

**Before a Hearings Panel for the Waipa Plan Change
17 Hautapu Industrial Zones**

In the matter of the Resource Management Act 1991 (RMA)

And

In the matter of Waipa Plan change 17 Hautapu Industrial Zones

**STATEMENT OF EVIDENCE (PLANNING) OF CHRISTINA WALKER ON BEHALF OF
MARIA BARRIE**

Dated: 13 MARCH 2023

1 INTRODUCTION

- 1.1 My full name is Christina Jean Walker.
- 1.2 My evidence is given on behalf of Maria Barrie, owner and occupier of 345 Peake Road, Cambridge, in relation to Plan Change 17 – Hautapu Industrial Area (PC17).
- 1.3 My evidence relates to planning matters and focuses on the inclusion of Area 6 within PC17.

2 QUALIFICATIONS AND EXPERIENCE

- 2.1 I am a Principal Planning and Policy Consultant and the Hamilton Manager at 4Sight Consulting, based in Hamilton. I am a full member of the New Zealand Planning Institute of New Zealand. My qualifications include a Bachelor of Applied Science – Environment Major (completed 2012) and a Postgraduate Diploma in Planning (completed 2015 at Massey University).
- 2.2 I have over ten years' planning experience in Local Government and Consultancy roles. During my career, I have been involved in the preparation of both section 42A reports and evidence for a wide range of projects, including plan changes. I have also been involved in mediation at the Environment Court.

3 CODE OF CONDUCT

- 3.1 While this is not an Environment Court hearing, I have read the Code of Conduct for Expert Witnesses, outlined in the Environment Court's Practice Note (2014) (Code) and have complied with it in preparing this evidence. I also agree to follow the Code when presenting evidence to the Hearing Panel. I confirm that the issues addressed in this brief of evidence are within my area of expertise, except where I state that I rely upon the evidence of other expert witnesses. I also confirm that I have not omitted to consider material facts known to me that might alter or detract from my opinions.

4 DOCUMENTS REVIEWED

- 4.1 In preparing this evidence I have reviewed the s42A report and the tracked change version of PC17, prepared by Neda Bolouri for Waipa District Council (Council). I have read the submissions and further submissions made on behalf of Maria Barrie, prepared by Gavin McCullagh, Principal Planner, 4Sight Consulting and I am familiar with concerns raised by the submitter regarding PC17. I have visited the site of the proposed rezoning. To assist the Hearings Panel I have attached, at Appendix A, a table with the submission and further submissions of Maria Barrie and the corresponding s42A recommendations, highlighting her position on those recommendations. Attached at Appendix B are various maps that may be of use to the Hearings Panel. I have also considered other material including:
 - (a) Section 32 Evaluation Report: Waipa Plan Change 17 Hautapu Industrial Zones
 - (b) Future Proof Strategy 2022

- (c) Kama Trust Future Proof submission to the review of the Future Proof Strategy
- (d) Submissions and further submissions relating to PC17
- (e) Business Development Capacity Assessment 2021, Market Economics 2021
- (f) Section 32 Report, National Policy Statement for Highly Productive Land

5 MARIA BARRIE'S INTERESTS

- 5.1 Ms Barrie lives at 345 Peake Road, Cambridge immediately opposite the area identified as Area 6 in PC17. She has lived there since August 2009, surrounded by and enjoying the rural environment and associated rural activities.
- 5.2 Ms Barrie's interests in PC17 focus on her opposition to the rezoning of Area 6 and retaining the amenity she currently experiences at her home.
- 5.3 Submissions and further submissions on PC17 have been lodged on Ms Barrie's behalf.

6 SCOPE OF EVIDENCE

- 6.1 I have been asked to prepare evidence in relation to the Ms Barrie's interests in PC17. Maria Barrie has no objection to matters relating to the area known as C9 and as such, my evidence solely addresses the proposed rezoning of Area 6.
- 6.2 PC17 proposes rezoning Area 6 (comprising LOT 2 DP 500427, LOT 2 DPS 67103 LOT 1 DP 420007, LOT 1 DP 500427, LOT 1 DP 310233, LOT 2 DP 546845, LOT 1 DP 546845 and a portion of LOT 1 DP 532855), a land area of approximately 20.34 ha.
- 6.3 In the Waipa District Plan 2016 (the District Plan), Area 6 is currently zoned Rural (Appendix B: Map 22) and is outside the Urban Limits for Cambridge.
- 6.4 In consideration of this matter, my evidence addresses the following:
 - (a) Assessment of Environmental Effects
 - i Amenity
 - ii Rural Character
 - (b) Highly Productive Land
 - (c) The Waikato Regional Policy Statement
 - (d) Section 32 and National Policy Statement for Urban Development
 - (e) Alternative Relief Sought

(f) Part 2 of the Act

7 ASSESSMENT OF ENVIRONMENTAL EFFECTS

7.1 Maria Barrie has lived at 345 Peake Road since August 2009. The proposed rezoning will potentially place her within 45 metres of industrial activities (road width plus setbacks), compared to the current utilisation of the land for horticulture. This will represent a significant adverse change in the amenity and character of the area in which Ms Barrie resides. Accordingly, the following paragraphs will address the adverse amenity and character affects anticipated as a result of the proposal.

Amenity

7.2 Amenity values are defined in the Resource Management Act 1991 as being:

Those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

7.3 The rezoning of land from Rural to Industrial is highly likely to result in a change of amenity for Ms Barrie, particularly insofar as it relates to:

(a) Visual amenity

(b) Noise

7.4 In regard to visual amenity, I note that Ms Barrie's home currently has a relatively open frontage to Peake Road and a view of a large solid evergreen hedge around the existing rural activities. The Appendix S5 - Hautapu Industrial Structure Plan, Urban Design and Landscape Guidelines show plantings and species that are unlikely to provide similar screening. There will clearly be far less vegetation on the Peake Road frontage than there currently is.

7.5 In regard to noise, I note that while noise limits can be enforced by plan provisions, the noise characteristics associated with an industrial zone differ significantly compared to the noise characteristics associated with a rural zone. For instance, while there may be machinery associated with both rural and industrial activities, the types of machinery and the nature, duration and frequency of the noise they generate is likely to be significantly different.

7.6 It is therefore apparent that there will be a loss of amenity associated with the rezoning of Area 6 that can not be avoided and is unlikely to be sufficiently mitigated to an acceptable level.

Rural Character

7.6 The District Plan is quite specific about the values of rural character, including a list of elements that define rural character. Section 4.1.12 outlines in detail the elements that make up rural

character in the context of the Waipa District. Industrial development in Area 6 will diminish those elements in the following ways:

- (a) Areas of vegetation (in a natural state or managed, indigenous and/or exotic), such as pasture used for grazing stock and crops will likely be replaced by hard surfaces and built form;
- (b) Low density widely spaced built form, with dwellings and farm buildings dispersed in the wider landscape, will be replaced by large industrial type buildings; and
- (c) The predominance of production or rural land uses will be replaced with a predominance of industrial activities.

7.7 Accordingly, it is clear that rural character will be adversely impacted by PC17 and I do not consider that the mitigation measures proposed in the Hautapu structure plan are sufficient to maintain amenity or rural character on adjacent land.

7.8 Specifically, the Section 42A Report¹, states that *“The Landscape Buffer Planting selection includes a mix of deciduous and evergreen trees (these do not drop their leaves during winter/autumn) which are the species meant to provide a level of buffer between the Industrial Zone and the Rural Zone. This, coupled with the earth mounding and 5m landscaping at the perimeter, in addition to the 15m building setback and the landscaping requirements in Appendix S5.7, will create visual variations to the streetscape that will help mitigate the loss of rural amenity and create a visually attractive built form streetscape. No further mitigations relating to visual amenity are proposed.”*

7.9 This response substitutes *“a visually attractive built form streetscape”* for rural character, the characteristics of which are, as noted above, articulated in the District Plan. This is not an equal exchange and, in my opinion, is not an adequate mitigation of the loss of rural character.

7.10 Overall, the proposal will result in a loss of amenity and rural character that is not acceptable to Ms Barrie.

¹ Section 6.1.16

8 HIGHLY PRODUCTIVE LAND

8.1 The National Policy Statement for Highly Productive Land (**NPS-HPL**) was published on 20 September 2022 and came into force (commenced) on 17 October 2022. PC17 was notified on 30 September 2022, after the NPS-HPL was published but before it commenced.

8.2 As PC17 was notified prior to the commencement of the NPS-HPL, Area 6 is not caught by the transitional definition of ‘highly productive land’ under the NPS-HPL. Nonetheless, the site does comprise of highly productive soils² and I consider that the framework provided by the NPS-HPL is a useful decision-making tool that should be utilised by the Hearing Panel as part of considering whether industrial zoning of Area 6 is the best use of the land, whether it is actually necessary to provide more industrial land and whether other alternatives are more appropriate.

8.3 In particular, clause 3.6 of the NPS-HPL sets out the discrete circumstances where urban rezoning of highly productive land may be appropriate, which are:

(a) the urban rezoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Policy Statement on Urban Development 2020; and

(b) there are no other reasonably practicable and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and

(c) the environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.

8.4 In considering the above, I note that the section 32 evaluation report does not provide clear evidence of the need for Area 6 to be rezoned in order to provide sufficient development capacity, beyond making reference to the following: *“the high-level information presented within the Kama Trust Future Proof submission and additional research undertaken to further support these findings”*³. The evidence attached to the Kama Trust Future Proof submission included a Conceptual Master Plan, Three Waters Assessment, Geotechnical Assessment, Preliminary Ecological Assessment and Traffic Assessment. To the best of my knowledge, the ‘additional research’ noted above has not been referenced, explained, or made available and does not include any market analysis.

8.5 An expert market analysis prepared by Market Economics in 2021 for the Future Proof Partners includes an update on the availability and demand for industrial land within Waipa. It clearly identifies that *“In total the amount of land provided exceeds demand over the long term [30*

² LUC 1 Soils – LRIS Portal, Landscape Research

³ Page 34

years] (231ha provided compared with 108ha demanded).”⁴ Noting that this study did not include any consideration of Area 6.

8.6 The report also states “Although development timeframes are unavailable for Waipā District, the district has enough capacity for all development types based on current vacancy information. Long term demand is expected to require 59% of retail land, 47% of industrial land, and 10% of commercial land.”⁵ This is shown in detail in the accompanying Figure 0.6 - Future Proof Partners Business Land Sufficiency summary (reproduced below for ease of reference).

Figure 0.6: Future Proof Partners Business Land Sufficiency summary (ha)

Sector	Demand Growth (ha)			Estimated Land Availability (ha)			Sufficiency Measure		
	Short Term	Medium Term	Long Term	Short Term	Medium Term	Long Term	Short Term	Medium Term	Long Term
Commercial									
Hamilton City	12.1	40.1	100.9	340.3	413.1	564.8			
Waikato District	1.9	7.7	19.2	279.8	311.0	315.6			
Waipa District	1.0	5.4	16.9	172.5	172.5	172.5			
TOTAL FUTURE PROOF	15.1	53.3	137.0	792.6	896.7	1,052.9			
Retail									
Hamilton City	4.9	16.7	40.8	126.9	133.1	160.7			
Waikato District	0.6	2.6	6.5	51.9	64.6	69.2			
Waipa District	0.2	1.9	6.3	10.6	10.6	10.6			
TOTAL FUTURE PROOF	5.6	21.2	53.6	189.5	208.3	240.5			
Industrial									
Hamilton City	52.2	221.5	539.6	270.3	337.0	639.7			
Waikato District	12.4	55.1	144.9	415.3	705.0	1,174.4			
Waipa District	8.6	31.5	108.2	230.9	230.9	230.9			
TOTAL FUTURE PROOF	73.2	308.0	792.7	916.5	1,272.9	2,045.0			

Figure 1 - Reproduced Land Sufficiency Summary (Source: Market Economics)

8.7 Additionally, the Waipa District Plan 2016 already identifies an area of land known as C10 Growth Cell. This land is described as follows⁶:

Intended for industrial development, the C10 growth cell comprises of a 56.7ha area of Industrial Zone (with an associated structure plan that was approved through a private plan change process) that is actively being developed, and a 125.3ha area zoned Rural. The industrial area is covered by the Bardowie Industrial Precinct structure plan while the Rural area of the growth cell is not covered by a structure plan and is currently unserviced.

8.8 Lastly, the inclusion of Area 6 for the sole purpose of providing for the relocation of activities from the Carters Flat area is an inefficient use of LUC-1 soils, being the most valued and scarce soil resource available nationally, comprising only 0.7% of land⁷.

8.9 On the basis of the above, I consider that:

⁴ Business Development Capacity Assessment 2021, Market Economics 2021, p.88

⁵ Business Development Capacity Assessment 2021, Market Economics 2021, p.17

⁶ Appendix S01 – Waipa District Plan (p. 5)

⁷ Section 32 Assessment – NPS-HPL, (p.22)

- (a) there is insufficient evidence to determine if the proposal meets the criteria in clause 3.6, which, while not strictly applicable to this proposal, provides national direction on consideration of matters relevant to highly productive soils and sets out a useful framework for decision making.
- (b) There is clearly alternative options for the supply of industrial land.

8.9 If the Hearing Panel are not inclined to use the clause 3.6 criteria as a guide for their decision making, I am still of the opinion that neither the section 42A report or the section 32 report clearly demonstrate:

- (a) the need for additional industrial land, particularly in light of the Market Economics report conclusion that the Waipa District has an oversupply of industrial land; and
- (b) If there was evidence produced showing the demand for industrial land warranted further rezoning, there is insufficient analysis as to whether Area 6 is the best location for any additional industrial land, particularly as other land (such as C10) has been signalled in the District Plan as also being suitable for future industrial growth.

9 CONSISTENCY WITH THE WAIKATO REGIONAL POLICY STATEMENT

9.1 The Waikato Regional Policy Statement (**WRPS**) includes a number of objectives and policies⁸ that seek to ensure the re-zoning or development of rural land for urban uses is carefully managed. The policy framework directs that any rezoning of rural land to an urban zoning is undertaken in an integrated, sustainable and planned manner that enables positive environmental outcomes. Ad-hoc or out of sequence development is discouraged.

9.2 The section 32 Report⁹ acknowledges that bringing forward Area 6 is out of sequence with the WRPS and therefore triggers an assessment of the criteria for alternative land release, under objective UFD-M49 of the WRPS¹⁰ (reproduced below).

District plans and structure plans can only consider an alternative residential or industrial land release, or an alternative timing of that land release, than that indicated in Tables 6-1 and 6-2 in section 6D provided that:

- a) to do so will maintain or enhance the safe and efficient function of existing or planned infrastructure when compared to the release provided for within Tables 6-1 and 6-2;*
- b) the total allocation identified in Table 6-2 for any one strategic industrial node should generally not be exceeded or an alternative timing of industrial land release allowed, unless justified through robust and comprehensive evidence*

⁸ Section UFD – Urban Form and development, including objectives UFD-01

⁹ Proposed Plan Change 17 Hautapu Industrial Zones Section 32 Report, paragraph 6 (p.34)

¹⁰ Note: Previously provision 6.14.3.

(including but not limited to, planning, economic and infrastructural/servicing evidence);

c) sufficient zoned land within the greenfield area or industrial node is available or could be made available in a timely and affordable manner; and making the land available will maintain the benefits of regionally significant committed infrastructure investments made to support other greenfield areas or industrial nodes; and

d) the effects of the change are consistent with the development principles set out in Section 6A.

9.3 In considering the above objective, the section 32 report¹¹ provides the following rationale as to why this alternative land release is considered acceptable:

- *The additional land enables Waipa District Council to meet demand expectations for industrial development within the District that will go into live zoning;*
- *Much of the land identified by Waipa District Council for future industrial development is currently unable to be developed due to a number of factors outside the control of Council.*
- *The additional land helps to alleviate some industrial land pressure from the rezoning of the Carters Flat to Commercial Zone (PC19), where the existing Industrial activities in Carters Flat have the option of relocating to Hautapu Industrial Zone – ‘Area 6’ as the remainder of the Hautapu Industrial Zone may already be allocated for other activities;*
- *A stormwater basin is needed to service the live industrial zoning and was originally proposed to be encompassed within the existing deferred industrial zone. With the additional industrial land provided from Kama Trust, a stormwater basin can be established within ‘Area 6’ to cater for the combined industrial zoning, which alleviates pressure on the industrial land availability.*

11 Section 32A (p.34)

- 9.4 In addition, the Section 42A report notes that “PC 17 rationalises rural land that is adjacent to industrial land, and that is already being developed for industrial purposes through individual resource consents.”¹²
- 9.5 As set out in paragraphs 8.4-8.6 of this evidence, I am of the view that there is insufficient robust and comprehensive evidence to support the assertion that the additional industrial land is required to provide for demand expectations.
- 9.6 Further, in regard to the existing land uses within Area 6, the current uses and recent consents for the lots comprising Area 6¹³ are understood to be as follows:
- (a) LOT 1 DP 500427 – Boyds Asparagus; uses include packhouse, coolrooms, residence; last consent issued RC/4458 New coolstore/canopy extend packshed, 9/11/2004;
 - (b) LOT 2 DPS 67103 Lot 1 DP 420007 – no recorded consents since 1991;
 - (c) LOT 2 DP 500427 – rural plus a residence, no recent consents;
 - (d) LOT 1 DP 310233 – residential, no recent consents;
 - (e) LOT 2 DP 546845 – Establish Building Supply Store in the Rural Zone (LU/0151/22), 16/08/2022;
 - (f) LOT 1 DP 546845 - a) Land use consent to establish an industrial activity in the Rural Zone (LU/0302/19); and b) Subdivision consent of one lot into two in the Rural Zone (SP/0186/19), 23/12/2019; and
 - (g) LOT 1 DP 532855 - LU/0174/18 An industrial activity that infringes setback and maximum site coverage of the rural zone in conjunction with SP/0090/18; 21/12/2018.
- 9.7 As is evident from the above, the vast majority of Area 6 remains in rural use – including cropping and I note that the Boyd’s Asparagus packhouse is consistent with the definition of a “Farming Activity” under the District Plan. As such, I do not consider the existing resource consents provide adequate justification for re-zoning the entirety of Area 6.
- 9.8 It is acknowledged that the suite of objectives and policies set out in the WRPS are subject to Plan Change 1. Plan Change 1 is currently in process and includes amendments required under

¹² Section 42A Report, Para 4.4.5 (p/9)

¹³ See Appendix Area C Property Reports

the National Policy Statement for Urban Development 2020 (**NPS-UD**) and updates to the Future Proof Strategy.

- 9.9 Plan Change 1 would result in adoption of the 2022 version of the Future Proof Strategy. However, the inclusion of Area 6 is not specifically described anywhere in the Future Proof Strategy (no description of the land, location or titles) and is only barely discernible on Map 6 as part of the “short term development” area surrounding Cambridge¹⁴.
- 9.10 Further, it is noted that that no hearings on Plan Change 1 have yet to be held and there are some 24 submissions which address a range of issues, including the protection of highly productive soils and areas for future industrial development. On this basis, limited weight should be given to the direction of Plan Change 1.
- 9.11 Overall, the proposal to include Area 6 within PC17 is considered to be inconsistent with the objectives and policies of the WRPS, which seek to ensure the expansion of urban areas is planned and co-ordinated or otherwise justified through robust evidence of need.

10 SECTION 32 REQUIREMENTS AND NATIONAL POLICY STATEMENT FOR URBAN DEVELOPMENT

- 10.1 The Resource Management Act 1991 (**the Act**) requires that a s32 Report must¹⁵:

- (2) (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
- (i) economic growth that are anticipated to be provided or reduced; and*
- (ii) employment that are anticipated to be provided or reduced; and*
- (b) if practicable, quantify the benefits and costs referred to in paragraph (a).*

- 10.2 In addition, for Tier 1 councils, the NPS-UD requires¹⁶:

- (1) When making plans, or when changing plans in ways that affect the development of urban environments, local authorities must:*
- a. clearly identify the resource management issues being managed; and*
- b. use evidence, particularly any relevant HBAs, about land and development markets, and the results of the monitoring required by this National Policy Statement, to assess the impact of different regulatory and non-regulatory options for urban development and their contribution to:*
- (iii) achieving well-functioning urban environments; and*

¹⁴ Future Proof Strategy, page 61
¹⁵ RMA s32 (2)
¹⁶ Clause 3.11

(iv) meeting the requirements to provide at least sufficient development capacity.

(2) Local authorities must include the matters referred to in subclause (1)(a) and (b) in relevant evaluation reports and further evaluation reports prepared under sections 32 and 32AA of the Act.

10.3 In this instance the most recent Housing and Business Development Capacity Assessment (HBA) is the Business Development Capacity Assessment 2021 prepared by Market Economics for the Future Proof partners, which informed the review of the Future Proof Strategy. There is no mention of that report or any of the findings of that report in the s32 evaluation.

10.4 As outlined earlier in my evidence, the Market Economics report is clear about the amount of available industrial land in Waipa District, in particular in the Hautapu Industrial zone, and that sufficient land exists to accommodate short, medium and long-term demand.

10.5 The s32 Report relies heavily on the fact that the Future Proof Strategy has accepted the inclusion of Area 6, however its inclusion in the Future Proof Strategy does not appear to be based on any specific supporting evaluation (economic or otherwise) and the decision was not put through the rigour of a Schedule 1 process. The purpose of Future Development Strategies (such as Future Proof) under the NPS-UD are to inform councils' long-term plans¹⁷ but the final decisions about how to execute those plans and deciding which land needs to be rezoned still requires a solid evidence base and full public engagement through the Schedule 1 process to test the robustness of the proposed rezoning. Simply relying on Future Proof as the basis for rezoning Area 6 is deficient as quantifiable evidence was not used to support its inclusion in Future Proof and a section 32 evaluation was not required. It is the PC17 process where the necessary evidence base must be produced and considered by the Hearing Panel to determine if industrial zoning is appropriate for Area 6.

10.6 It is my opinion that the s32 Report has not adequately evaluated the need for Area 6 to be rezoned and has not met the requirements of the NPS-UD in the use of evidence. Accordingly,

¹⁷ NPS-UD, clause 3.12 (1) (b)

it has not met the requirements of the Act in relation to section 32(1)(c) to provide the level of detail corresponding to the scale and significance of the anticipated effects of the proposal.

11 PART 2 OF RESOURCE MANAGEMENT ACT

11.1 Section 8 of the Act requires decision makers to take into account the principals of the Treaty of Waitangi. To my knowledge, there is no suggestion that the proposal will offend these principles and therefore, I consider the proposal to be consistent with Section 8.

11.2 Section 7 requires that decision makers have particular regard to matters listed in section 7 of the Act, the most relevant of which, I consider to be:

(b) the efficient use and development of natural and physical resources

(c) the maintenance and enhancement of amenity values

(g) any finite characteristics of natural and physical resources

11.3 As is set out in section 8 of this evidence, it is my view that there is insufficient consideration of the effects on highly productive soils (being a finite resource), particularly given the lack of evidence to suggest that additional industrial land is both required to address demand and alternative locations are unavailable.

11.4 Likewise, I do not consider that the proposal maintains or enhances amenity values.

11.5 Section 6 of the Act requires that decision makers recognise and provide for a number of matters of national importance. None of these matters are of particular relevance to the proposal.

11.6 Section 5 of the Act sets out the overriding purpose of the Act, being sustainable management. For the reasons set out in above, I do not consider that the proposal to include Area 6 within the PC17 achieves this purpose. In particular, there is insufficient evidence to suggest that the industrial rezoning will allow the wider community to provide for their social and economic wellbeing, and it fails to safeguard the life supporting capacity of the soil.

12 ALTERNATIVE REQUESTED RELIEF

12.1 For the reasons set out above, it is my view that the re-zoning of Area 6 should be refused. However, in the event the Hearings Panel is minded to accept the re-zoning of Area 6, relief is sought as follows:

- (a) Make establishment of dry industry a controlled activity (as opposed to permitted) to allow landscape planting and noise to be controlled on an individual consent basis. Noting that examples of best-practicable options relating to the management of noise (as outlined in the relief requested below) could include appropriate mitigation measures such as:

- i Acoustic fencing
 - ii Orientation of loading or heavy work areas
- (b) Reduce the night-time noise level to be consistent with the rural zone provisions
- (c) Include a provision relating to the management of noise resulting from forklifts.

12.2 The requested changes to provisions are set out in Table 1, below with additions shown underlined and deletions shown in ~~strickthrough~~.

Table 1 - Proposed Changes to District Plan Provisions

7.4.1.1(w)	<p><u>Permitted Activities</u></p> <p>Within 'Area 6' of the Hautapu Industrial Plan Area, any lawfully established, dry industry activity that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022.</p>
7.4.1.2	<p><u>Controlled activities</u></p> <p><u>Within 'Area 6' of the Hautapu Industrial Plan Area, any lawfully established, dry industry activity that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022.</u></p> <p><u>Matters of control shall be restricted to:</u></p> <ul style="list-style-type: none"> • <u>Compliance with the structure plan</u> • <u>Amenity and rural character effects, including but not limited to:</u> <ul style="list-style-type: none"> • <u>The adoption of all best-practical options to reduce noise effects</u> • <u>Landscaping treatment</u> • <u>Traffic Effects</u>
7.4.2.1 (b)	<p>Hautapu Industrial Structure Plan and Hautapu 'Area 6' - The minimum setbacks from Peake Road and Hautapu Road boundaries shall be 15m. All other road boundary setbacks within Hautapu Industrial Structure Plan and Hautapu 'Area 6' shall be 5m</p>
7.4.2.2 (b)	<p>Hautapu 'Area 6'- The minimum setbacks from the Rural Zone boundary shall be 15m.</p>

7.4.2.20	<p>Within the Bardowie Industrial Precinct Structure Plan Area and Hautapu 'Area 6' all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:</p> <p>Within the boundary of any site zoned Residential or Large Lot Residential or the notional boundary of any site zoned Rural</p> <p>(a) Monday to Friday - 7.00am to 10.00pm - 50dBA (Leq)</p> <p>(b) Saturdays - 7.00am to 6.00pm - 50dBA (Leq)</p> <p>(c) At all other times including public holidays - 45<u>40</u>dBA (Leq)</p> <p>Within the boundary of any site zoned Industrial</p> <p>(d) Monday to Saturday - 7.00am to 10.00pm - 60dBA (Leq)</p> <p>(e) At all other times including public holidays - 50dBA (Leq)</p> <p>Within all zones the single event noise level</p> <p>(f) Within all zones the single event noise level Lmax shall not exceed at night time between the hours of 10.00pm to 7.00am - 70dBA (Lmax).</p> <p>Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency vehicles.</p> <p>All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.</p>
<u>7.4.2.21</u>	<p><u>Within Hautapu Area 6 all forklifts shall be fitted with reverse alarms and warning systems that operate using of white noise or broadband alarms, or any other such device or system that does not contain special audible characterises when assessed in accordance with NZS6802:2008</u></p>
7.4.2.41	<p>All external lighting shall be shaded or directed away from any adjoining residential dwellings or roads, and adjusted and maintained to ensure that the direct luminance from the lighting source shall not exceed;</p> <p>(a) 4 lux (lumens per square metre) at or within the notional boundary of any adjoining dwelling between the hours of 10:00pm and 7:00am;</p> <p>(b) 10 lux at or within the notional boundary of any adjoining dwelling at all other times when lighting is required.</p>

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13 CONCLUSIONS

- 13.1 Maria Barrie has no concerns with the re-zoning of the area known as C9, but objects to the re-zoning of Area 6 due to the adverse amenity and rural character effects on her property located at 345 Peake Road, Cambridge (immediately opposite Area 6). Those adverse amenity and rural character effects cannot be avoided but may be mitigated through amended provisions in the event the Hearings Panel is minded to accept the re-zoning of Area 6.
- 13.2 Nonetheless, it is my view that for the reasons outlined in my evidence, and summarised in the following paragraphs, the purpose of the Act would be better served through the rejection of the re-zoning of Area 6.
- 13.3 While not 'caught' by the transitional definition of 'highly productive land' in the NPS-HPL, Area 6 is located on productive soils and, as such, significant consideration should be given to the decision-making criteria outlined in clause 3.6 of the NPS-HPL for the rezoning of highly productive land for urban uses. For the reasons outlined throughout my evidence, I do not consider that the proposal to re-zone land within Area 6 meets those criteria.
- 13.4 In regard to the NPS-UD and the WRPS, I consider that there is insufficient evidence to suggest that the re-zoning of Area 6 is required to meet demand for industrial activities or to ensure a well-functioning urban environment. Rather, the available evidence¹⁸ clearly concludes that additional industrial land is not required. As such, the requirements of the NPS-UD and the WRPS, which require a robust, evidence-based assessment for out of sequence development, have not been met and it is my view that the inclusion of Area 6 is inconsistent with the requirements of the NSP-UD and the WRPS.
- 13.5 The reliance of the section 32 report on the Future Proof Strategy to justify the inclusion of Area 6 is inappropriate due to the different evidential requirements for a plan change verses a future development strategy.

Chalker

Christina Walker

13 March 2023

¹⁸ Business Development Capacity Assessment 2021, Market Economics 2021, p.88

Appendix A:

Proposed Waipa Plan change 17 Hautapu Industrial Zoning

(Tabulated according to Table, Section 42A Hearing Report on Proposed Plan Change 17 Hautapu Industrial Zone)

Submission or Further Submission Number (as per s42A report)	Notified Provision	Support/Oppose	Summary Rationale	Relief Sought	S42a Recommendation	Maria Barrie's position
Topics						
Amenity						
7.2	Planning Maps	Oppose	The rezoning of Area 6 from Rural to Industrial will create nuisance effects in the form of increased noise, lighting and traffic, as well as effects on general amenity and rural character. The inclusion of Area 6 will not be consistent with Objective 4.3.7, that Rural Character is maintained.	Amend the following rules to remove Area 6 from this plan change: Appendix S1 - Future Growth Cells b. Cambridge Growth Map – show the original C9 Growth Cell outlined in blue and labelled 55ha, (exclusive of Area 6). c. Table labelled “Cambridge/Hautapu Industrial Growth Cells – anticipated now to 2035”, Land Area delete 75ha and replace with 55ha (current C9 area). The industrial provision of 111 91 hectares of industrial land will be sufficient to meet the Future Proof anticipated demand until 2041.	Reject	As outlined in my evidence: <ul style="list-style-type: none"> the rezoning of Area 6 is inconsistent with the National Policy Statement – Highly Productive Land and should not proceed, and the issues of loss of amenity have not been addressed
7.6	Appendix S5	Oppose in part	Perimeter Boundary Treatment, Appendix S5 - identified an inconsistency with Attachment A Indicative Planting Layout and S5.7.1.2	a) Clarification required for Perimeter Boundary Treatment.	a) Accept b) Reject	The change to the street tree spacing is accepted.

Submission or Further Submission Number (as per s42A report)	Notified Provision	Support/Oppose	Summary Rationale	Relief Sought	S42a Recommendation	Maria Barrie's position
			<p>d). Attachment A states amenity planting should be 30m minimum spacing, whereas the rule states planting along Peake and Hautapu Roads should be 30m maximum spacing.</p> <p>In Appendix B Recommended Species Selection – the selection are all deciduous trees, which will go bare in winter and thus provide a more stark view than the existing evergreen hedge and does not provide the level of visual amenity sought (s5.2.2).</p>	b) Changes sought to Attachment B Recommended Species Selection either through a general increase in planting density, choice in trees or some specific treatment opposite 345 Peake Road.		However, as outlined in my evidence, the current landscaping requirements and perimeter treatments on Appendix S5 are not adequate to maintain the amenity currently experienced at 345 Peake Road.
n.a	7.4.1.1 (w)	Oppose in part	Noise - The Submitter lives within 50 metres of Area 6. There is potential for a significant increase in noise at times when noise is not normally present in the rural zone.	There is a need to ensure that is Area 6 is rezoned, that the noise standards (7.4.2.18) for the industrial areas adjoining rural zones are consistent with and create no more impact than the existing noise standards (4.4.2.15) for rural zones. That the rules ensure no loss of noise amenity	Reject S42A Report identifies the restriction of Area 6 to light to medium industry as a mitigating factor.	As outlined in evidence Replace proposed rule 7.4.1.2 and amending rule 7.4.2.20; providing council greater control over amenity issues and ensuring that noise standards in Area 6 are consistent with rural noise standards during the period 10pm to 7am each day.
n.a.	7.4.2.41	Support in part	The Submitter lives in the Rural Zone, currently surrounded on all sides by Rural Zone and rural activities. The proposed rezoning of Area 6 will	Any proposed change must meet the policies; 20.3.2.1 To ensure that artificial lighting is installed and utilised so as to	Reject	As outlined in evidence Replace proposed rule

Submission or Further Submission Number (as per s42A report)	Notified Provision	Support/Oppose	Summary Rationale	Relief Sought	S42a Recommendation	Maria Barrie's position
			diminish the existing amenity primarily through the introduction of artificial lighting and glare on the industrial estate.	avoid, remedy or mitigate adverse effects on adjoining and adjacent properties and roads and 20.3.2.2 To minimise reflective glare from buildings.	The S42A Report relies on the effect of the new rule 7.4.2.41.	7.4.1.1 (w) with proposed rule 7.4.1.2; providing council greater control over amenity issues, in this case lighting.
Incentive for Carter's Flat Industry						
FS7.2	7.3.4.9	Support	The s32 report (section 3.2, p85) reasoning that inclusion of Area 6 helps solve a different planning problem; i.e. that existing businesses are being "zoned" out of Carters Flat is not a valid argument, because the plan change without Area 6 will still create new industrial areas to which Carters Flat industries could relocate.	Delete Policy 7.3.4.9 To enable lawfully established industrial activities within the Carter's Flat Commercial Zone to relocate to Hautapu 'Area 6'.	Reject The s42A Report author argues that this policy (and associated rule 7.4.1.1) is appropriate and effective because if an industrial activity relocating from Carter's Flat meets the permitted activity requirements, then no resource consent is required and that is the activity does not meet the permitted activity requirements then the policy provides for a level of weighting in the processing planner's assessment. However, rule 7.4.1.1 (w) explicitly makes any lawfully established dry industry permitted.	This policy and rule are superfluous. Industries from other locations that meet the permitted activities rules are permitted and any other industry must be assessed on its merits, not on the basis that it is relocating from another area that Council has rezoned. Delete Policy 7.3.4.9 and also amend 7.4.1.1 (w) as follows: <u>(w) Within 'Area 6' of the Hautapu Industrial Plan</u>

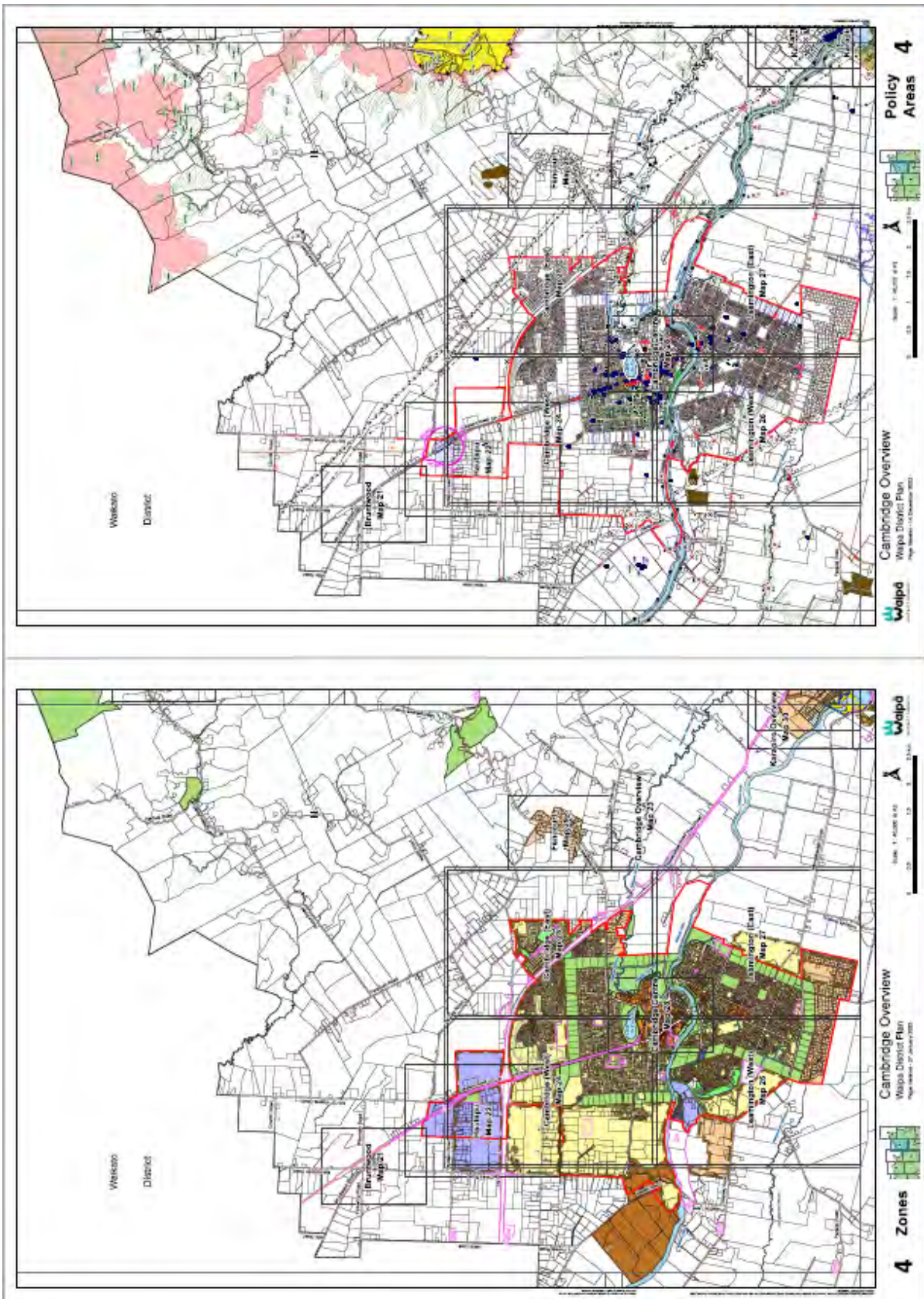
Submission or Further Submission Number (as per s42A report)	Notified Provision	Support/Oppose	Summary Rationale	Relief Sought	S42a Recommendation	Maria Barrie's position
						<u>Area, any lawfully established, dry industry activity that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022.</u>
Land Supply						
7.1	Appendix S1	Support	Changes to the Cambridge/Hautapu Industrial Growth Cells to bring forward C9 from post 2035 to pre-2035 are supported in part.	Retain the uplifting of the deferred C9 Industrial Zone on the basis that it does not include or require 'Area 6'.	Accept	Accept Submission did not support inclusion of Area 6.
Rezoning Area 6						
7.3 & 7.4	Any proposed policy and rule in Section 7, proposed maps or table in Appendix S1, provisions, plans or diagrams in Appendix S5 that show or reference Area 6 as being included	Oppose	The rural environment and surrounds are an essential factor in the value to the Maria Barrie of living at 345 Peake Road and the inclusion of Area 6 in PC17 will negatively impact her life there.	Seeks the removal of Area 6 from this plan change, as identified in policies and rules in Section 7, maps and tables in Appendix S1 and provisions, plans and diagrams in Appendix S5 Hautapu Structure Plan and Design Guidelines as a result of the proposed inclusion of Area 6 in the C9 Growth Cell and consequential rezoning. This proposal is opposed in part,	Reject	This relief is still sought. The proposed plan change, section 32 evaluation and section 42A Report fail to demonstrate evidence that mandates rezoning

Submission or Further Submission Number (as per s42A report)	Notified Provision	Support/Oppose	Summary Rationale	Relief Sought	S42a Recommendation	Maria Barrie's position
	in this plan change.			specifically amendments relating to Area 6.		Area 6 to the Industrial Zone. See also submissions on elite soils.
Transportation						
7.5	Appendix S5	Oppose in part	Concerned about additional traffic on Peake Road and seeks that no access is gained from Peake Road either during construction or future development of Area 6.	Do not permit access to Area 6 from Peake Road, during construction and upon future development.	Accept – This is already a stipulation in the Structure Plan documents. The Peake Road frontage is also protected from industrial access by Rule 16.4.2.3 of the operative District Plan.	Accept. Noting this does not prevent additional vehicles travelling on Peake Road to and from Hautapu Road.
Elite Soils						
27.1 Ethne Penelope Roberts (FS07 – Support))	General	Oppose	The plan to rezone Hautapu from rural to industrial is a direct contravention of the recent elite soils legislation that is in place to protect New Zealand's elite soils for agriculture and food production. The Hautapu area has always been valuable arable land for food production and exports and rezoning the area to industrial zoning would remove this ability.	Do not rezone any land in the area: <i>“that the council does not implement plan change 17, the rezoning from rural to industrial land.”</i>	Reject	As detailed in the evidence above, the proposed rezoning of Area 6 is not consistent with the NPSHPL clause 3.6 parts a) and b). I support this submission that highly productive land is not zoned

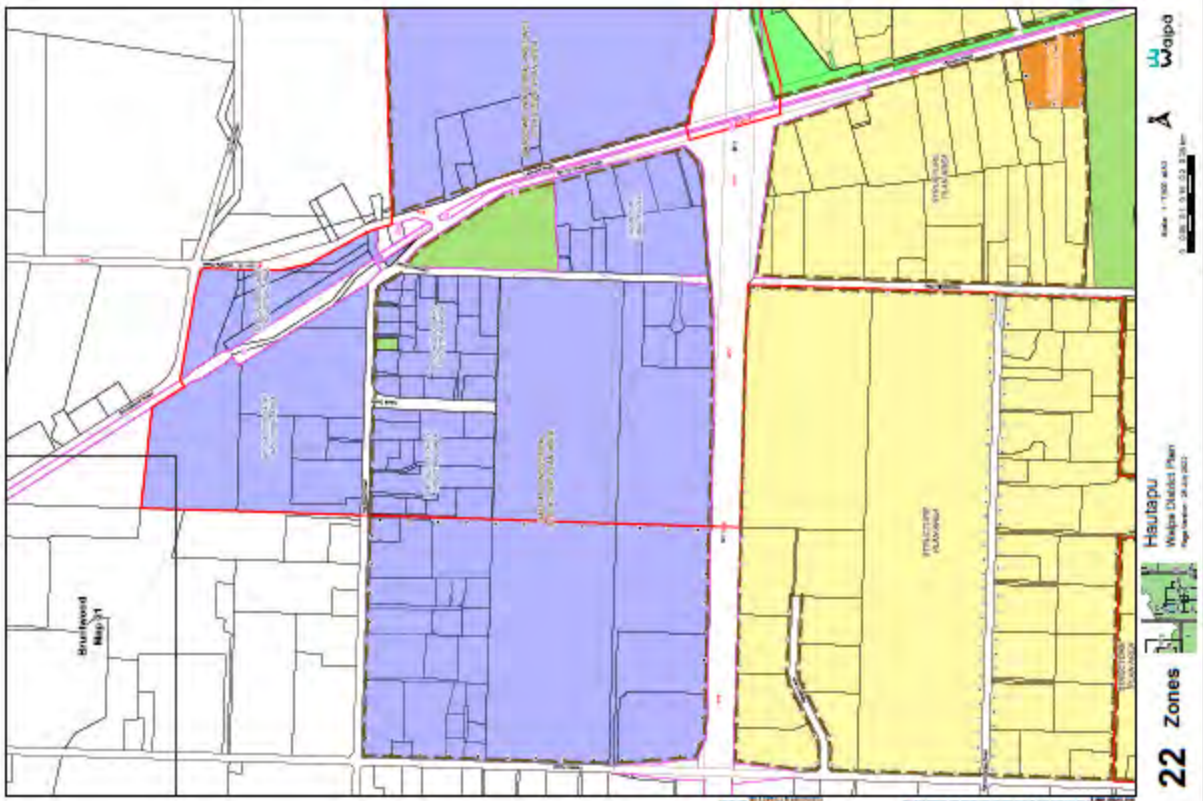
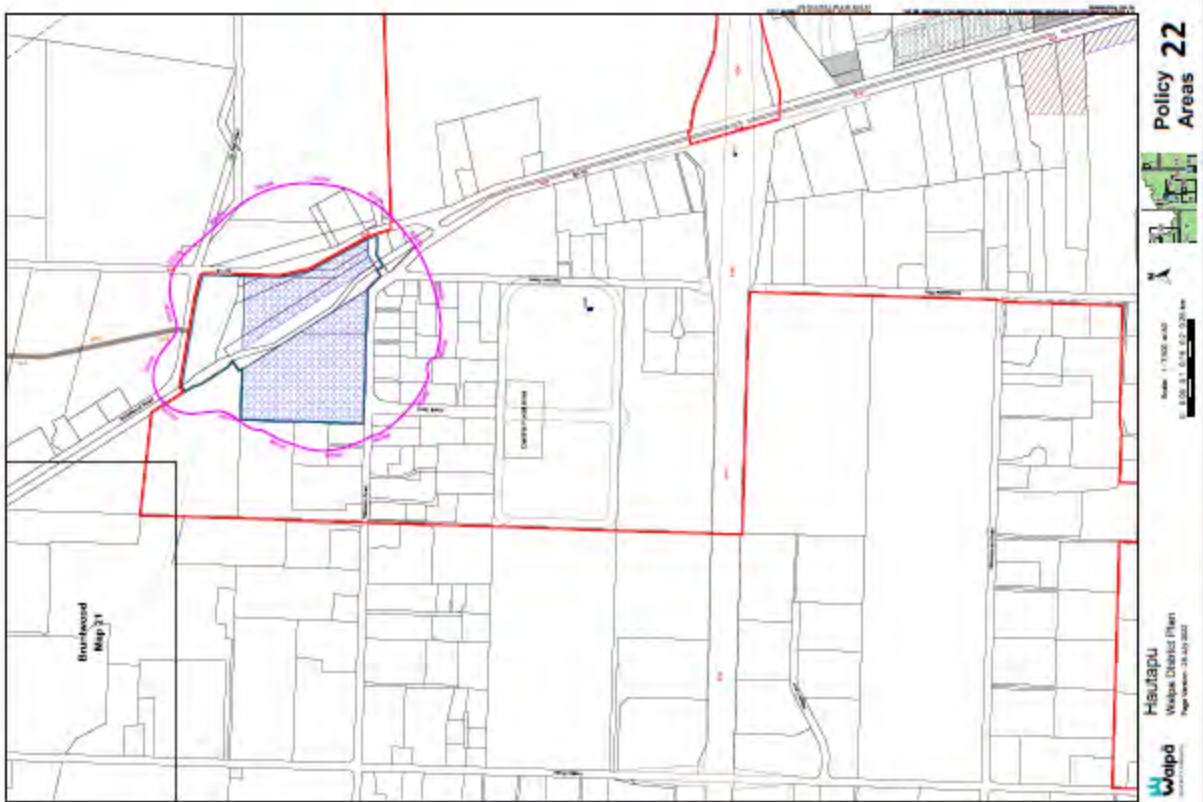
Submission or Further Submission Number (as per s42A report)	Notified Provision	Support/Oppose	Summary Rationale	Relief Sought	S42a Recommendation	Maria Barrie's position
						for industrial purposes.
23.3 Owen Daivd John Hayes (FS07 - Support)	General	Oppose	It should be the mandate of District Council to defend the rural zone when others have not in this area, especially with the Governments position on the use of land considered elite	Do not rezone any land in the area: <i>"to see the original council plan adhered to - with the industry remaining on the South Side of Hautapu Road"</i>	Reject	As detailed in the evidence above, the proposed rezoning of Area 6 is not consistent with the NPSHPL clause 3.6 parts a) and b. I support this submission that highly productive land is not zoned for industrial purposes.

Appendix B: Maps

Waipa District Plan 2016 Map 4



Waipa District Plan Map 22



Future Proof Strategy 2022 Map 6

Appendix C: Area 6 Property Reports



Property Snapshot Report

Monday 6 March 2023

Disclaimer

The property report is a snapshot of selected Council Application and Rating Information databases, zone and planning maps pertaining to the property, as at the date this report is generated. It is made available in good faith and its accuracy and completeness is not guaranteed.

This is NOT a Land Information Memorandum (LIM report) and should not be relied on as a full clerical search of property. If you intend to use this information for purchasing a property, then we would recommend you apply for a LIM report which is a specific search of all council databases.

<https://www.waipadc.govt.nz/our-services/properties/lim>

Please contact the Revenue Department in the first instance if you have any further questions regarding the property snapshot report during office hours: Cambridge 07 8233800 Te Awamutu 07 8720030 or info@waipadc.govt.nz

Property Information

Property Address	Legal Description	Property ID	Assessment	Titles	Area sqm
108 Hautapu Road RD 1 Cambridge 3493	LOT 1 DP 500427	67658	04380/022.06	744575	18771.26

Ward

Cambridge General Ward

District Plan Zone

RURAL ZONE

LINZ Data

Parcel ID	LINZ Address	Legal Description	Type	Title	Area	Survey Details	Statutory
7795822	108 HAUTAPU ROAD	Lot 1 DP 500427	Freehold	744575	1.8768 HA	DP 500427	

Valuation Data

Land Value (\$)	Capital Value (\$)	Note
740000	2320000	Valuation as at 1 August 2019

Current Year Rating Data

Annual Rates 2022/2023

\$4351.95

Description	Unit Rate	Value of Factor	Rates Set
Cambridge Community Sports Hall	10.69	1	\$10.69
Capital Works Cambridge	0.000006	2320000	\$13.92
General Rate	0.001285	2320000	\$2981.20
Hautapu Hall	20.40	1	\$20.40

Recycling Charge	124.00	1	\$124.00
Rural District Stormwater	0.000054	2320000	\$125.28
Targeted Rate Cambridge Area (Ward pre 2122)	319.56	1	\$319.56
Uniform Annual General Charge	751.00	1	\$751.00
Urban Town Halls	5.90	1	\$5.90

WRC Rating Information

Note:

By law, all people who pay rates to their own local council must also pay rates to their regional council. This has been the case since 1989. These rates are invoiced annually around September by Waikato Regional Council. Please use the Find Out Your Rates web page - <http://www.waikatoregion.govt.nz/Council/Rates/Find-out-your-rates/> to find out what the rates will be for the financial year (1 July to 30 June). For further information regarding the Waikato Regional Council rates, please email rates@waikatoregion.govt.nz or phone 0800 800 401.

Water Meter Information

Meter	Note
No Water Meter on Property	N/A

Building Consents- Issued for Property since 1991

Application Number	Description	Decision	Floor Area	Date Approved	CCC Date
	RE-SITE DWELLING WITHIN PROPERTY	#CCCIssued	0.00	30/10/2008	30/10/2008
10175	WORKSHOP & CANOPY EXTENSION	#CCCIssued	66.00	29/05/1996	
24037	CHILLER	#CCCIssued	95.00	22/08/2000	
32408	ERECT NEW DWELLING	#CCCIssued	283.00	13/01/2003	
3462	Additions to Dwelling	#CCCIssued	0.00	25/02/1994	
40610	RE-SITE DWELLING WITHIN PROPERTY	CCCIssued	92.00	01/12/2004	30/10/2008

40706	ADDITION TO PACKHOUSE	#CCCIssued	56.00	16/12/2004	
40956	ERECT COOL STORE & CANOPY	#CCCIssued	1371.00	18/01/2005	
BC/0539/13	Solid Fuel Heater	#CCCIssued	0.00	10/09/2013	06/08/2015
PER/849	RESITED BLD EXTENSIONS TO PACKING SHED	#COMPLETED		31/03/1992	

Compliance Information

Consent Type	Consent ID	Description	Decision	Date Approved
Land Use	RC/3195	To erect a chiller	#Approved	18/08/2000
Land Use	RC/4103	To pack apples on site	#Approved	23/10/2003
Land Use	RC/4458	New coolstore/canopy extend packshed	#Approved	09/11/2004

Licence Information

N/A

Recycling Collection

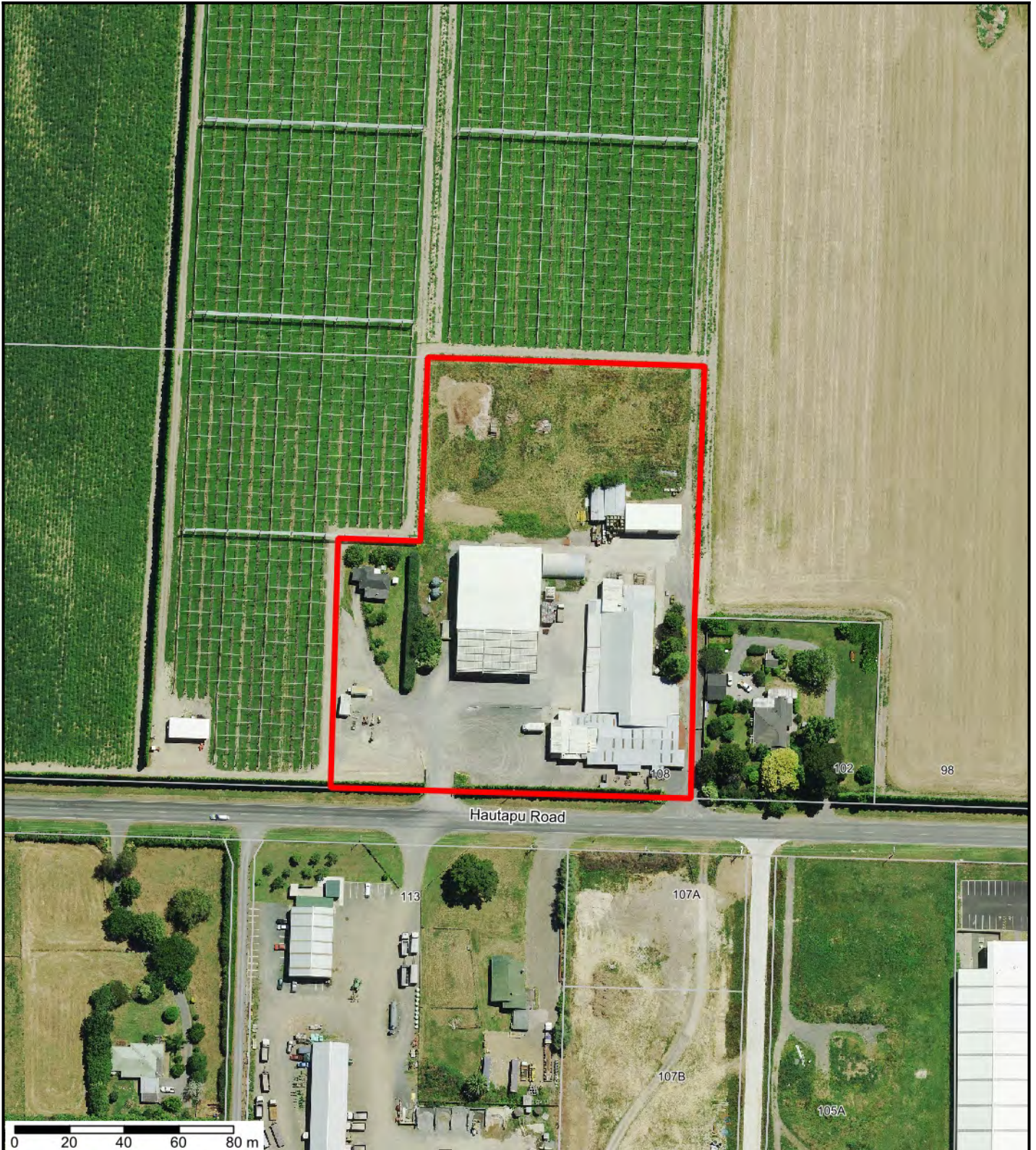
Collection Day	Collection Area	Collection Calendar (copy and paste entire URL into your web browser)
MONDAY	1	https://enterprise.mapimage.net/Web/Waipua/Images/Recycling/RecyclingCalendar2022_Route1.jpg

Rubbish Collection

Collection Type
Property is in a Rural collection area. Rubbish collection is not paid for by ratepayers and we do not operate the district rubbish collection services. For more information on private contractor collection areas https://www.waipadcc.govt.nz/our-services/rubbish-and-recycling/rubbish

District Plan Information

Note:
The Waipa District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps is available via the Introduction to the Planning Maps page on the Waipa District Council's website: https://www.waipadcc.govt.nz



Aerial Map



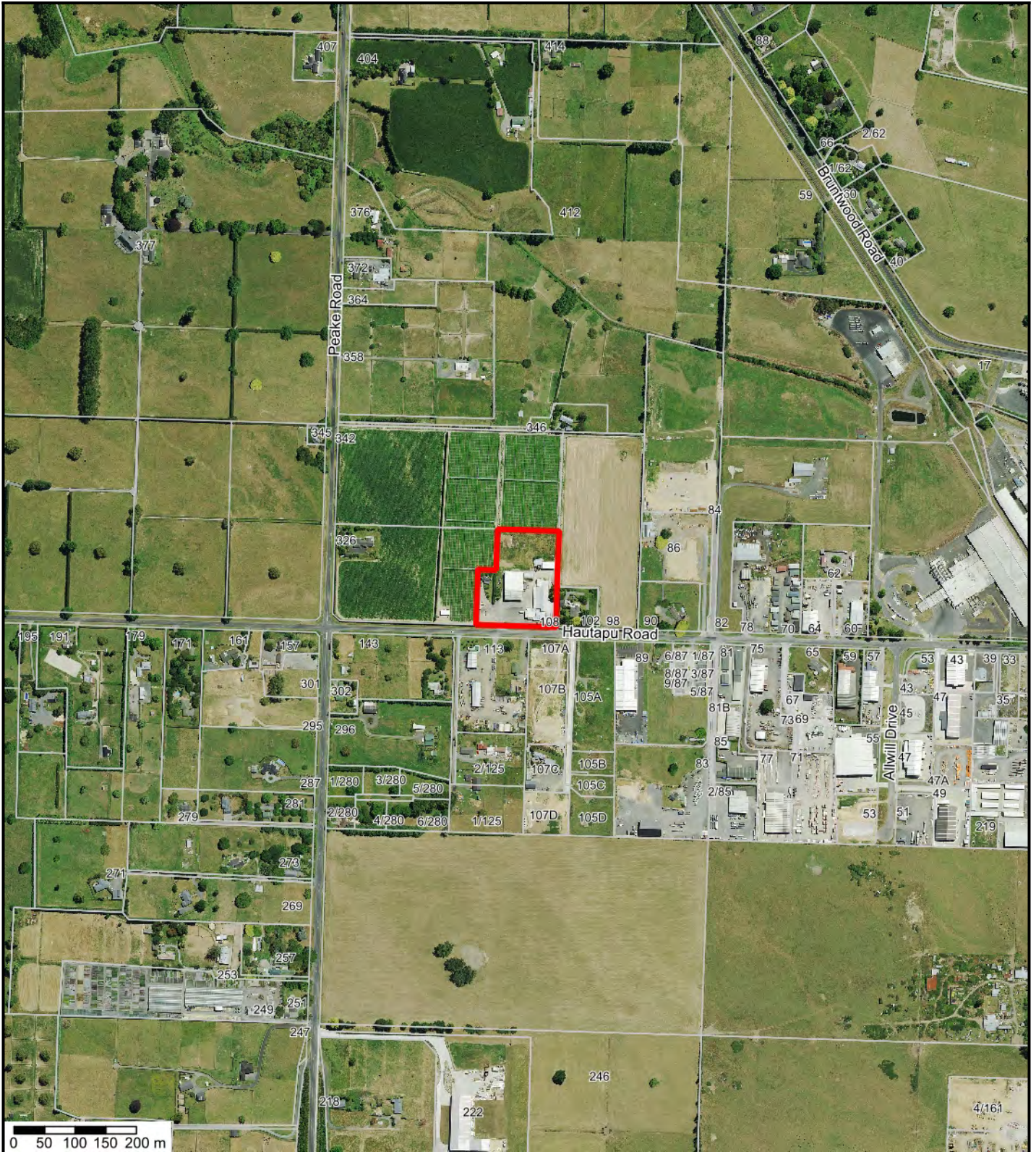
Cambridge, Hautapu, Kakepuku, Karapiro, Te Awamutu, Kihikihi, Ohaupo, Mystery Creek, Te Miro, Tokanui flown 17 February 2021.
 Puhue, Wharepapa South flown 14 February 2021.
 Kaniwhaniwha Ngahinapouri, Pirongia, Te Pahu flown 31 January 2021.
 All other rural areas of Waipā District flown between Jan-April and Dec 2017.
 Aerial photography has an accuracy of +/-0.2m in urban areas and +/-3m in all other areas.
 Position of property boundaries is INDICATIVE only and must not be used for legal purposes. Imagery sourced from NZ Aerial Surveys Ltd

Monday 6 March 2023

Disclaimer
 Because of the nature of the data, accuracy varies should be interpreted conservatively. If there is any doubt, further research and a site investigation will always be warranted.

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Overview Map



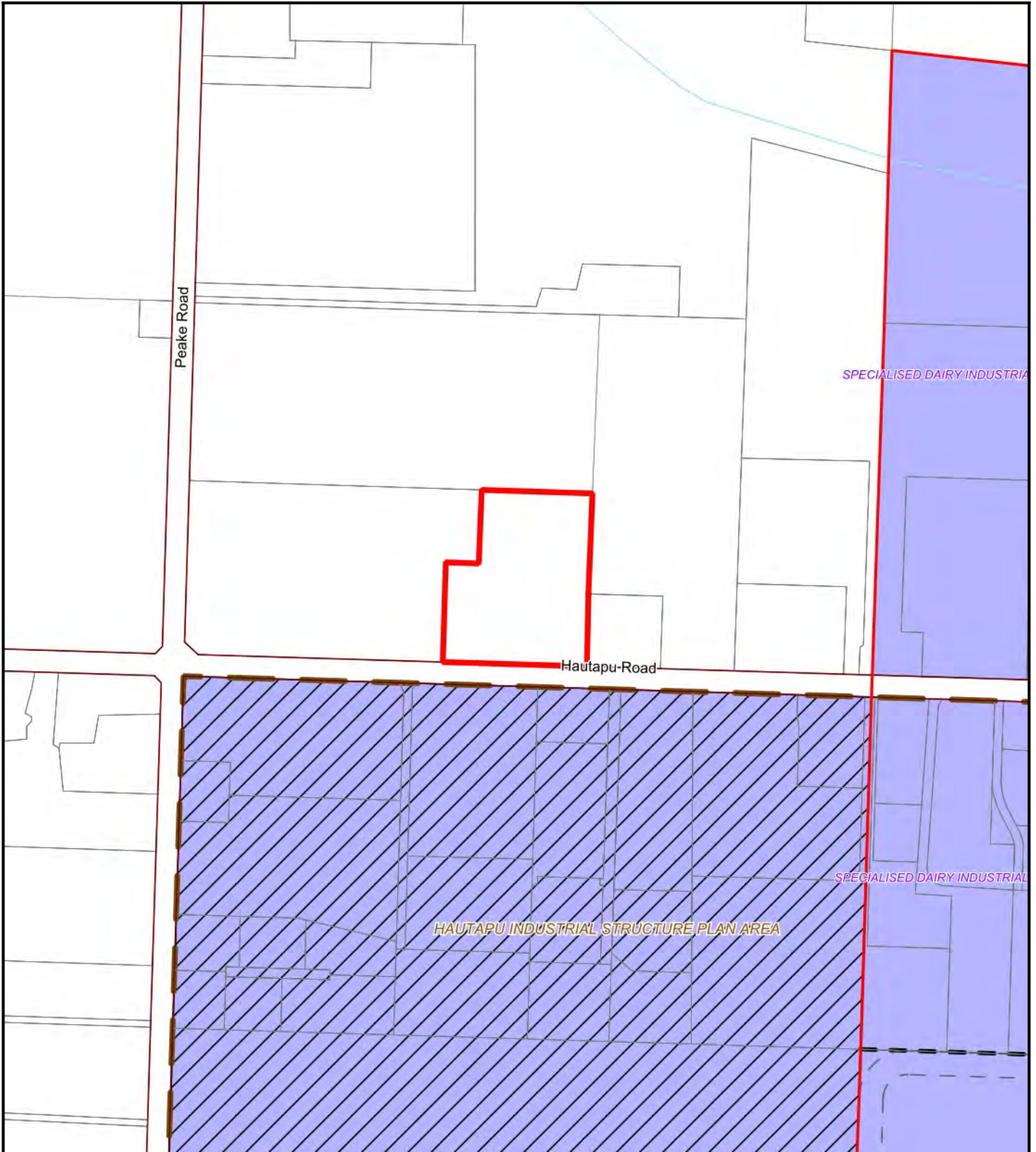
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Waipā District Plan Zones



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Zones Legend

AIRPORT

	Air Noise Boundary (ANB)
	Night Noise Boundary (SEL95)
	Outer Control Boundary (OCB)
	Airport Approach Surfaces
	Conical Surface
	Horizontal Surface
	Hamilton Airport Strategic Node
	Narrows Concept Plan Area
	Runway Protection Area
	Possible Future Airport Growth Area

DESIGNATIONS (Refer Appendix D1)

	Designation Approved
	Designation (Notice of Requirement)

OVERLAYS

	Structure Plan Area
	Core Campus Area
	Tokanui Dairy Research Centre
	Hydro Electric Power Generation Infrastructure Area
	Boundary of the Specialised Dairy Industrial Area

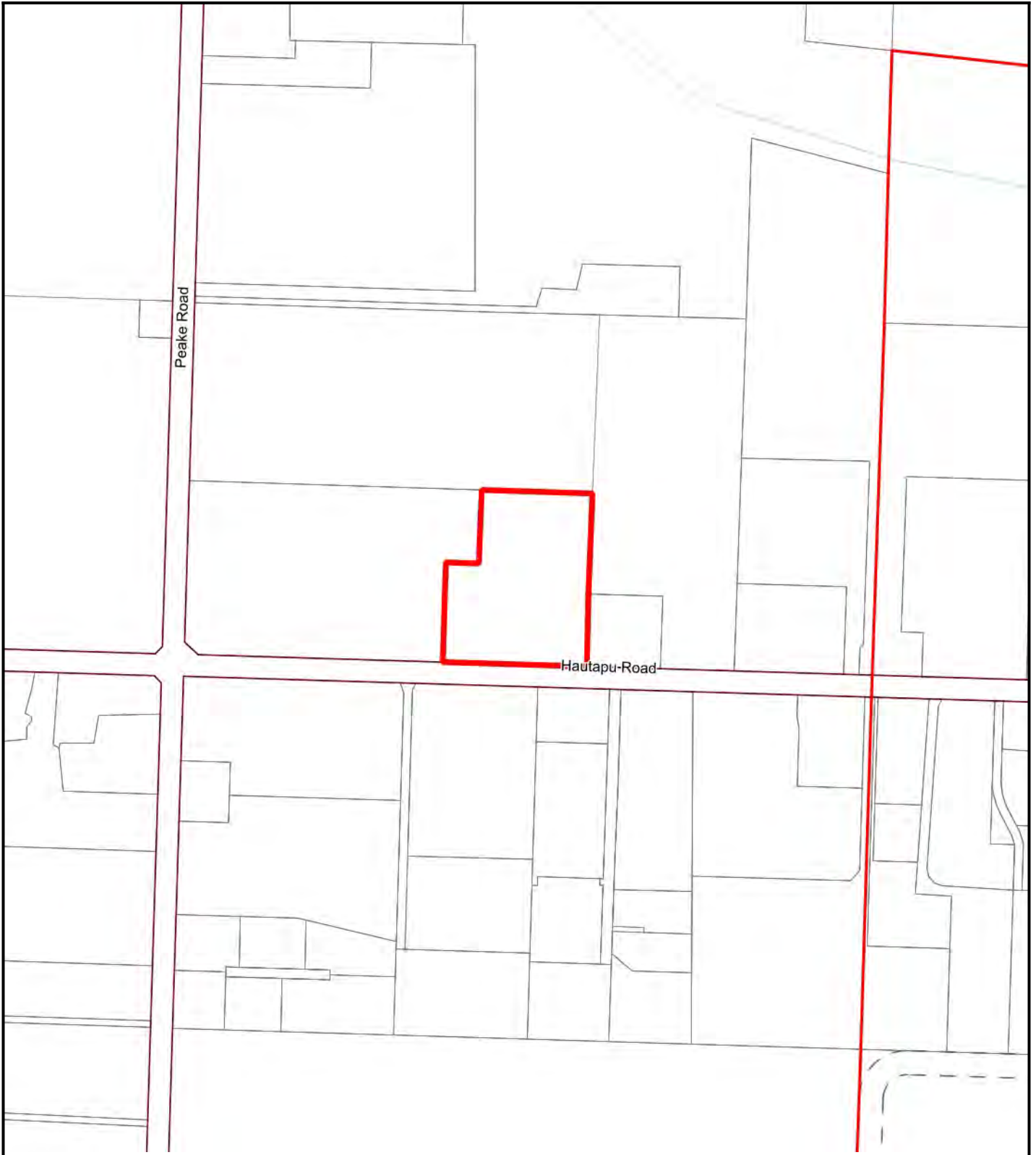
GENERAL

	District Boundary
	Other Council Boundary
	Urban Limits
	Strategic Road (Major or Minor Arterial)
	Formed Road
	Indicative Road
	Bridge
	Service Lane
	Unformed Road
	River, Lake or Stream

(Notes will appear as a Warning Detail (W-1) in the final plan for the Strategic Reserve Zone.)

ZONES

	Airport Business Zone
	Commercial Zone
	Deferred Commercial Zone
	Hydro Power Zone
	Industrial Zone
	Deferred Industrial Zone
	Lake Karapiro Events Zone
	Large Lot Residential Zone
	Deferred Large Lot Residential Zone
	Marae Development Zone
	Mystery Creek Events Zone
	Deferred Reserve Zone
	Reserve Zone
	Residential Zone
	Deferred Residential Zone
	Cambridge North Deferred Residential Zone
	Significant Mineral Extraction Zone
	St Peters School Zone
	Rural Zone



Waipā District Plan Policy Areas



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Monday 6 March 2023

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Policy Areas Legend














ESPLANADE REQUIREMENTS

-  Access Strip
-  Esplanade Reserve
-  Esplanade Strip

LANDSCAPE AND NATURAL AREAS

-  High Amenity Landscapes (includes adjacent water bodies)
-  Outstanding Natural Feature and Landscape
-  River and Lake Environs
-  Significant Indigenous Forest (Local)
-  Significant Natural Feature and Landscape (District)
-  Visually Sensitive Hill Country
-  Cultural Landscape Area Alert (Refer Note 4)
-  Cultural Landscape Areas
-  Significant Natural Area (Refer Appendix N5)
-  Viewshaft and State Highway 3 Scenic Corridor
-  Vista
-  Significant Tree and Bush Stand

HERITAGE

-  Archaeological Site (Refer Appendix N3)
-  Archaeological Site - Reliability 1
(Refer Note 3 and Appendix N3)
-  Cultural Sites (Refer Appendix N2)
-  Heritage Item (Refer Appendix N1)
-  Karapiro Hydroelectric Village Heritage Item
-  Protected Tree (Refer Appendix N4)
-  Character Cluster
-  Character Precinct
-  Character Precinct Cambridge A
-  Character Precinct Cambridge B
-  Character Streets
-  Cambridge Residential Character Area
-  Rangiaowhia Ridge Building Setback Area





GENERAL

-  District Boundary
-  Other Council Boundary
-  Urban Limits
-  Strategic Road (Major or Minor Arterial Route)
-  Formed Road
-  Indicative Road
-  Bridge
-  Service Lane
-  Unformed Road
-  River, Lake or Stream


OVERLAYS

-  Compact Housing Area
-  Dairy Manufacturing Site
-  Large Format Retail Area
-  Maungatautari Ecological Island Fenced Boundary
-  Pedestrian Frontage
-  Road Noise Effects Area
-  Scheduled Industrial Site
-  Special Amenity Area
-  Tall Building Area
-  Cambridge North Neighbourhood Centre
-  Mystery Creek Events Centre Core Area
-  Mystery Creek Events Lower Terrace Area
-  Mystery Creek Events Upper Terrace Area
-  Mystery Creek Rural Activities Overlay
-  Mystery Creek Agri-Activities Overlay
-  Quarry Buffer Area
-  Mineral Extraction Area
-  Hydro Operating Easement
-  Dairy Manufacturing Noise Contour
-  Mystery Creek Noise Contour
-  Water Catchment Area (WCA)
-  Lime Processing Site

UTILITIES

-  HV Electricity Structure
-  HV Electricity Transmission Line
-  HV Electricity Transmission Line (Underground)
-  Gas Transmission Pipeline Corridor

NATURAL HAZARDS

-  Flood Hazard Area

NOTE

1. Referenced Sites

Some sites are shown on the maps with a reference number. These are archaeological sites, cultural sites, designations (approved and notice of requirements), historic buildings/sites, protected trees or significant natural areas.

The reference number will only appear on the detail map. If the site you are viewing is within an inset map, e.g. map 27 is within map 23, then the reference number will only appear on map 27 and not on map 23.

2. Archaeological Sites

Additional archaeological sites may have been identified since the notification of this Plan. For this reason, people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

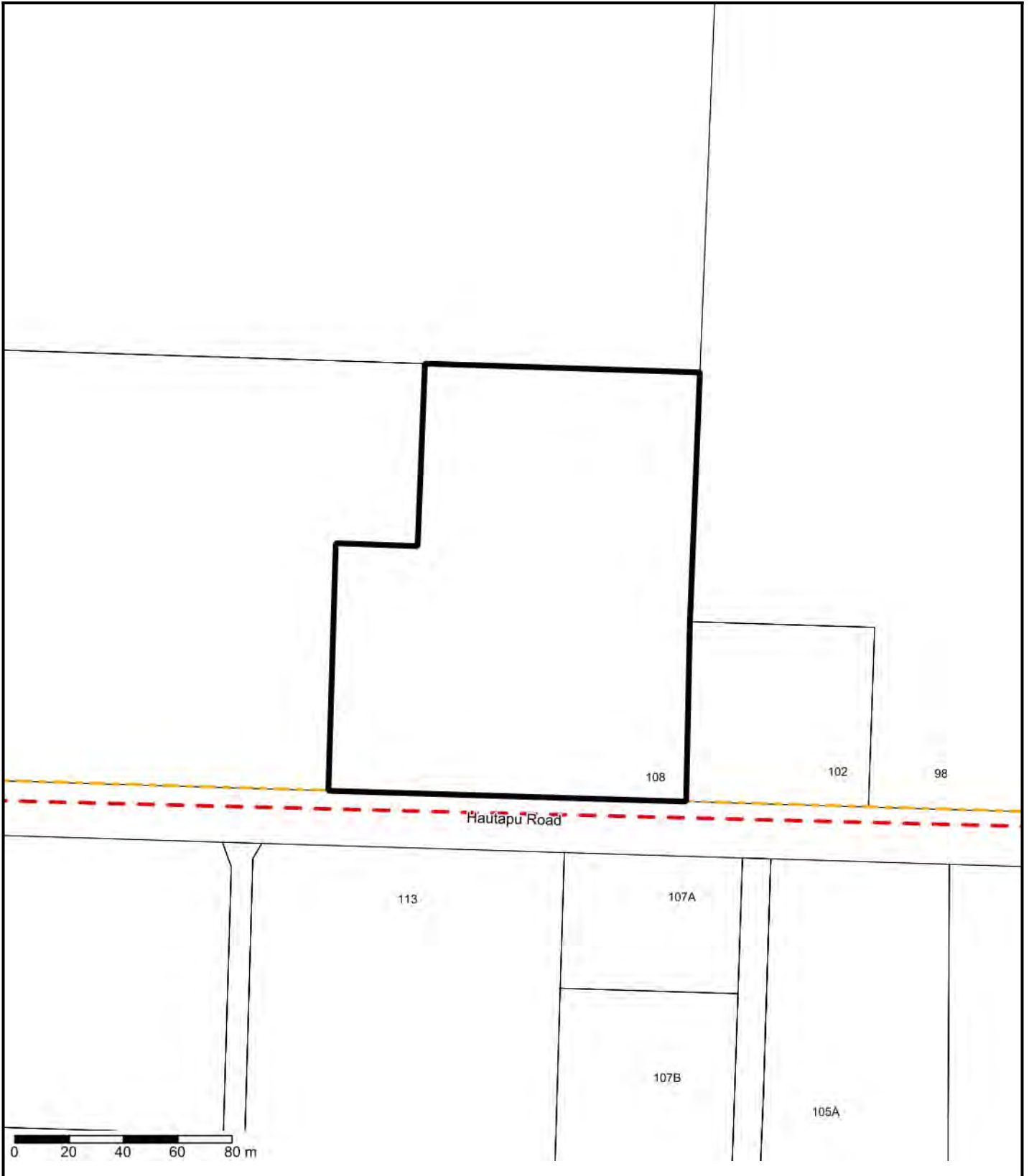
3. Reliability 1

These sites have been field checked and documentation has been completed. These sites have a higher degree than the other sites.

4. Cultural Landscape Areas

There are two types: 'Cultural Landscape Area - Alert' and 'Cultural Landscape Areas'. The Cultural Landscape Area - Alert are identified for information purposes only, while the Cultural Landscape Areas have additional resource consent requirements for some activities.

Where the Cultural Landscape Area - Alert is shown on the Planning Maps to apply to a river or stream, it includes a 50m setback on either side of the bank from the river or stream.



Utilities
(Refer to Map Legend)

Monday 6 March 2023

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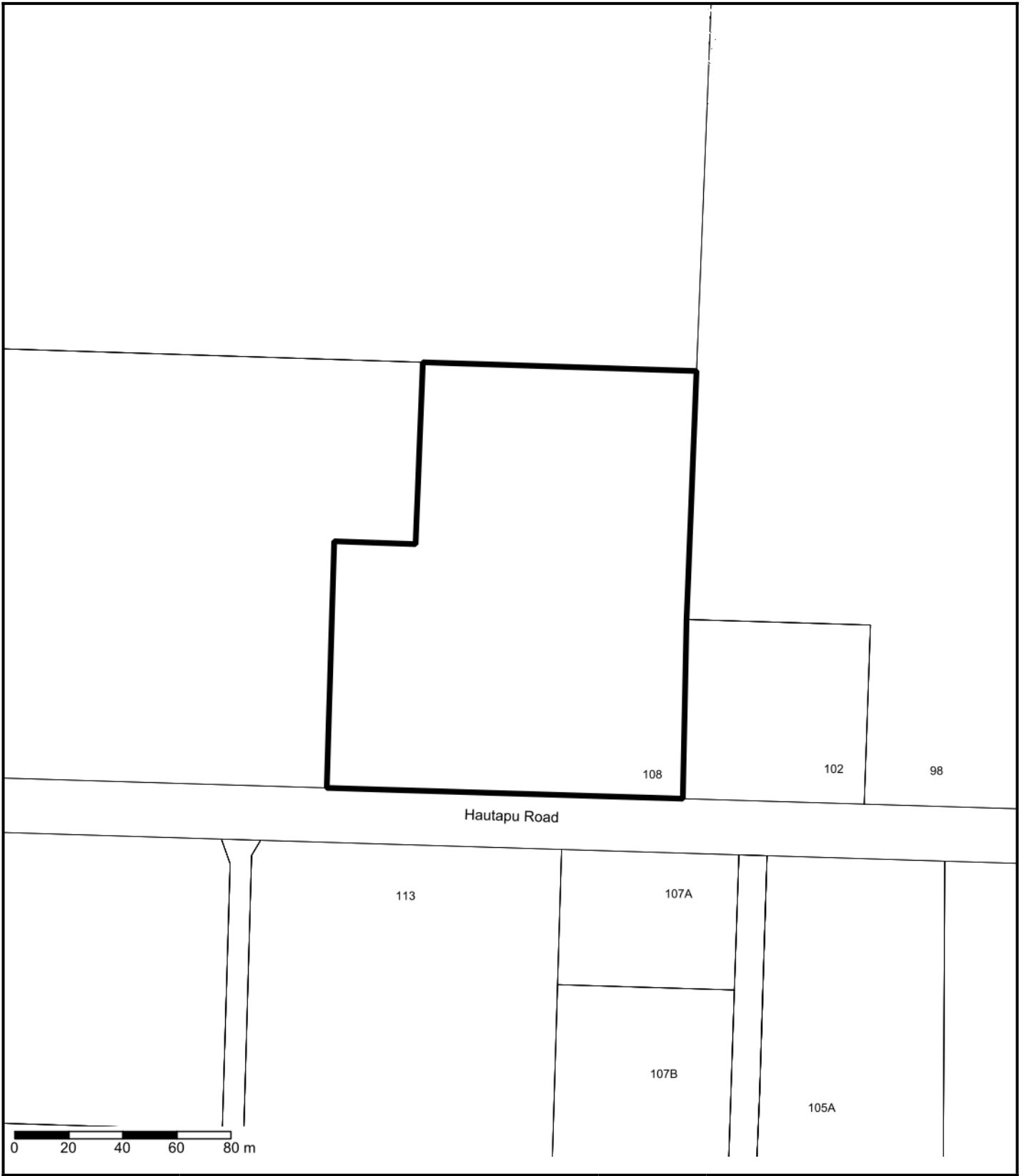
Essential Services Legend

 Sewer Connection	 Sewer Pipe	 Sewer Rising Main	 Abandoned Sewer Pipe	 Sewer Meter
 Sewer Node	 Sewer Valve	 Sewer Manhole	 Abandoned Sewer Manhole	 Septic Tank
 Sewer Pump Station	 Stormwater Connection	 Stormwater Pipe	 Abandoned Stormwater Pipe	 Stormwater Node
 Stormwater Manhole	 Abandoned Stormwater Manhole	 Stormwater Catchpit	 Stormwater Inlet/Outlet	Water Connection
 Water Pipe	 Abandoned Water Pipe	 Water Meter	 Water Node	 Water Valve
 Fire Hydrant	 Natural Watercourse	 Public Drain	 Drainage District – Waikato RC	 Drainage District – Waipa DC
 Culvert				

Disclaimer

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Urban Stormwater Flood Modelling 1% AEP



Monday 6 March 2023

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URBAN STORMWATER FLOOD MODELLING 1% AEP LEGEND

-  Flooding Extent: Existing
-  Flooding Extent: Climate Change

Disclaimer:

The preparation and provision of this information has been made in good faith based on flood modelling data. While due care has been taken, Waipā District Council does not give any warranty, nor accept any liability, in relation to the accuracy, completeness or reliability of this information. The use of this information is entirely at your own risk. Expert advice is recommended before seeking to rely on it.



Disclaimer: The property report is a snapshot of selected Council Application and Rating Information databases, zone and planning maps pertaining to the property, as at the data this report is generated. It is made available in good faith and its accuracy and completeness is not guaranteed.

Disclaimer – Stormwater Flooding:

This shows the extent of flooding in an extreme 1-in-100-year rainfall event, which has a 1% probability of occurring in any given year. This mean on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The flooding extent shown uses the ground levels in 2019. Any changes to ground levels since this date (such as through development and earthworks) are not represented. If you would like further information related to your specific property, please contact info@waipadc.govt.nz

Also see the Stormwater Flooding viewer at: www.waipadc.govt.nz/floodmapping

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<https://www.waipadc.govt.nz/our-services/properties/lim>

Please contact the Revenue Department in the first instance if you have any further questions regarding the property snapshot report during office hours: Cambridge 07 823 3800 or Te Awamutu 07 872 0030 or Freephone 0800 924 723 or info@waipadc.govt.nz



Property Snapshot Report

Monday 6 March 2023

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Property Information

Property Address	Legal Description	Property ID	Assessment	Titles	Area sqm
342 Peake Road RD 1 Cambridge 3493	LOT 2 DPS 67103 LOT 1 DP 420007	63148	04380/022.04	476154	99037.80

Ward

Cambridge General Ward

District Plan Zone

RURAL ZONE

LINZ Data

Parcel ID	LINZ Address	Legal Description	Type	Title	Area	Survey Details	Statutory
4527820	342 PEAKE ROAD	Lot 2 DPS 67103	Freehold	476154	6.0110 HA	DP 420007, DPS 67103	
7227505	98 HAUTAPU ROAD	Lot 1 DP 420007	Freehold	476154	3.8910 HA	DP 420007	

Valuation Data

Land Value (\$)	Capital Value (\$)	Note
1480000	1493000	Valuation as at 1 August 2019

Current Year Rating Data

Annual Rates 2022/2023

\$3095.24

Description	Unit Rate	Value of Factor	Rates Set
Cambridge Community Sports Hall	10.69	1	\$10.69
Capital Works Cambridge	0.000006	1493000	\$8.96
General Rate	0.001285	1493000	\$1918.51

Rural District Stormwater	0.000054	1493000	\$80.62
Targeted Rate Cambridge Area (Ward pre 2122)	319.56	1	\$319.56
Uniform Annual General Charge	751.00	1	\$751.00
Urban Town Halls	5.90	1	\$5.90

WRC Rating Information

Note:

By law, all people who pay rates to their own local council must also pay rates to their regional council. This has been the case since 1989. These rates are invoiced annually around September by Waikato Regional Council. Please use the Find Out Your Rates web page - <http://www.waikatoregion.govt.nz/Council/Rates/Find-out-your-rates/> to find out what the rates will be for the financial year (1 July to 30 June). For further information regarding the Waikato Regional Council rates, please email rates@waikatoregion.govt.nz or phone 0800 800 401.

Water Meter Information

Meter	Note
No Water Meter on Property	N/A

Building Consents- Issued for Property since 1991

N/A

Compliance Information

N/A

Licence Information

N/A

Recycling Collection

Collection Day	Collection Area	Collection Calendar (copy and paste entire URL into your web browser)
MONDAY	1	https://enterprise.mapimage.net/Web/Waipaa/Images/Recycling/RecyclingCalendar2022_Route1.jpg

Rubbish Collection

Collection Type
Property is in a Rural collection area. Rubbish collection is not paid for by ratepayers and we do not operate the district rubbish collection services. For more information on private contractor collection areas https://www.waipadc.govt.nz/our-services/rubbish-and-recycling/rubbish

District Plan Information

Note:

The Waipa District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps is available via the Introduction to the Planning Maps page on the Waipa District Council's website: <https://www.waipadc.govt.nz>



Aerial Map



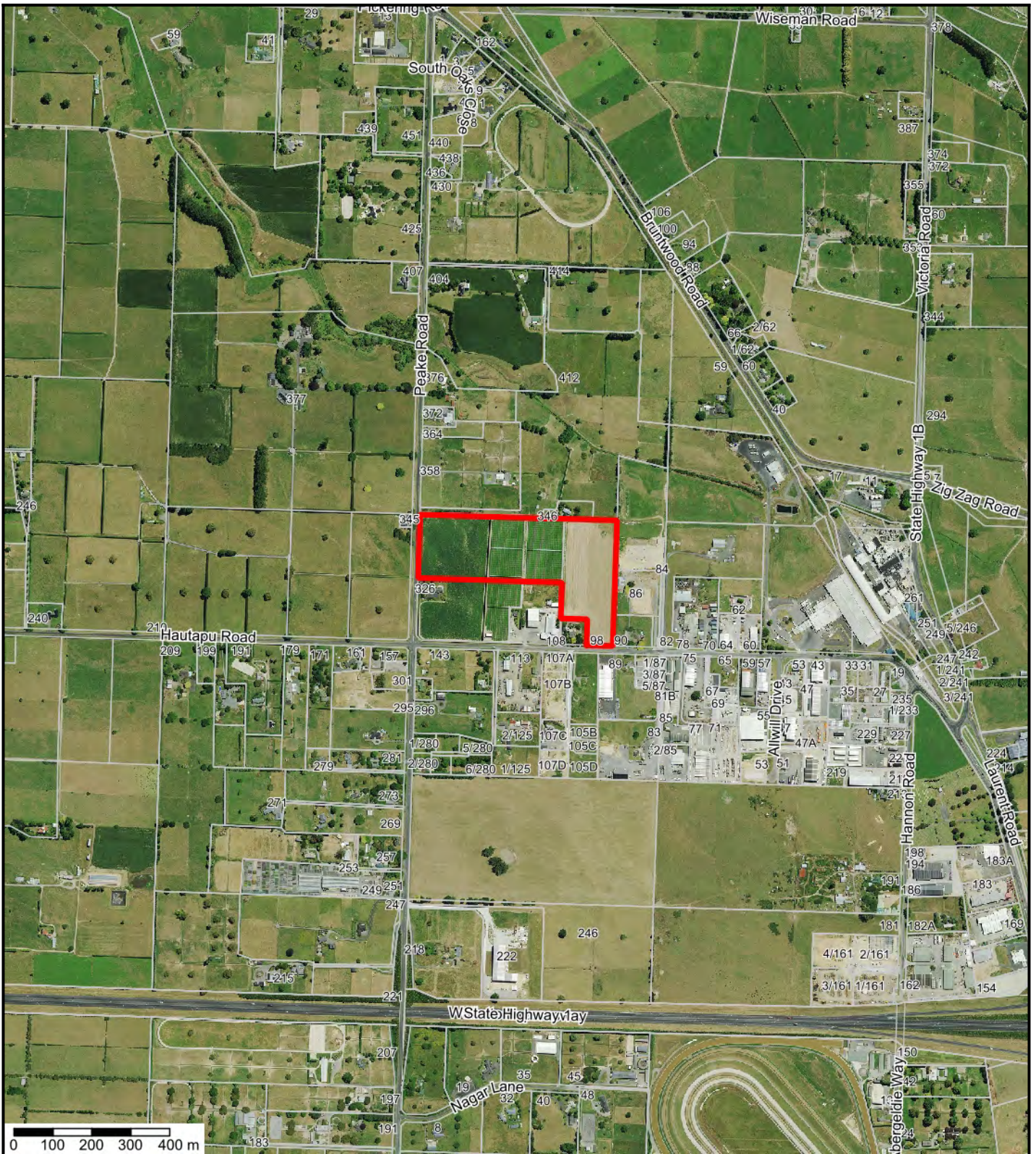
Cambridge, Hautapu, Kakepuku, Karapiro, Te Awamutu, Kihikihi, Ohaupo, Mystery Creek, Te Miro, Tokanui flown 17 February 2021.
 Puhue, Wharepapa South flown 14 February 2021.
 Kaniwhaniwha Ngahinapouri, Pirongia, Te Pahu flown 31 January 2021.
 All other rural areas of Waipā District flown between Jan-April and Dec 2017.
 Aerial photography has an accuracy of +/-0.2m in urban areas and +/-3m in all other areas.
 Position of property boundaries is INDICATIVE only and must not be used for legal purposes. Imagery sourced from NZ Aerial Surveys Ltd

Monday 6 March 2023

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Overview Map



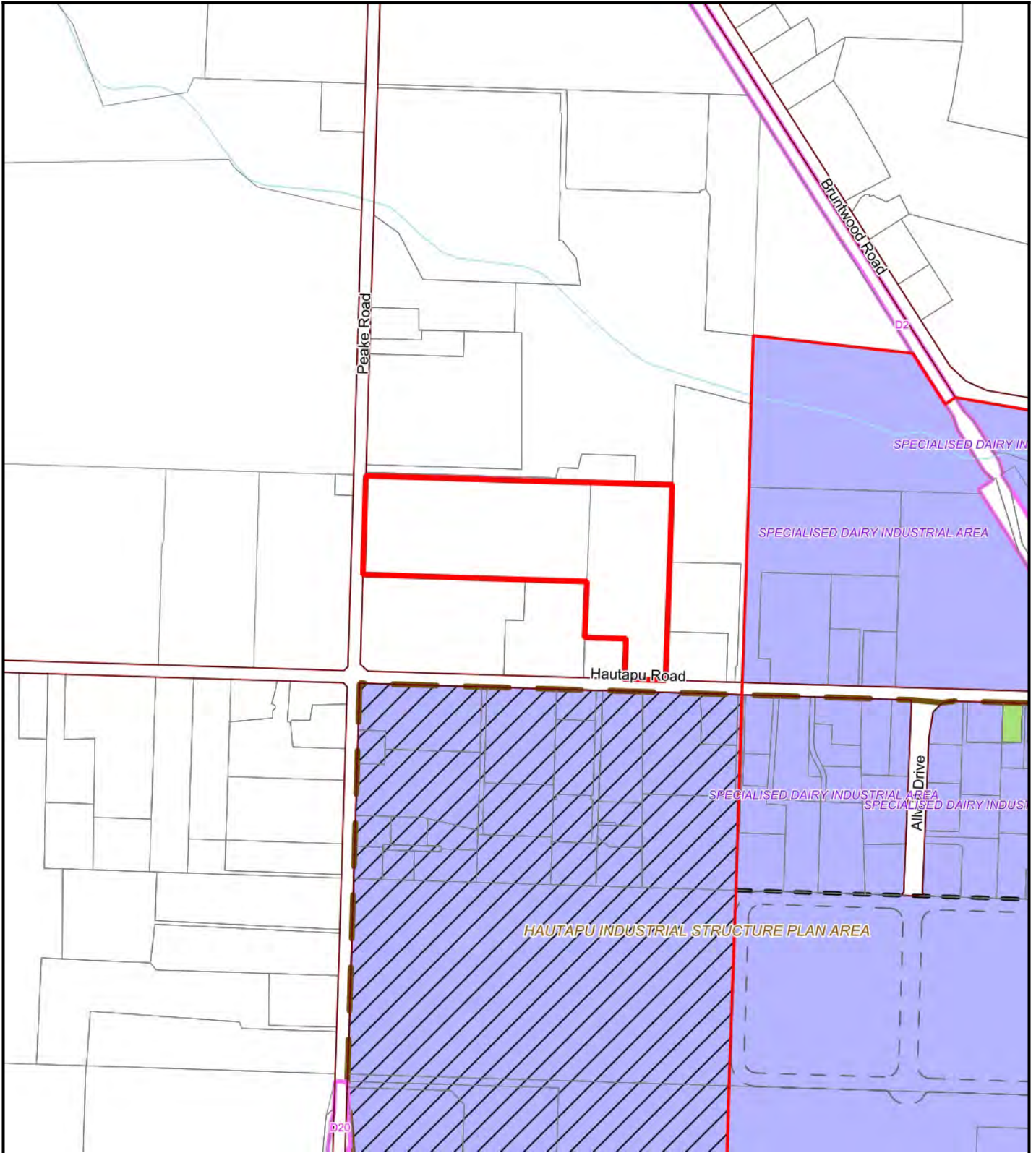
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Waipā District Plan Zones



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Monday 6 March 2023

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Zones Legend

AIRPORT

	Air Noise Boundary (ANB)
	Night Noise Boundary (SEL95)
	Outer Control Boundary (OCB)
	Airport Approach Surfaces
	Conical Surface
	Horizontal Surface
	Hamilton Airport Strategic Node
	Narrows Concept Plan Area
	Runway Protection Area
	Possible Future Airport Growth Area

DESIGNATIONS (Refer Appendix D1)

	Designation Approved
	Designation (Notice of Requirement)

OVERLAYS

	Structure Plan Area
	Core Campus Area
	Tokanui Dairy Research Centre
	Hydro Electric Power Generation Infrastructure Area
	Boundary of the Specialised Dairy Industrial Area

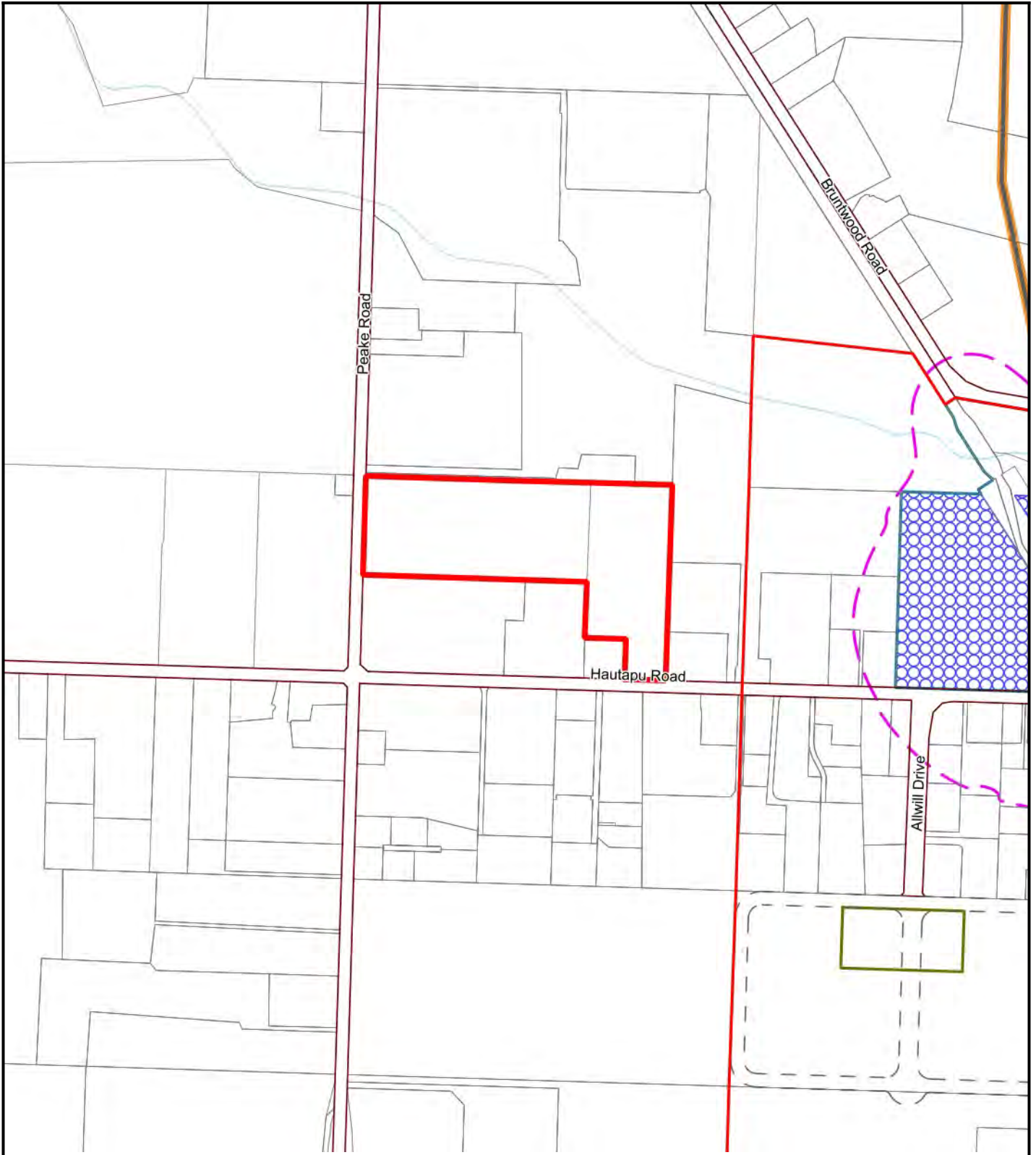
GENERAL

	District Boundary
	Other Council Boundary
	Urban Limits
	Strategic Road (Major or Minor Arterial)
	Formed Road
	Indicative Road
	Bridge
	Service Lane
	Unformed Road
	River, Lake or Stream

(Note: will appear as a Water Control Level 1 control area due to the Water Control Reserve Zone.)

ZONES

	Airport Business Zone
	Commercial Zone
	Deferred Commercial Zone
	Hydro Power Zone
	Industrial Zone
	Deferred Industrial Zone
	Lake Karapiro Events Zone
	Large Lot Residential Zone
	Deferred Large Lot Residential Zone
	Marae Development Zone
	Mystery Creek Events Zone
	Deferred Reserve Zone
	Reserve Zone
	Residential Zone
	Deferred Residential Zone
	Cambridge North Deferred Residential Zone
	Significant Mineral Extraction Zone
	St Peters School Zone
	Rural Zone



Waipā District Plan Policy Areas



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Monday 6 March 2023

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Policy Areas Legend














ESPLANADE REQUIREMENTS

-  Access Strip
-  Esplanade Reserve
-  Esplanade Strip

LANDSCAPE AND NATURAL AREAS

-  High Amenity Landscapes (includes adjacent water bodies)
-  Outstanding Natural Feature and Landscape
-  River and Lake Environs
-  Significant Indigenous Forest (Local)
-  Significant Natural Feature and Landscape (District)
-  Visually Sensitive Hill Country
-  Cultural Landscape Area Alert (Refer Note 4)
-  Cultural Landscape Areas
-  Significant Natural Area (Refer Appendix N5)
-  Viewshaft and State Highway 3 Scenic Corridor
-  Vista
-  Significant Tree and Bush Stand























HERITAGE

-  Archaeological Site (Refer Appendix N3)
-  Archaeological Site - Reliability 1
(Refer Note 3 and Appendix N3)
-  Cultural Sites (Refer Appendix N2)
-  Heritage Item (Refer Appendix N1)
-  Karapiro Hydroelectric Village Heritage Item
-  Protected Tree (Refer Appendix N4)
-  Character Cluster
-  Character Precinct
-  Character Precinct Cambridge A
-  Character Precinct Cambridge B
-  Character Streets
-  Cambridge Residential Character Area
-  Rangiaowhia Ridge Building Setback Area





GENERAL

-  District Boundary
-  Other Council Boundary
-  Urban Limits
-  Strategic Road (Major or Minor Arterial Route)
-  Formed Road
-  Indicative Road
-  Bridge
-  Service Lane
-  Unformed Road
-  River, Lake or Stream


OVERLAYS

-  Compact Housing Area
-  Dairy Manufacturing Site
-  Large Format Retail Area
-  Maungatautari Ecological Island Fenced Boundary
-  Pedestrian Frontage
-  Road Noise Effects Area
-  Scheduled Industrial Site
-  Special Amenity Area
-  Tall Building Area
-  Cambridge North Neighbourhood Centre
-  Mystery Creek Events Centre Core Area
-  Mystery Creek Events Lower Terrace Area
-  Mystery Creek Events Upper Terrace Area
-  Mystery Creek Rural Activities Overlay
-  Mystery Creek Agri-Activities Overlay
-  Quarry Buffer Area
-  Mineral Extraction Area
-  Hydro Operating Easement
-  Dairy Manufacturing Noise Contour
-  Mystery Creek Noise Contour
-  Water Catchment Area (WCA)
-  Lime Processing Site

UTILITIES

-  HV Electricity Structure
-  HV Electricity Transmission Line
-  HV Electricity Transmission Line (Underground)
-  Gas Transmission Pipeline Corridor

NATURAL HAZARDS

-  Flood Hazard Area

NOTE

1. Referenced Sites

Some sites are shown on the maps with a reference number. These are archaeological sites, cultural sites, designations (approved and notice of requirements), historic buildings/sites, protected trees or significant natural areas.

The reference number will only appear on the detail map. If the site you are viewing is within an inset map, e.g. map 27 is within map 23, then the reference number will only appear on map 27 and not on map 23.

2. Archaeological Sites

Additional archaeological sites may have been identified since the notification of this Plan. For this reason, people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

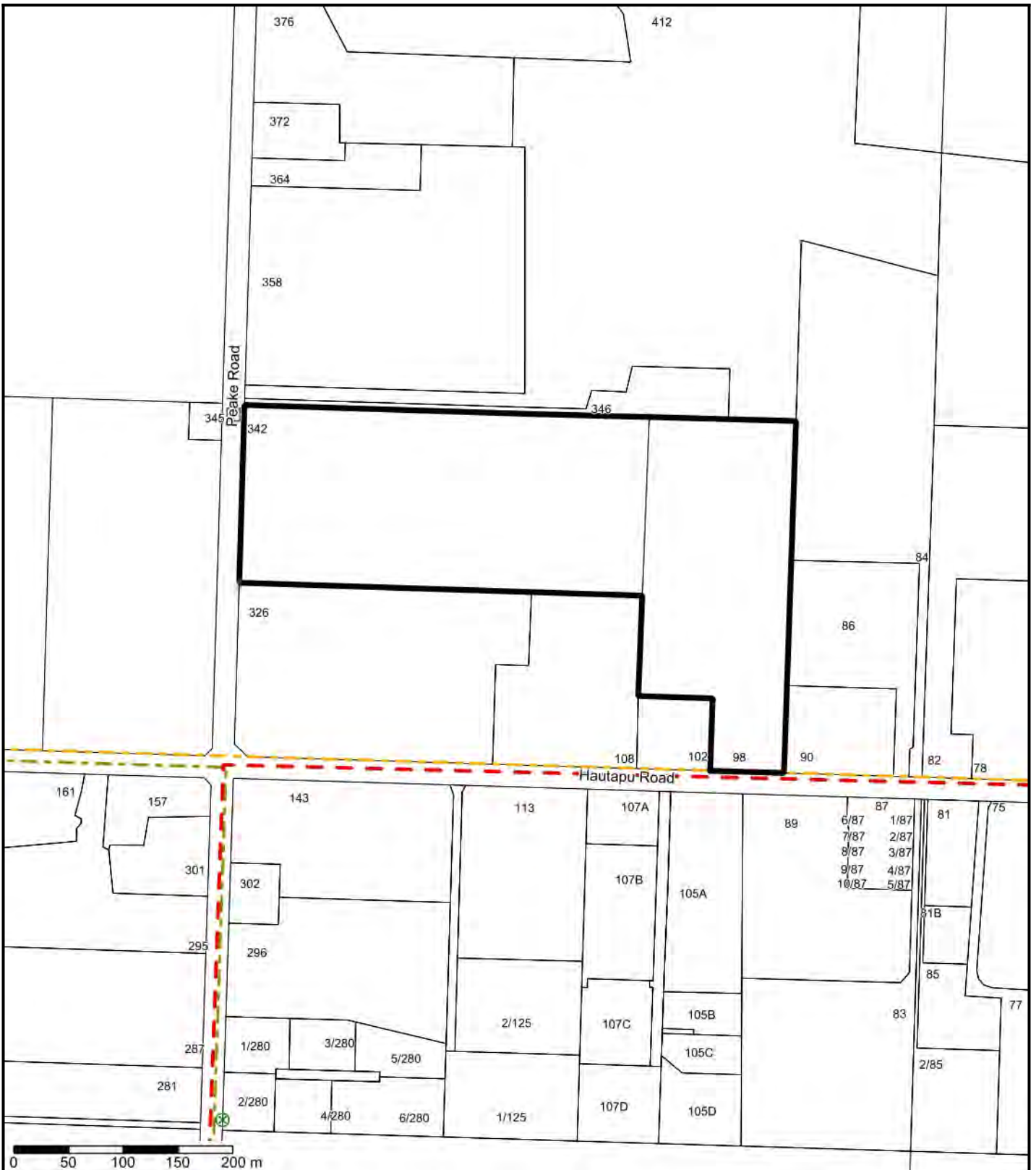
3. Reliability 1

These sites have been field checked and documentation has been completed. These sites have a higher degree than the other sites.

4. Cultural Landscape Areas

There are two types: 'Cultural Landscape Area - Alert' and 'Cultural Landscape Areas'. The Cultural Landscape Area - Alert are identified for information purposes only, while the Cultural Landscape Areas have additional resource consent requirements for some activities.

Where the Cultural Landscape Area - Alert is shown on the Planning Maps to apply to a river or stream, it includes a 50m setback on either side of the bank from the river or stream.



Utilities
(Refer to Map Legend)

Monday 6 March 2023

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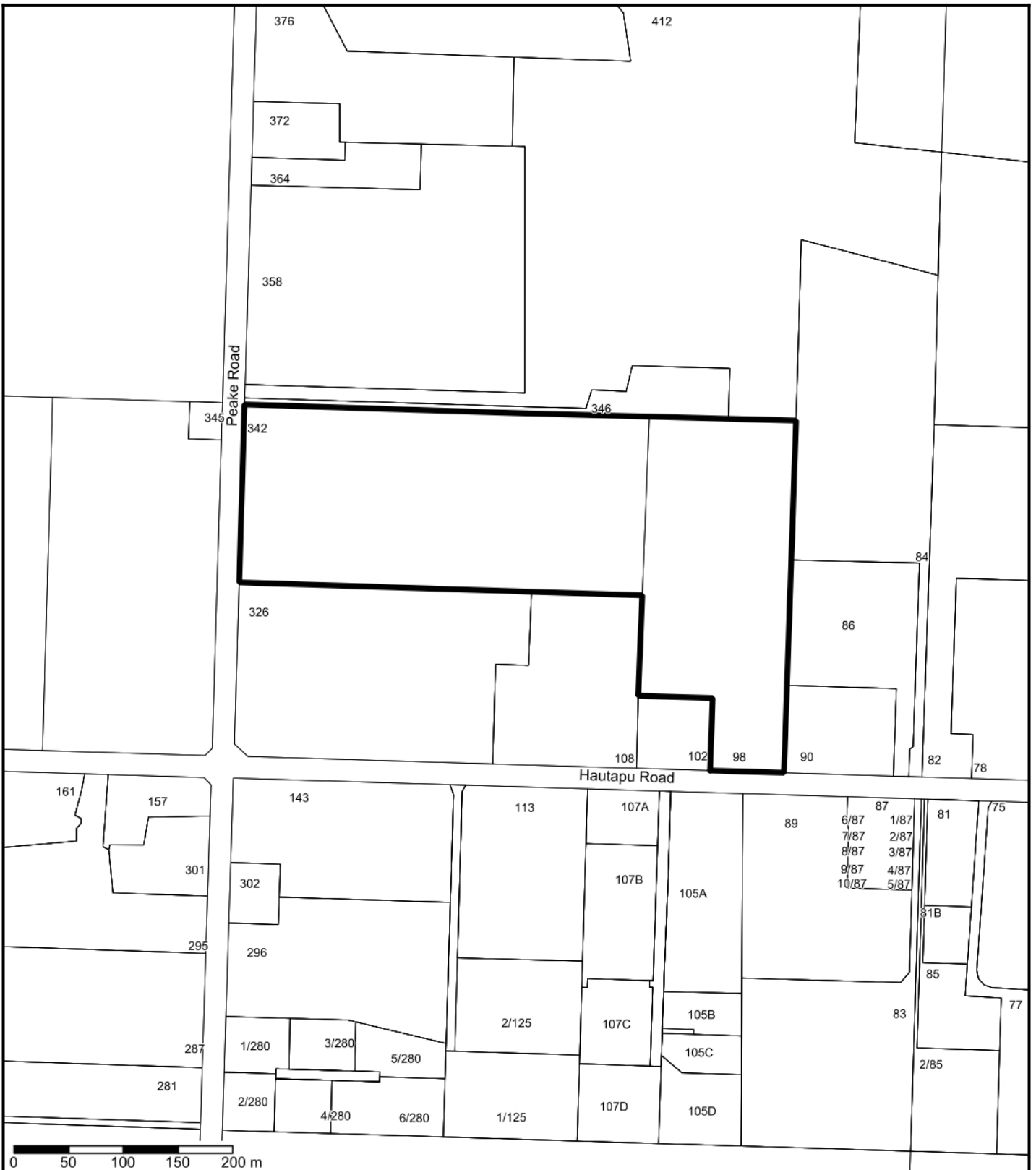
Essential Services Legend

 Sewer Connection	 Sewer Pipe	 Sewer Rising Main	 Abandoned Sewer Pipe	 Sewer Meter
 Sewer Node	 Sewer Valve	 Sewer Manhole	 Abandoned Sewer Manhole	 Septic Tank
 Sewer Pump Station	 Stormwater Connection	 Stormwater Pipe	 Abandoned Stormwater Pipe	 Stormwater Node
 Stormwater Manhole	 Abandoned Stormwater Manhole	 Stormwater Catchpit	 Stormwater Inlet/Outlet	Water Connection
 Water Pipe	 Abandoned Water Pipe	 Water Meter	 Water Node	 Water Valve
 Fire Hydrant	 Natural Watercourse	 Public Drain	 Drainage District – Waikato RC	 Drainage District – Waipa DC
 Culvert				

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Urban Stormwater Flood Modelling 1% AEP



Monday 6 March 2023

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URBAN STORMWATER FLOOD MODELLING 1% AEP LEGEND

-  Flooding Extent: Existing
-  Flooding Extent: Climate Change

Disclaimer:

The preparation and provision of this information has been made in good faith based on flood modelling data. While due care has been taken, Waipā District Council does not give any warranty, nor accept any liability, in relation to the accuracy, completeness or reliability of this information. The use of this information is entirely at your own risk. Expert advice is recommended before seeking to rely on it.



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Disclaimer – Stormwater Flooding:

This shows the extent of flooding in an extreme 1-in-100-year rainfall event, which has a 1% probability of occurring in any given year. This mean on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The flooding extent shown uses the ground levels in 2019. Any changes to ground levels since this date (such as through development and earthworks) are not represented. If you would like further information related to your specific property, please contact info@waipadc.govt.nz

Also see the Stormwater Flooding viewer at: www.waipadc.govt.nz/floodmapping

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Property Snapshot Report

Monday 6 March 2023

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Property Information

Property Address	Legal Description	Property ID	Assessment	Titles	Area sqm
326 Peake Road RD 1 Cambridge 3493	LOT 2 DP 500427	67659	04380/022.07	744576	39477.00

Ward

Cambridge General Ward

District Plan Zone

RURAL ZONE

LINZ Data

Parcel ID	LINZ Address	Legal Description	Type	Title	Area	Survey Details	Statutory
7795823	326 PEAKE ROAD	Lot 2 DP 500427	Freehold	744576	3.9468 HA	DP 500427	

Valuation Data

Land Value (\$)	Capital Value (\$)	Note
910000	1460000	Valuation as at 1 August 2019

Current Year Rating Data

Annual Rates 2022/2023

\$3195.25

Description	Unit Rate	Value of Factor	Rates Set
Cambridge Community Sports Hall	10.69	1	\$10.69
Capital Works Cambridge	0.000006	1460000	\$8.76
General Rate	0.001285	1460000	\$1876.10
Hautapu Hall	20.40	1	\$20.40
Recycling Charge	124.00	1	\$124.00

Rural District Stormwater	0.000054	1460000	\$78.84
Targeted Rate Cambridge Area (Ward pre 2122)	319.56	1	\$319.56
Uniform Annual General Charge	751.00	1	\$751.00
Urban Town Halls	5.90	1	\$5.90

WRC Rating Information

Note:

By law, all people who pay rates to their own local council must also pay rates to their regional council. This has been the case since 1989. These rates are invoiced annually around September by Waikato Regional Council. Please use the Find Out Your Rates web page - <http://www.waikatoregion.govt.nz/Council/Rates/Find-out-your-rates/> to find out what the rates will be for the financial year (1 July to 30 June). For further information regarding the Waikato Regional Council rates, please email rates@waikatoregion.govt.nz or phone 0800 800 401.

Water Meter Information

Meter	Note
No Water Meter on Property	N/A

Building Consents- Issued for Property since 1991

Application Number	Description	Decision	Floor Area	Date Approved	CCC Date
190818	190818 - New Implement Shed	#CCCIssued	86.40	26/09/2019	08/11/2019
BC/0205/12	Erect New Storage Shed	#CCCIssued	36.00	04/05/2012	21/03/2014

Compliance Information

N/A

Licence Information

N/A

Recycling Collection

Collection Day	Collection Area	Collection Calendar (copy and paste entire URL into your web browser)
MONDAY	1	https://enterprise.mapimage.net/Web/Waipua/Images/Recycling/RecyclingCalendar2022_Route1.jpg

Rubbish Collection

Collection Type

Property is in a Rural collection area.

Rubbish collection is not paid for by ratepayers and we do not operate the district rubbish collection services. For more information on private contractor collection areas <https://www.waipadc.govt.nz/our-services/rubbish-and-recycling/rubbish>

District Plan Information

Note:

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Aerial Map



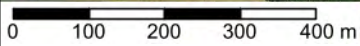
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Monday 6 March 2023

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Overview Map



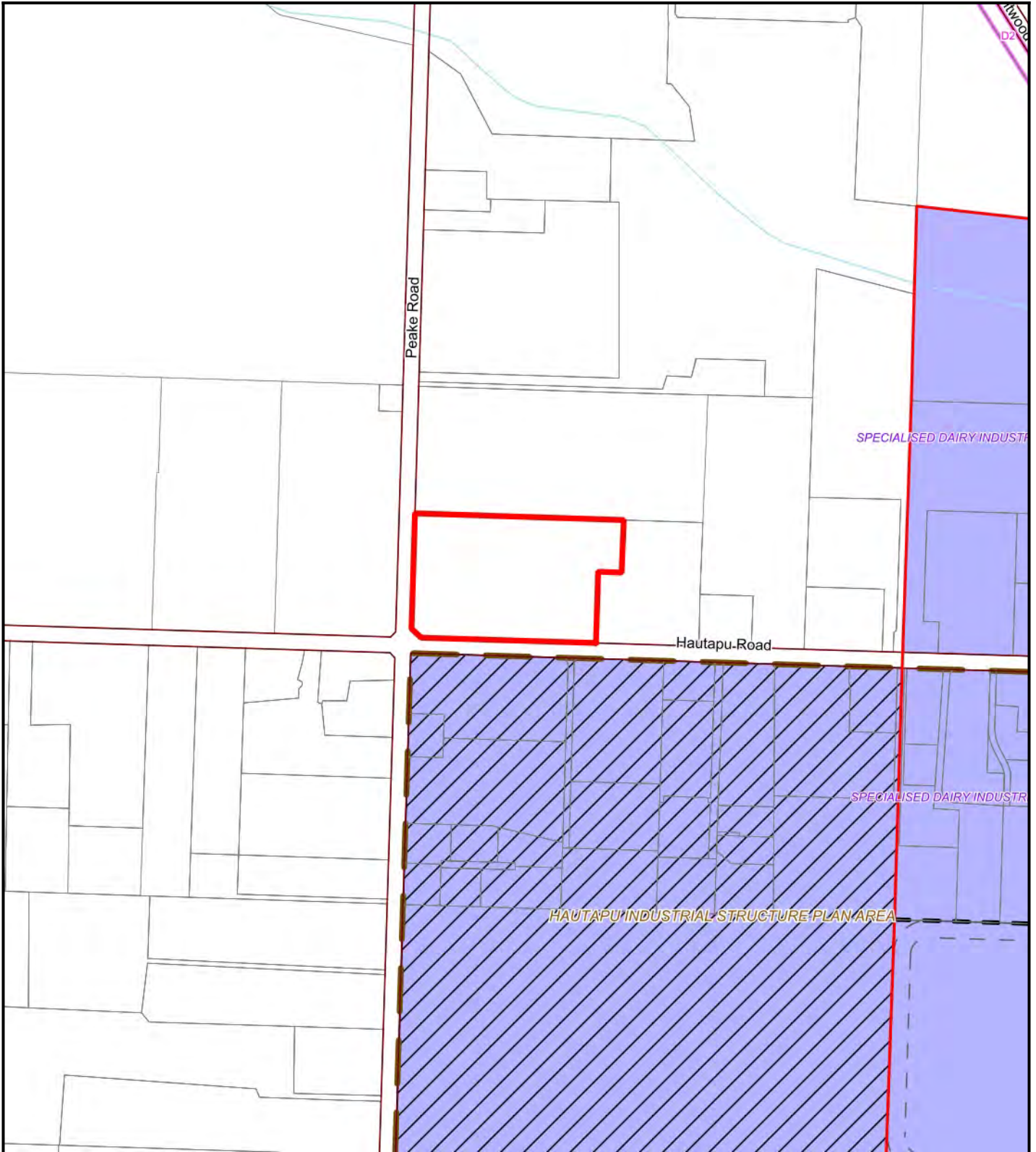
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Waipā District Plan Zones



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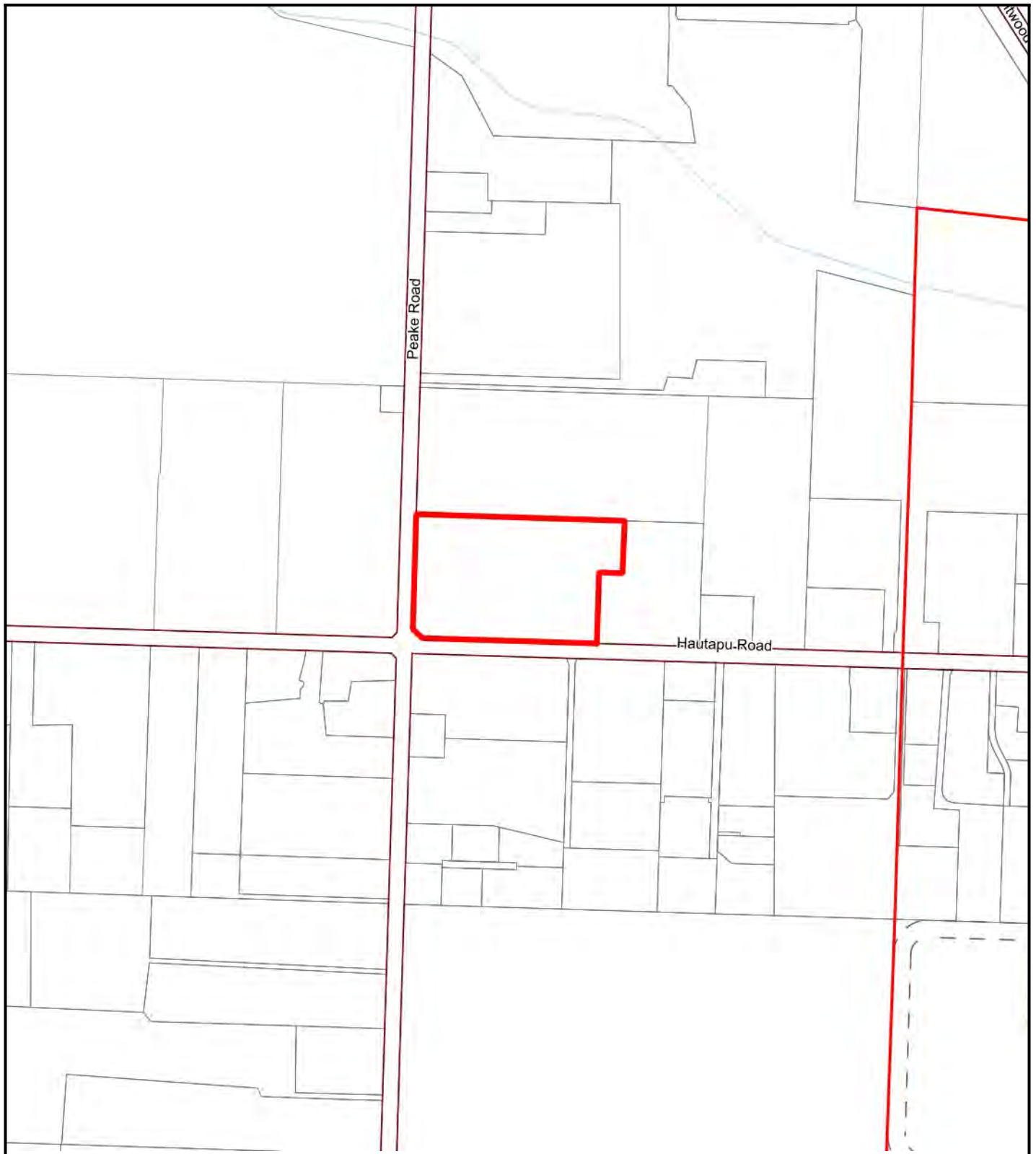
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Waipā District Plan Policy Areas



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Monday 6 March 2023

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Policy Areas Legend














ESPLANADE REQUIREMENTS

-  Access Strip
-  Esplanade Reserve
-  Esplanade Strip

LANDSCAPE AND NATURAL AREAS

-  High Amenity Landscapes (includes adjacent water bodies)
-  Outstanding Natural Feature and Landscape
-  River and Lake Environs
-  Significant Indigenous Forest (Local)
-  Significant Natural Feature and Landscape (District)
-  Visually Sensitive Hill Country
-  Cultural Landscape Area Alert (Refer Note 4)
-  Cultural Landscape Areas
-  Significant Natural Area (Refer Appendix N5)
-  Viewshaft and State Highway 3 Scenic Corridor
-  Vista
-  Significant Tree and Bush Stand























HERITAGE

-  Archaeological Site (Refer Appendix N3)
-  Archaeological Site - Reliability 1
(Refer Note 3 and Appendix N3)
-  Cultural Sites (Refer Appendix N2)
-  Heritage Item (Refer Appendix N1)
-  Karapiro Hydroelectric Village Heritage Item
-  Protected Tree (Refer Appendix N4)
-  Character Cluster
-  Character Precinct
-  Character Precinct Cambridge A
-  Character Precinct Cambridge B
-  Character Streets
-  Cambridge Residential Character Area
-  Rangiaowhia Ridge Building Setback Area





GENERAL

-  District Boundary
-  Other Council Boundary
-  Urban Limits
-  Strategic Road (Major or Minor Arterial Route)
-  Formed Road
-  Indicative Road
-  Bridge
-  Service Lane
-  Unformed Road
-  River, Lake or Stream


OVERLAYS

-  Compact Housing Area
-  Dairy Manufacturing Site
-  Large Format Retail Area
-  Maungatautari Ecological Island Fenced Boundary
-  Pedestrian Frontage
-  Road Noise Effects Area
-  Scheduled Industrial Site
-  Special Amenity Area
-  Tall Building Area
-  Cambridge North Neighbourhood Centre
-  Mystery Creek Events Centre Core Area
-  Mystery Creek Events Lower Terrace Area
-  Mystery Creek Events Upper Terrace Area
-  Mystery Creek Rural Activities Overlay
-  Mystery Creek Agri-Activities Overlay
-  Quarry Buffer Area
-  Mineral Extraction Area
-  Hydro Operating Easement
-  Dairy Manufacturing Noise Contour
-  Mystery Creek Noise Contour
-  Water Catchment Area (WCA)
-  Lime Processing Site

UTILITIES

-  HV Electricity Structure
-  HV Electricity Transmission Line
-  HV Electricity Transmission Line (Underground)
-  Gas Transmission Pipeline Corridor

NATURAL HAZARDS

-  Flood Hazard Area

NOTE

1. Referenced Sites

Some sites are shown on the maps with a reference number. These are archaeological sites, cultural sites, designations (approved and notice of requirements), historic buildings/sites, protected trees or significant natural areas.

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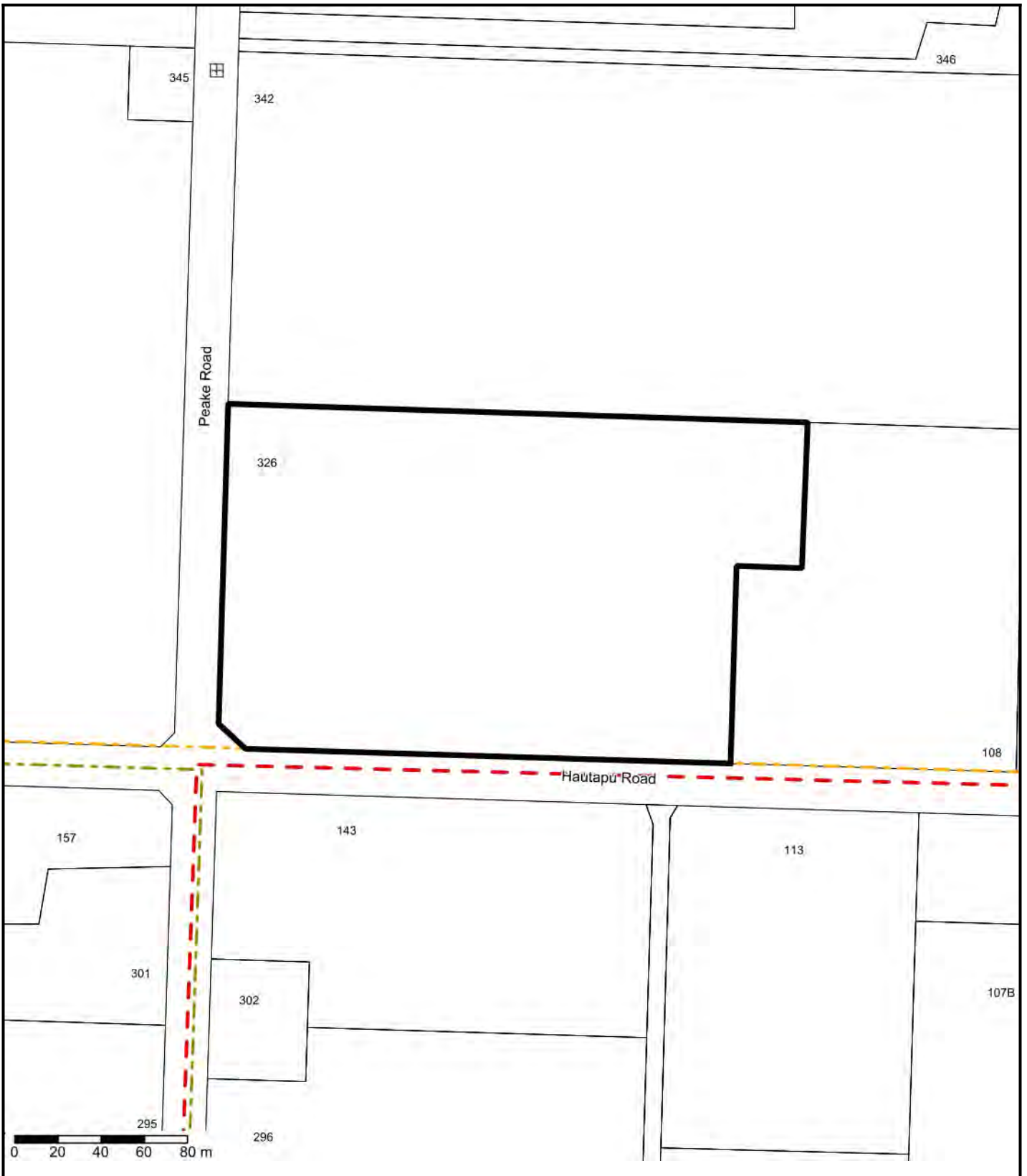
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These sites have been field checked and documentation has been completed. These sites have a higher degree than the other sites.

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Utilities
(Refer to Map Legend)

Monday 6 March 2023

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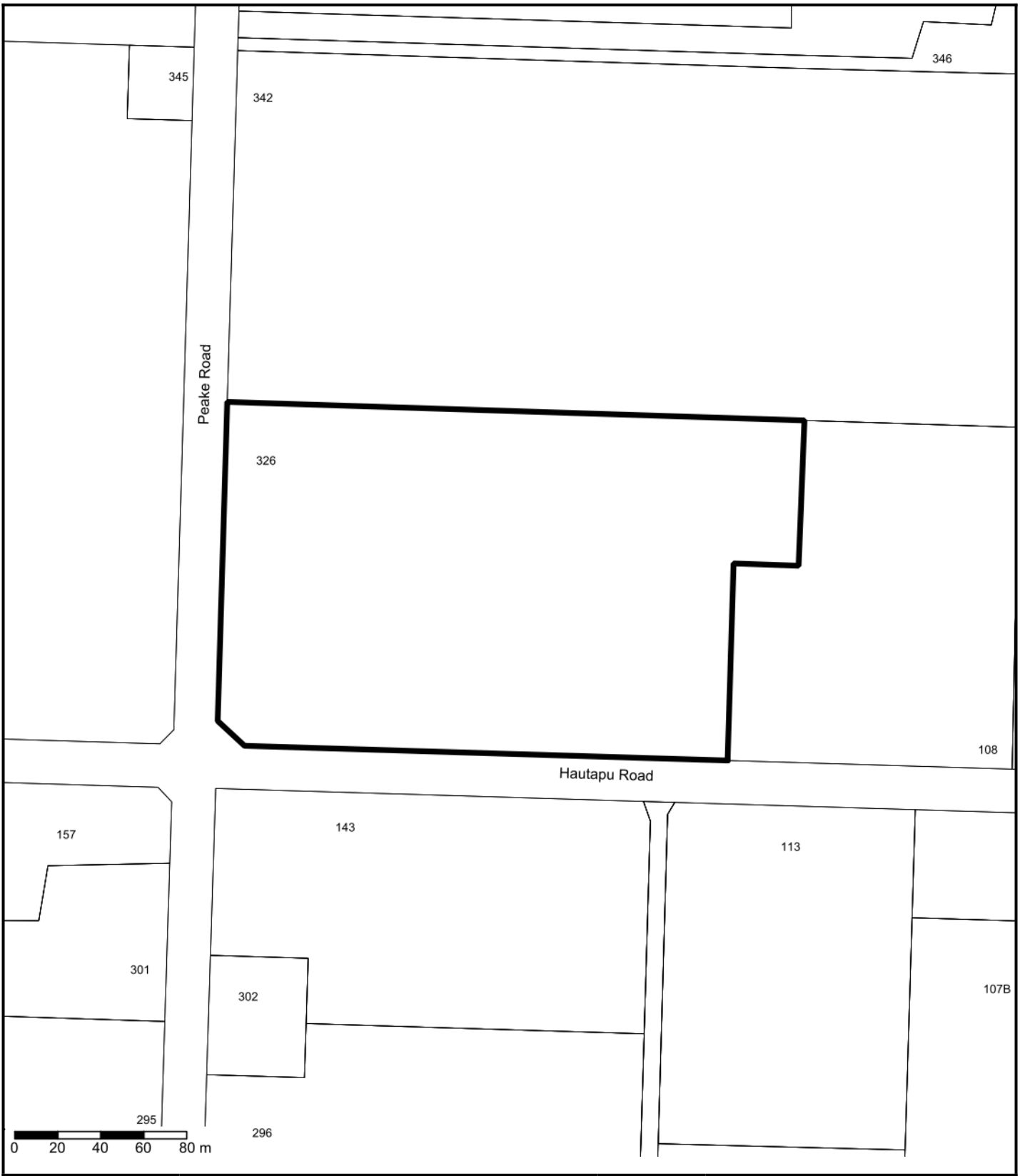
Essential Services Legend

 Sewer Connection	 Sewer Pipe	 Sewer Rising Main	 Abandoned Sewer Pipe	 Sewer Meter
 Sewer Node	 Sewer Valve	 Sewer Manhole	 Abandoned Sewer Manhole	 Septic Tank
 Sewer Pump Station	 Stormwater Connection	 Stormwater Pipe	 Abandoned Stormwater Pipe	 Stormwater Node
 Stormwater Manhole	 Abandoned Stormwater Manhole	 Stormwater Catchpit	 Stormwater Inlet/Outlet	Water Connection
 Water Pipe	 Abandoned Water Pipe	 Water Meter	 Water Node	 Water Valve
 Fire Hydrant	 Natural Watercourse	 Public Drain	 Drainage District – Waikato RC	 Drainage District – Waipa DC
 Culvert				

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Urban Stormwater Flood Modelling 1% AEP



Monday 6 March 2023

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URBAN STORMWATER FLOOD MODELLING 1% AEP LEGEND

-  Flooding Extent: Existing
-  Flooding Extent: Climate Change

Disclaimer:

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Disclaimer – Stormwater Flooding:

This shows the extent of flooding in an extreme 1-in-100-year rainfall event, which has a 1% probability of occurring in any given year. This mean on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The flooding extent shown uses the ground levels in 2019. Any changes to ground levels since this date (such as through development and earthworks) are not represented. If you would like further information related to your specific property, please contact info@waipadc.govt.nz

Also see the Stormwater Flooding viewer at: www.waipadc.govt.nz/floodmapping

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Property Snapshot Report

Monday 6 March 2023

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Property Information

Property Address	Legal Description	Property ID	Assessment	Titles	Area sqm
326 Peake Road RD 1 Cambridge 3493	LOT 2 DP 500427	67659	04380/022.07	744576	39477.00

Ward

Cambridge General Ward

District Plan Zone

RURAL ZONE

LINZ Data

Parcel ID	LINZ Address	Legal Description	Type	Title	Area	Survey Details	Statutory
7795823	326 PEAKE ROAD	Lot 2 DP 500427	Freehold	744576	3.9468 HA	DP 500427	

Valuation Data

Land Value (\$)	Capital Value (\$)	Note
910000	1460000	Valuation as at 1 August 2019

Current Year Rating Data

Annual Rates 2022/2023
\$3195.25

Description	Unit Rate	Value of Factor	Rates Set
Cambridge Community Sports Hall	10.69	1	\$10.69
Capital Works Cambridge	0.000006	1460000	\$8.76
General Rate	0.001285	1460000	\$1876.10
Hautapu Hall	20.40	1	\$20.40
Recycling Charge	124.00	1	\$124.00

Rural District Stormwater	0.000054	1460000	\$78.84
Targeted Rate Cambridge Area (Ward pre 2122)	319.56	1	\$319.56
Uniform Annual General Charge	751.00	1	\$751.00
Urban Town Halls	5.90	1	\$5.90

WRC Rating Information

Note:

By law, all people who pay rates to their own local council must also pay rates to their regional council. This has been the case since 1989. These rates are invoiced annually around September by Waikato Regional Council. Please use the Find Out Your Rates web page - <http://www.waikatoregion.govt.nz/Council/Rates/Find-out-your-rates/> to find out what the rates will be for the financial year (1 July to 30 June). For further information regarding the Waikato Regional Council rates, please email rates@waikatoregion.govt.nz or phone 0800 800 401.

Water Meter Information

Meter	Note
No Water Meter on Property	N/A

Building Consents- Issued for Property since 1991

Application Number	Description	Decision	Floor Area	Date Approved	CCC Date
190818	190818 - New Implement Shed	#CCCIssued	86.40	26/09/2019	08/11/2019
BC/0205/12	Erect New Storage Shed	#CCCIssued	36.00	04/05/2012	21/03/2014

Compliance Information

N/A

Licence Information

N/A

Recycling Collection

Collection Day	Collection Area	Collection Calendar (copy and paste entire URL into your web browser)
MONDAY	1	https://enterprise.mapimage.net/Web/Waipua/Images/Recycling/RecyclingCalendar2022_Route1.jpg

Rubbish Collection

Collection Type

Property is in a Rural collection area.

Rubbish collection is not paid for by ratepayers and we do not operate the district rubbish collection services. For more information on private contractor collection areas <https://www.waipadc.govt.nz/our-services/rubbish-and-recycling/rubbish>

District Plan Information

Note:

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Aerial Map



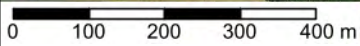
Cambridge, Hautapu, Kakepuku, Karapiro, Te Awamutu, Kihikihi, Ohaupo, Mystery Creek, Te Miro, Tokanui flown 17 February 2021.
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 Kaniwhaniwha Ngahinapouri, Pirongia, Te Pahu flown 31 January 2021.
 All other rural areas of Waipā District flown between Jan-April and Dec 2017.
 Aerial photography has an accuracy of +/-0.2m in urban areas and +/-3m in all other areas.
 Position of property boundaries is INDICATIVE only and must not be used for legal purposes. Imagery sourced from NZ Aerial Surveys Ltd

Monday 6 March 2023

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Overview Map



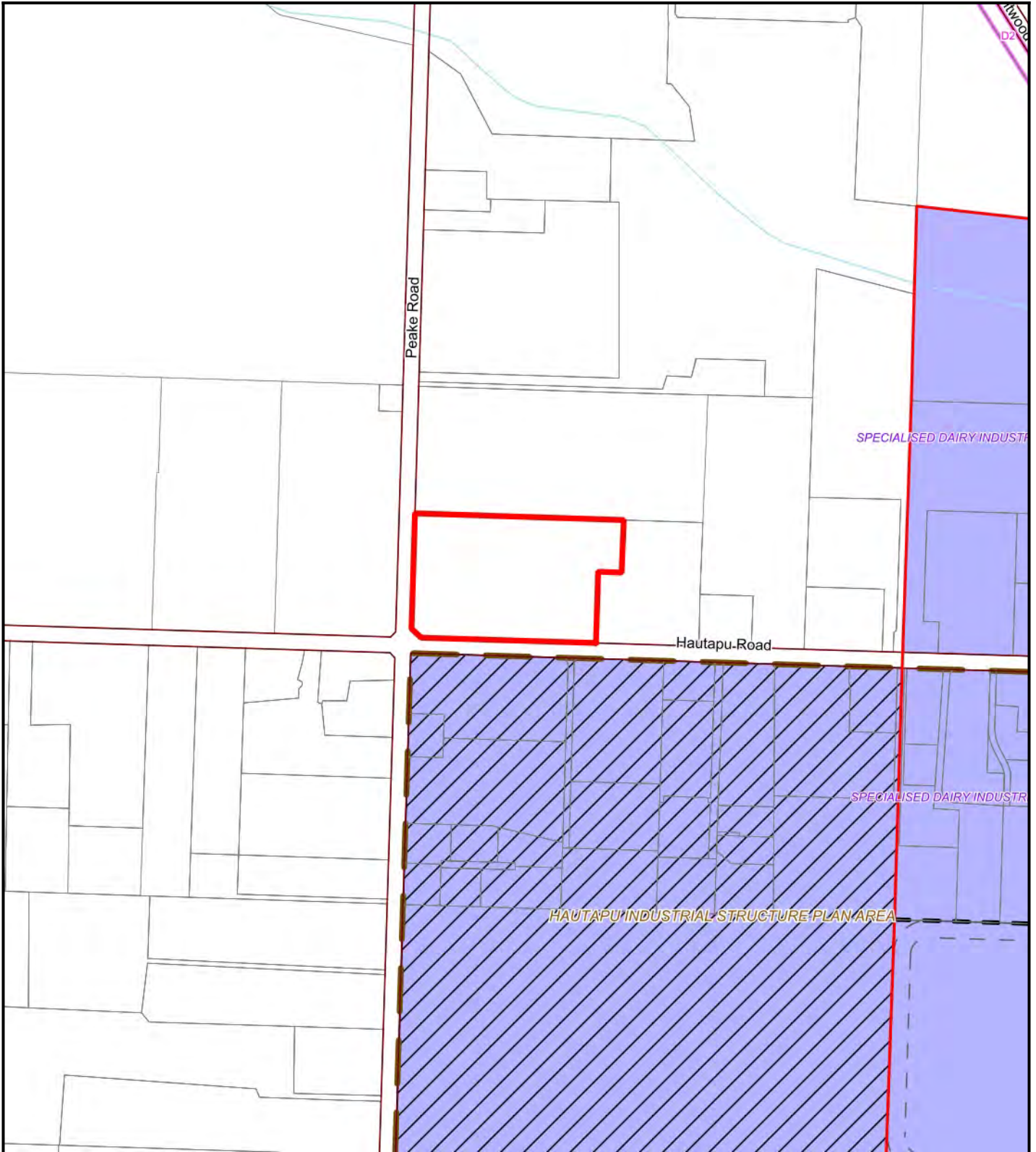
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Waipā District Plan Zones



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Monday 6 March 2023

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Zones Legend

AIRPORT

	Air Noise Boundary (ANB)
	Night Noise Boundary (SEL95)
	Outer Control Boundary (OCB)
	Airport Approach Surfaces
	Conical Surface
	Horizontal Surface
	Hamilton Airport Strategic Node
	Narrows Concept Plan Area
	Runway Protection Area
	Possible Future Airport Growth Area

DESIGNATIONS (Refer Appendix D1)

	Designation Approved
	Designation (Notice of Requirement)

OVERLAYS

	Structure Plan Area
	Core Campus Area
	Tokanui Dairy Research Centre
	Hydro Electric Power Generation Infrastructure Area
	Boundary of the Specialised Dairy Industrial Area

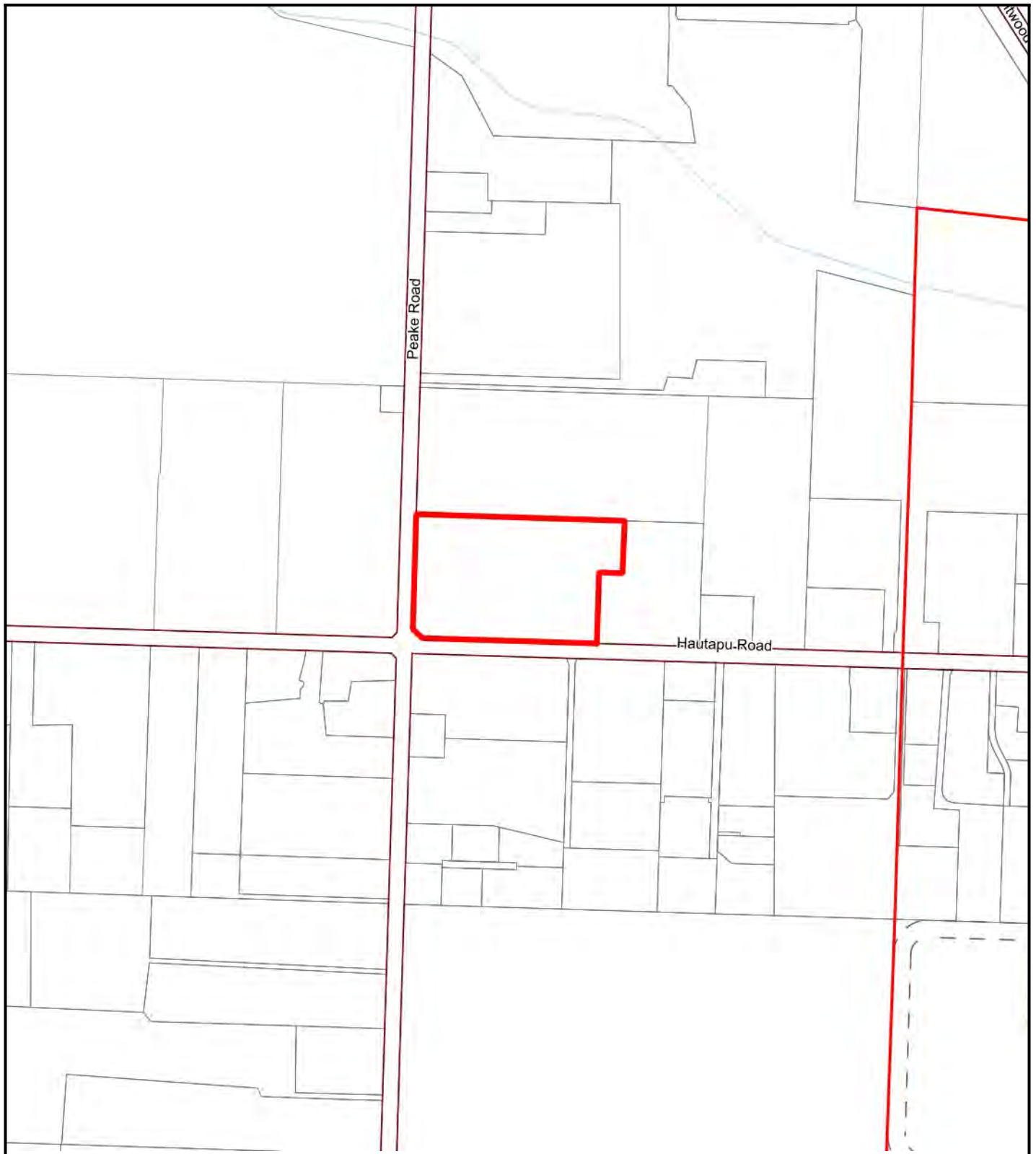
GENERAL

	District Boundary
	Other Council Boundary
	Urban Limits
	Strategic Road (Major or Minor Arterial)
	Formed Road
	Indicative Road
	Bridge
	Service Lane
	Unformed Road
	River, Lake or Stream

(Note: will appear as a Water Control Level 1 control area due to the Water Control Reserve Zone.)

ZONES

	Airport Business Zone
	Commercial Zone
	Deferred Commercial Zone
	Hydro Power Zone
	Industrial Zone
	Deferred Industrial Zone
	Lake Karapiro Events Zone
	Large Lot Residential Zone
	Deferred Large Lot Residential Zone
	Marae Development Zone
	Mystery Creek Events Zone
	Deferred Reserve Zone
	Reserve Zone
	Residential Zone
	Deferred Residential Zone
	Cambridge North Deferred Residential Zone
	Significant Mineral Extraction Zone
	St Peters School Zone
	Rural Zone



Waipā District Plan Policy Areas



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Monday 6 March 2023

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Policy Areas Legend














ESPLANADE REQUIREMENTS

-  Access Strip
-  Esplanade Reserve
-  Esplanade Strip

LANDSCAPE AND NATURAL AREAS

-  High Amenity Landscapes (includes adjacent water bodies)
-  Outstanding Natural Feature and Landscape
-  River and Lake Environs
-  Significant Indigenous Forest (Local)
-  Significant Natural Feature and Landscape (District)
-  Visually Sensitive Hill Country
-  Cultural Landscape Area Alert (Refer Note 4)
-  Cultural Landscape Areas
-  Significant Natural Area (Refer Appendix N5)
-  Viewshaft and State Highway 3 Scenic Corridor
-  Vista
-  Significant Tree and Bush Stand























HERITAGE

-  Archaeological Site (Refer Appendix N3)
-  Archaeological Site - Reliability 1
(Refer Note 3 and Appendix N3)
-  Cultural Sites (Refer Appendix N2)
-  Heritage Item (Refer Appendix N1)
-  Karapiro Hydroelectric Village Heritage Item
-  Protected Tree (Refer Appendix N4)
-  Character Cluster
-  Character Precinct
-  Character Precinct Cambridge A
-  Character Precinct Cambridge B
-  Character Streets
-  Cambridge Residential Character Area
-  Rangiaowhia Ridge Building Setback Area





GENERAL

-  District Boundary
-  Other Council Boundary
-  Urban Limits
-  Strategic Road (Major or Minor Arterial Route)
-  Formed Road
-  Indicative Road
-  Bridge
-  Service Lane
-  Unformed Road
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OVERLAYS

-  Compact Housing Area
-  Dairy Manufacturing Site
-  Large Format Retail Area
-  Maungatautari Ecological Island Fenced Boundary
-  Pedestrian Frontage
-  Road Noise Effects Area
-  Scheduled Industrial Site
-  Special Amenity Area
-  Tall Building Area
-  Cambridge North Neighbourhood Centre
-  Mystery Creek Events Centre Core Area
-  Mystery Creek Events Lower Terrace Area
-  Mystery Creek Events Upper Terrace Area
-  Mystery Creek Rural Activities Overlay
-  Mystery Creek Agri-Activities Overlay
-  Quarry Buffer Area
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-  HV Electricity Structure
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-  Flood Hazard Area

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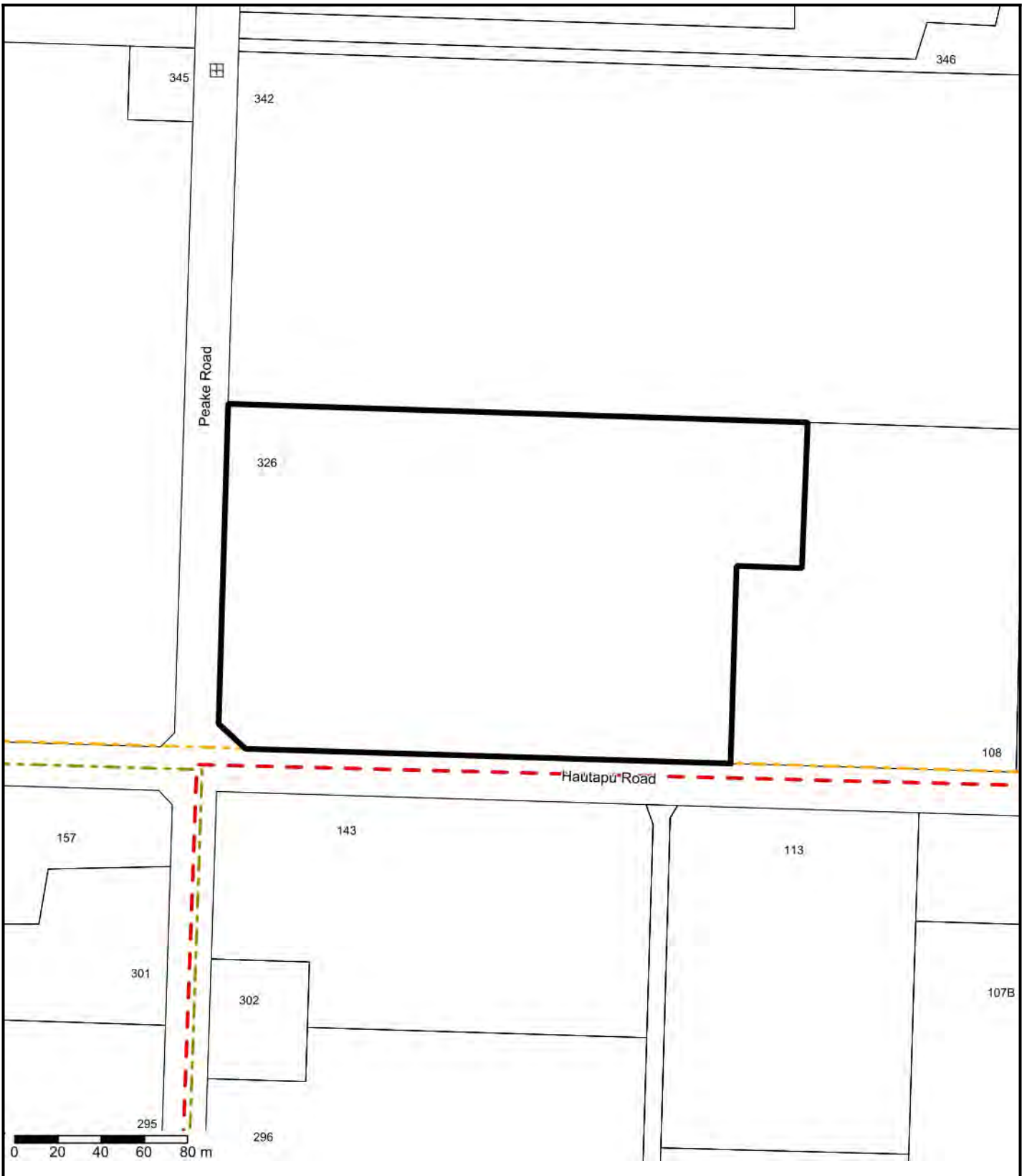
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Utilities
(Refer to Map Legend)

Monday 6 March 2023

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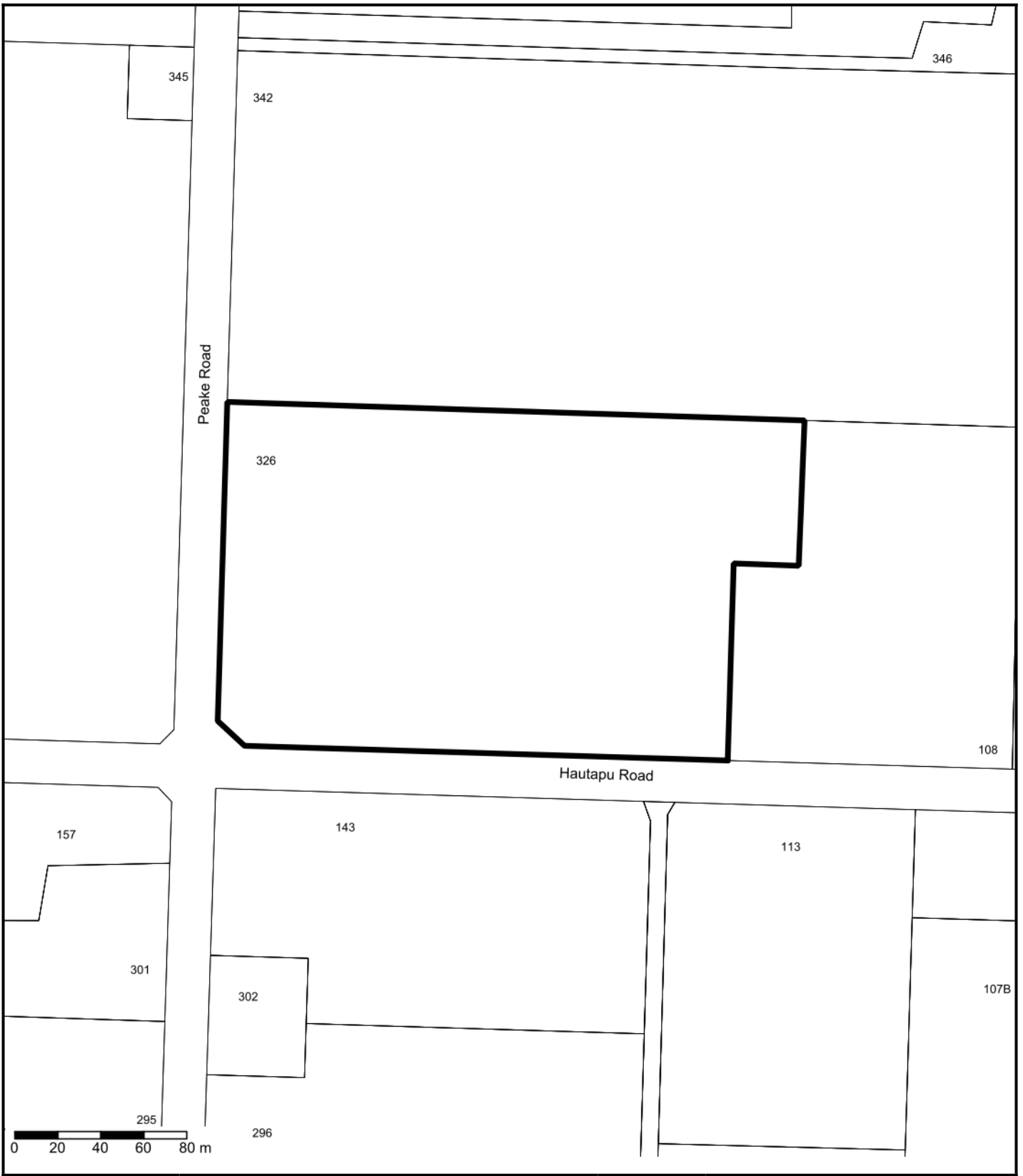
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Urban Stormwater Flood Modelling 1% AEP



Monday 6 March 2023

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URBAN STORMWATER FLOOD MODELLING 1% AEP LEGEND

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-  Flooding Extent: Climate Change

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Property Snapshot Report

Monday 6 March 2023

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Property Information

Property Address	Legal Description	Property ID	Assessment	Titles	Area sqm
86 Hautapu Road RD 1 Cambridge 3493	LOT 1 DP 546845	70172	04380/022.10	931609	14759.61

Ward

Cambridge General Ward

District Plan Zone

RURAL ZONE

LINZ Data

Parcel ID	LINZ Address	Legal Description	Type	Title	Area	Survey Details	Statutory
8072337	86 HAUTAPU ROAD	Lot 1 DP 546845	Freehold	931609	1.4754 HA	DP 546845	

Valuation Data

Land Value (\$)	Capital Value (\$)	Note
700000	720000	Valuation as at 1 August 2019

Current Year Rating Data

Annual Rates 2022/2023

\$968.40

Description	Unit Rate	Value of Factor	Rates Set
Capital Works Cambridge	0.000006	720000	\$4.32
General Rate	0.001285	720000	\$925.20
Rural District Stormwater	0.000054	720000	\$38.88

WRC Rating Information

Note:

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Water Meter Information

Meter	Note
No Water Meter on Property	N/A

Building Consents- Issued for Property since 1991

N/A

Compliance Information

Consent Type	Consent ID	Description	Decision	Date Approved
Land Use	LU/0302/19	a) Land use consent to establish an industrial activity in the Rural Zone (LU/0302/19);andb) Subdivision consent of one lot into two in the Rural Zone (SP/0186/19).	#Completed	23/12/2019

Licence Information

N/A

Recycling Collection

Collection Day	Collection Area	Collection Calendar (copy and paste entire URL into your web browser)
MONDAY	1	https://enterprise.mapimage.net/Web/Waipaa/Images/Recycling/RecyclingCalendar2022_Route1.jpg

Rubbish Collection

Collection Type
Property is in a Urban collection area. Rubbish collection is not paid for by ratepayers and we do not operate the district rubbish collection services. For more information on private contractor collection areas https://www.waipadc.govt.nz/our-services/rubbish-and-recycling/rubbish

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Aerial Map



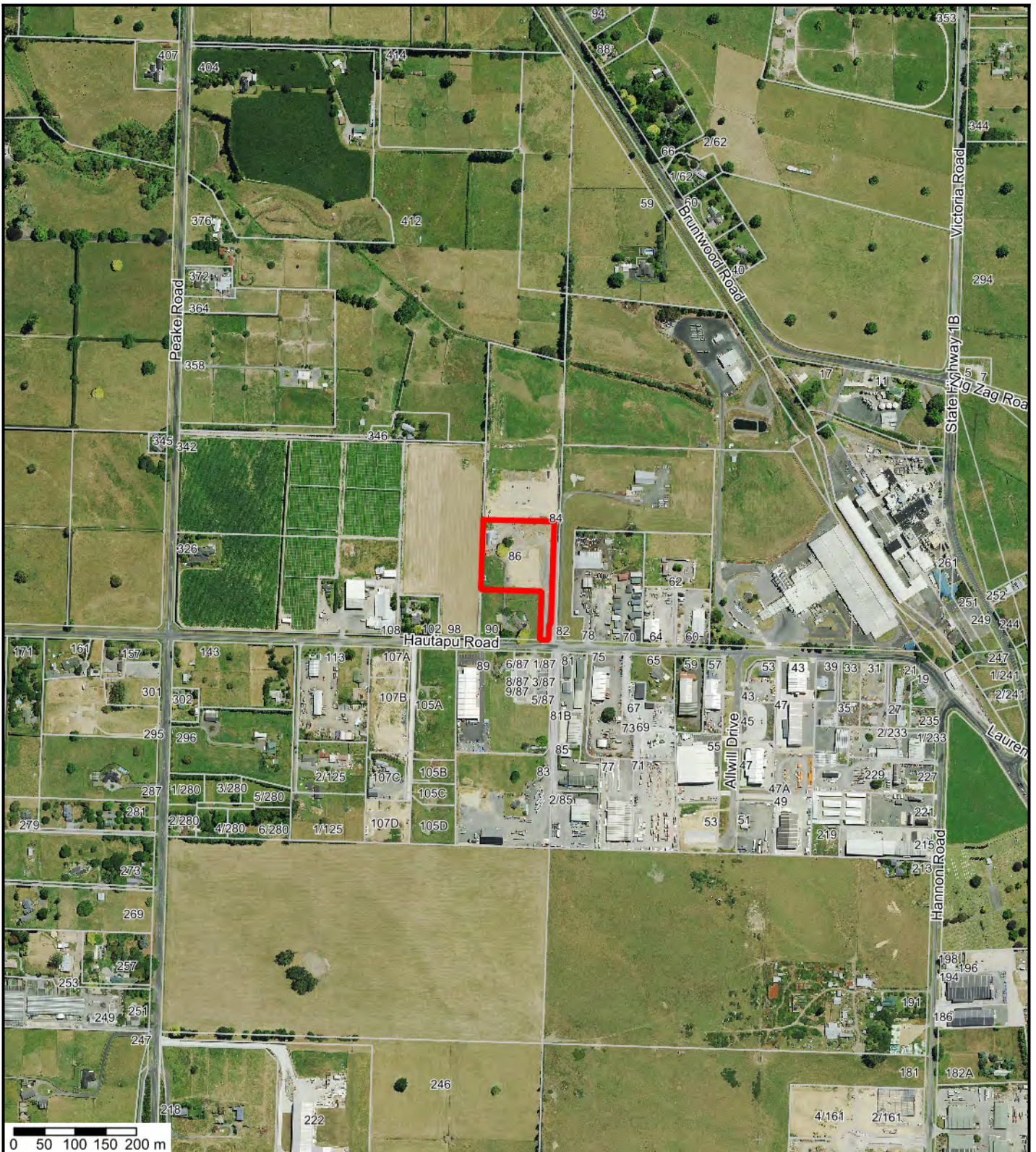
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Overview Map



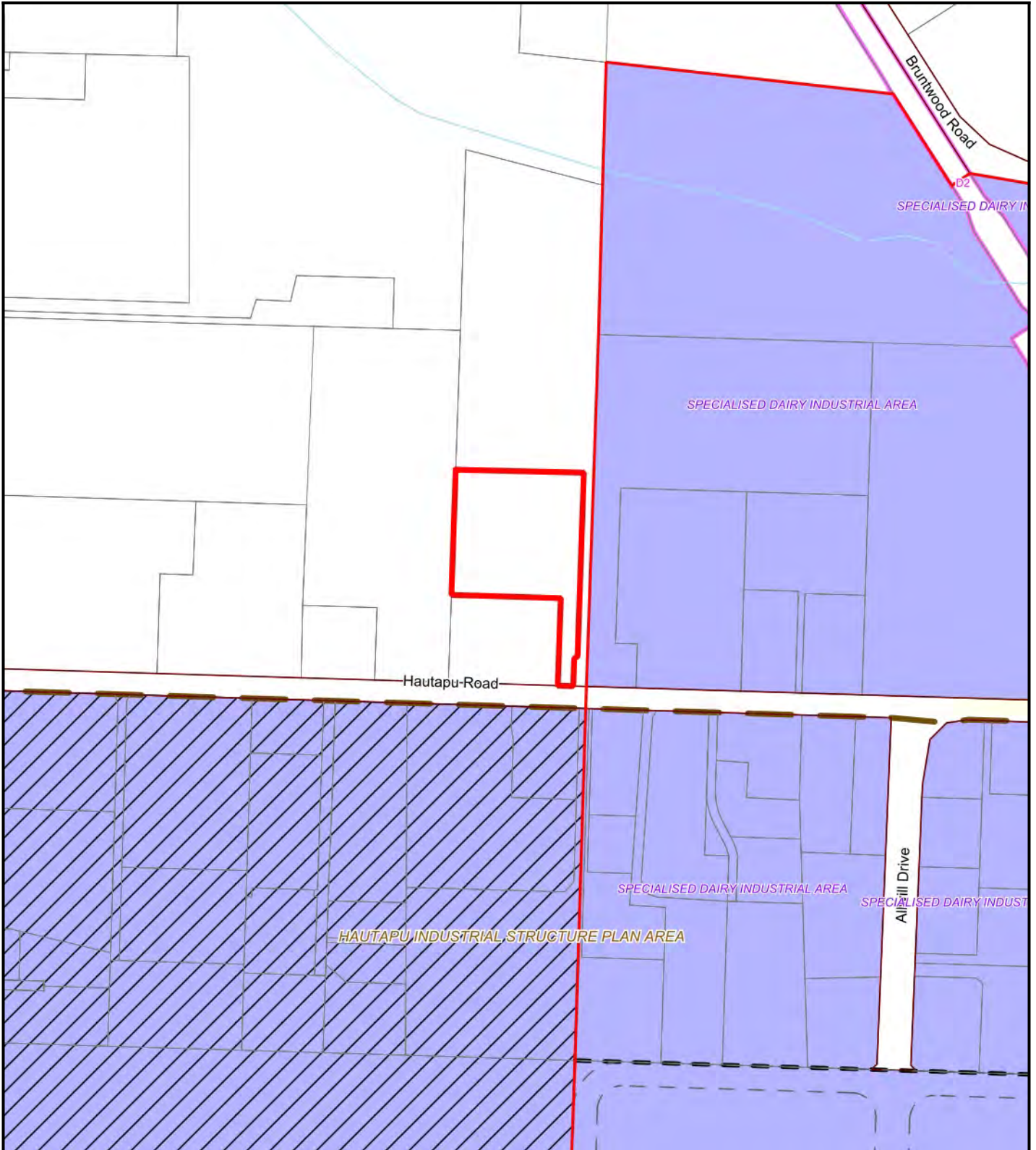
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Monday 6 March 2023

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Waipā District Plan Zones



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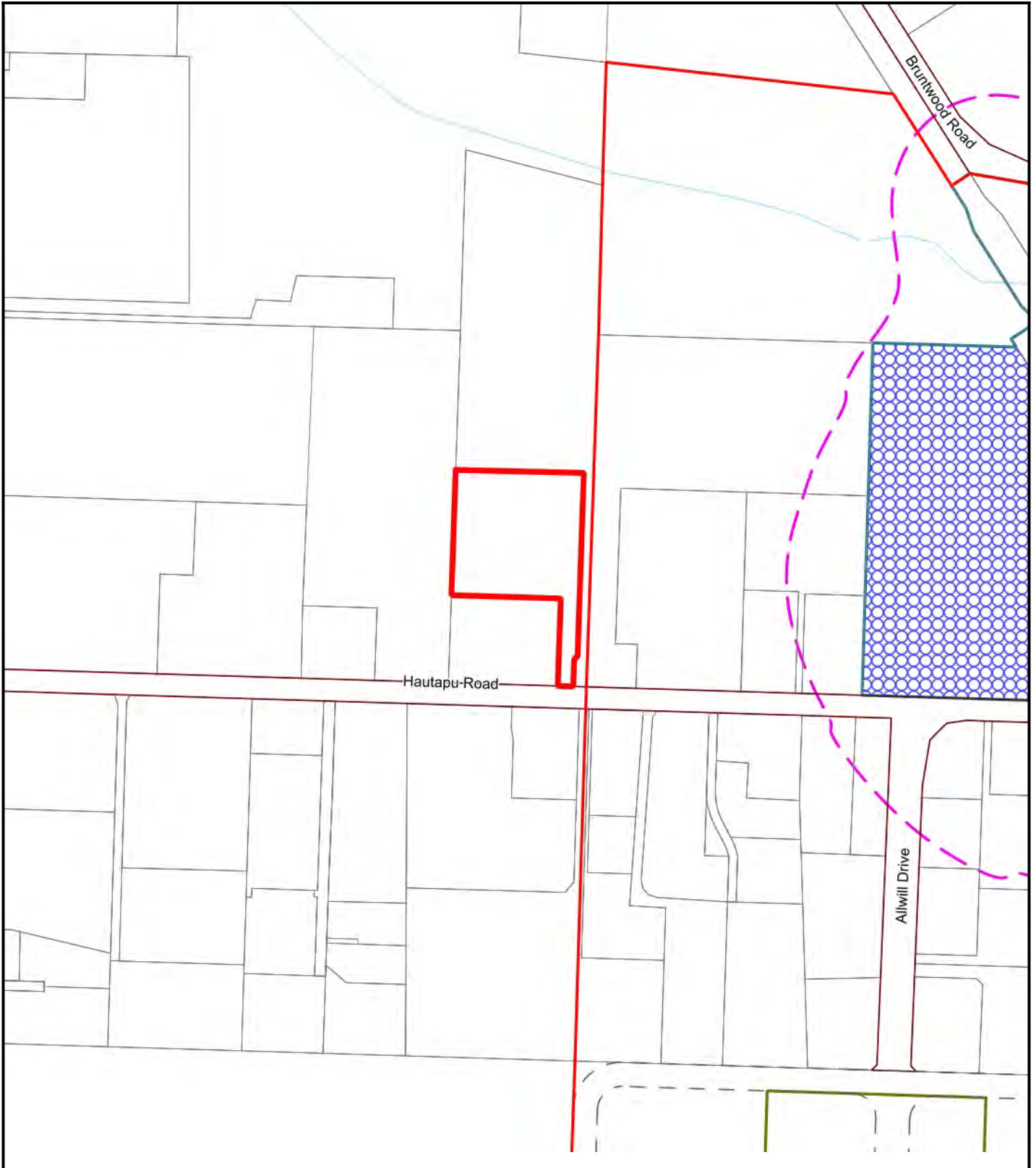
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Waipā District Plan Policy Areas



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Policy Areas Legend














ESPLANADE REQUIREMENTS

-  Access Strip
-  Esplanade Reserve
-  Esplanade Strip

LANDSCAPE AND NATURAL AREAS

-  High Amenity Landscapes (includes adjacent water bodies)
-  Outstanding Natural Feature and Landscape
-  River and Lake Environs
-  Significant Indigenous Forest (Local)
-  Significant Natural Feature and Landscape (District)
-  Visually Sensitive Hill Country
-  Cultural Landscape Area Alert (Refer Note 4)
-  Cultural Landscape Areas
-  Significant Natural Area (Refer Appendix N5)
-  Viewshaft and State Highway 3 Scenic Corridor
-  Vista
-  Significant Tree and Bush Stand

HERITAGE

-  Archaeological Site (Refer Appendix N3)
-  Archaeological Site - Reliability 1
(Refer Note 3 and Appendix N3)
-  Cultural Sites (Refer Appendix N2)
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


GENERAL

-  District Boundary
-  Other Council Boundary
-  Urban Limits
-  Strategic Road (Major or Minor Arterial Route)
-  Formed Road
-  Indicative Road
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OVERLAYS

-  Compact Housing Area
-  Dairy Manufacturing Site
-  Large Format Retail Area
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-  Dairy Manufacturing Noise Contour
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-  Water Catchment Area (WCA)
-  Lime Processing Site

UTILITIES

-  HV Electricity Structure
-  HV Electricity Transmission Line
-  HV Electricity Transmission Line (Underground)
-  Gas Transmission Pipeline Corridor

NATURAL HAZARDS

-  Flood Hazard Area

NOTE

1. Referenced Sites

Some sites are shown on the maps with a reference number. These are archaeological sites, cultural sites, designations (approved and notice of requirements), historic buildings/sites, protected trees or significant natural areas.

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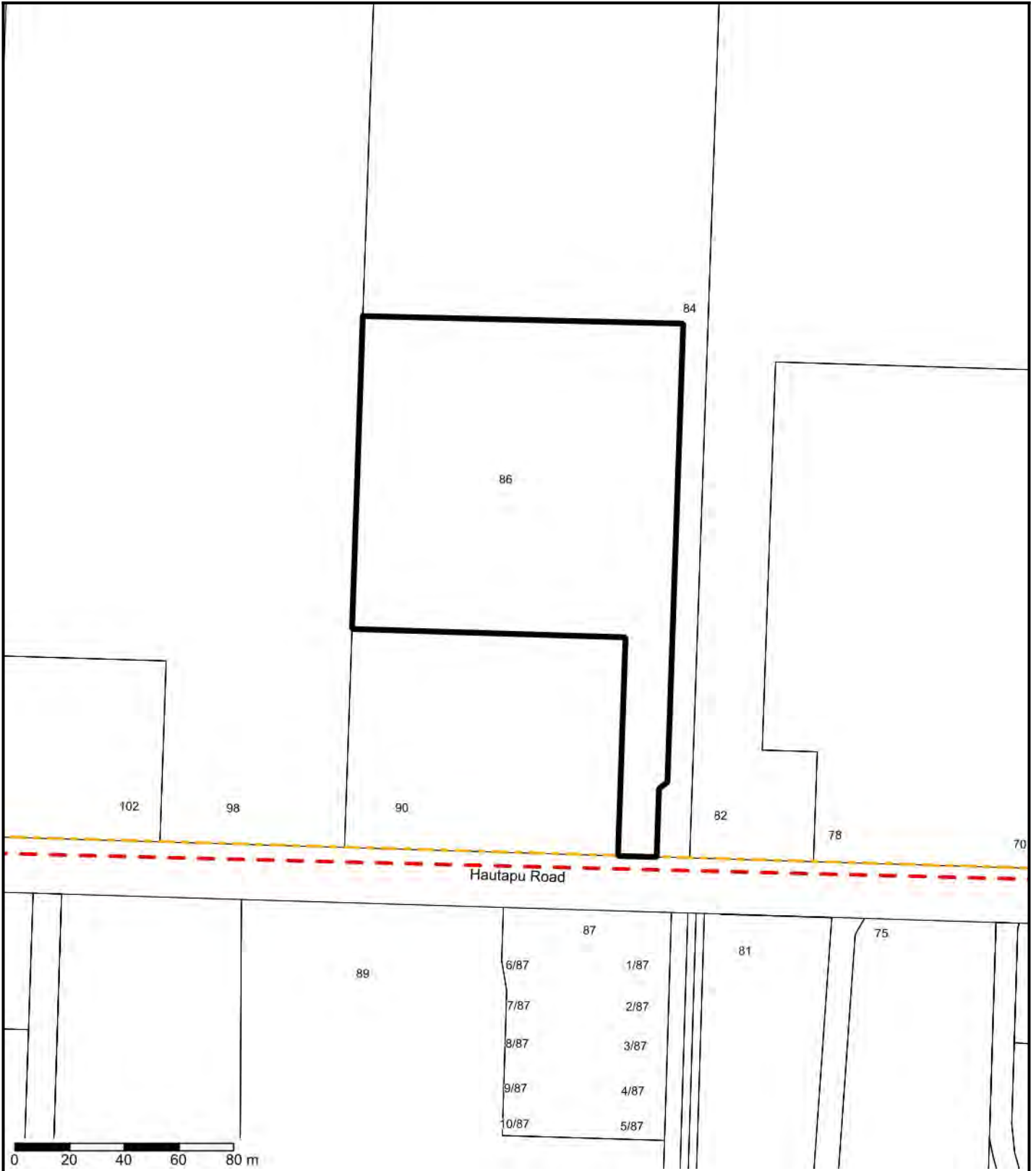
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Utilities
(Refer to Map Legend)

Monday 6 March 2023

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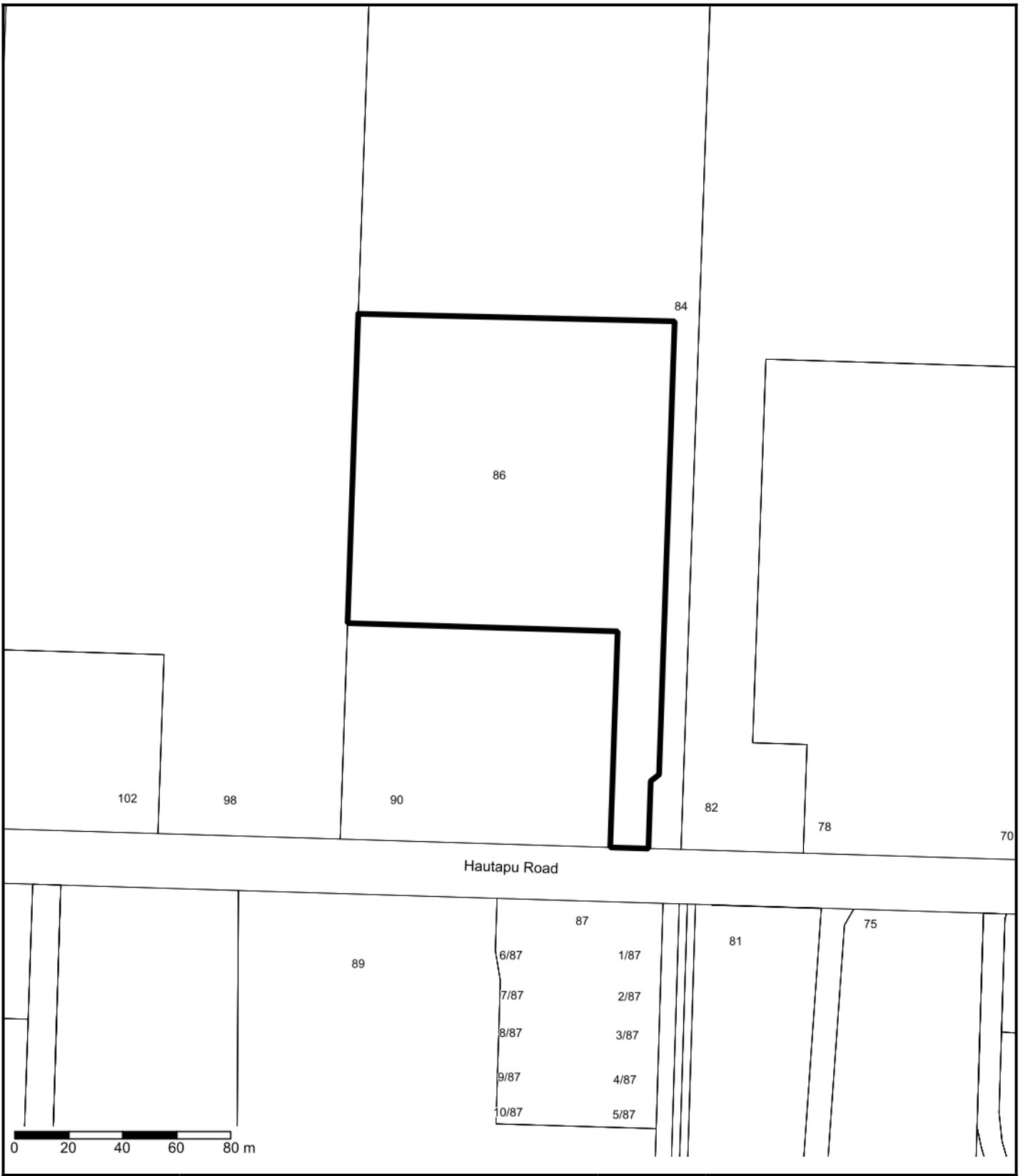
Essential Services Legend

 Sewer Connection	 Sewer Pipe	 Sewer Rising Main	 Abandoned Sewer Pipe	 Sewer Meter
 Sewer Node	 Sewer Valve	 Sewer Manhole	 Abandoned Sewer Manhole	 Septic Tank
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 Culvert				

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Urban Stormwater Flood Modelling 1% AEP



Monday 6 March 2023

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URBAN STORMWATER FLOOD MODELLING 1% AEP LEGEND

-  Flooding Extent: Existing
-  Flooding Extent: Climate Change

Disclaimer:

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Property Snapshot Report

Monday 6 March 2023

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Property Information

Property Address	Legal Description	Property ID	Assessment	Titles	Area sqm
102 Hautapu Road RD 1 Cambridge 3493	LOT 1 DP 310233	56561	04380/022.02	40282	4477.49

Ward

Cambridge General Ward

District Plan Zone

RURAL ZONE

LINZ Data

Parcel ID	LINZ Address	Legal Description	Type	Title	Area	Survey Details	Statutory
6665560	102 HAUTAPU ROAD	Lot 1 DP 310233	Freehold	40282	0.4475 HA	DP 310233	

Valuation Data

Land Value (\$)	Capital Value (\$)	Note
560000	900000	Valuation as at 1 August 2019

Current Year Rating Data

Annual Rates 2022/2023

\$2442.05

Description	Unit Rate	Value of Factor	Rates Set
Cambridge Community Sports Hall	10.69	1	\$10.69
Capital Works Cambridge	0.000006	900000	\$5.40
General Rate	0.001285	900000	\$1156.50
Hautapu Hall	20.40	1	\$20.40

Recycling Charge	124.00	1	\$124.00
Rural District Stormwater	0.000054	900000	\$48.60
Targeted Rate Cambridge Area (Ward pre 2122)	319.56	1	\$319.56
Uniform Annual General Charge	751.00	1	\$751.00
Urban Town Halls	5.90	1	\$5.90

WRC Rating Information

Note:

By law, all people who pay rates to their own local council must also pay rates to their regional council. This has been the case since 1989. These rates are invoiced annually around September by Waikato Regional Council. Please use the Find Out Your Rates web page - <http://www.waikatoregion.govt.nz/Council/Rates/Find-out-your-rates/> to find out what the rates will be for the financial year (1 July to 30 June). For further information regarding the Waikato Regional Council rates, please email rates@waikatoregion.govt.nz or phone 0800 800 401.

Water Meter Information

Meter	Note
No Water Meter on Property	N/A

Building Consents- Issued for Property since 1991

Application Number	Description	Decision	Floor Area	Date Approved	CCC Date
BC/0575/14	Solid Fuel Heater	#CCCIssued	0.00	04/07/2014	21/07/2014
BC/0694/12	Erect New Garage	#CCCIssued	59.00	19/10/2012	21/01/2013
BC/0815/12	Remove Existing Cupboard and Install Roof Beam to Support Roof Structure	#CCCIssued	0.00	23/11/2012	13/05/2014
CCC/0242/14	Remove Existing Cupboard and Install Roof Beam to Support Roof Structure	#CCCIssued		13/05/2014	13/05/2014
CCC/0447/14	Solid Fuel Heater	#CCCIssued		21/07/2014	21/07/2014
CCC/1134/12	Erect New Garage	#CCCIssued		21/01/2013	21/01/2013

Compliance Information

N/A

Licence Information

N/A

Recycling Collection

Collection Day	Collection Area	Collection Calendar (copy and paste entire URL into your web browser)
MONDAY	1	https://enterprise.mapimage.net/Web/Waipua/Images/Recycling/RecyclingCalendar2022_Route1.jpg

Rubbish Collection

Collection Type

Property is in a Rural collection area.

Rubbish collection is not paid for by ratepayers and we do not operate the district rubbish collection services. For more information on private contractor collection areas <https://www.waipadc.govt.nz/our-services/rubbish-and-recycling/rubbish>

District Plan Information

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Aerial Map



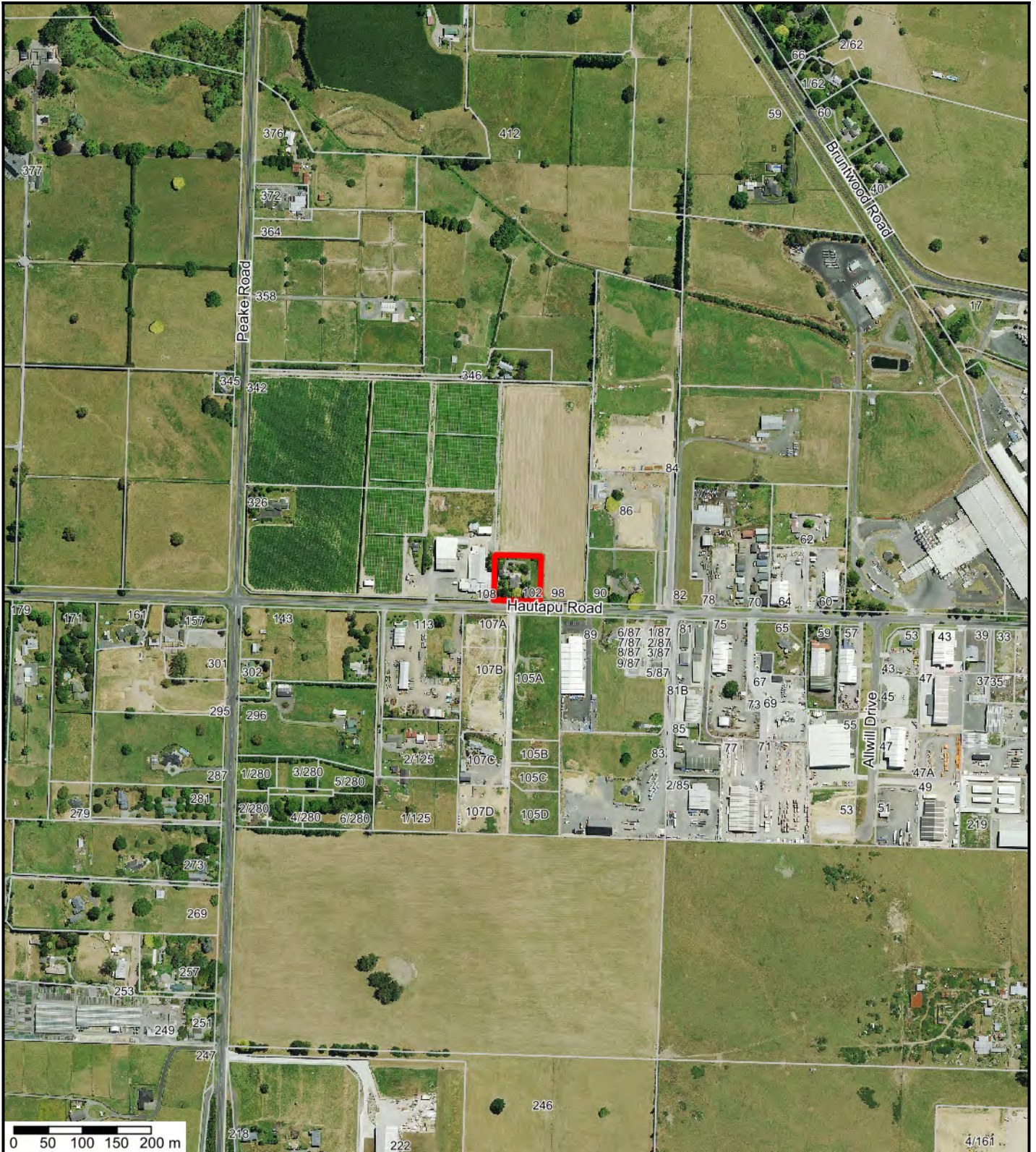
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Overview Map



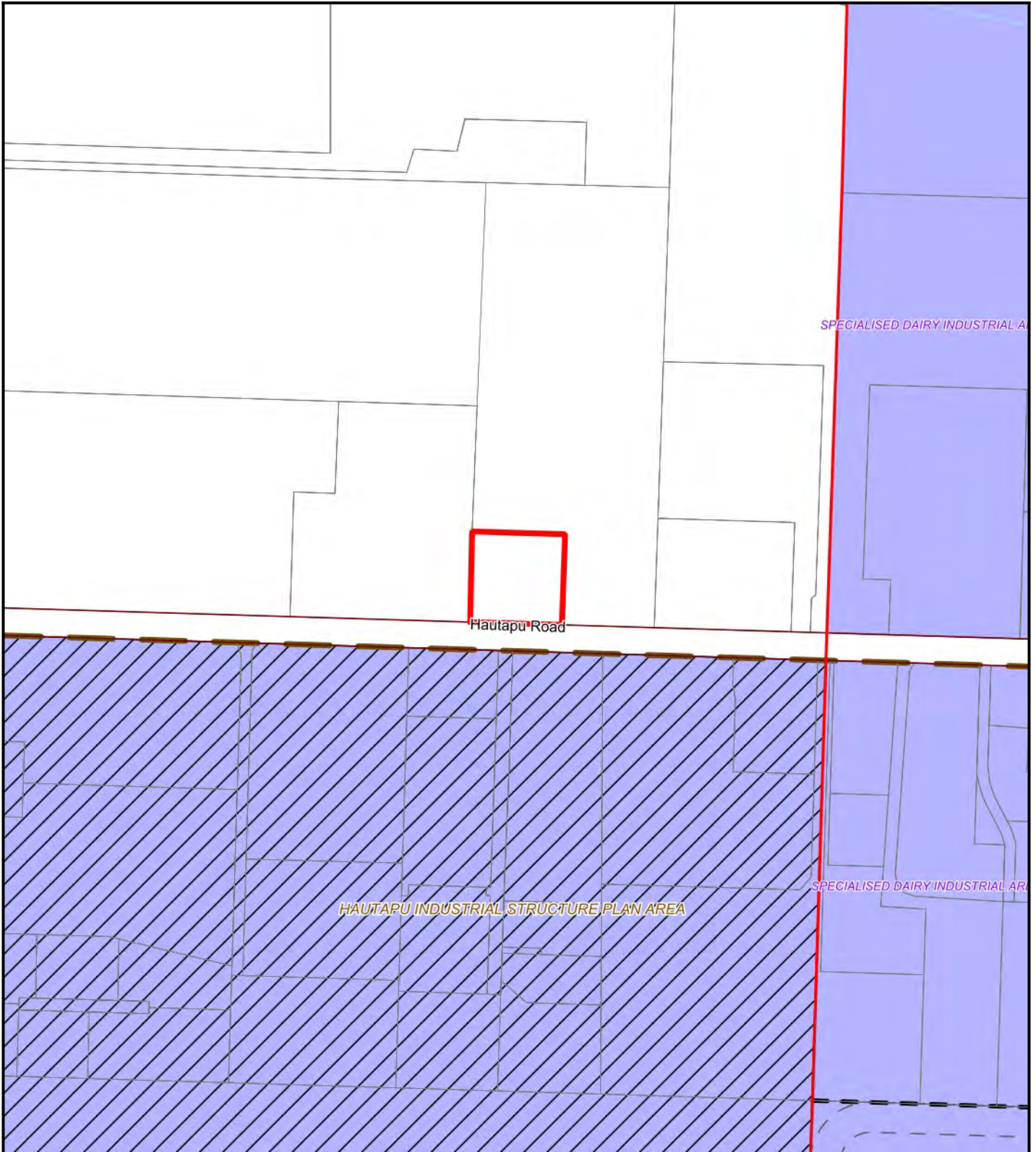
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Waipā District Plan Zones



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Zones Legend

AIRPORT

	Air Noise Boundary (ANB)
	Night Noise Boundary (SEL95)
	Outer Control Boundary (OCB)
	Airport Approach Surfaces
	Conical Surface
	Horizontal Surface
	Hamilton Airport Strategic Node
	Narrows Concept Plan Area
	Runway Protection Area
	Possible Future Airport Growth Area

DESIGNATIONS (Refer Appendix D1)

	Designation Approved
	Designation (Notice of Requirement)

OVERLAYS

	Structure Plan Area
	Core Campus Area
	Tokanui Dairy Research Centre
	Hydro Electric Power Generation Infrastructure Area
	Boundary of the Specialised Dairy Industrial Area

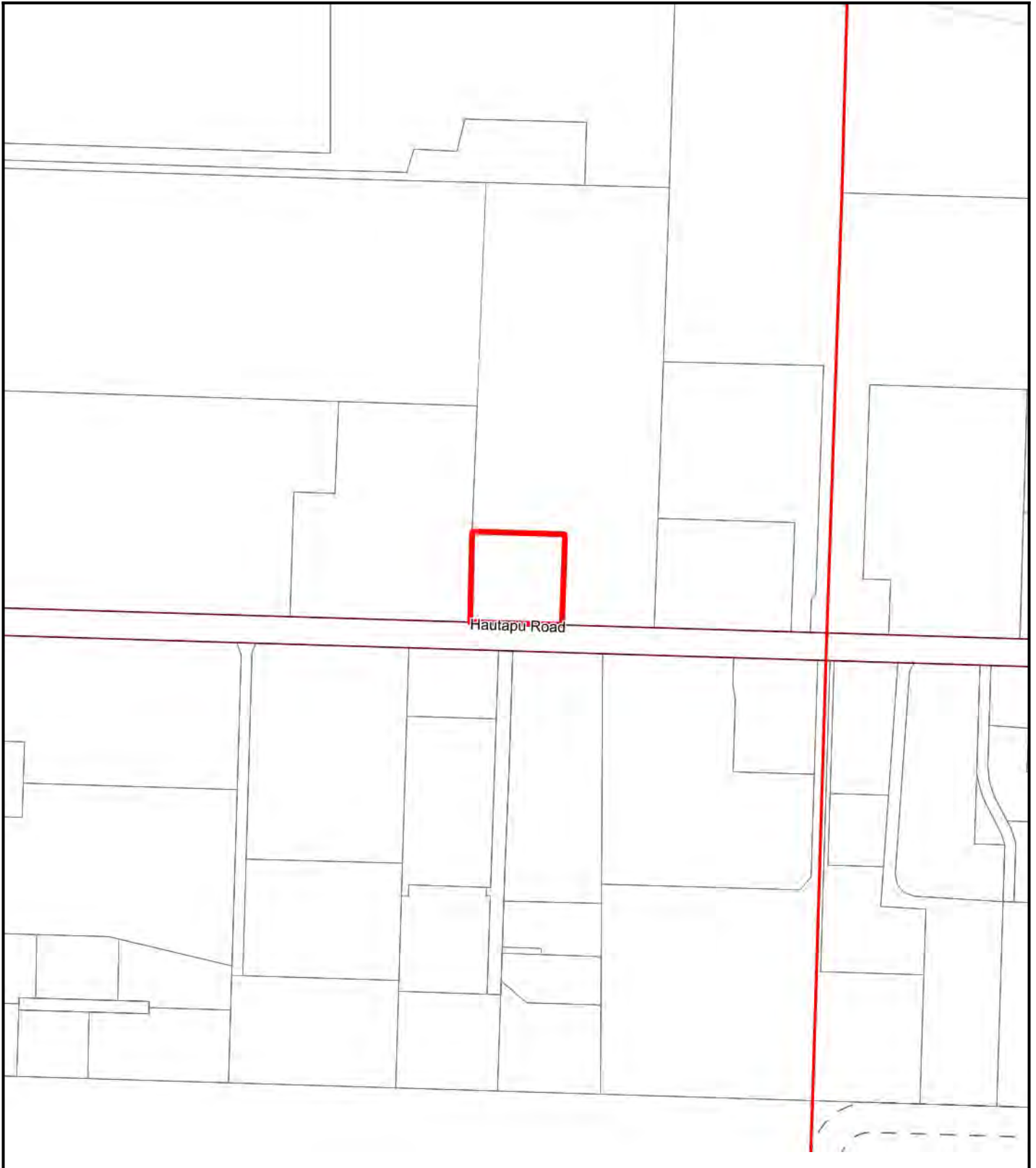
GENERAL

	District Boundary
	Other Council Boundary
	Urban Limits
	Strategic Road (Major or Minor Arterial)
	Formed Road
	Indicative Road
	Bridge
	Service Lane
	Unformed Road
	River, Lake or Stream

(Notes will appear as Water Control Level 1
control areas due to the Water Control Reserve Zone.)

ZONES

	Airport Business Zone
	Commercial Zone
	Deferred Commercial Zone
	Hydro Power Zone
	Industrial Zone
	Deferred Industrial Zone
	Lake Karapiro Events Zone
	Large Lot Residential Zone
	Deferred Large Lot Residential Zone
	Marae Development Zone
	Mystery Creek Events Zone
	Deferred Reserve Zone
	Reserve Zone
	Residential Zone
	Deferred Residential Zone
	Cambridge North Deferred Residential Zone
	Significant Mineral Extraction Zone
	St Peters School Zone
	Rural Zone



Hautapu Road

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Policy Areas Legend














ESPLANADE REQUIREMENTS

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-  Esplanade Reserve
-  Esplanade Strip

LANDSCAPE AND NATURAL AREAS

-  High Amenity Landscapes (includes adjacent water bodies)
-  Outstanding Natural Feature and Landscape
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


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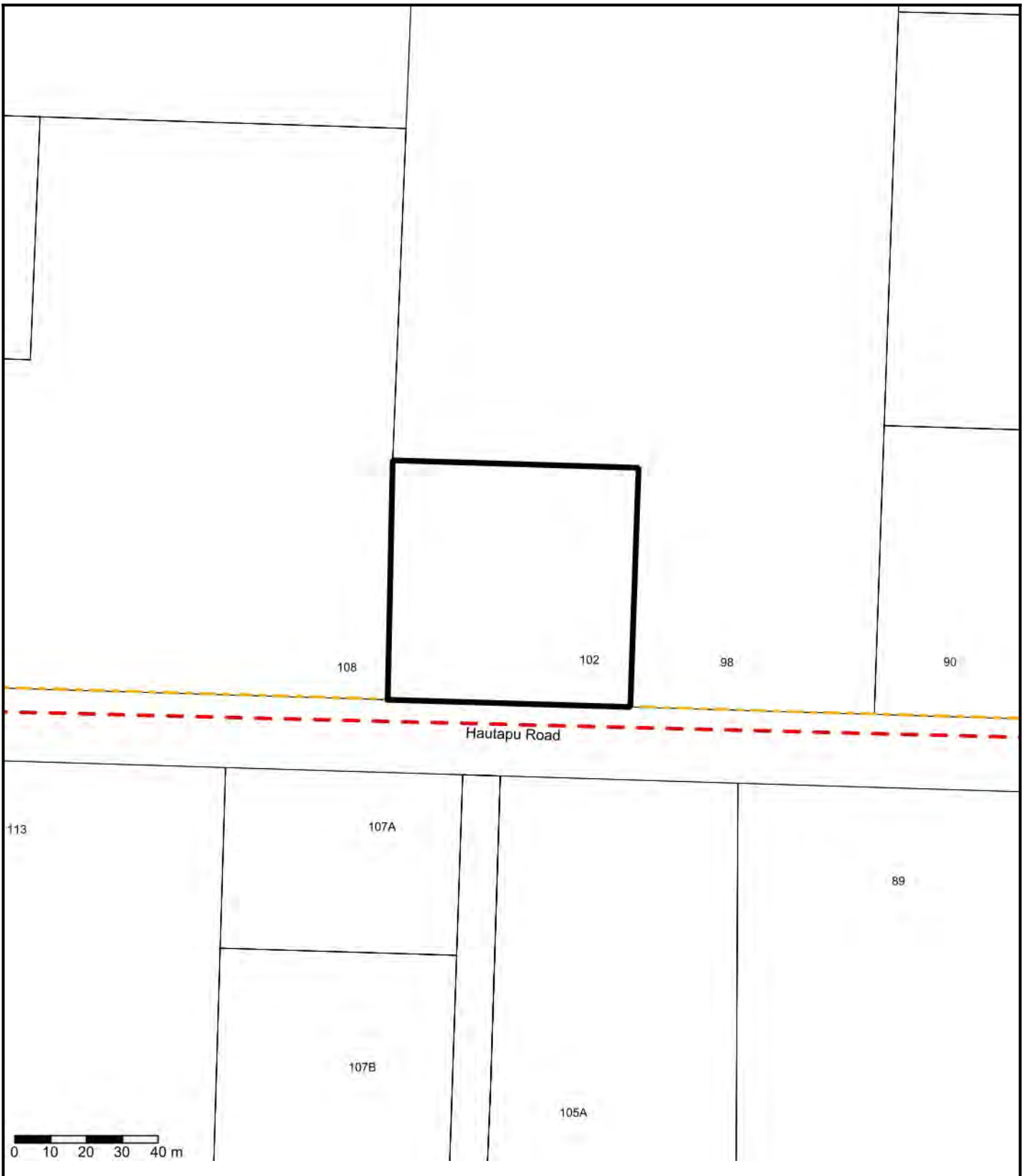
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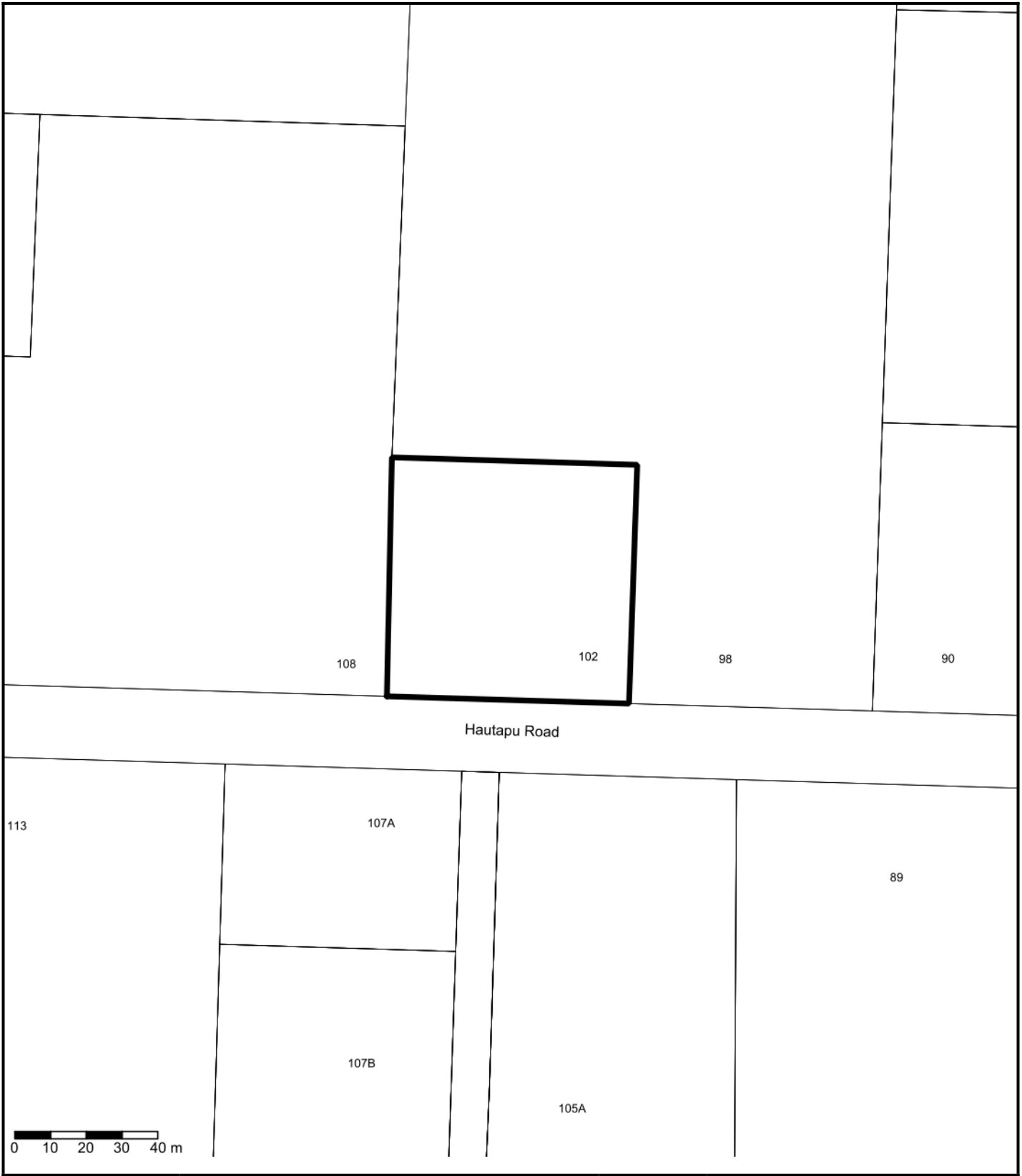
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Urban Stormwater Flood Modelling 1% AEP



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<https://www.waipadc.govt.nz/our-services/properties/lim>

Please contact the Revenue Department in the first instance if you have any further questions regarding the property snapshot report during office hours: Cambridge 07 8233800 Te Awamutu 07 8720030 or info@waipadc.govt.nz

Property Information

Property Address	Legal Description	Property ID	Assessment	Titles	Area sqm
90 Hautapu Road RD 1 Cambridge 3493	LOT 2 DP 546845	70173	04380/022.11	931610	8000.16

Ward

Cambridge General Ward

District Plan Zone

RURAL ZONE

LINZ Data

Parcel ID	LINZ Address	Legal Description	Type	Title	Area	Survey Details	Statutory
8072338	90 HAUTAPU ROAD	Lot 2 DP 546845	Freehold	931610	0.8000 HA	DP 546845	

Valuation Data

Land Value (\$)	Capital Value (\$)	Note
630000	1025000	Valuation as at 1 August 2019

Current Year Rating Data

Annual Rates 2022/2023

\$2610.18

Description	Unit Rate	Value of Factor	Rates Set
Cambridge Community Sports Hall	10.69	1	\$10.69
Capital Works Cambridge	0.000006	1025000	\$6.15
General Rate	0.001285	1025000	\$1317.13
Hautapu Hall	20.40	1	\$20.40

Recycling Charge	124.00	1	\$124.00
Rural District Stormwater	0.000054	1025000	\$55.35
Targeted Rate Cambridge Area (Ward pre 2122)	319.56	1	\$319.56
Uniform Annual General Charge	751.00	1	\$751.00
Urban Town Halls	5.90	1	\$5.90

WRC Rating Information

Note:

By law, all people who pay rates to their own local council must also pay rates to their regional council. This has been the case since 1989. These rates are invoiced annually around September by Waikato Regional Council. Please use the Find Out Your Rates web page - <http://www.waikatoregion.govt.nz/Council/Rates/Find-out-your-rates/> to find out what the rates will be for the financial year (1 July to 30 June). For further information regarding the Waikato Regional Council rates, please email rates@waikatoregion.govt.nz or phone 0800 800 401.

Water Meter Information

Meter	Note
No Water Meter on Property	N/A

Building Consents- Issued for Property since 1991

Application Number	Description	Decision	Floor Area	Date Approved	CCC Date
	Swimming Pool Barrier Inspection	CertIssued	0.00	30/03/2022	
20567	CARPORT	#CCCIssued	36.00	20/08/1999	
221265	221265 - New Purpose Built Facility for Carters in Cambridge	BCIssued	1330.00	16/02/2023	

Compliance Information

Consent Type	Consent ID	Description	Decision	Date Approved
Land Use	LU/0151/22	Establish Building Supply Store in the Rural Zone	#Approved	16/08/2022

Land Use	LU/0151/22.01	Change Condition 1 (general) to include a bulk storage shed breaching internal boundary setback and exceeding maximum building coverage
----------	---------------	---

Licence Information

N/A

Recycling Collection

Collection Day	Collection Area	Collection Calendar (copy and paste entire URL into your web browser)
MONDAY	1	https://enterprise.mapimage.net/Web/Waipua/Images/Recycling/RecyclingCalendar2022_Route1.jpg

Rubbish Collection

Collection Type

Property is in a Rural collection area.

Rubbish collection is not paid for by ratepayers and we do not operate the district rubbish collection services. For more information on private contractor collection areas <https://www.waipadc.govt.nz/our-services/rubbish-and-recycling/rubbish>

District Plan Information

Note:

The Waipa District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps is available via the Introduction to the Planning Maps page on the Waipa District Council's website: <https://www.waipadc.govt.nz>



Aerial Map



Cambridge, Hautapu, Kakepuku, Karapiro, Te Awamutu, Kihikihi, Ohaupo, Mystery Creek, Te Miro, Tokanui flown 17 February 2021.
 Puhue, Wharepapa South flown 14 February 2021.
 Kaniwhaniwha Ngahinapouri, Pirongia, Te Pahu flown 31 January 2021.
 All other rural areas of Waipā District flown between Jan-April and Dec 2017.
 Aerial photography has an accuracy of +/-0.2m in urban areas and +/-3m in all other areas.
 Position of property boundaries is INDICATIVE only and must not be used for legal purposes. Imagery sourced from NZ Aerial Surveys Ltd

Monday 6 March 2023

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0 50 100 150 200 m

Overview Map



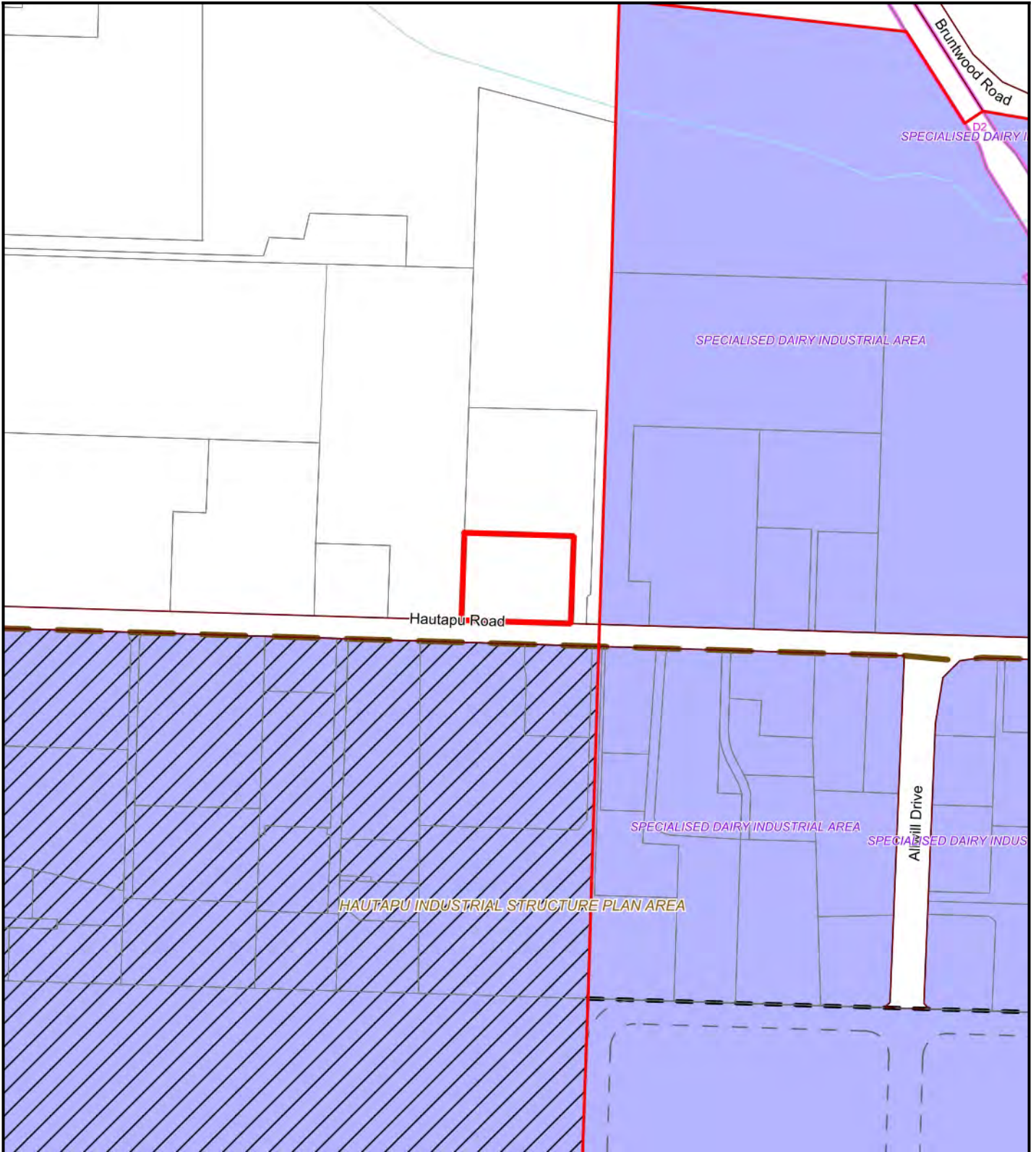
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Waipā District Plan Zones



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Zones Legend

AIRPORT

	Air Noise Boundary (ANB)
	Night Noise Boundary (SEL95)
	Outer Control Boundary (OCB)
	Airport Approach Surfaces
	Conical Surface
	Horizontal Surface
	Hamilton Airport Strategic Node
	Narrows Concept Plan Area
	Runway Protection Area
	Possible Future Airport Growth Area

DESIGNATIONS (Refer Appendix D1)

	Designation Approved
	Designation (Notice of Requirement)

OVERLAYS

	Structure Plan Area
	Core Campus Area
	Tokanui Dairy Research Centre
	Hydro Electric Power Generation Infrastructure Area
	Boundary of the Specialised Dairy Industrial Area

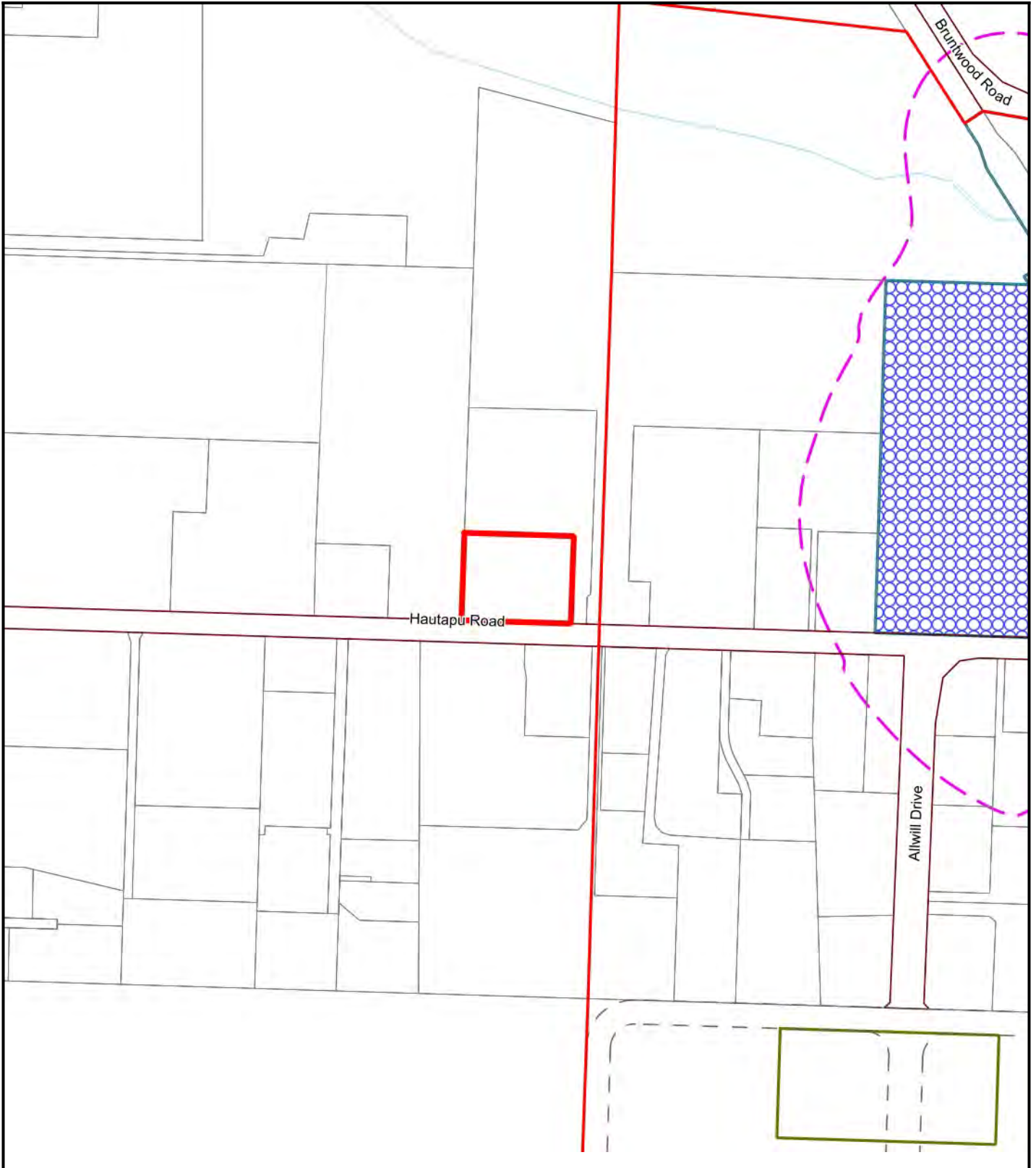
GENERAL

	District Boundary
	Other Council Boundary
	Urban Limits
	Strategic Road (Major or Minor Arterial)
	Formed Road
	Indicative Road
	Bridge
	Service Lane
	Unformed Road
	River, Lake or Stream

(Notes will appear as a Water Control Level 1 control area due to the Water Control Reserve Zone.)

ZONES

	Airport Business Zone
	Commercial Zone
	Deferred Commercial Zone
	Hydro Power Zone
	Industrial Zone
	Deferred Industrial Zone
	Lake Karapiro Events Zone
	Large Lot Residential Zone
	Deferred Large Lot Residential Zone
	Marae Development Zone
	Mystery Creek Events Zone
	Deferred Reserve Zone
	Reserve Zone
	Residential Zone
	Deferred Residential Zone
	Cambridge North Deferred Residential Zone
	Significant Mineral Extraction Zone
	St Peters School Zone
	Rural Zone



Waipā District Plan Policy Areas



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Monday 6 March 2023

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Policy Areas Legend














ESPLANADE REQUIREMENTS

-  Access Strip
-  Esplanade Reserve
-  Esplanade Strip

LANDSCAPE AND NATURAL AREAS

-  High Amenity Landscapes (includes adjacent water bodies)
-  Outstanding Natural Feature and Landscape
-  River and Lake Environs
-  Significant Indigenous Forest (Local)
-  Significant Natural Feature and Landscape (District)
-  Visually Sensitive Hill Country
-  Cultural Landscape Area Alert (Refer Note 4)
-  Cultural Landscape Areas
-  Significant Natural Area (Refer Appendix N5)
-  Viewshaft and State Highway 3 Scenic Corridor
-  Vista
-  Significant Tree and Bush Stand

HERITAGE

-  Archaeological Site (Refer Appendix N3)
-  Archaeological Site - Reliability 1
(Refer Note 3 and Appendix N3)
-  Cultural Sites (Refer Appendix N2)
-  Heritage Item (Refer Appendix N1)
-  Karapiro Hydroelectric Village Heritage Item
-  Protected Tree (Refer Appendix N4)
-  Character Cluster
-  Character Precinct
-  Character Precinct Cambridge A
-  Character Precinct Cambridge B
-  Character Streets
-  Cambridge Residential Character Area
-  Rangiaowhia Ridge Building Setback Area





GENERAL

-  District Boundary
-  Other Council Boundary
-  Urban Limits
-  Strategic Road (Major or Minor Arterial Route)
-  Formed Road
-  Indicative Road
-  Bridge
-  Service Lane
-  Unformed Road
-  River, Lake or Stream


OVERLAYS

-  Compact Housing Area
-  Dairy Manufacturing Site
-  Large Format Retail Area
-  Maungatautari Ecological Island Fenced Boundary
-  Pedestrian Frontage
-  Road Noise Effects Area
-  Scheduled Industrial Site
-  Special Amenity Area
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-  Cambridge North Neighbourhood Centre
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-  Mystery Creek Agri-Activities Overlay
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-  Mineral Extraction Area
-  Hydro Operating Easement
-  Dairy Manufacturing Noise Contour
-  Mystery Creek Noise Contour
-  Water Catchment Area (WCA)
-  Lime Processing Site

UTILITIES

-  HV Electricity Structure
-  HV Electricity Transmission Line
-  HV Electricity Transmission Line (Underground)
-  Gas Transmission Pipeline Corridor

NATURAL HAZARDS

-  Flood Hazard Area

NOTE

1. Referenced Sites

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2. Archaeological Sites

Additional archaeological sites may have been identified since the notification of this Plan. For this reason, people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

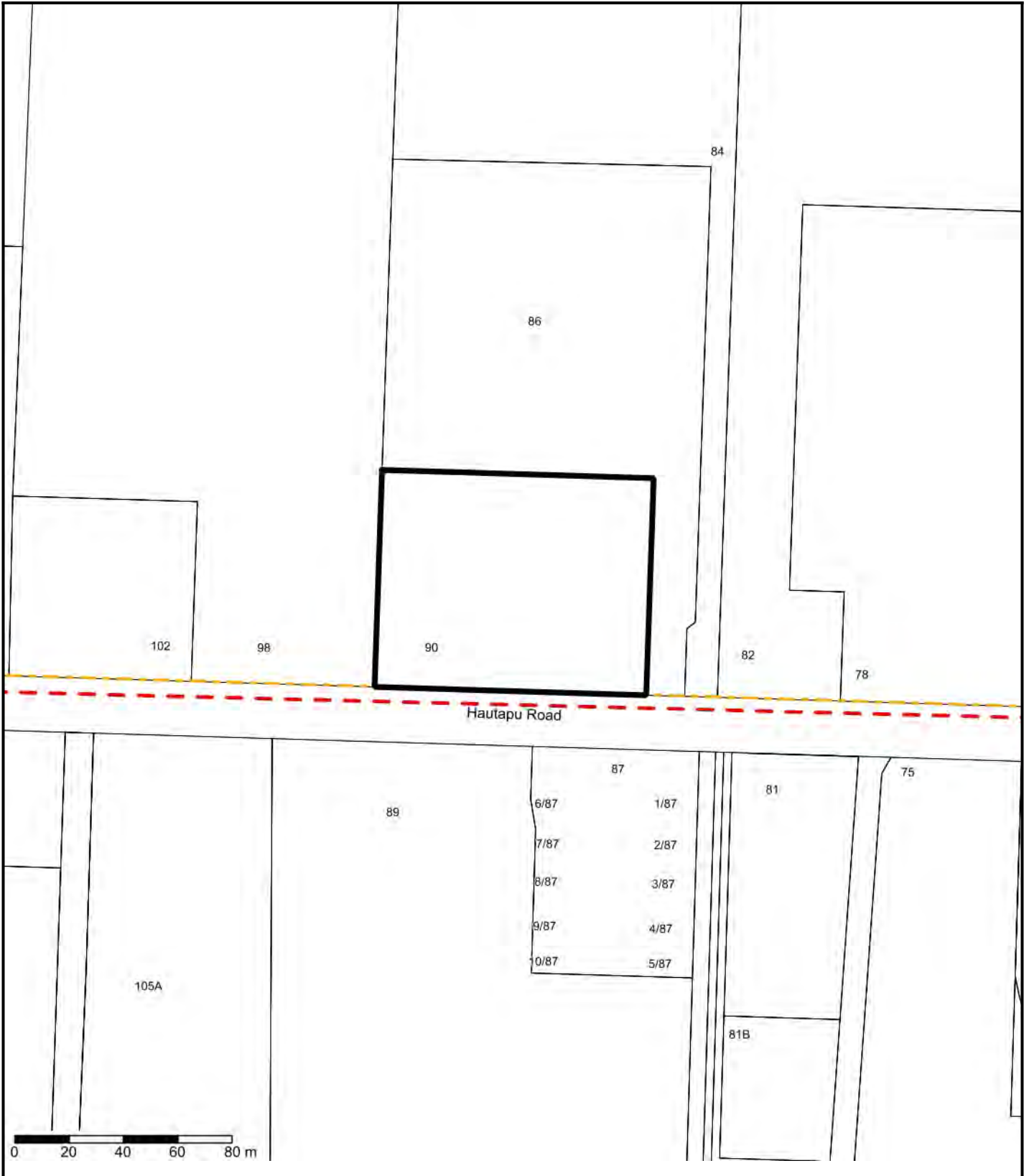
3. Reliability 1

These sites have been field checked and documentation has been completed. These sites have a higher degree than the other sites.

4. Cultural Landscape Areas

There are two types: 'Cultural Landscape Area - Alert' and 'Cultural Landscape Areas'. The Cultural Landscape Area - Alert are identified for information purposes only, while the Cultural Landscape Areas have additional resource consent requirements for some activities.

Where the Cultural Landscape Area - Alert is shown on the Planning Maps to apply to a river or stream, it includes a 50m setback on either side of the bank from the river or stream.



Utilities
(Refer to Map Legend)

Monday 6 March 2023

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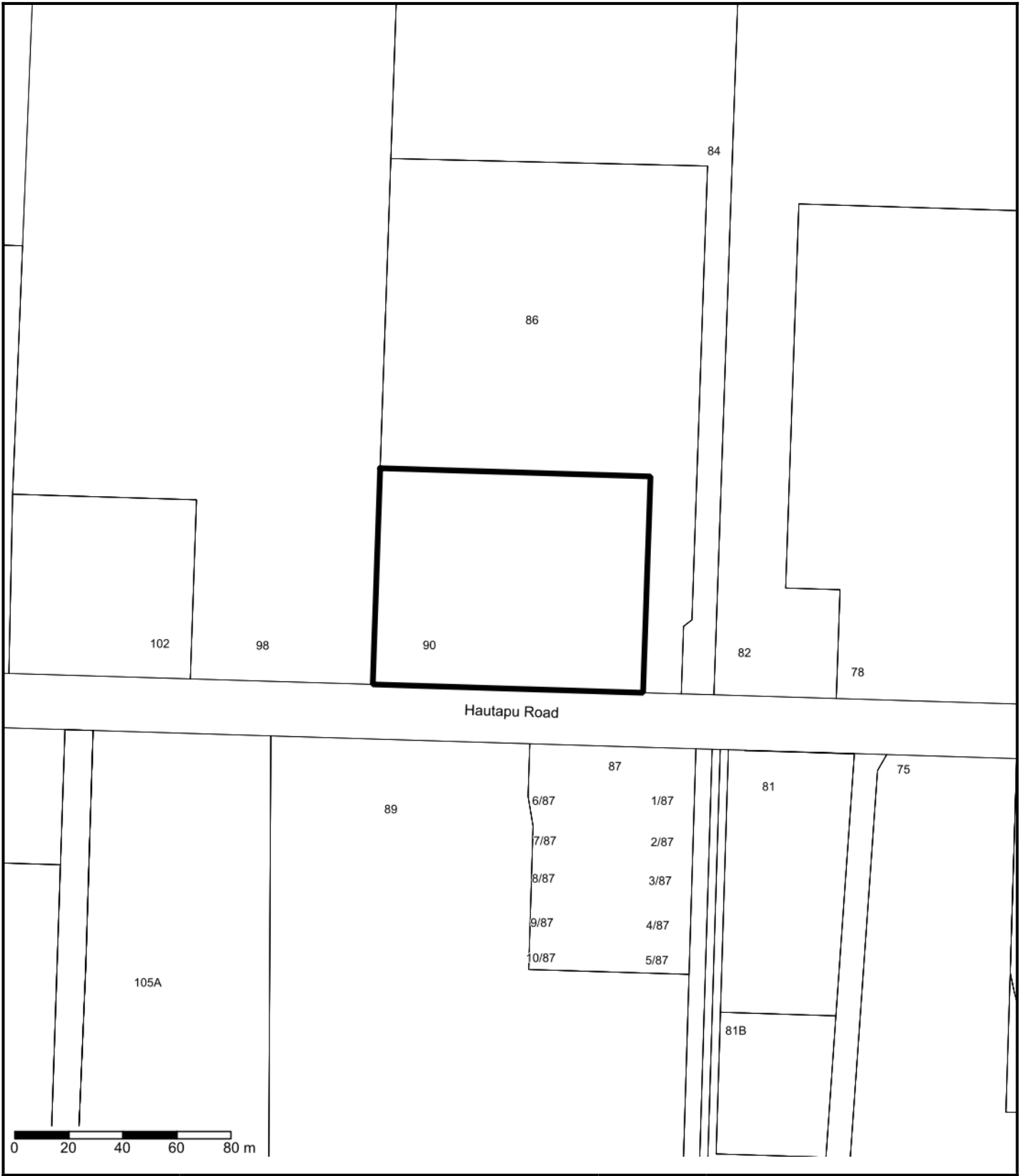
Essential Services Legend

 Sewer Connection	 Sewer Pipe	 Sewer Rising Main	 Abandoned Sewer Pipe	 Sewer Meter
 Sewer Node	 Sewer Valve	 Sewer Manhole	 Abandoned Sewer Manhole	 Septic Tank
 Sewer Pump Station	 Stormwater Connection	 Stormwater Pipe	 Abandoned Stormwater Pipe	 Stormwater Node
 Stormwater Manhole	 Abandoned Stormwater Manhole	 Stormwater Catchpit	 Stormwater Inlet/Outlet	Water Connection
 Water Pipe	 Abandoned Water Pipe	 Water Meter	 Water Node	 Water Valve
 Fire Hydrant	 Natural Watercourse	 Public Drain	 Drainage District – Waikato RC	 Drainage District – Waipa DC
 Culvert				

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Urban Stormwater Flood Modelling 1% AEP



Monday 6 March 2023

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URBAN STORMWATER FLOOD MODELLING 1% AEP LEGEND

-  Flooding Extent: Existing
-  Flooding Extent: Climate Change

Disclaimer:

The preparation and provision of this information has been made in good faith based on flood modelling data. While due care has been taken, Waipā District Council does not give any warranty, nor accept any liability, in relation to the accuracy, completeness or reliability of this information. The use of this information is entirely at your own risk. Expert advice is recommended before seeking to rely on it.



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Disclaimer – Stormwater Flooding:

This shows the extent of flooding in an extreme 1-in-100-year rainfall event, which has a 1% probability of occurring in any given year. This mean on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The flooding extent shown uses the ground levels in 2019. Any changes to ground levels since this date (such as through development and earthworks) are not represented. If you would like further information related to your specific property, please contact info@waipadc.govt.nz

Also see the Stormwater Flooding viewer at: www.waipadc.govt.nz/floodmapping

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Property Snapshot Report

Monday 6 March 2023

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Property Information

Property Address	Legal Description	Property ID	Assessment	Titles	Area sqm
84 Hautapu Road RD 1 Cambridge 3493	LOT 1 DP 532855	69347	04380/022.08	873372	36913.53

Ward

Cambridge General Ward

District Plan Zone

RURAL ZONE

LINZ Data

Parcel ID	LINZ Address	Legal Description	Type	Title	Area	Survey Details	Statutory
7992266	84 HAUTAPU ROAD	Lot 1 DP 532855	Freehold	873372	3.6898 HA	DP 532855	

Valuation Data

Land Value (\$)	Capital Value (\$)	Note
820000	3760000	Valuation as at 1 August 2019

Current Year Rating Data

Annual Rates 2022/2023

\$6144.35

Description	Unit Rate	Value of Factor	Rates Set
Cambridge Community Sports Hall	10.69	1	\$10.69
Capital Works Cambridge	0.000006	3760000	\$22.56
General Rate	0.001285	3760000	\$4831.60
Rural District Stormwater	0.000054	3760000	\$203.04

Targeted Rate Cambridge Area (Ward pre 2122)	319.56	1	\$319.56
Uniform Annual General Charge	751.00	1	\$751.00
Urban Town Halls	5.90	1	\$5.90

WRC Rating Information

Note:

By law, all people who pay rates to their own local council must also pay rates to their regional council. This has been the case since 1989. These rates are invoiced annually around September by Waikato Regional Council. Please use the Find Out Your Rates web page - <http://www.waikatoregion.govt.nz/Council/Rates/Find-out-your-rates/> to find out what the rates will be for the financial year (1 July to 30 June). For further information regarding the Waikato Regional Council rates, please email rates@waikatoregion.govt.nz or phone 0800 800 401.

Water Meter Information

Meter	Note
No Water Meter on Property	N/A

Building Consents- Issued for Property since 1991

Application Number	Description	Decision	Floor Area	Date Approved	CCC Date
201263	201263 - New 37m x 75m industrial building with offices	BCIssued	2775.00	19/01/2021	

Compliance Information

Consent Type	Consent ID	Description	Decision	Date Approved
Land Use	LU/0174/18	An industrial activity that infringes setback and maximum site coverage of the rural zone in conjunction with SP/0090/18	#Approved	21/12/2018

Licence Information

N/A

Recycling Collection

Collection Day	Collection Area	Collection Calendar (copy and paste entire URL into your web browser)
----------------	-----------------	---

MONDAY

1

https://enterprise.mapimage.net/Web/Waipua/Images/Recycling/RecyclingCalendar2022_Route1.jpg

Rubbish Collection

Collection Type

Property is in a Urban collection area.

Rubbish collection is not paid for by ratepayers and we do not operate the district rubbish collection services. For more information on private contractor collection areas <https://www.waipadc.govt.nz/our-services/rubbish-and-recycling/rubbish>

District Plan Information

Note:

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Aerial Map



Cambridge, Hautapu, Kakepuku, Karapiro, Te Awamutu, Kihikihi, Ohaupo, Mystery Creek, Te Miro, Tokanui flown 17 February 2021.
 Puaheue, Wharepapa South flown 14 February 2021.
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Monday 6 March 2023

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Overview Map



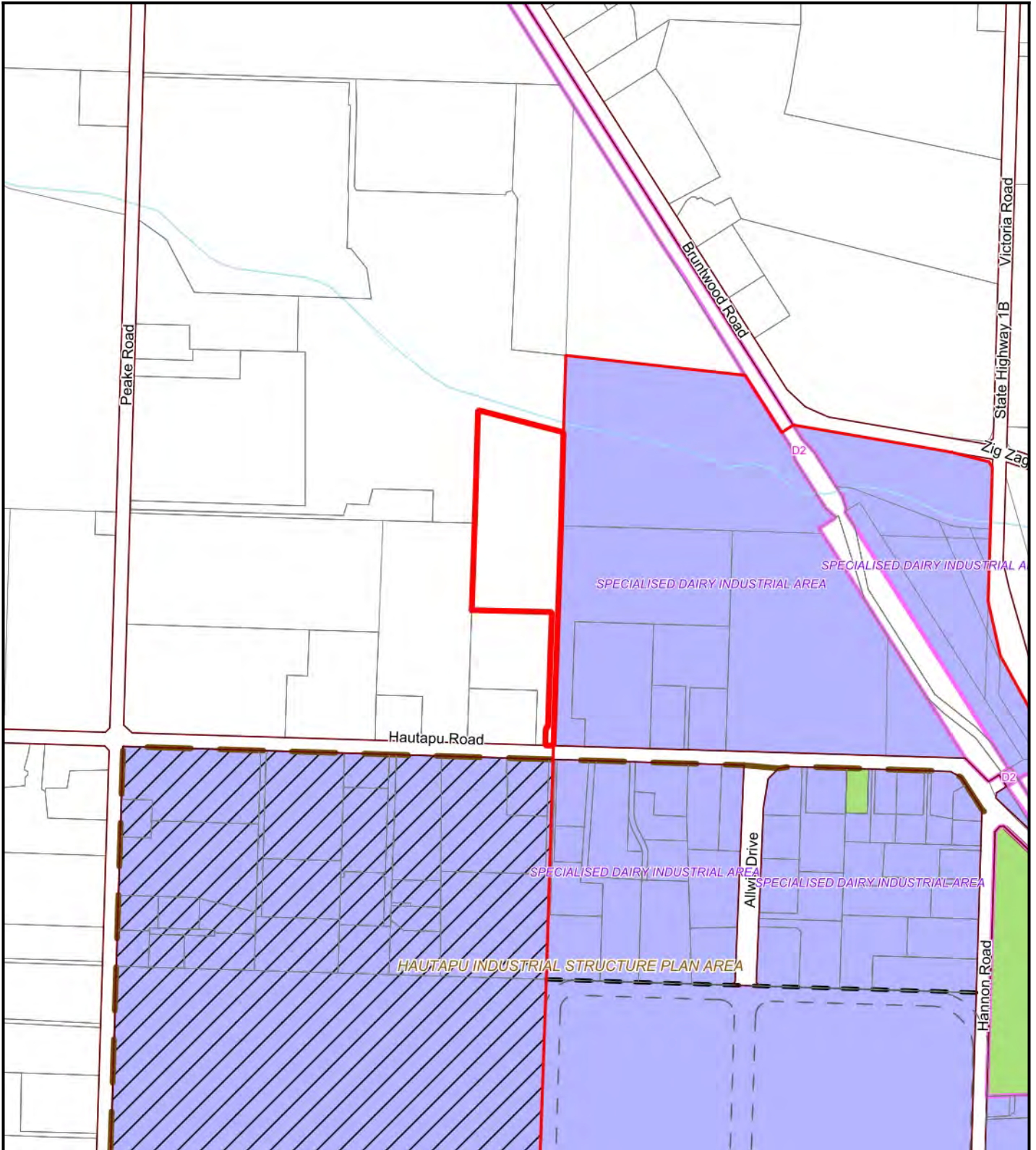
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Waipā District Plan Zones



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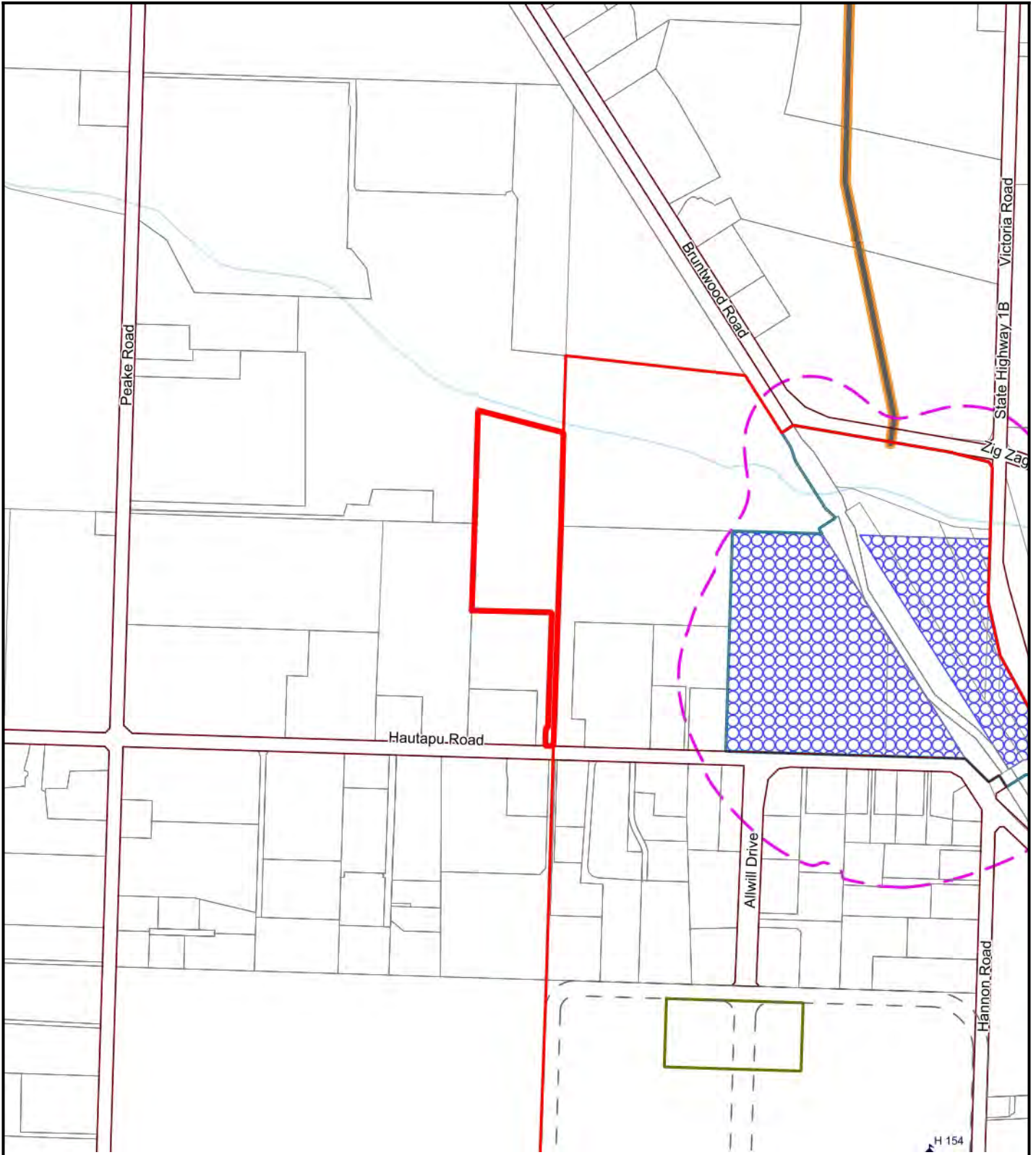
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Waipā District Plan Policy Areas



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Policy Areas Legend














ESPLANADE REQUIREMENTS

-  Access Strip
-  Esplanade Reserve
-  Esplanade Strip

LANDSCAPE AND NATURAL AREAS

-  High Amenity Landscapes (includes adjacent water bodies)
-  Outstanding Natural Feature and Landscape
-  River and Lake Environs
-  Significant Indigenous Forest (Local)
-  Significant Natural Feature and Landscape (District)
-  Visually Sensitive Hill Country
-  Cultural Landscape Area Alert (Refer Note 4)
-  Cultural Landscape Areas
-  Significant Natural Area (Refer Appendix N5)
-  Viewshaft and State Highway 3 Scenic Corridor
-  Vista
-  Significant Tree and Bush Stand

HERITAGE

-  Archaeological Site (Refer Appendix N3)
-  Archaeological Site - Reliability 1
(Refer Note 3 and Appendix N3)
-  Cultural Sites (Refer Appendix N2)
-  Heritage Item (Refer Appendix N1)
-  Karapiro Hydroelectric Village Heritage Item
-  Protected Tree (Refer Appendix N4)
-  Character Cluster
-  Character Precinct
-  Character Precinct Cambridge A
-  Character Precinct Cambridge B
-  Character Streets
-  Cambridge Residential Character Area
-  Rangiaowhia Ridge Building Setback Area





GENERAL

-  District Boundary
-  Other Council Boundary
-  Urban Limits
-  Strategic Road (Major or Minor Arterial Route)
-  Formed Road
-  Indicative Road
-  Bridge
-  Service Lane
-  Unformed Road
-  River, Lake or Stream


OVERLAYS

-  Compact Housing Area
-  Dairy Manufacturing Site
-  Large Format Retail Area
-  Maungatautari Ecological Island Fenced Boundary
-  Pedestrian Frontage
-  Road Noise Effects Area
-  Scheduled Industrial Site
-  Special Amenity Area
-  Tall Building Area
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-  Mystery Creek Events Centre Core Area
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-  Mineral Extraction Area
-  Hydro Operating Easement
-  Dairy Manufacturing Noise Contour
-  Mystery Creek Noise Contour
-  Water Catchment Area (WCA)
-  Lime Processing Site

UTILITIES

-  HV Electricity Structure
-  HV Electricity Transmission Line
-  HV Electricity Transmission Line (Underground)
-  Gas Transmission Pipeline Corridor

NATURAL HAZARDS

-  Flood Hazard Area

NOTE

1. Referenced Sites

Some sites are shown on the maps with a reference number. These are archaeological sites, cultural sites, designations (approved and notice of requirements), historic buildings/sites, protected trees or significant natural areas.

The reference number will only appear on the detail map. If the site you are viewing is within an inset map, e.g. map 27 is within map 23, then the reference number will only appear on map 27 and not on map 23.

2. Archaeological Sites

Additional archaeological sites may have been identified since the notification of this Plan. For this reason, people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

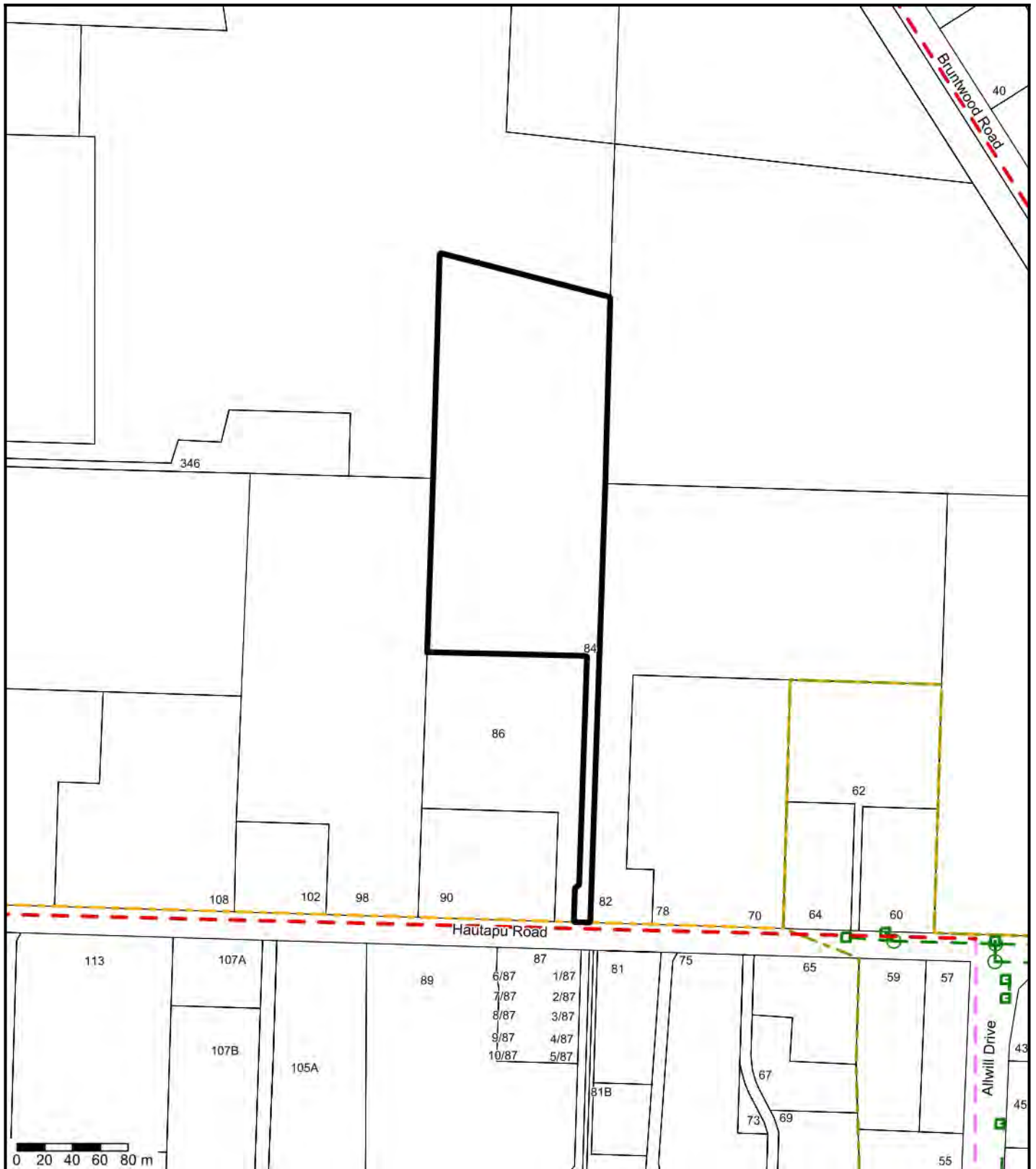
3. Reliability 1

These sites have been field checked and documentation has been completed. These sites have a higher degree than the other sites.

4. Cultural Landscape Areas

There are two types: 'Cultural Landscape Area - Alert' and 'Cultural Landscape Areas'. The Cultural Landscape Area - Alert are identified for information purposes only, while the Cultural Landscape Areas have additional resource consent requirements for some activities.

Where the Cultural Landscape Area - Alert is shown on the Planning Maps to apply to a river or stream, it includes a 50m setback on either side of the bank from the river or stream.



Utilities
(Refer to Map Legend)

Monday 6 March 2023

Disclaimer
Because of the nature of the data, accuracy varies should be interpreted conservatively. If there is any doubt, further research and a site investigation will always be warranted.

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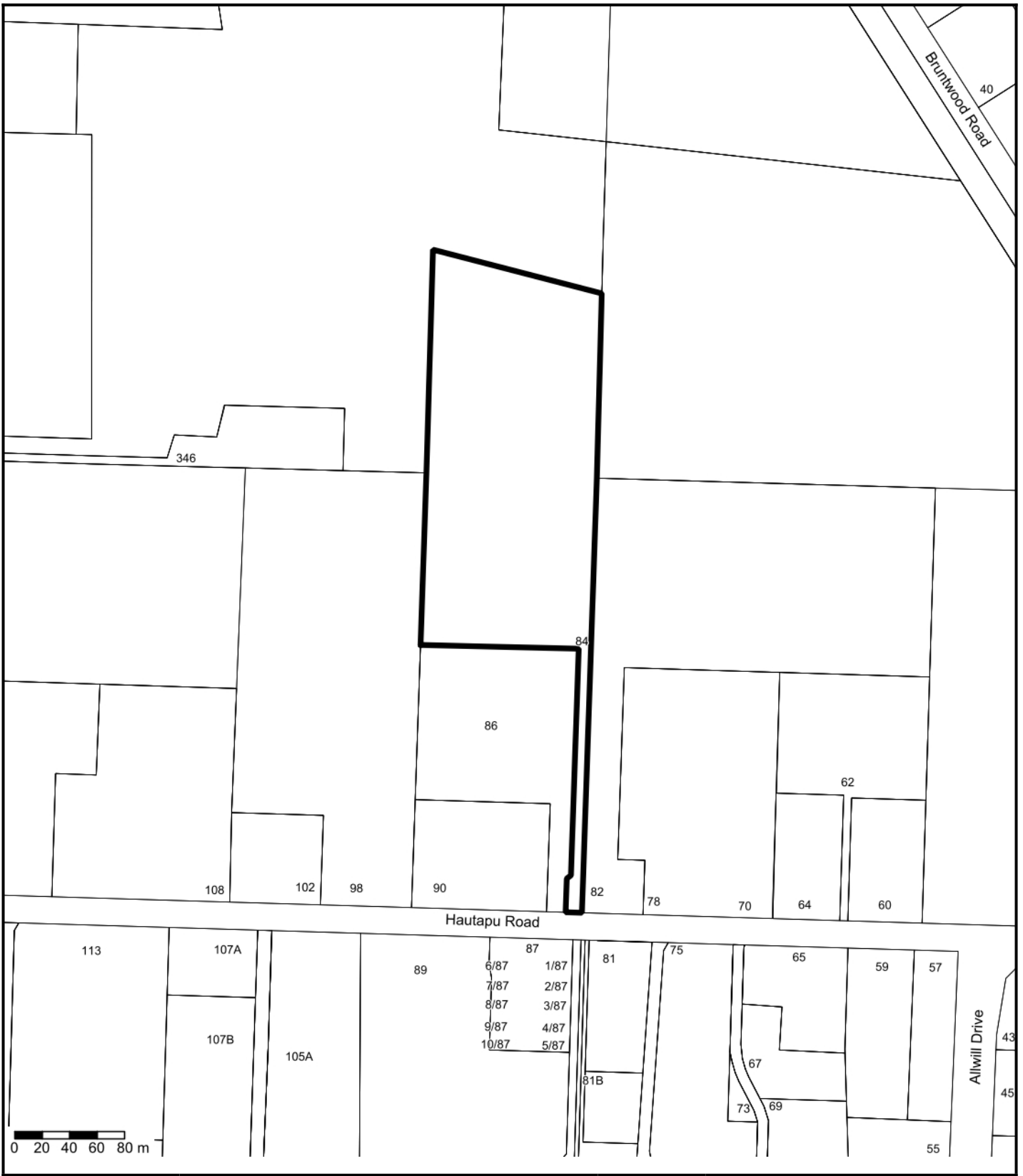
Essential Services Legend

 Sewer Connection	 Sewer Pipe	 Sewer Rising Main	 Abandoned Sewer Pipe	 Sewer Meter
 Sewer Node	 Sewer Valve	 Sewer Manhole	 Abandoned Sewer Manhole	 Septic Tank
 Sewer Pump Station	 Stormwater Connection	 Stormwater Pipe	 Abandoned Stormwater Pipe	 Stormwater Node
 Stormwater Manhole	 Abandoned Stormwater Manhole	 Stormwater Catchpit	 Stormwater Inlet/Outlet	Water Connection
 Water Pipe	 Abandoned Water Pipe	 Water Meter	 Water Node	 Water Valve
 Fire Hydrant	 Natural Watercourse	 Public Drain	 Drainage District – Waikato RC	 Drainage District – Waipa DC
 Culvert				

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Urban Stormwater Flood Modelling 1% AEP



Monday 6 March 2023

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URBAN STORMWATER FLOOD MODELLING 1% AEP LEGEND

-  Flooding Extent: Existing
-  Flooding Extent: Climate Change

Disclaimer:

The preparation and provision of this information has been made in good faith based on flood modelling data. While due care has been taken, Waipā District Council does not give any warranty, nor accept any liability, in relation to the accuracy, completeness or reliability of this information. The use of this information is entirely at your own risk. Expert advice is recommended before seeking to rely on it.



Disclaimer: The property report is a snapshot of selected Council Application and Rating Information databases, zone and planning maps pertaining to the property, as at the data this report is generated. It is made available in good faith and its accuracy and completeness is not guaranteed.

Disclaimer – Stormwater Flooding:

This shows the extent of flooding in an extreme 1-in-100-year rainfall event, which has a 1% probability of occurring in any given year. This mean on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The flooding extent shown uses the ground levels in 2019. Any changes to ground levels since this date (such as through development and earthworks) are not represented. If you would like further information related to your specific property, please contact info@waipadc.govt.nz

Also see the Stormwater Flooding viewer at: www.waipadc.govt.nz/floodmapping

This is not a Land Information Memorandum (LIM report) and should not be relied on as a full clerical search of property. If you intend to use this information for purchasing a property, then we recommend you apply for a LIM report which is a specific search of all Council databases:

<https://www.waipadc.govt.nz/our-services/properties/lim>

Please contact the Revenue Department in the first instance if you have any further questions regarding the property snapshot report during office hours: Cambridge 07 823 3800 or Te Awamutu 07 872 0030 or Freephone 0800 924 723 or info@waipadc.govt.nz