference:	04443/222.00
Legal Description:	LOT 5 DP 325602 BLK III HAMILTON SD
Area:	9187 square metres more or less
Property Location:	91 A Tauwhare Road TAMAHERE
Owners:	Edward Weymes, Claire Elizabeth Weymes

► Property Location:



■ Rates

Information regarding –

44A(2)

(c) information relating to any rates owing in relation to the land

► Rates & Rating Valuation:		Information regarding – 44A(2)(c) information relating to any rates owing in relation to the land
Annual rates for 2016/2017	\$2,823.64	Balance Owing: \$0.00 (Balance of 3rd instalment due 23 May 2017)
Value of Improvements	\$ 415,000.00	
Land Value	\$ 335,000.00	
Capital Value	\$ 750,000.00	
Date of Valuation	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>>

Current Rates

A copy of the current 2016/2017 rates assessment is attached. The 2016/2017 rates are based on the new valuations dated 1 July 2014, which are shown in the table above.

If this property has been connected to any additional council services since the 1 July 2016 assessment, additional charges will be added in respect of this property in the following rating year.

If you have any queries with regards to the 2016/17 rates, please contact a member of the rating team on 0800 492 452 or e-mail rates@waikato.govt.nz

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.

■ Planning

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 Obstacle Limitation Surface Policy Area
- Catchment Management Plan Policy Area
- 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.

Under the Waikato District Plan the property is in the Tamahere Structure Plan.

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

► Resource Consents:

Application No	Description	Decision
70 03 232	SUBDIVISION CONSENT - To create 5 lots	GRANTED 24 June 2003

Requisitions: No known planning requisitions to date.

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

www.waikatodc.govt.nz.

■ Building

Information regarding –

44A(2)

- (d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act);
- (e) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004;
- (ea) information notified to the territorial authority under section 124 of the Weatheright 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
J072881	Dwelling	07 November 1979	11 September 1981
J073087	Hay barn	06 March 1980	*
K029484	Swimming pool	25 November 1981	*

Requisitions: No known building requisitions to date.

* No completed date recorded on historic County records.

Please note that Council has no authority to issue Code of Compliance Certificates on Permits issued prior to the 1991 Building Act.

Pool Fencing – No record

Council records indicate that there is a Swimming Pool on the property. An inspection is required to ensure that the pool is fenced in accordance with the Building (Pools) Amendment Act 2016.

On the 1 January 2017 the New Building (Pools) Amendment Act 2016 became effective (Replacing the Fencing of Swimming Pool Act 1987). There will be mandatory inspections every 3 years of all pool fences in the district to check that compliance with the Act is being maintained. Council is responsible for ensuring all reasonable steps have been taken to make sure the pool is fenced appropriately. However it is the responsibility of the owner or person in control of the pool to insure the fence complies with the Act.

To arrange an inspection please contact Customer Delivery on 0800 492 452.

For further information please see - <http://www.mbie.govt.nz/info-services/building-construction/safety-quality/review-of-the-fencing-of-swimming-pools>

■ Water Supply

information regarding –
44A(2)

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

Council rate records indicate that the property is connected to the Southern Districts RURAL water supply and charged an annual targeted rate for domestic water 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 not connected to a community water supply. It is the property owner's responsibility to ensure suitable drinking water is supplied on-site.

The property is connected to the Southern Districts rural water supply. Council's rural water supply systems are a restricted trickle feed of 1.8m³ 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)

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**

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

Stormwater Catchment Management Area

The property is located in the Tamahere Stormwater Catchment Management Area. Surface water ponding may occur on some properties during high rainfall events, and in some cases mitigation measures may be required when developing the land. For further information please refer to Council's website www.waikatodistrict.govt.nz

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. On 1 July 2016 we introduced a pre-paid service to our refuse and recycling to help Waikato residents reduce the volume of waste they send to landfill. Less waste will save us all more in the long-run.

There are Waikato District Transfer Stations in Huntly, Te Kauwhata and Raglan.

Refuse & Recycling Service Collection day for this property is **Thursday**

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

The property is on a domestic refuse collection route. For further information please contact the Council's Community Assets Operations Manager.

■ 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



RATES ASSESSMENT
01 JULY 2016 TO 30 JUNE 2017

Edward Weymes &
Claire Elizabeth Weymes

Property Number 2007070

Rateable Value \$750,000

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

Property details for this rate assessment are as follows:

Valuation Roll No 04443/222.00 **Property Location** 91 A Tauwhare Road TAMAHERE
Capital Value \$750,000 **Improvement Value** \$415,000 **Land Value** \$335,000 **Area** 0.918700 ha
Legal Description LOT 5 DP 325602 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 Targeted Rate funding	Targeted Rate Factor	Factor Applicable	Charge per Factor	Amount
General Rate		rateable value	750,000	0.0023825	\$1,786.88
Uniform Annual General Charge (UAGC)		fixed charge		442.33	\$442.33
Southern Districts Water Supply	connected to Southern Districts supply	per metered connection		207.60	\$207.60
Tamahere Structure Plan Stormwater	availability of service to land	fixed charge		189.00	\$189.00
District Refuse	collection service available	per SUIP*		127.83	\$127.83
Tamahere Community Centre	residential and within Tamahere Community Centre area	per SUIP*		70.00	\$70.00
(All figures include GST)					
Total rates assessed					\$2,823.64
Total rates remitted					\$0.00
Total rates payable					\$2,823.64
Rates balance as at 30 June 2016					\$0.00
Balance of year's rates to be paid					\$2,823.64

Notes

- ¹ Capital Value includes land and improvements
- ² 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.

Breakdown of General Rate and Uniform Annual General Charge (UAGC) Applicable to This Rating Unit		
	General Rate \$	UAGC \$
Lifestyle	\$259.63	\$125.89
Area Offices and Other Properties	\$151.17	\$73.29
Corporate and Council Leadership	\$164.39	\$79.75
Grants and Donations	\$25.55	\$12.39
Parks and Green Spaces	\$311.45	\$151.01
Transport	\$836.62	\$0.00
Refuse	\$17.51	\$0.00
Water Management	\$20.55	\$0.00
	\$1,786.88	\$442.33

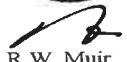
The supply of water, collection/treatment of wastewater and draining of stormwater are all essential services for the community's ongoing health and well-being, and contribute to the Healthy and Sustainable Community Outcomes. Expenditure from general rates and uniform annual general charges is for scoping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



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 103463
Land Registration District South Auckland
Date Issued 14 October 2003

Prior References

SA35B/931

Estate Fee Simple
Area 9187 square metres more or less
Legal Description Lot 5 Deposited Plan 325602

Proprietors

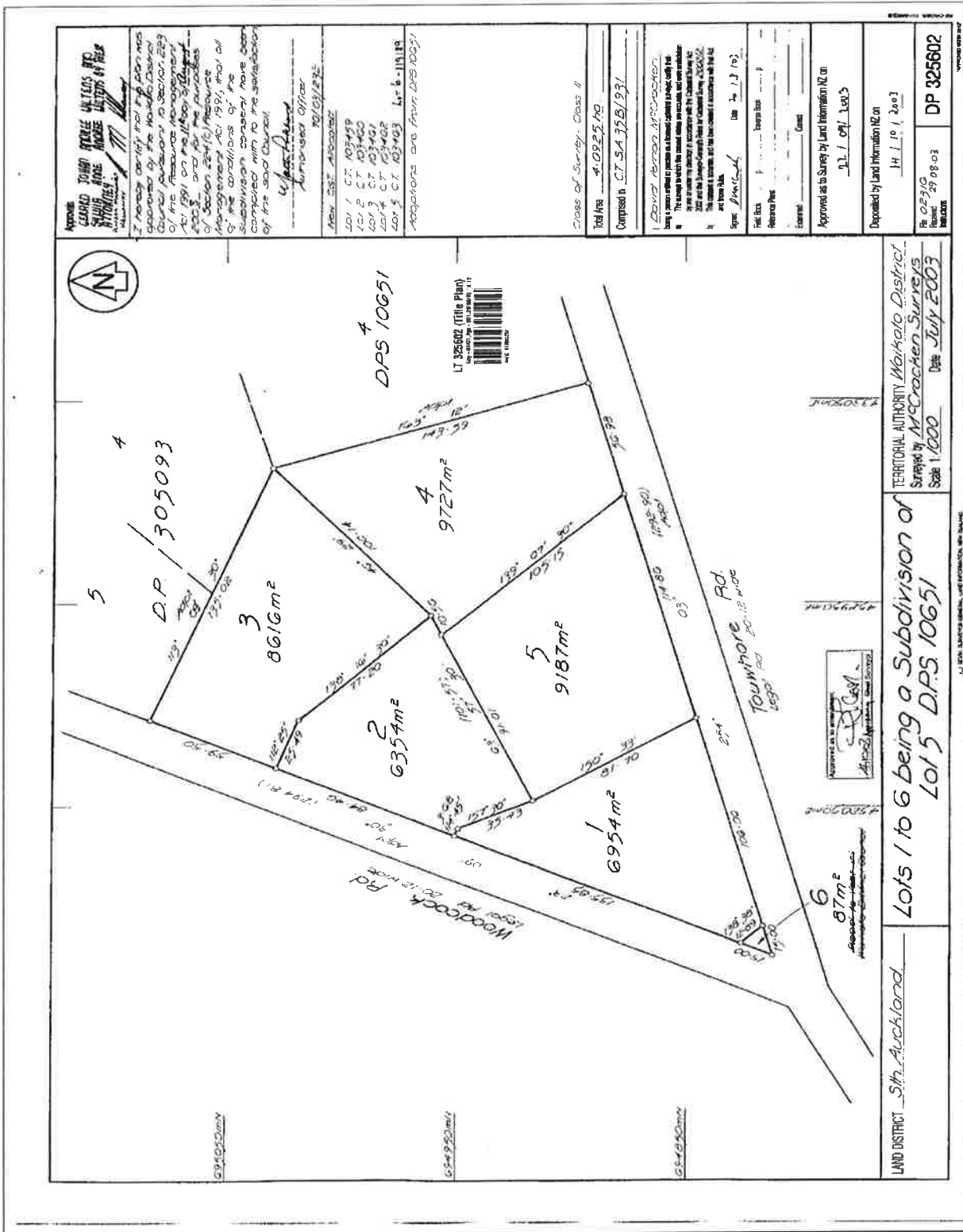
Edward Weymes as to a 1/2 share
Claire Elizabeth Weymes as to a 1/2 share

Interests

Land Covenant in Transfer H254148.1 - 26.9.1979
6087243.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 21.7.2004 at 9:00 am

Identifier

103463



70 03 232

24 June 2003

Chris Dawson

McCracken Surveys Limited
P O Box 19-182
HAMILTON
Attention Dave McCracken

Dear Mr McCracken

**APPLICATION FOR RESOURCE CONSENT: G J & S A ANDREE-WILTENS,
83 TAUWHARE ROAD, TAMAHERE**

You are advised of the following decision on your application, which has been made pursuant to a delegated authority by the Environmental Services Group Manager.

"Pursuant to sections 34(4), 105(1)(b), 105(1)(c), 108 and 220 of the Resource Management Act 1991 the Waikato District Council under delegated authority grants subdivision consent for a non complying activity under the Waikato District Plan and a discretionary activity under Plan Change 19 to create 4 additional rural residential Lots with access that does not meet the minimum separation distances or roading hierarchy requirements on a site legally described as Lot 5 DPS 10651 comprised in Certificate of Title SA35B/931, South Auckland Land Registry, subject to the following conditions:

GENERAL

- 1 The Land Transfer plan to give effect to this Resource Consent shall be generally consistent with the proposal by McCracken Surveys Limited shown on approved plan Reference 02316 submitted with application 70 03 232 and received by Council on 1 May 2003. A copy of the approved plan is attached.

ARCHAEOLOGICAL

- 2 The consent holder shall ensure that, should any human remains or archaeological items be exposed while undertaking works to give effect to conditions of this consent that works in that area will cease immediately. The Police, New Zealand Historic Places Trust, and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained.

ROADING

- 3 The existing entrance to Lot 2 shall be permanently closed to vehicular traffic. The existing entrance shall be permanently fenced and the water table reinstated across the entrance to the satisfaction of Council. The existing entrance formation in the road reserve is to be removed and replaced with topsoil and sown with grass.

- 4 Lots 1 and 2 shall be provided with combined sealed standard residential vehicle entrances located as indicated on the approved plan and constructed in accordance with Waikato District Council plan TSG-E3 to the satisfaction of Council. The width of the combined entrance shall be 12 metres. Gates shall be no closer than 11 metres to the centre of Woodcock Road and separated by 1 metre at the point where they join.
- 5 Lot 3 shall be provided with a sealed standard residential vehicle entrance located as indicated on the approved plan and constructed in accordance with Waikato District Council plan TSG-E3 to the satisfaction of Council.
- 6 The existing entrance to Lot 5 identified as located at Rural Address Property Identification Designation number 83 Tauwhare Road shall be permanently closed to vehicular traffic. The existing entrance shall be permanently fenced and the water table reinstated across the entrance to the satisfaction of Council. The existing entrance formation in the road reserve is to be removed and replaced with topsoil and sown with grass.
- 7 Lots 4 and 5 shall be provided with combined sealed standard residential vehicle entrances located as indicated on the approved plan and constructed in accordance with Waikato District Council plan TSG-E3 to the satisfaction of Council. The width of the combined entrance shall be 12 metres. Gates shall be no closer than 11 metres to the centre of Tauwhare Road and separated by 1 metre at the point where they join.
- 8 Lot 6 being a 15 metre by 15 metre corner splay is to be vested in Council as road reserve.
- 9 The surface of the sealed entrances, shall be two coat chip seal, constructed with 180/200 grade bitumen and G3 and G5 chip. The seal shall extend not less than 5 metres from the edge of the existing seal, or to the property boundary if that is more than 5 metres.

FINANCIAL CONTRIBUTIONS

Roading

- 10 That pursuant to section 108(2)(a) of the Resource Management Act 1991 a roading fee of \$17,508.00 (Seventeen Thousand Five Hundred and Eight dollars), inclusive of GST, be paid to the Council for the additional Lots. This is based on a Uniform Roding Fee of \$4,377.00 (Four Thousand Three Hundred and Seventy Seven dollars), inclusive of GST, for each additional lot. Should the Roding fee not be paid within 12 months the quantum shall be adjusted annually by the Cost Construction Index.

Water Supply

- 11 Pursuant to section 108(2)(a) of the Resource Management Act 1991 a financial contribution for trickle feed water supply of \$10,624.00 (Ten Thousand Six Hundred and Twenty Four Dollars) GST inclusive shall be paid to Council prior to the issue of the section 224(c) certificate by Council. The quantum of the financial contribution is based on \$2,656.00 (Two Thousand Six Hundred and Fifty Six Dollars) for Lots 1,2,3 and 4.
- 12 Separate water supply connections fitted with a manifold, flow restrictor and backflow preventer shall be provided to the boundary of Lots 1,2,3, and 4 to the satisfaction of Council. Such connections shall be installed by either Council staff or a Council approved contractor.

- 13 As-built plans at a scale acceptable to Council shall be provided for all connections and extensions to the public water system.

Advisory Note:

1. When Building Consents are applied for the following matters will need to be addressed in any applications:
 - (i) For some building sites a Registered Engineer may be required to confirm that ground conditions are suitable for building.
 - (ii) For some sites a suitably qualified person will be required to design a suitable effluent disposal system.

Reserve Contribution

- 14 Pursuant to Section 108 of the Resource Management Act 1991, a reserve contribution of \$4,500.00 (Four Thousand Five Hundred Dollars) inclusive of GST, shall be paid to Council in lieu of vesting land. This is based on a Fee of \$1,125.00 (One Thousand One Hundred and Twenty Five dollars), inclusive of GST, for each additional lot.

ELECTRICITY AND TELEPHONE SERVICES

- 15 The consent holder shall provide written confirmation from the appropriate utility providers that power and telephone services have been provided underground to the boundary of every lot to the satisfaction of Council.

Advisory Notes:

- a) The Waikato District Council's Area Engineer is to be contacted a minimum of two weeks prior to any works being carried out in the road reserve.
- b) An application form for water connection is attached and must be completed and returned to Council prior to the issuing of the section 224(c) certificate. Connection fees are in addition to the payment of a financial contribution.

The reasons for this decision are:

- a The potential adverse effects of the proposed subdivision will be minor and the development will not be contrary to the objectives and policies of Plan Change Nineteen relating to the Deferred Residential Zone. The application is a non-complying activity under the provisions of the Operative Waikato District Plan, Section 9 – Rural Zone. Council has given no weight to the provisions of this section in determining that this application be approved.
- b A reserve contribution is required for each lot created by subdivision upon which a dwellinghouse or dwellinghouses are authorised by this District Plan. The subdivision will result in the provision for 4 titles to be created upon which a dwellinghouse could be constructed. Therefore a reserve contribution of \$4,500.00 including GST is required.
- c A Uniform Roothing Fee is imposed for each additional lot created by subdivision. The maximum uniform roading fee per lot is \$4,377.00 as adjusted on an annual basis by the change in the Cost Construction Index, inclusive of GST. The subject subdivision will result in the creation of 4 additional lots, therefore a Roothing Contribution of \$17,508.00 inclusive of GST is required.

- d The application has been assessed against the provisions of section 36 – Land Transport. The proposal complies in all respects with the requirements of section 36 apart from the separation distance between the proposed entrances onto Woodcock Road and the other entrances along that road and Roding Hierarchy requirements for access. Council's Development Engineer has determined that the extent of non-compliance is minor.
- e The area of land around Tauwhare Road was included in Proposed Plan Change 19, Deferred Residential Zone. The initial reference lodged against Proposed Plan Change 19 by Hamilton City Council was withdrawn, which has effectively left the provisions of the Plan Change for the Tauwhare Road area beyond challenge. There are other outstanding references in respect of this Plan Change but these do not affect the provisions as they relate to the area around Tauwhare Road. Pursuant to section 19 of the Act, Council has given full weight to the provisions of Plan Change 19 as if the Plan Change were operative.
- f Pursuant to section 94 (1A) a) of the Act, this application was considered without the need for public notification as the application is for a discretionary activity where all aspects of the application are considered to comply with the provisions of Plan Change 19."

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 two 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 three 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

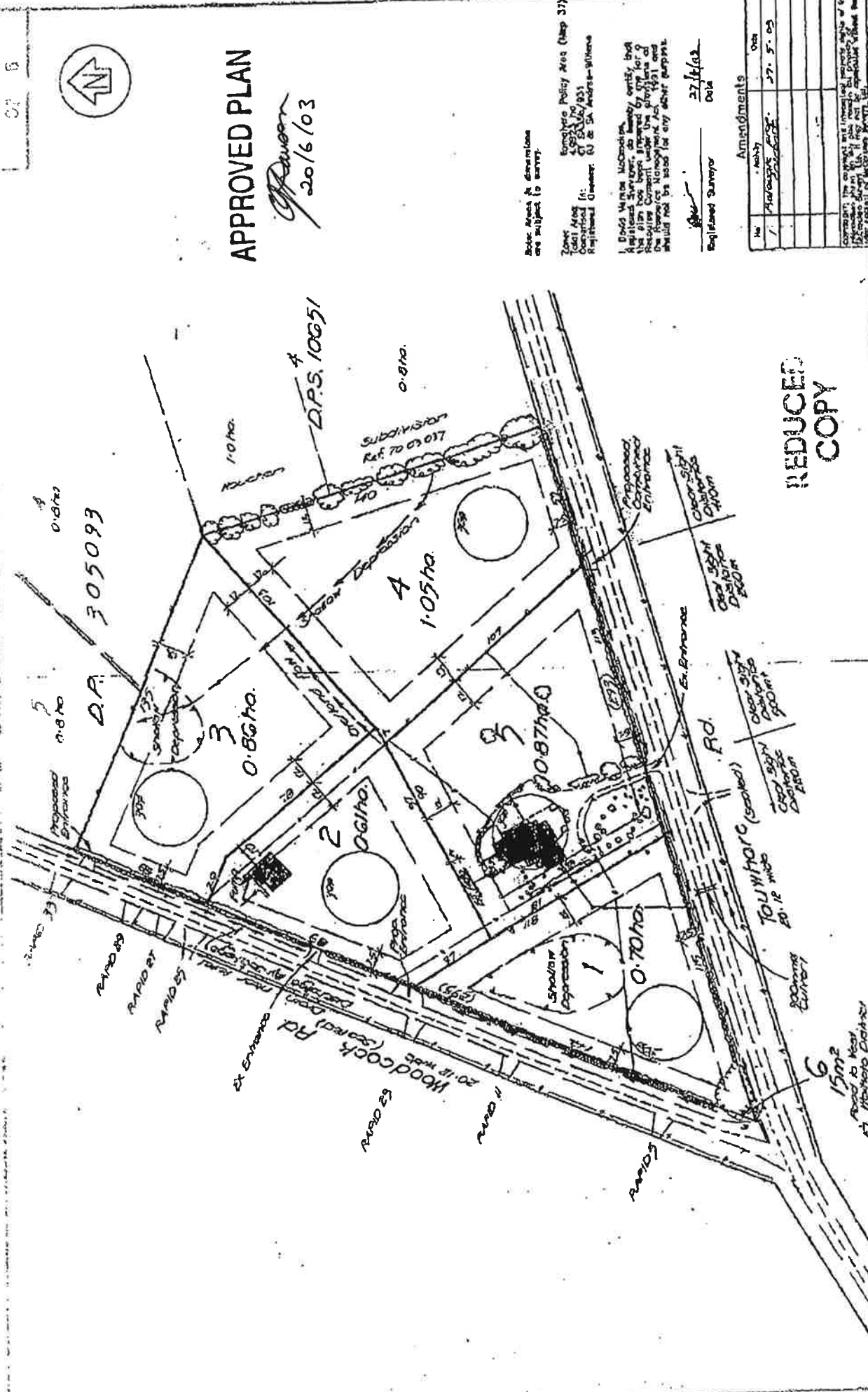
- ii The appeal must be in the form prescribed by the Resource Management (Forms) Regulations 1991/170 or to like effect. The regulations may be purchased from the Government Printing Office. The form is identified as Form '7' in the regulations.
- iii A filing fee of \$55.00 GST inclusive must accompany 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



Shelley Wood
ENVIRONMENTAL ADMINISTRATION



APPROVED PLAN

R. Rouse
 20/6/03

Books, Plans, & Diagrams are subject to survey.

Zone: Tamahere Policy Area (Map 37)
 Total Area: 5.93 ha
 Contained in: 100/03/031
 Registered Owner: G & S.A. Andrew-Wittens

I, David Vernon McCracken, Registered Surveyor, do hereby certify that this plan has been prepared by me for the purpose of a subdivision under the Land Transfer Act 1952 and that it is true and correct and should not be used for any other purpose.

27/6/03
 David Vernon McCracken
 Registered Surveyor

Amendments	
No.	Date
1	27. 5. 03

Prepared for:	G & S.A. Andrew-Wittens
Drawn by:	R. Rouse
Scale:	1:1000 A3
Date:	19/06/03
Sheet No.:	1002

REDUCED COPY

Proposed Subdivision of Lot 5 DPs 10651
 83 Tauwhare Road, Tamahere

MCCRACKEN SURVEYS LTD
 100/03/031
 Phone: (07) 3340858
 Fax: (07) 3340858
 100/03/031
 P.O. Box 31152, 100/03/031

WAIKATO COUNTY COUNCIL

Building Permit No. 1072881 Plumbing Permit No. 6387 Drainage Permit No. 6388

APPLICATION FOR BUILDING PERMIT

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

To the Engineer, Date 12.9.79

I hereby apply for permission to erect a NEW RESIDENCE

at (Road or Street) Tamahere Road Locality TAMAHERE.

for (Owner of Land) MR & MRS G. McCOLL.

Postal Address C/O MONTANA RESTAURANT VICTORIA ST. HAMILTON

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

Particulars of Land { Lot No. 5 D.P. S 10651. Parish of TAMAHERE.
Allot No. 59 Block No. S.D.

Part

Valuation No. 444/87/1 Riding Tamahere Area 4.0924 Hectares/Sq. Metres.
Area of Ground Floor 178.6 sq. m. Area other Floor (s) 45.8 sq. m. Area Outbuildings sq. m.
(Exterior measurement) Garage.

Estimated Value—INCLUSIVE OF LABOUR		PERMIT FEES—	
Building	\$ 43971:00	Building	\$ 165:00
Plumbing	\$ 2460:00	Plumbing	\$ 35:00
Drainage	\$ 1869:00	Drainage	\$ 25:00
		Levy	\$ 49:00
Total	\$ 48,300:00	Total	\$ 274:00

FEES PAYABLE—SEE REVERSE SIDE OF FORM

Purposes for which every part of building is to be used or occupied (describing separately each part intended for use RESIDENCE.

or occupation for a separate purpose)

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

Signature of Owner R. Cordiner Registered Architect Tel 80329

T.B.N Name of Builder R.D. 13 Frankton 298 848 Address

Lic. Plumber J. Hayes Plumbing Co. Address PO Box 607 Hamilton

Lic. Drainlayer J Address u

Date Issued 8 NOV 1979 SITING

APPROVED—Building Inspector 31-10-79

It is the owners responsibility to ensure that buildings are not sited in areas subject to flooding or land subsidence. The county will take no responsibility for any damage caused to buildings through

Health Inspector

Town Planning P+D J. Fleming 15-9-79 S.P.C.

14 SEP 1979

Ledger Folio 538 Date Receipt No.

By the owner/c

Per OWNER Mr & Mrs G. McColl Permit No. J 072881

Roll No. 444/87/1 (4443/222) Value of Permit \$ 48,300.00

PARTICULARS OF LAND:

Lot No. 5 DPS 10651 Type of Building Dwelling

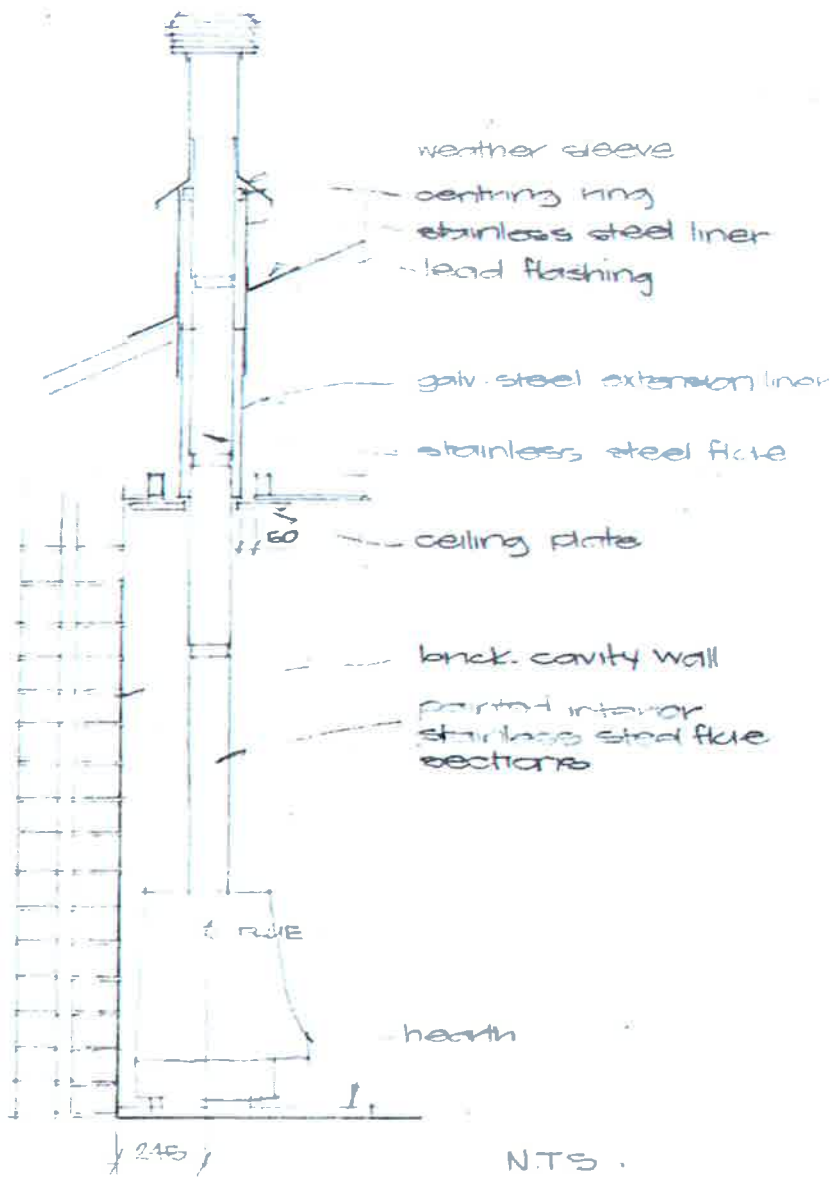
Parish Tamahere Issued 7.11.79

Riding Tamahere Completed 11 SEP 1981

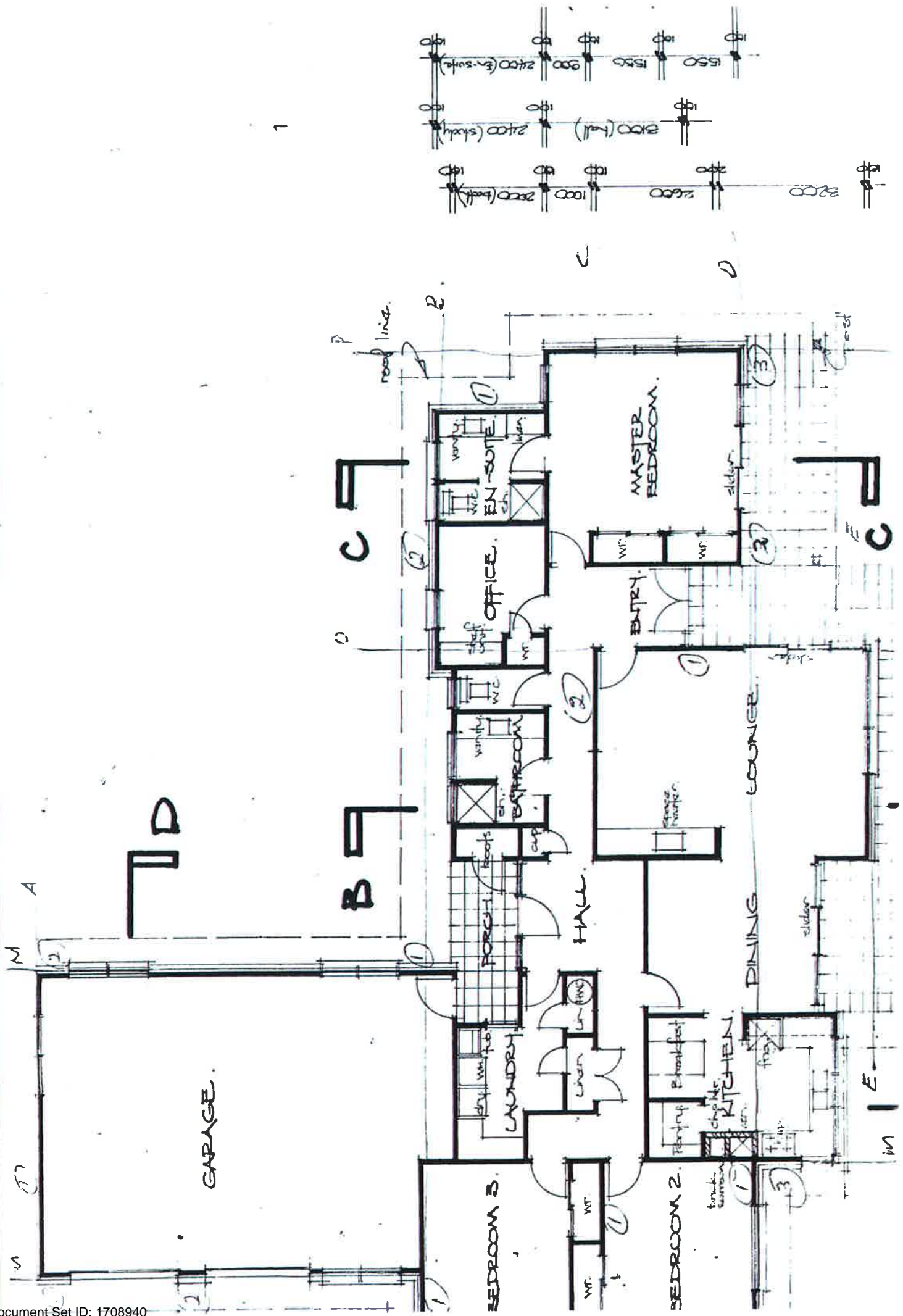
Street Tamahere Road Builder R. Cordiner

District Tamahere Address R.D. 13 Frankton

REMARKS 1. Please note that the plumbing and drainage permits



DETAIL OF FIREPLACE INSTALLATION
FOR G. MCCOLL TAMAHERE



WAIKATO COUNTY COUNCIL

DRAINAGE PLAN

PROPERTY FILE No. 444/87/1 Permit No. 6388
 Lot No. 5 D.P. No. 10657 Riding _____
 Owner: G Mc Coll Address: Tauwhare - Tamahere Road
 Type of Building: Dwelling
 Drainlayer: G.R. Riley Address: Box 647 Hamilton
 Date of Inspections: 21/3/80

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

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

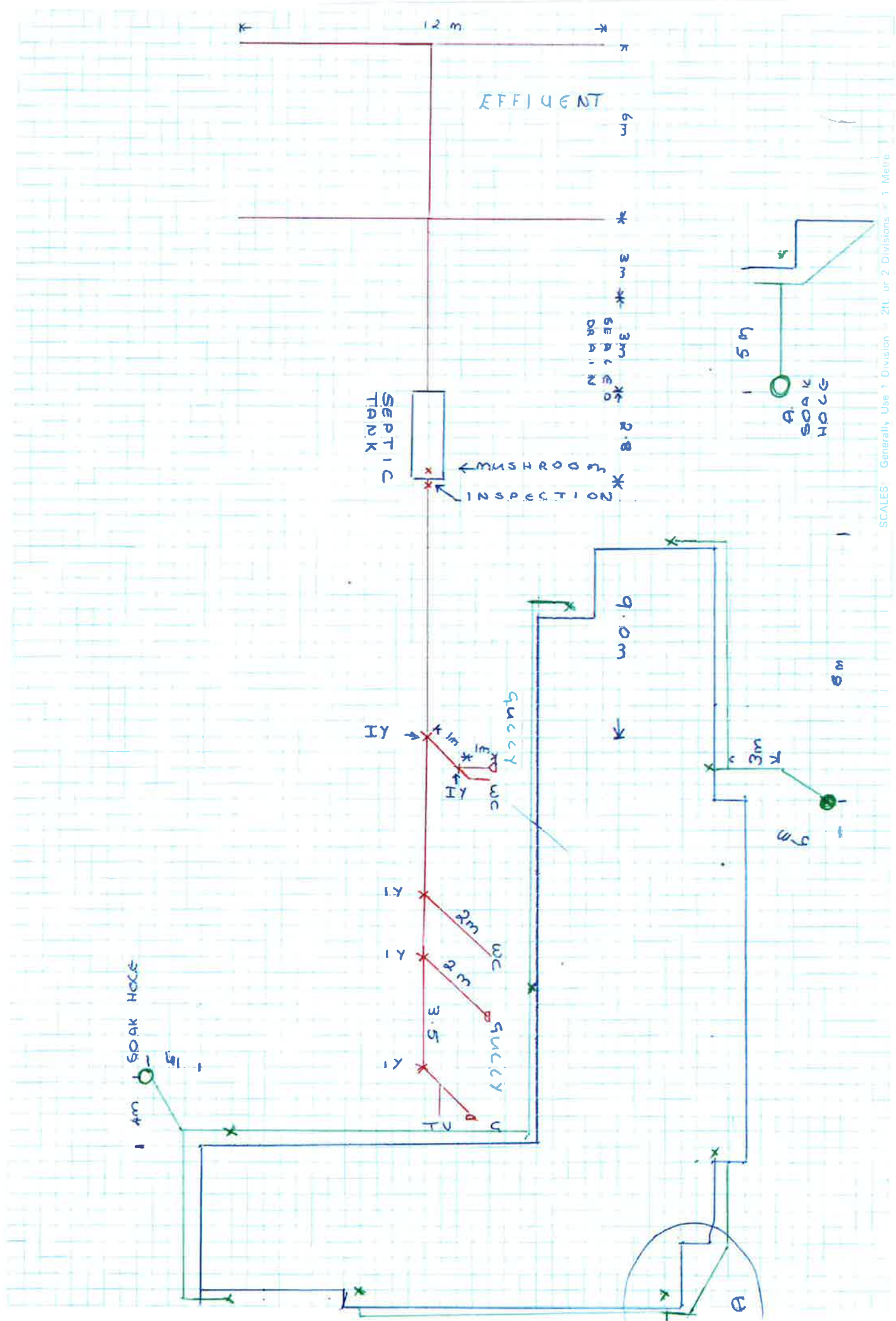
The plan shall also include: —

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

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

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

INSPECTOR'S REPORT:



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

WAIKATO COUNTY COUNCIL

Roll No. Part 444/87/1
Plumbing Permit No. 6387
Drainage Permit No. 6388

APPLICATION FOR DRAINAGE PLUMBING PERMIT

Date Issued Feb 5 38 B.P.T. 072881

To the WAIKATO COUNTY COUNCIL

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

at Corner of Woodcock and Yankere Road
(Street or Road) (District)

for Mr G. McCall of _____
(Owner) (Address)

Particulars of Land—Lot No. _____ D.P. _____ S.D. _____
Riding _____ Area of Site _____

Nature of Building(s) and Description of Work: _____
(General Description, Type, etc.)

Domestic Dwelling
Plumbing and Drainage

PERMIT FEES:

Estimated cost of Plumbing \$ 1000-00
Estimated cost of Drainage \$ 1000-00
Total: \$ _____

03979 Regd No. P.A. Preece Licensed Plumber

03979 Regd No. Dr Preece Licensed Drainlayer

Signature x J.A. Preece

Postal Address Box 647, Hamilton

Date 26-11-79

TELEPHONE NO. _____

APPLICATION APPROVED Date _____ Inspector J.R.

By cheque/cash _____

Date	Receipt No.	Amount Paid

Mr _____

for PLUMBING/DRAINAGE FEE

WAIKATO COUNTY COUNCIL
K. A. Earles, County Clerk and Treasurer.

Building Permit No. J 073087 Plumbing Permit No. n/a Drainage Permit No. n/a

APPLICATION FOR BUILDING PERMIT

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

To The Engineer,

I hereby apply for permission to erect a HAY BARN ^{ROSSWOOD ROAD 996-1-2} at (Road or Street) WOODCOCK TAMAHERE RD Locality Tamahere for (Owner of Land) MR McColl Postal Address 131 VICTORIA ST HAMILTON Phone 83459

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

Particulars of Land { Lot No. 5 D.P. 810651 Parish of Tamahere Allot No. J 073087/1 Block No. _____ S.D. _____

Valuation No. 444/87/1 Riding Tamahere Area 10 Acres Hectares/Sq. Metres. Area of Ground Floor (Exterior measurement) _____ sq. m. Area other Floor (s) _____ sq. m. Area Outbuildings _____ sq. m.

Estimated Value—INCLUSIVE OF LABOUR		PERMIT FEES—	
Building	\$ <u>2662.00</u>	Building	\$ <u>20.00</u>
Plumbing	\$ _____	Plumbing	\$ _____
Drainage	\$ _____	Drainage	\$ _____
		Levy	\$ _____
Total	\$ <u>2662.00</u>	Total	\$ <u>20.00</u>

FEES PAYABLE—SEE REVERSE SIDE OF FORM

Purposes for which every part of building is to be used or occupied (describing separately each part intended for use HAY BARN Implementing shed or occupation for a separate purpose) _____

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

Signature of Owner [Signature] Name of Builder Roswood Implements Ltd Address Shakespeare Dr, Cambridge Lic. Plumber _____ Address _____ Lic. Drainlayer _____ Address P.O Box 254

Date Issued **6 MAR 1980**

APPROVED—Building Inspector [Signature] **SITING** is the owners responsibility to ensure

that buildings are not sited in areas subject to flooding or land subsidence.

15 MAR 1980 Health Inspector _____ Town Planning _____

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

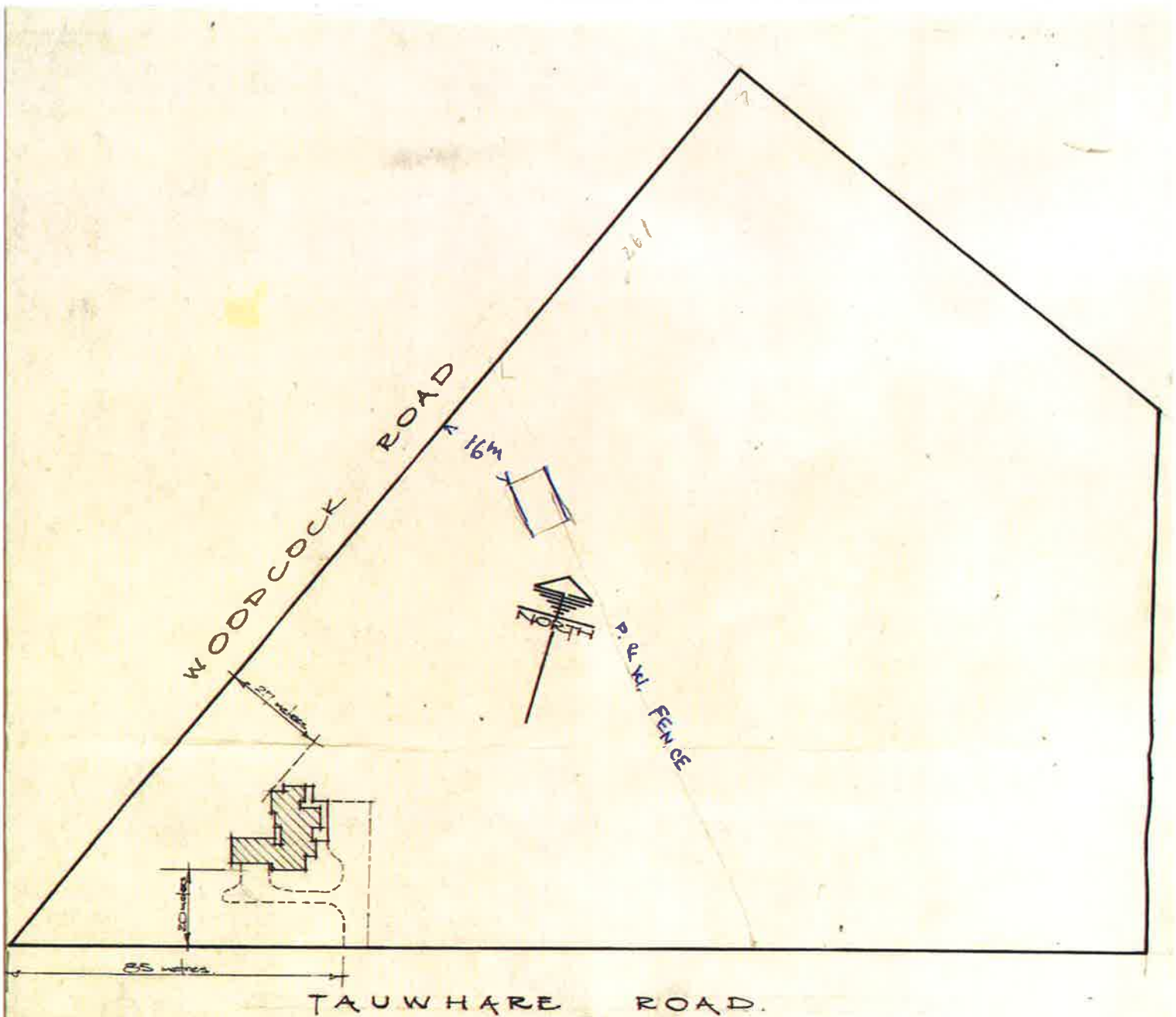
Ledger Folio 876

Date _____ Receipt No. _____

By Mr McColl Permit No. J 073087
 P Roll No. (4443/222) Lot No. 5 D.P.S. 10651
 Type of Building HAY barn Value of Permit \$ 2,662.00
 Road Woodcock Tamahere Road Issued 6.3.80
 Builder Roswood Implements Ltd Address Cambridge

INSPECTION DATES:					
STARTED	FOUND	FRAME	PRELININGS	OCCUPIED	COMPLETED
NOTICE DATES:					

CONDITIONS: _____



SITE PLAN.

Drawing #	
B/1574.	
Drawn by:	Scale:
<i>[Signature]</i>	1:100

WAIKATO COUNTY COUNCIL

Building Permit No. K 029484 Plumbing Permit No. Ma Drainage Permit No. Ma

APPLICATION FOR BUILDING PERMIT

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

The Engineer, Date 13/11/81

I hereby apply for permission to erect a Private Mayfair Swimming Pool
(Road or Street) Tamahere Rd Locality Tamahere

Owner of Land MR + MRS G McCOLL

Postal Address Tamahere Road, Tamahere Phone 64956

According to locality plan and detailed plans, elevation, cross-sections, and specifications of building deposited herewith in duplicate.

Particulars of Land { Lot No. 5 D.S. 10651 Parish of _____
Allot No. _____ Block No. _____ S.D. _____

Location No. HWH/84/11 Riding Tamahere Area 4.0925 Hectares/Sq. Metres.

Area of Ground Floor 40.5 sq. m. Area other Floor (s) _____ sq. m. Area Outbuildings _____ sq. m.
(Exterior measurement) Pool Dimensions 9m x 4.5m x 1.0m to 1.3m

Estimated Value—INCLUSIVE OF LABOUR		PERMIT FEES	
Building	\$ <u>4200.00</u>	Building	\$ <u>30.00</u>
Plumbing	\$ <u>130.00</u>	Plumbing	\$ _____
Drainage	\$ _____	Drainage	\$ _____
		Levy	\$ <u>5.00</u>
Total	\$ <u>4350.00</u>	Total	\$ <u>35.00</u>

FEES PAYABLE—SEE REVERSE SIDE OF FORM

Purposes for which every part of building is to be used or occupied (describing separately each part intended for use Private Swimming Pool occupation for a separate purpose)

Nature of ground on which building is to be placed and of the subjacent strata sandy loams (level)

Signature of Owner Graham McColl, Per the strata

Name of Builder Barry Smith Address 177 Cambridge Rd, Hamilton

Name of Plumber N/A Address _____

Name of Drainlayer N/A Address _____

Permit Issued 25 NOV 1981 S. Ford ad/4/81 **MAYFAIR POOLS**
PROVED—Building Inspector S. Ford ad/4/81 Phone 64-956

Health Inspector _____

Town Planning S. Ford 17/11/81

Order Folio 2228 Date _____ Receipt No. _____ Amount Paid _____

Payment by cheque/cash _____

24 XI 81 8249 000.035.00

TREASURER



Waikato County Council

1 CLYDE ST. — HAMILTON EAST, NEW ZEALAND
PRIVATE BAG, HAMILTON — PHONE 63-199

G. B. BURTON,
B.E., B.Sc., F.N.Z.I.E.
County Manager

Your Ref. 2228
Our Ref. Folio:
If calling please contact
Mr Ford

20 November 1981

Mr B. Smith,
177 Cambridge Road,
HAMILTON.

XXXXXXX

Dear Sirs/Madam,

I am pleased to advise your application for a Building Permit to
erect Mayfair Swimming Pool
..... G. McCall for
..... has now been approved
subject to any special conditions noted below. A Building Permit will
be issued upon receipt of the fees payable to the Waikato County Council,
amounting to \$

PLEASE PRESENT THIS NOTICE WHEN PAYING FEES

In accordance with N.Z.S.S. 1900 Chapter 2, Clause 2.1 and 2.1.2, no
work shall commence before the Permit is received.

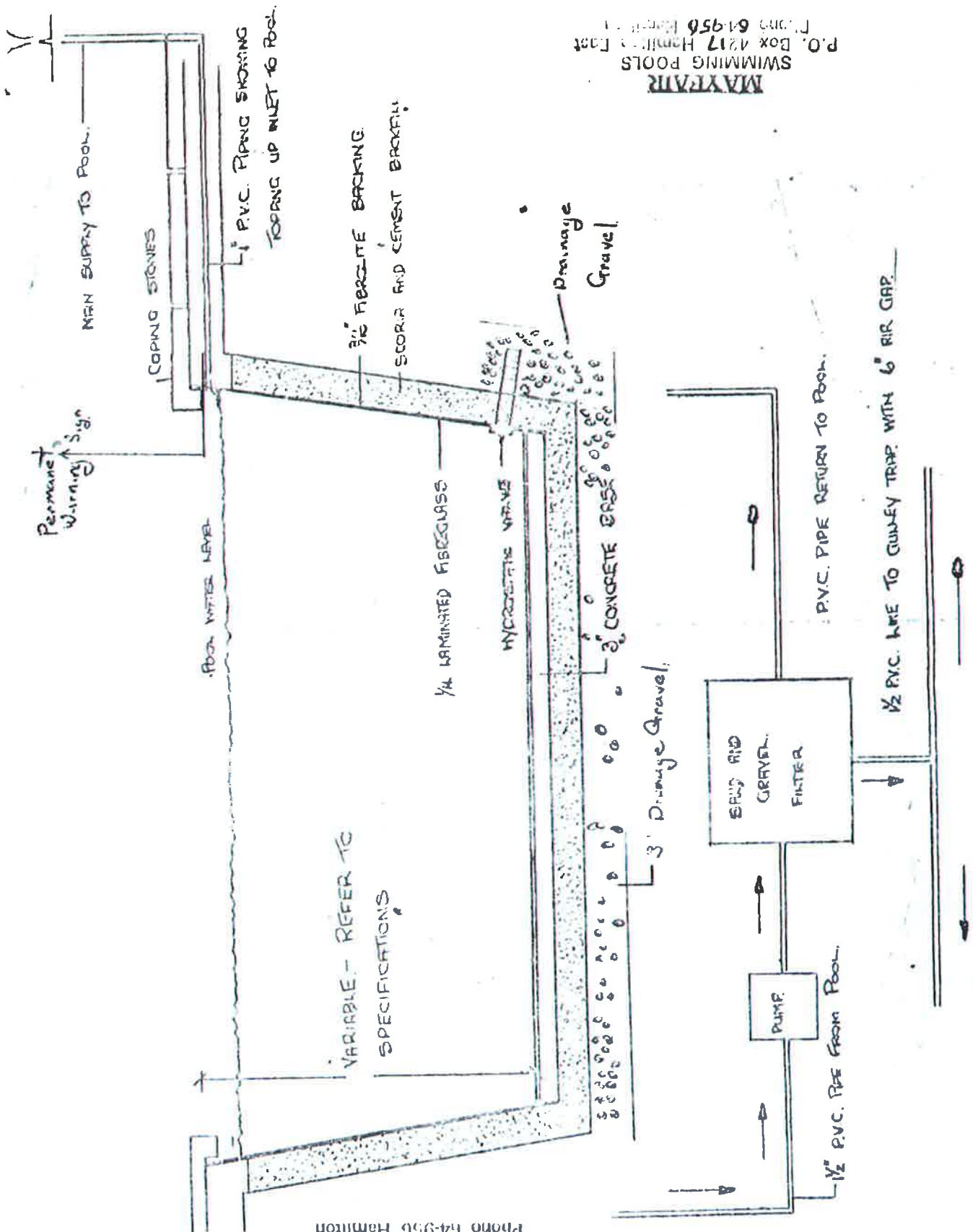
Yours faithfully,

G.B. Burton
COUNTY MANAGER

A.C. Ford
COUNTY BUILDING INSPECTOR

CONDITIONS

1. A minimum of 150 mm "air gap" to be provided on filling line.
2. Backwash waters from filter to be directed to an approved foulwater drainage system.
3. Discharge of pool contents to approval of Waikato County Council.
(Written approval must be gained prior to emptying pool, if contents cannot be satisfactorily disposed of on the lot in which the pool is situated.)



MAYFAIR
 SWIMMING POOLS
 P.O. Box 4217 Hamilton East
 Phone 64-956

MAYFAIR
 SWIMMING POOLS
 P.O. Box 4217 Hamilton East
 Phone 64-956 Hamilton

MAYFAIR POOLS LTD.

<p>CALCULATION SHEET Site PLAN.</p>	<p>JOB NAME: <i>Mr & Mrs McCall</i></p> <p>SECTION: <i>Tauwhare Rd Tomohere</i></p> <p>JOB No. <i>3364</i></p> <p>DATE: <i>12/11/91</i></p>	<p>DESIGNED: <i>BOS</i></p> <p>CHECKED:</p>	<p>PAGE No</p>
--	---	---	----------------

MAYFAIR POOLS
Phone 64-956

Existing House

Proposed Mayfair Pool: 9.45m x 4.5m

1m x 0.1.3m Depth

3m

Existing Fence

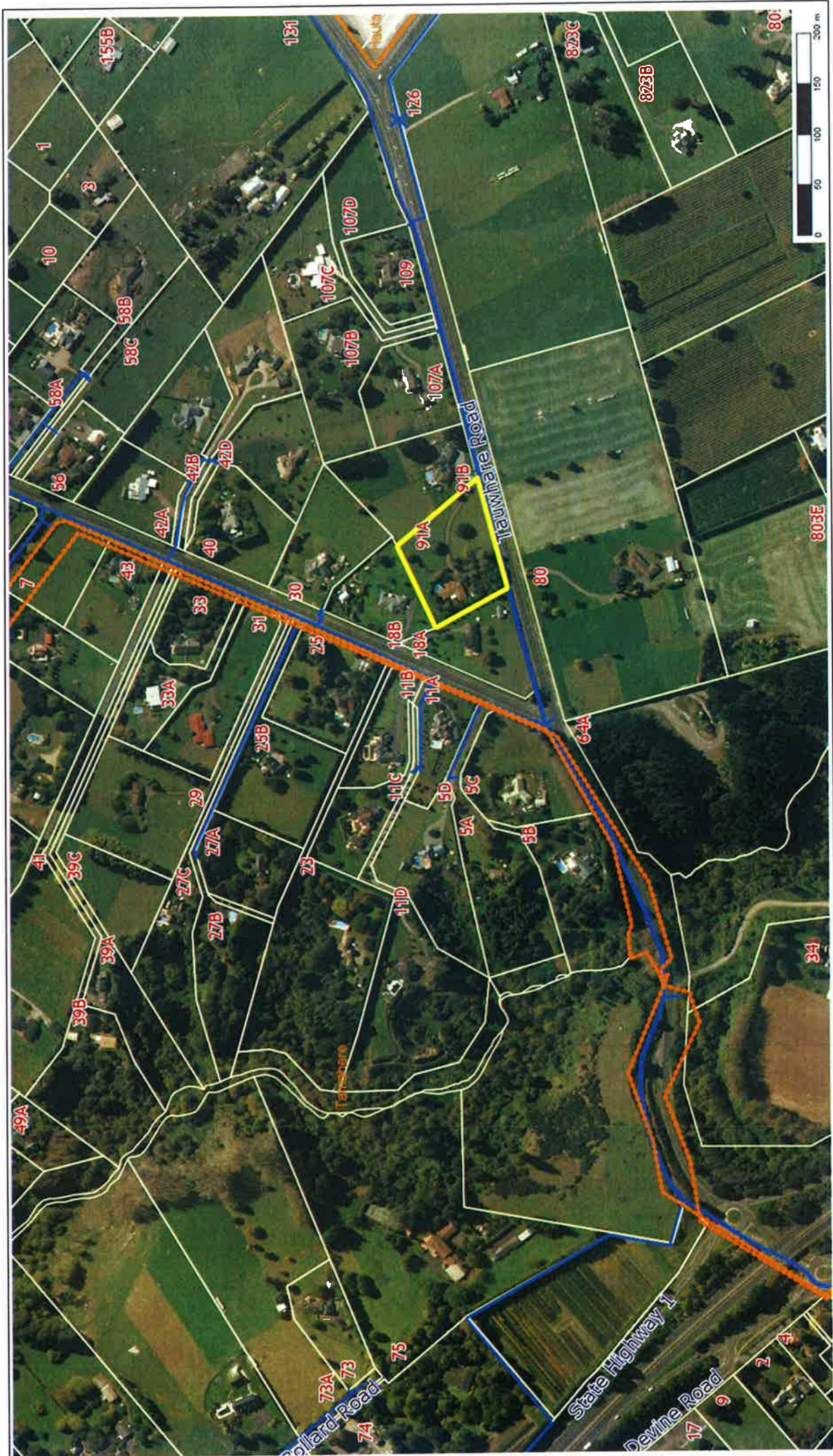
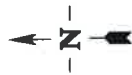
North

ALL DRAINAGE WHICH WOULD OTHERWISE BE BUILT OVER MUST BE RELOCATED.



Utilities Plan

91 A Tauwhare Road, Tamahere
LOT 5 DP 325602 BLK III HAMILTON SD



UTILITIES

Storm Water

- Storm Water
- SWPoint
- 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 District Boundary

Storm Water

Waste Water

- Waste Water
- WW 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

- 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

Water Supply

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, Māori 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.

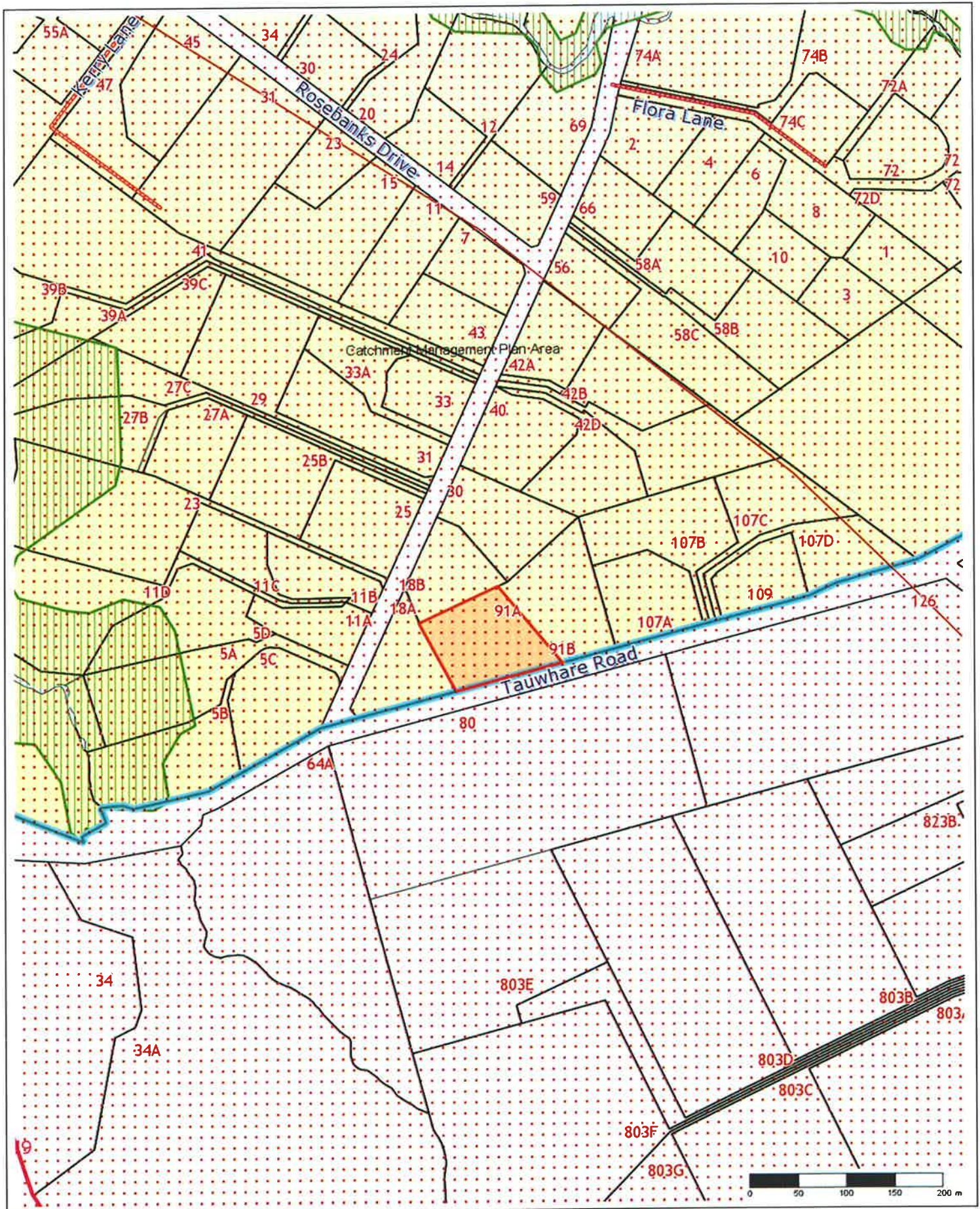
Hazards

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



SCALE 1:5218

Cadastre sourced from Land Information
New Zealand under CC-BY.
Copyright © Waikato District Council

Projection: New Zealand Transverse Mercator
Datum: New Zealand Geodetic Datum 2000

Print Date: 10/04/2017

A4

Legend



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

Copyright & Disclaimer - Cadastre 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, districtplan@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, Ngaruawahia as Nga and Raglan as Rag