

## Preliminary Site Investigation

**Site:**

99A Ngaruawahia Road, Ngaruawahia &

18 Rangimarie Road, Ngaruawahia

**Client:**

99 Ngaruawahia Limited

**Date of report:**

17 February 2022

**Report reference:**

146011021

**Report prepared and certified by:**

*Kelly Deihl, Principal Scientist*

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## Executive Summary

The applicant, 99 Ngaruawahia Ltd, proposes to undertake a residential subdivision of the land at 99A Ngaruawahia Road (Lot 3, DP 380858, Record of Title 323742) and 18 Rangimarie Road (Section 116-117 Suburbs of Newcastle South, Record of Title SA288/241). As part of this residential subdivision, several roads and pedestrian pathways are to be constructed across the area, with a recreation park proposed on the lower western portion and residential housing proposed for the elevated central and eastern areas of the site. Please see **Appendix 1** for a copy of the Records of Title and **Appendix 2** for the Scheme Plan.

Environmental Management Solutions Ltd (EMS) was engaged by the applicant to undertake a Preliminary Site Investigation (PSI) for the land, to determine whether the land has been, is likely to have been, or is being, subjected to land use activities that can be found on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) and because of this, whether the land is suitable for the intended residential subdivision.

SLUR Reports were prepared by Guy Sowry of Waikato Regional Council dated 25<sup>th</sup> of October 2021, (REQ17172) and (REQ179197) which confirmed that the properties at 99A Ngaruawahia Road and 18 Rangimarie Road respectively, do not currently appear on the Land Use Information Register.

A HAIL Report for the site at 99A Ngaruawahia Road has been prepared by Alan Parkes, Waikato District Council (dated 8<sup>th</sup> March 2021, reference HAIL0135/21) which confirmed that no record of a HAIL activity has been found on Council records. A HAIL Report for the site at 18 Rangimarie Road was prepared by Hollie Griffith of Waikato District Council in 2016 (dated 16 June 2016, reference HAIL0257/16) which again confirmed that no record of a HAIL activity has been found on Council records for this site.

The land has historically been, and remains in, low intensity grazing. Historical aerial photography shows that both of the sites remained vacant and pastoral since at least 1941 through to the present, with records confirming the construction of a hay barn shed and dwelling on the site at 99A Ngaruawahia Road in 1972 and 1987 respectively. A weatherboard and iron constructed dwelling and concrete tilt slab shed were constructed on the site at 18 Rangimarie Road in 2016.

This PSI did not verify any HAIL activities on the land at 99A Ngaruawahia Road and 18 Rangimarie Road and concluded that soils on the site are highly unlikely to have been adversely affected by past land use activities. In the absence of a HAIL activity, it was considered that the NES does not apply to any future proposals on this site.

Overall, it is considered that both properties are suitable for the intended residential subdivision, soil disturbance and change of use. There are no contamination issues identified that would pose any major constraints on, or inhibit, this proposal.

# 1 Introduction

## 1.1 Background

The applicant, 99 Ngaruawahia Ltd, proposes to undertake a residential subdivision of the land at 99A Ngaruawahia Road (Lot 3, DP 380858, Record of Title 323742) and 18 Rangimarie Road (Section 116-117 Suburbs of Newcastle South, Record of Title SA288/241). As part of this residential subdivision, several roads and pedestrian pathways are to be constructed across the area, with a recreation park proposed on the lower western portion and residential housing proposed for the elevated central and eastern areas of the site.

In April 2021 Waikato District Council granted a subdivision consent (reference SUB0135/21) to undertake a boundary adjustment between two sites, being 99A Ngaruawahia Road, and 18 Rangimarie Road, creating Lot 2 (6.0160ha) and Lot 1 (7,303m<sup>2</sup>). It is noted that new titles have not yet been issued for Lots 1 and 2. Lot 1 is located in the south-eastern corner of 18 Rangimarie Road and contains a single storey residential dwelling (timber and iron construction with a brick veneer). Lot 2 also contains a single storey residential dwelling (brick and iron construction) and corrugated iron shed located in the north-western portion of 99A Ngaruawahia Road. Subdivision and residential development of Lot 2 (6.0160ha) is proposed.

EMS was engaged to undertake a PSI to support this intended residential subdivision. A copy of the Records of Title for 99A Ngaruawahia Road and 18 Rangimarie Road are provided in **Appendix 1**. A copy of the initial scheme plan of the development is provided in **Appendix 2**.

Both 99A Ngaruawahia Road and 18 Rangimarie Road are zoned Rural under the Operative Waikato District Plan and have a split zoning under the Proposed Waikato District Plan with the eastern half of both sites to be zoned Residential and the western half is to be zoned Rural.

The land has historically been, and remains in, low intensity grazing. Historical aerial photography shows that both of the sites remained vacant and pastoral since at least 1941 through to the present, with records confirming the construction of a hay barn shed and dwelling on the site at 99A Ngaruawahia Road in 1972 and 1987 respectively. A dwelling and large shed were constructed on the site at 18 Rangimarie Road in 2016.

## 1.2 Objectives of the Investigation and Scope of Work

Environmental Management Solutions Ltd (EMS) was engaged by Next Construction Ltd on behalf of 99 Ngaruawahia Limited to undertake a Preliminary Site Investigation for the proposed residential subdivision to determine whether any HAIL activities are occurring, have occurred, or are likely to have occurred on the land.

This report provides a comprehensive account of site history and identify sources of contaminants on the land, if any. The report will also provide advice surrounding NES requirements for future development of the lots, if applicable.

Scope of work included:

- Reviewing available historical aerial photography for the site (dating back to 1941)

- Reviewing available Waikato Regional Council records for the site
- Reviewing available Waikato District Council records for the site
- Reviewing Records of Title
- Site walkover
- Report preparation summarising findings

### 1.3 Report Preparation

This report has been prepared in general accordance with the requirements of the current edition of the Ministry for the Environment Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand and all soil investigation has been conducted in general accordance with the requirements of the current edition of the Ministry for the Environment Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils.

The person certifying this report is a qualified environmental scientist with over 15 years' experience working in the field of contaminated land investigation, remediation and management. She holds a Bachelors Degree in Science from Auckland University (2004) and specialises in the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES). She spent two terms as an elected member of the WasteMINZ National Contaminated Land Sector Group Steering Committee, was a member of the NES Working Group, a member of the reference group selected for the review of the Ministry for the Environment Contaminated Land Management Guideline No. 5. and sat on the focus group in Wellington that was responsible for the NES reforms, yet to be implemented. She is a member of the Australasian Land and Groundwater Association (ALGA) and WasteMINZ. In addition, she holds contracts with, and undertakes review work for, Waipa and Waikato District Councils and undertakes resource consent monitoring work for the Resource Use - Industry team at Waikato Regional Council. These are all long standing and on-going contracts.

## 2 Site Description

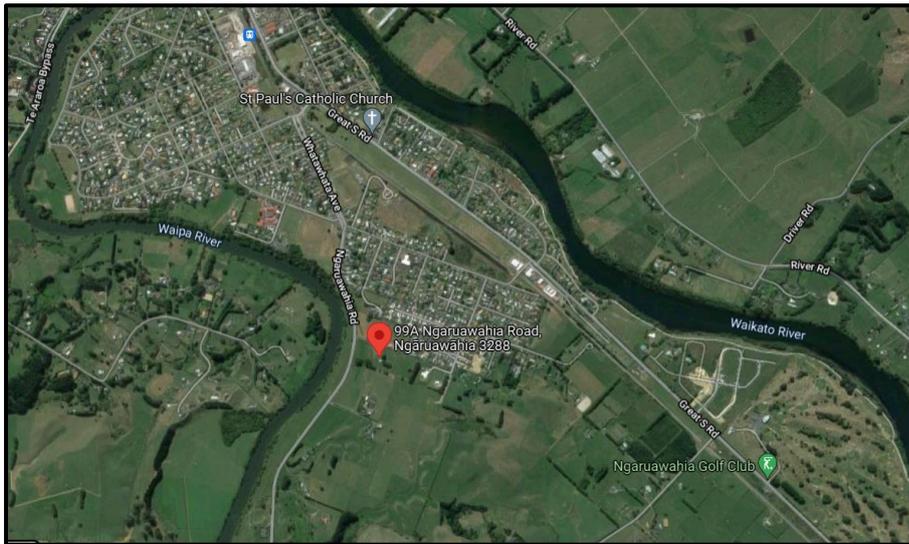
### 2.1 Site Identification

Table 1 Site Identification

|                          |   |   |
|--------------------------|---|---|
| <b>Street Address</b>    | 99A Ngaruawahia Road, Ngaruawahia                           | 18 Rangimarie Road  |
| <b>Legal Description</b> | Lot 3, DP 380858: Record of Title 323742                    | Section 116-117 Suburbs of Newcastle South, Record of Title SA288/241 |
| <b>Site Owner</b>        | Kevin James Rodney Brown and Warkworth Law Trustees Limited | Kevin James Rodney Brown and Warkworth Law Trustees Limited           |
| <b>Site Area (ha)</b>    | Total: 6.7463ha   |   |
|                          | 2.8740ha  | 3.8723ha  |

|   |       |       |
|---|-------|-------|
| <b>Zoning (Operative Waikato District Plan)</b> | Rural | Rural |
|---|-------|-------|

Location of the site is presented in *Figure 1* and *Figure 2* below. Please refer to **Appendix 1** for a copy of the Record of Title and to **Appendix 2** for a copy of the Residential Subdivision Concept Plan.



**Figure 1: Location of Site**  
*Image courtesy of Google Maps 2021*



**Figure 2: Aerial Photograph of Sites**  
*Image courtesy of Waikato District Council IntraMaps 2021*

## 2.2 Site Condition and Surrounding Environment

A site walkover was undertaken by Kelly Deihl, SQEP on 7 December 2021.

Both 99A Ngaruawahia Road and 18 Rangimarie Road are rural, pastoral properties with the land sloping east to west. The Waipa River is located approximately 130m to the west and there is an open drain at the western (base) of the site which flows north to the Waipa River. 18 Rangimarie Road contains a single storey residential dwelling (timber, brick and iron construction) located in the eastern portion of the site with access via Rangimarie Road. 99A Ngaruawahia Road also contains a single storey residential dwelling (brick and iron construction) and shed (iron and timber construction with concrete floor) located in the north-western portion of the site with access off Ngaruawahia Road. All buildings on the land are in good condition.

No staining, discolouration or evidence of contamination was noted on the site. No burn piles or rubbish dumping was noted. No fuel storage or chemical storage was visible. No staining or discolouration of vegetation was noted.

The sites are bounded by Ngaruawahia Road to the west and Rangimarie Road to the east. Adjoining land to the north and east contains residential development, separated by existing fencing and vegetation. The land adjoining the southern boundary is rural residential.

## 2.3 Geology

### 2.3.1 Published Geology

The property is underlain by alluvial and colluvial soils of the Late Quaternary period. These soils typically consist of unconsolidated to poorly consolidated mud, sand, gravel and peat (please see *Figure 3* below).



**Figure 3: Geological information**

*Image courtesy of New Zealand Geology Web Map, GNS Science 2014.*

### 2.3.2 Site Geological Information

A Preliminary Geotechnical Report was completed by HDGeo, dated 12 November 2021, reference *PGR-1* for the site at 99A Ngaruawahia Road (for a copy of this report, please see **Attachment 1**). This investigation encountered materials (topsoil overlying sand and silt), consistent with the Hinuera Formation on the upper terrace. Holocene River Deposits (typically alluvial and colluvial sand, silt and clay with local gravel and peat beds) were encountered on the western, lower terrace which is located in a flood risk area. The report stated that non-engineered fill was not encountered.

## 2.4 Hydrogeology and Hydrology

The western, lower terrace of both sites is located within a flood risk area with an overland flow path running adjacent to the western (road) boundary which leads to the Waipa River. Groundwater was not encountered across the elevated terrace of the site during hand auger investigations but was encountered across the lower western terrace at between 1.5m and 1.8m below ground level during geotechnical investigations. A surface

water feature is identified on Waikato Regional Council Maps (refer Figure 4 below) which was confirmed during a site walk over as an open drain.



**Figure 4: Location of overland flow path (blue)**

*Image courtesy of Waikato Regional Council*

## 3 Site History

### 3.1 Waikato Regional Council Records

#### SLUR Report:

Guy Sowry of Waikato Regional Council has prepared SLUR Reports dated 25<sup>th</sup> of October 2021, (reference REQ17172) and (REQ179197) which confirmed that the properties at 99A Ngaruawahia Road and 18 Rangimarie Road respectively, **do not** currently appear on the Land Use Information Register.

A copy of the above Slur Reports are provided in **Appendix 3**.

### 3.2 Waikato District Council Records

#### HAIL Reports:

A HAIL Report for the site at 99A Ngaruawahia Road has been prepared by Alan Parkes, Waikato District Council (dated 8<sup>th</sup> March 2021, reference HAIL0135/21) which confirmed that no record of a HAIL activity has been found on Council records. A HAIL Report for the site at 18 Rangimarie Road was prepared by Hollie Griffith of Waikato

District Council in 2016 (dated 16 June 2016, reference HAIL0257/16) which again confirmed that no record of a HAIL activity has been found on Council records for this site.

A copy of the above HAIL Reports are provided in **Appendix 4**.

**Building Consents:**

| Year                        | Consent reference                     | Consent description   | Applicant          |
|-----------------------------|---------------------------------------|---|--------------------|
| <b>99A Ngaruawahia Road</b> |                                       |   |                    |
| June 1972                   | Waipa County Building Permit #E60728  | New haybarn – iron roof, iron walls   | M G Prendergast    |
| March 1987                  | Waipa County Building Permit #E042777 | Erect new single storey residential dwelling (110m <sup>2</sup> ) – brick and iron construction             | L G Madsen         |
| July 2015                   | Waikato District Council BLD 0018/16  | Installation of Yunka Wood burner within existing dwelling  | R and L Johnston   |
| April 2021                  | Waikato District Council SUB0135/21   | Subdivision for boundary relocation between two Records of Title in the Rural Zone                          | 99 Ngaruawahia Ltd |
| <b>18 Rangimarie Road</b>   |                                       |   |                    |
| December 2016               | Waikato District Council BLD1671/16   | Erect a storage shed 375m <sup>2</sup> , concrete tilt panels with iron roof                                | KJR Brown          |
| December 2016               | Waikato District Council BLD1469/16   | Erect Dwelling – Keith Hay Homes, 3 bedroom constructed with James Hardie Weatherboard and iron roof        | KJR Brown          |
| September 2017              | Waikato District Council BLD1363/17   | Rerect Farm Shed 92m <sup>2</sup> next to existing shed – Widespan sheds iron construction on concrete base |                    |
| April 2021                  | Waikato Disstrict Council SUB0135/21  | Subdivision from 99a Ngaruawahia Road   | CKL Surveys Ltd    |

Please see **Appendix 5** for records.

No other records of note were identified on council records.

### 3.3 Historical Aerial Photography Review

| Date | Aerial Image  | Observations  | Image courtesy |
|------|---|---|----------------|
| 1941 |   | <p>Land is vacant and pastoral with a couple of small structures visible.</p>   | Retrolens      |
| 1963 |  | <p>Land remains vacant and pastoral.</p> <p>A small structure is evident on the boundary in the south-west portion of the site at 18 Rangimarie Road.</p>   | Retrolens      |
| 1974 |  | <p>Land remains primarily vacant and pastoral.</p> <p>Vehicle access visible from Ngaruawahia Road in the north-west of the site at 99A Ngaruawahia Road. Small structure visible to the south of this, likely a haybarn.</p> <p>A small structure (shed) is visible on the south eastern boundary of 18 Rangimarie Road.</p> | Retrolens      |

|      |   |  |           |
|------|---|--|-----------|
|      |   | Residential subdivision development occurring on the land to the north.  |           |
| 1979 |    | Land appears as it did in the 1974 image with more intensive residential development occurring on the land further to the north.   | Retrolens |
| 1991 |   | Site at 99A Ngaruawahia Road is defined by hedging, divided into 3 main paddocks with a dwelling located to the north-west of the haybarn structure.<br><br>Structure on south eastern boundary of Rangimarie Road has been removed. | Retrolens |
| 1995 |  | Land appears as it did in the 1991 image.  | Retrolens |

|      |   |  |                    |
|------|---|--|--------------------|
| 2002 |    | <p>Land appears as it did in the 1995 image.</p> <p>A dwelling and shed is visible on the land immediately adjoining the northern boundary (99 Ngaruawahia Road).</p>  | Google Earth 2021. |
| 2010 |   | <p>Land appears as it did in the 2002 image. Residential development is occurring to the north.</p>  | Google Earth 2021. |
| 2018 |  | <p>Land generally appears as it did in the 2010 image. A dwelling is now evident in south east corner of 18 Rangimarie Road with access to this site from Rangimarie Road. Dwellings have also been constructed on the two lots located to the east of 99A Ngaruawahia Road.</p> | Google Earth 2021. |

|      |   |   |                  |
|------|---|---|------------------|
| 2021 |  | Land appears is it did in the 2018 image. | Google Maps 2021 |
|------|---|---|------------------|

Please Note: Larger images are provided in **Appendix 6**

### 3.4 Landowner Interview

We were unable to locate former owners of this property for interview. However, EMS has conducted an extensive interview with the adjoining landowner at 99 Ngaruawahia Road at the time of preparing a PSI and subsequent DSI for this land in 2021. The landowner at the time had owned the adjoining land for over twenty years and advised that the majority of the land has been used for low intensity beef grazing, consistent with the findings of this report.

## 4 Site Characterisation

### 4.1 Preliminary Conceptual Site Model

No HAIL activities have been identified on this land.

## 5 Regulatory Assessment

In accordance with Regulation 5(5) of the NES, subdivision is an activity to which the standard applies where an activity that can be found on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) is, has, or is likely to have occurred. The site may also be subject to the provisions of Regulation 5(4) associated with soil disturbance activities and Regulation (5)(6), change of use.

This Preliminary Site Investigation has not confirmed any HAIL activities on this land. In accordance with Regulation 5(7) of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES), no piece of land exists on the site and as such the Standard does not apply to this proposal.

## 6 Conclusions

No HAIL activities have been identified on the land that forms the basis of this investigation and as such the NES does not apply to this proposal. This assessment has concluded that both properties are suitable for the intended residential subdivision, associated soil disturbance activities and change of land use.

### **Disclaimer:**

*This report has been prepared for the benefit of the client with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.*

*Findings and recommendations contained within this report are based on a review of existing information and the writer of the report takes no responsibility for any inaccuracies in information supplied by a third party.*

Report prepared and certified by:



Kelly Deihl

**Principal Scientist**

## Appendix 1: Title

99a Ngaruawahia Road



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



R. W. Muir  
Registrar-General  
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

**Identifier** 323742  
**Land Registration District** South Auckland  
**Date Issued** 19 November 2009

**Prior References**  
SA288/242

**Estate** Fee Simple  
**Area** 2.8740 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 380858

**Original Registered Owners**  
Johnston Corporate Trustee Services Limited

**Interests**

Appurtenant hereto is a right of way created by Transfer B370820.2 - 2.10.1996 at 2.20 pm  
6240440.2 Mortgage to ANZ National Bank Limited - 6.12.2004 at 9:00 am  
Subject to a right of way over part marked E, D and A on DP 380858 created by Transfer B370820.2 - 2.10.1996 at 2.20 pm  
Subject to a right of way, right to convey water, gas, electricity, telecommunications and computer media, right to drain water and sewage over part marked B on DP 380858 created by Easement Instrument 8318786.3 - 19.11.2009 at 3:55 pm  
The easements created by Easement Instrument 8318786.3 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right (in gross) to drain water over part marked C and D on DP 380858 in favour of Waikato Regional Council created by Easement Instrument 8318786.4 - 19.11.2009 at 3:55 pm  
The easements created by Easement Instrument 8318786.4 are subject to Section 243 (a) Resource Management Act 1991  
9642254.1 Discharge of Mortgage 6240440.2 - 18.2.2014 at 2:07 pm  
11692309.1 Transfer to Kevin James Rodney Brown and Warkworth Law Trustees Limited - 28.2.2020 at 11:25 am

18 Rangimarie Road



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**  
Historical Search Copy



R. W. Muir  
Registrar-General  
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

**Identifier** SA288/241  
**Land Registration District** South Auckland  
**Date Issued** 16 April 1919

**Prior References**  
SA24/39

**Estate** Fee Simple  
**Area** 3.8723 hectares more or less  
**Legal Description** Sections 116-117 Suburbs of Newcastle  
South

**Original Registered Owners**  
Charles Henry James Oliver as to a 1/2 share  
Jean Young Oliver as to a 1/2 share

**Interests**

6066479.1 Transmission of the 1/2 share of Jean Young Oliver to Charles Henry James Oliver as Executor - 5.7.2004 at 9:00 am  
6066479.2 Transfer of the share acquired by Transmission 6066479.1 to Charles Henry James Oliver - 5.7.2004 at 9:00 am  
8156075.1 Transmission to Kevan Mataafe, Kevin James Rodney Brown and Ronald William Backhouse as Executors - 15.5.2009 at 9:12 am  
10250130.1 Transfer to Kevan Mataafe (1/4 share), Jeanette Ann McKenzie (1/4 share), Sharon Lyn Mataafe (1/4 share) and Kevin James Rodney Brown (1/4 share) - 1.12.2015 at 9:05 am  
10272940.1 Transfer to Kevin James Rodney Brown and Warkworth Law Trustees Limited - 3.12.2015 at 9:53 am



Identifier

SA288/241

288/241

NEW ZEALAND.

[Stamp: District Land Registrar - Auckland]

Reference: Vol. 24, Folio 39  
Transfer No. 120-11  
Application No.  
Order for N/O No.

Register-book  
**288** No. **241**

**SOUTH**

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the one day of April one thousand nine hundred and twenty under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witness that William Whitaker of Ngauruhia in the Provincial District of Auckland Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, easements, leases, and interests as are notified by memorial order written or endorsed hereon, subject also to any existing rights of the Crown to take and lay of roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as its name is delineated by the plan hereon hereunto green in the several measurements a little more or less, that is to say: All that parcel of land containing nine (9) acres two (2) rods and eleven (11) poles more or less being Section 17 (1) one hundred and sixteen (1) and 17 (one hundred and sixteen) of the Suburbs of Manurewa South

[Seal of District Land Registrar]

District Land Registrar

At 6:29 AM order of Court of Review affording  
the within land entered 23/1/19 10:30 am  
at Court

Transfer 238333 William Whitaker  
to Caroline Amelia Brownie Oliver  
wife of James Henry Oliver of  
Ngauruhia Farmer produced  
27.1.1938 at 11:33 am  
at Court

Mortgage 243978 Caroline Amelia  
Brownie Oliver to William  
Whitehead of Auckland  
11.4.0 am  
at Court

Transfer mortgage 243561 to Thomas  
Henry Oliver of Ngauruhia and  
Marjory his Substituted of Auckland  
farmer entered at 9:59 at 2:00 pm  
at Court

Transfer mortgage 53588 of Mortgage 243978 Mary  
Emily Whitaker, Joseph Charles Mander  
William Maber, Stanley Rossy and David Rossy  
entered 17 August 1944 at 12 noon at Court  
at Court

Continued

[Diagram of land parcels]

METRIC AREA IS 3.87237 ha

288/241



Identifier

SA288/241

788/241

Transfer 4234591 of mortgage 349778 to Joseph Clarke, Lawrence Whitaker, Stanley Berry and David Berry, Executors 20/1/88 at 11:50 a.m.

Transfer 409265 Thomas Henry Oliver and Hardy Lee Ansellman to Charles Henry James Oliver of Ngamawahia farmer and Caroline Mary Louisa Forrest of Cambridge married woman in trust in common in equal shares produced 26.7.86 at 11:20 a.m.

Transfer 407866 of her interest Caroline Mary Louisa Forrest to Charles Henry James Oliver Chevenames produced 26.9.86 at 11:51 a.m.

Mortgage 289500 West Henry James Oliver of Cambridge Mary Louisa Forrest of Cambridge produced 16.10.86 at 1:35 p.m.

Transfer 456306 of mortgage 309500 Caroline Mary Louisa Forrest to Bank of New Zealand produced 12.7.89 at 11:30 a.m.

Mortgage 336309 Charles Henry James Oliver to Bank of New Zealand produced 12.7.89 at 11:30 a.m.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 151A LAND TRANSFER ACT 1952

*[Signature]*

H. 271131.2 Mortgage of Te Kōwhiri Laura Shaw produced 1.2.08 at 11:05 a.m.

H. 572441 Transfer of a one half share to Jean Young Oliver of Te Kāwhata married woman produced 12.2.1985 at 9:05 a.m.

H. 636621 Mortgage of Trustobank Waikato produced 24.10.84 at 10:43 a.m.

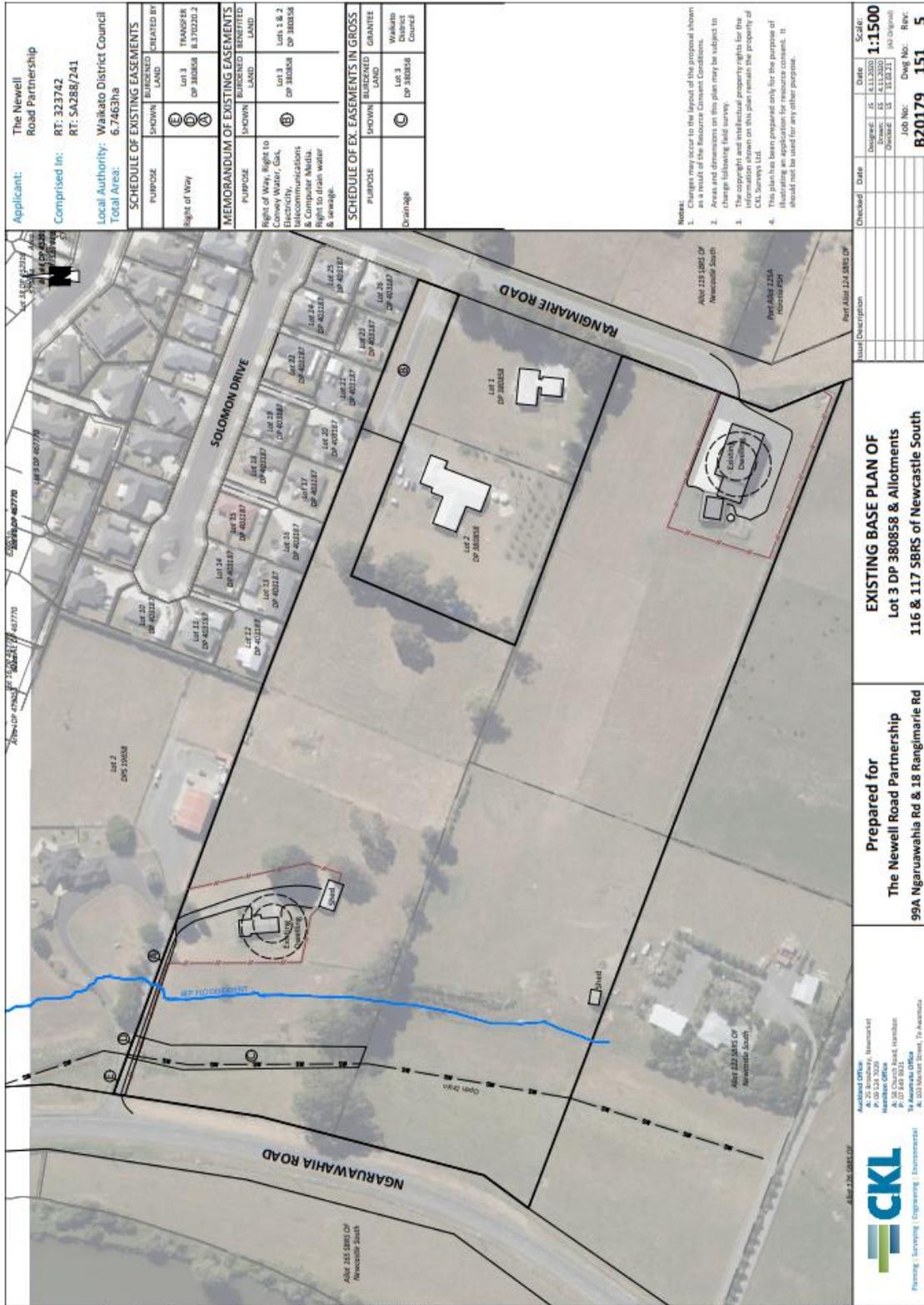
for A.L.R.

283/211

## Appendix 2: Site Plans







**Applicant:** The Newell Road Partnership  
**Comprised In:** RT: 323742  
 RT: SA288/741  
**Local Authority:** Waikato District Council  
**Total Area:** 6.7463ha

**SCHEDULE OF EXISTING EASEMENTS**

| PURPOSE      | SHOWN | BLAZED | LAND               | CREATED BY              |
|--------------|-------|--------|--------------------|-------------------------|
| Right of Way | (E)   | (D)    | Lot 3<br>DP 380858 | TRANSFER<br>8.3.10210.2 |
|              | (A)   |        |                    |                         |

**MEMORANDUM OF EXISTING EASEMENTS**

| PURPOSE  | SHOWN | BLAZED | LAND               | CREATED BY              |
|--|-------|--------|--------------------|-------------------------|
| Right of Way, Right to Convey Water, Gas, Electricity, Telecommunications & Computer Media, Right to Drain Water & Sewage. | (B)   |        | Lot 3<br>DP 380858 | Lots 1 & 2<br>DP 380858 |

**SCHEDULE OF EX. EASEMENTS IN GROSS**

| PURPOSE  | SHOWN | BLAZED | LAND               | GRANTEE                  |
|----------|-------|--------|--------------------|--------------------------|
| Drainage | (C)   |        | Lot 3<br>DP 380858 | Waikato District Council |

**Notes:**

- Changes may occur to the layout of the proposal shown as a result of the Resource Consent Conditions.
- Area and dimensions on this plan may be subject to change following field survey.
- The copyright and intellectual property rights for the information shown on this plan remain the property of EMS Environmental Management Solutions Ltd.
- This plan is prepared only for the purpose of illustrating an application for resource consent. It should not be used for any other purpose.

| Checked  | DATE       | Scale: |
|----------|------------|--------|
| Designed | 15/11/2020 | 1:1500 |
| Drawn    | 15/11/2020 |        |
| Job No:  | B20179     | 151    |
| Rev:     | 5          |        |

**Prepared for**  
 The Newell Road Partnership  
 99A Ngaruawahia Rd & 18 Rangimarie Rd

**EXISTING BASE PLAN OF**  
 Lot 3 DP 380858 & Allotments  
 116 & 117 SBRs of Newcastle South

**CKL**  
 Planning · Surveying · Engineering · Environmental

**Head Office:**  
 P. 07 326 5700, F. 07 326 5701  
 100-102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

## Appendix 3: Waikato Regional Council SLUR Report

### Bron

---

**From:** Guy Sowry <Guy.Sowry@waikatoregion.govt.nz>  
**Sent:** Monday, 25 October 2021 8:46 am  
**To:** Bron  
**Subject:** Land Use Information Register enquiry 99A Ngaruawahia Road, Ngaruawahia (REQ17172) No SLUS

Dear Bron

Thank you for your enquiry regarding information the Waikato Regional Council may hold relating to potential contamination at the following property:

**99A Ngaruawahia Road, Ngaruawahia:** LOT 3 DP 380858 BLK VII NEWCASTLE SD SUBJ TO ESMTS (VRN 06282/764/00)



**Background:** The Waikato Regional Council maintains a register of properties known to be contaminated on the basis of chemical measurements, or potentially contaminated on the basis of past land use. This register (called the Land Use

Information Register - LUI) is still under development and should not be regarded as comprehensive. The 'potentially contaminated' category is gradually being compiled with reference to past or present land uses that have a greater than average chance of causing contamination, as outlined in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL): <http://www.mfe.govt.nz/sites/default/files/hazards/contaminated-land/is-land-contaminated/hazardous-activities-industries-list.pdf>

**This property:** I can confirm that these properties **does not** currently appear on the Land Use Information Register.

**District Council:** Our records are not integrated with those of territorial authorities, so it would also be worth contacting the Waikato District Council to complete your audit of Council records if you have not already done so. In general, information about known contaminated land will be included on a property LIM produced by the territorial authority.

**Rural Land Considerations:** Examples of sites that are "more likely than not" to have soil contamination (HAIL sites) include timber treatment activities, service stations and/or petroleum storage, panel beaters, spray painters, mining sites etc. Whilst pastoral farming is not included on this list, typical farming activities of horticulture, sheep dipping, chemical storage, petroleum storage and workshops are; but are more difficult to identify and may not be as well represented on the Land Use Information Register. Therefore, individuals interested in pastoral land may be interested in completing further investigations in accordance with Ministry for the Environment Guidelines prior to land purchase and/or development.

**Additional Information:** Please note that:

- Significant use of lead-based paint on buildings can, in some cases, pose a contamination risk; the use of lead-based paint is not recorded on the Land Use Information Register.
- Buildings in deteriorated or derelict condition which contain asbestos can result in asbestos fibres in soil; the use of asbestos in building materials is not recorded on the Land Use Information Register.
- The long term, frequent use of superphosphate fertilisers can potentially result in elevated levels of cadmium in soil; the use of superphosphate fertiliser is not recorded on the Land Use Information Register.
- We are not currently resourced to fully incorporate historic aerial photographs in our region-wide assessment of HAIL activities. A significant proportion of the Crown historical aerial image archive for the Waikato region is available to view free of charge at <http://retrolens.nz/>. We recommend this resource is consulted for any HAIL assessment.
- Due to the large volume of enquiries being received, we may not be able to respond to your enquiry as quickly as previously. We are resourced to meet 20 day response times as per LGOIMA, but endeavour to respond more quickly when workload permits. If your enquiry is urgent, please note this first in your enquiry and we will do our best to assist.

Please feel free to contact me if you have any further queries on this matter. For any new enquiries or requests for information please continue to use the [Request for Service form](#) for 'Contaminated Land/HAIL.'

Kind regards

Guy

**From:** Guy Sowry <[Guy.Sowry@waikatoregion.govt.nz](mailto:Guy.Sowry@waikatoregion.govt.nz)>  
**Sent:** Monday, 25 October 2021 12:05 pm  
**To:** Bron <[bron@environmentalmanagement.co.nz](mailto:bron@environmentalmanagement.co.nz)>  
**Subject:** Land Use Information Register enquiry 18 Rangimarie Road, Ngaruawahia (REQ179197) No SLUS

Dear Bron

Thank you for your LGOIMA enquiry regarding information the Waikato Regional Council may hold relating to potential contamination at the following property:

**18 Rangimarie Road, Ngaruawahia:** ALLOT 116 SBRS OF NEWCASTLE SOUTH SO 2465 ALLOT 117 SBRS OF NEWCASTLE SOUTH SO 2465 (VRN 06282/765/00)



**Background:** The Waikato Regional Council maintains a register of properties known to be contaminated on the basis of chemical measurements, or potentially contaminated on the basis of past land use. This register (called the Land Use Information Register - LUI) is still under development and should not be regarded as comprehensive. The 'potentially contaminated' category is gradually being compiled with reference to past or present land uses that have a greater than average chance of causing contamination, as outlined in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL): <http://www.mfe.govt.nz/sites/default/files/hazards/contaminated-land/is-land-contaminated/hazardous-activities-industries-list.pdf>

**This property:** I can confirm that this property **does not** currently appear on the Land Use Information Register.

**District Council:** Our records are not integrated with those of territorial authorities, so it would also be worth contacting the Waikato District Council to complete your audit of Council records if you have not already done so. In general, information about known contaminated land will be included on a property LIM produced by the territorial authority.

**Rural Land Considerations:** Examples of sites that are "more likely than not" to have soil contamination (HAIL sites) include timber treatment activities, service stations and/or petroleum storage, panel beaters, spray painters, mining sites etc. Whilst pastoral farming is not included on this list, typical farming activities of horticulture, sheep dipping, chemical storage, petroleum storage and workshops are; but are more difficult to identify and may not be as well represented on the Land Use Information Register. Therefore, individuals interested in pastoral land may be interested in completing further investigations in accordance with Ministry for the Environment Guidelines prior to land purchase and/or development.

**Additional information:** Please note that:

- Significant use of lead-based paint on buildings can, in some cases, pose a contamination risk; the use of lead-based paint is not recorded on the Land Use Information Register.
- Buildings in deteriorated or derelict condition which contain asbestos can result in asbestos fibres in soil; the use of asbestos in building materials is not recorded on the Land Use Information Register.
- The long term, frequent use of superphosphate fertilisers can potentially result in elevated levels of cadmium in soil; the use of superphosphate fertiliser is not recorded on the Land Use Information Register.
- We are not currently resourced to fully incorporate historic aerial photographs in our region-wide assessment of HAIL activities. A significant proportion of the Crown historical aerial image archive for the Waikato region is available to view free of charge at <http://retrolens.nz/>. We recommend this resource is consulted for any HAIL assessment.
- Due to the large volume of enquiries being received, we may not be able to respond to your enquiry as quickly as previously. We are resourced to meet 20 day response times as per LGOIMA, but endeavour to respond more quickly when workload permits. If your enquiry is urgent, please note this first in your enquiry and we will do our best to assist.

Please feel free to contact me if you have any further queries on this matter. For any new enquiries or requests for information please continue to use the [Request for Service form](#) for 'Contaminated Land/HAIL.'

Kind regards

Guy

## Appendix 4: HAIL Report

99A Ngaruawahia Road

|          |                       |                            |   |
|----------|-----------------------|----------------------------|---|
| Your Ref | In reply please quote | If calling, please ask for | <br><small>DISTRICT COUNCIL<br/>Te Kaitiaki o Te Kaitiaki o Waikato</small> |
|          | HAIL0135/21           | Sepa Faafetai              |   |

08 March 2021

**Postal Address**  
Private Bag 544, Ngaruawahia 3742  
New Zealand  
  
0800 492 452  
www.waikatodistrict.govt.nz

CKL Surveys Limited - Hamilton  
PO Box 171  
Waikato Mail Centre  
Hamilton 3240

Dear Sir/Madam

### Property Enquiry - HAIL report

Further to your request for details of whether or not council records indicate that an activity or industry described in the Ministry for the Environment Hazardous Activities and Industries List (HAIL) is being, has been or is more likely than not to have been undertaken on a piece of land I can advise the following:

**Property address:** 99 A Ngaruawahia Road NGARUAWAHIA  
**VNZ Property ID:** 06282/764.00  
**Legal description:** LOT 3 DP 380858 BLK VII NEWCASTLE SD SUBJ TO ESMTS

No record of a HAIL activity has been found on Council records.

The following records (where applicable) were reviewed in this assessment:

Property file including any parent property file from which the property was developed  
Waikato District Council Land Use Register  
Waikato Regional Council Selected Land Use Register  
Subdivision Consent files  
Land Use Consent files  
Building Consent files  
Aerial Photography:

|                          |   |
|--------------------------|---|
| 1941, 1963               | Site is pastoral with a poorly developed area in the low lying area off Ngaruawahia Road. Some likely borrow pits are present on the site   |
| 1974, 1979               | A structure is now present, consistent with a 1972 building permit for a haybarn  |
| 1991, 1995               | A dwelling is now present north of the haybarn, consistent with a 1987 building permit with some small sheds also present. The site boundaries defining the parent property prior to the 2006 subdivision creating 14A and 14B Rangimarie Road are planted in hedgerows |
| 2002, 2006, 2014<br>2019 | The hedgerows are progressively being removed<br>Dwellings are now present on the neighbouring sites at 14A and 14B Rangimarie Road   |

**Disclaimer:**

This information is based on records held by the Council and/or Waikato Regional Council and reflects the council's current understanding of the site. The council does not accept any liability for any inaccuracy of this information or liability for any loss or damage suffered by any person acting or refraining from acting on this information.

If this information indicates that no record of a HAIL activity has been identified on Council records, this does not imply that no HAIL activity has been undertaken on the site. This simply means that the Council holds no record of a HAIL activity being undertaken on the property at this point in time. However, Council records may be incomplete. Similarly, if one HAIL activity is identified, this does not preclude another HAIL activity having been undertaken of which no record is held. If an activity is proposed to be undertaken on the site that is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES), Council retains the right to seek further information on the site history of the subject property. Where pastoral farming activities have been identified, Council may seek information in respect of cadmium in soil resulting from application of superphosphate fertiliser if residential activities are proposed.

If you have any queries please feel free to call me.

Yours faithfully



Alan Parkes  
**Contaminated Land Specialist**



time. However, council records may be incomplete. Similarly, if one HAIL activity is identified, this does not preclude another HAIL activity having been undertaken of which no record is held. If an activity is proposed to be undertaken on the site that is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES), council retains the right to seek further information on the site history of the subject property. Where pastoral farming activities have been identified, Council may seek information in respect of cadmium in soil resulting from application of superphosphate fertiliser if residential activities are proposed.

If you have any queries please feel free to call me.

Yours faithfully

Hollie Griffith  
**Contaminated Land Specialist**



Appendix 5: Waikato District Council Property Records

WAIPA COUNTY

Application for Building Permit (See Back Hereof)

Handwritten notes: 4410/107, 4410/105, 06282/76400, 1004281, and a large 'X' mark.

TO THE WAIPA COUNTY COUNCIL,

I hereby apply for permission to Erect a Hay Barn, Shelter shed at Ngaruawahia, Sect II4 & II5 C.T. 288/242 area 9ac 2r 35p. for Maurice Gabriel Prendergast, of 9 Jesmond st Ngaruawahia

according to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith,

Nature of Building(s) Hay Barn Shelter shed

Particulars of Building(s)—Foundations Nil

Walls Corrugated Galv Iron S.H. Roof Corr Galv Iron New.

Area of Ground Floor 1000 sq. ft. Area other Floor(s) sq. ft. Area Outbldgs. sq. ft.

Particulars of Land—Lot No. II4 & II5 D.P. 288/242

Table with columns: Estimated Value, Number on Valuation Roll. Rows: Building \$500.00, Plumbing and Drainage \$ Nil, Total \$500.00. Handwritten number 77456/7.

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose):

Storage of Hay & Shelter shed

Nature of ground on which building is to be placed and the subjacent strata. Level Free Draining, approx 1' black soil on approx 25ft of sand sub-soil.

Estimated Time of Completion 10th June 1972.

Signature of Owner M.G. Prendergast, Signature of Builder G. Parker, Carpenter, Address Ngaruawahia

THIS SPACE RESERVED FOR THE USE OF THE INSPECTOR OF BUILDINGS

Received 2-6-72, Date of Permit 27-6-72, Receipt No. 14255, Building Fees \$2-00, Drainage and Plumbing Fees, Building Research Levy, Percolation Test Fee, Total, Permit No. E.60728

REMARKS 8520. 1) Rafter at 10'0" centres to be trussed to approval of C.B.I. 2) Building to be adequately braced





# Resource Consent

(Resource Management Act 1991)



## DECISION ON APPLICATION: SUB0135/21

Pursuant to Sections 34A(1), Section 104, 104B, and 104D, 106, 220, 108 and 108AA of the Resource Management Act 1991, the Waikato District Council, under delegated authority, grants subdivision consent for a Non-Complying activity under the Operative District Plan:

**Activity:** To undertake a boundary relocation between two Records of Title in the Rural Zone

**Applicant:** 99 Ngaruawahia Limited

**Location Address:** 99 A Ngaruawahia Road NGARUAWAHIA

**Legal Description:** Section 116 – 117 Suburbs of Newcastle South comprised in Record of Title SA288/241  
Lot 3 DP 380858 comprised in Record of Title 323742

This consent is subject to the conditions detailed in the attached Schedule 1.

The reasons for this decision are detailed in the attached Schedule 2.

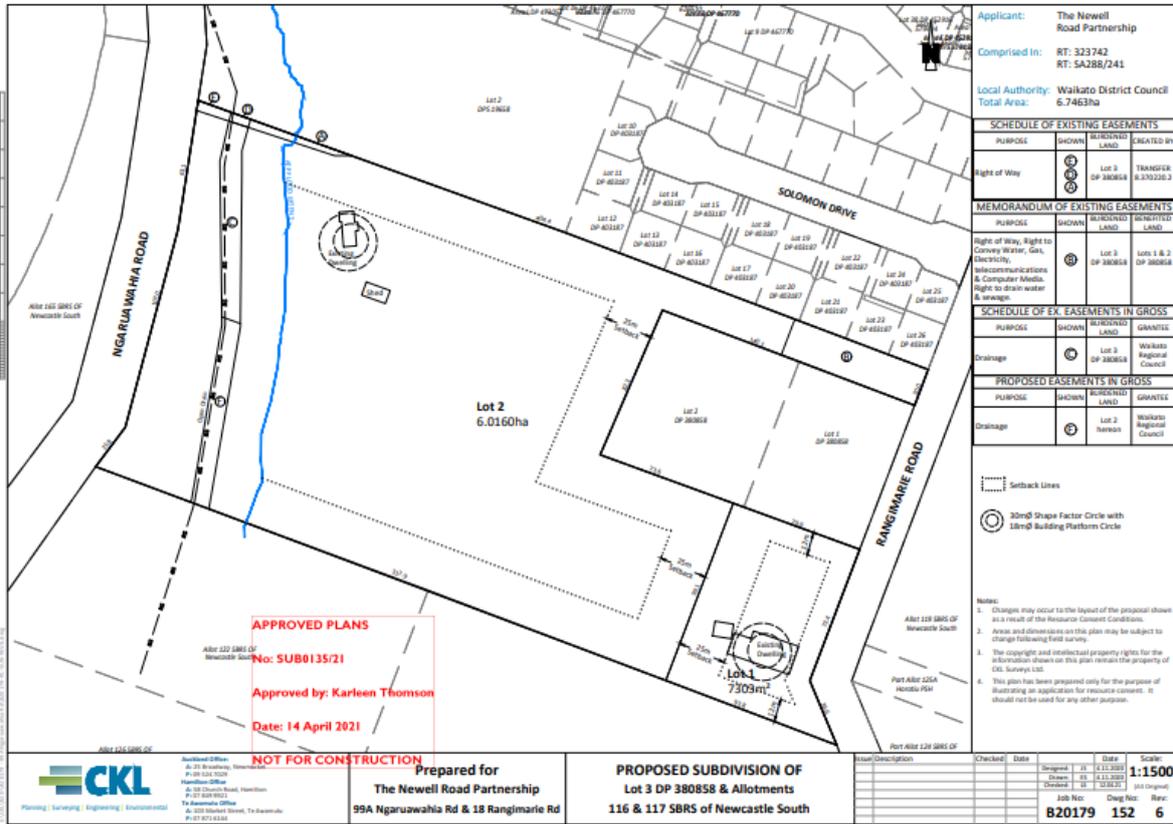
\_\_\_\_\_  
**Wade Hill**  
**CONSENTS TEAM LEADER**

**Dated:** 14 April 2021



# ENVIRONMENTAL MANAGEMENT Solutions

ADVICE · INVESTIGATION · REPORTING  
www.environmentalmanagement.co.nz



Applicant: The Newell Road Partnership  
 Comprised In: RT: 323742 RT: SA288/241  
 Local Authority: Waikato District Council  
 Total Area: 6.7463ha

| SCHEDULE OF EXISTING EASEMENTS |       |                 |                     |
|--------------------------------|-------|-----------------|---------------------|
| PURPOSE                        | SHOWN | RENDERED LAND   | GRANTED BY          |
| Right of Way                   | (C)   | Lot 3 DP 380858 | TRANSFER 8.130220.3 |

| MEMORANDUM OF EXISTING EASEMENTS   |       |                 |                         |
|--|-------|-----------------|-------------------------|
| PURPOSE  | SHOWN | RENDERED LAND   | GRANTED BY              |
| Right of Way, Right to Convey Water, Gas, Electricity, Telecommunications & Computer Media, Right to drain water & sewage. | (C)   | Lot 3 DP 380858 | lots 1, 2 & 3 DP 380858 |

| SCHEDULE OF EX. EASEMENTS IN GROSS |       |                 |                          |
|------------------------------------|-------|-----------------|--------------------------|
| PURPOSE                            | SHOWN | RENDERED LAND   | GRANTED BY               |
| Drainage                           | (C)   | Lot 3 DP 380858 | Waikato Regional Council |

| PROPOSED EASEMENTS IN GROSS |       |               |                          |
|-----------------------------|-------|---------------|--------------------------|
| PURPOSE                     | SHOWN | RENDERED LAND | GRANTED BY               |
| Drainage                    | (C)   | Lot 2         | Waikato Regional Council |

--- Setback Lines  
 (C) 30m<sup>2</sup> Shape Factor Circle with 18m<sup>2</sup> Building Platform Circle

**Notes:**  
 1. Changes may occur to the layout of the proposal shown as a result of the Resource Consent Conditions.  
 2. Areas and dimensions on this plan may be subject to change following field survey.  
 3. The copyright and intellectual property rights for the information shown on this plan remain the property of CKL Surveys Ltd.  
 4. This plan has been prepared only for the purpose of illustrating an application for resource consent. It should not be used for any other purpose.

| Drawn/Description | Checked | Date | Original      | Date       | Scale         |
|-------------------|---------|------|---------------|------------|---------------|
|                   |         |      | 1:1500        | 14.11.2020 | 1:1500        |
|                   |         |      | 1:1500        | 14.12.2020 | (if Original) |
|                   |         |      | 1:1500        | 14.12.2020 |               |
|                   |         |      | Job No:       | Draw No:   | Rev:          |
|                   |         |      | <b>B20179</b> | <b>152</b> | <b>6</b>      |

**CKL**  
 Planning | Surveying | Engineering | Environmental  
 Auckland Office  
 A-21 Broadway, Newmarket  
 PO Box 10208  
 Hamilton Office  
 A-102 Lincoln Road, Hamilton  
 PO Box 10012  
 Tairāwhiti Office  
 60-200 Market Street, Te Kaha  
 PO Box 61344

**NOT FOR CONSTRUCTION**  
 Prepared for  
 The Newell Road Partnership  
 99A Ngaruawahia Rd & 18 Rangimarie Rd

**PROPOSED SUBDIVISION OF  
 Lot 3 DP 380858 & Allotments  
 116 & 117 SBRs of Newcastle South**



**Form 7**  
**CODE COMPLIANCE CERTIFICATE**  
**Section 95 Building Act 2004**

**FILE**

**The Building**

Street address of building: 18 Rangimarie Road NGARUAWAHIA  
 Legal description of land where building is located: ALLOT 117 SBRS OF NEWCASTLE SOUTH SO 2465  
 Valuation number: 06282/765.00  
 Property number: 1004277  
 Building name: N/A  
 Location of building within site/block number: N/A  
 Level/unit number: N/A  
 Current, lawfully established, use: Outbuildings  
 Number of occupants per level and per use if more than 1: N/A  
 Year first constructed: 2016

**The Owner**

Name of owner: K J R Brown  
 Contact person: N/A  
 Mailing address: PO Box 81, Orewa 0946

Street address/registered office: N/A

**Phone numbers:**

Landline: N/A Mobile: 021-336338  
 Daytime: N/A After hours: N/A  
 Facsimile number: N/A Email address: kiwinz1@vodafone.co.nz  
 Website: N/A

**First point of contact for communications with the building consent authority**

Name: Noel Jessop Architecture Limited  
 Mailing address: PO Box 306, Waikato Mail Centre, Hamilton 3240

**Phone numbers:**

Landline: 07-8546635 Mobile: N/A  
 Facsimile number: N/A Email address: noel@nja.co.nz

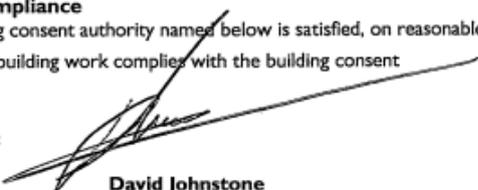
**Building Work:**

Project: **Storage Shed**  
 Building consent number: **BLD1671/16**  
 Issued by: **Waikato District Council**

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent

Signature: 

Name: **David Johnstone**  
 Position: **Building Inspector**  
 On behalf of: **Waikato District Council**

Date: **13 December 2016**



**Form 7**  
**CODE COMPLIANCE CERTIFICATE**  
**Section 95 Building Act 2004**

**The Building**

|   |  |
|---|--|
| Street address of building:                               | Ngaruawahia Road NGARUAWAHIA                 |
| Legal description of land where building is located:      | ALLOT 117 SBRS OF NEWCASTLE SOUTH<br>SO 2465 |
| Valuation number:   | 06282/765.00                                 |
| Property number:  | 1004277                                      |
| Building name:  | N/A  |
| Location of building within site/block number:            | N/A  |
| Level/unit number:  | N/A  |
| Current, lawfully established, use:                       | Detached Dwellings                           |
| Number of occupants per level and per use if more than 1: | N/A  |
| Year first constructed:                                   | 2016   |

**FILE**

**The Owner**

Name of owner: K J R Brown  
Contact person: N/A  
Mailing address: PO Box 81, Orewa 0946

Street address/registered office: N/A

**Phone numbers:**

|                   |     |                |                        |
|-------------------|-----|----------------|------------------------|
| Landline:         | N/A | Mobile:        | 021-336338             |
| Daytime:          | N/A | After hours:   | N/A                    |
| Facsimile number: | N/A | Email address: | kiwinz1@vodafone.co.nz |
| Website:          | N/A |                |                        |

**First point of contact for communications with the building consent authority**

Name: Keith Hay Homes Limited - Hamilton  
Mailing address: State Highway 1, RD 8, Hamilton 3288

**Phone numbers:**

|                   |            |                |                 |
|-------------------|------------|----------------|-----------------|
| Landline:         | 07-8299809 | Mobile:        | 027-4735541     |
| Facsimile number: | N/A        | Email address: | robert@kh.co.nz |

**Building Work:**

Project: **Yard build to site to complete foundations and deck only.**  
Building consent number: **BLD1469/16**  
Issued by: **Waikato District Council**

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent

**Signature:**

**Name:** David Johnstone  
**Position:** Building Inspector  
**On behalf of:** Waikato District Council

**Date:** 06 December 2016



**Form 7**  
**CODE COMPLIANCE CERTIFICATE**  
**Section 95 Building Act 2004**

**The Building**

Street address of building: 18 Rangimarie Road NGARUAWAHIA  
 Legal description of land where building is located: ALLOT 116 SBRS OF NEWCASTLE SOUTH SO 2465  
 Valuation number: 06282/765.00  
 Property number: 1004277  
 Building name: N/A  
 Location of building within site/block number: N/A  
 Level/unit number: N/A  
 Current, lawfully established, use: Outbuildings  
 Number of occupants per level and per use if more than 1: N/A  
 Year first constructed: 2017

**The Owner**

Name of owner: K J R Brown  
 Mailing address: PO Box 81, Orewa 0946

Street address/registered office: 18 Rangimarie Road NGARUAWAHIA

**Phone numbers:**

Landline: N/A Mobile: 021-336338  
 Daytime: N/A After hours: N/A  
 Facsimile number: N/A Email address: kiwinz1@vodafone.co.nz  
 Website: N/A

**First point of contact for communications with the building consent authority**

Name: Widespan Sheds  
 Mailing address: PO Box 15702, Dinsdale, Hamilton 3243

**Phone numbers: N/A**

Landline: N/A Mobile: 0278357019  
 Facsimile number: N/A Email address: Christine.kokiri@sheds.co.nz

**Building Work:**

Project: **Farm Building**  
 Building consent number: **BLD1363/17**  
 Issued by: **Waikato District Council**

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent

Signature:

Name: **Rob Koppers**  
 Position: **Building Inspector**  
 On behalf of: **Waikato District Council**

Date: **19 September 2017**



Form 5  
**BUILDING CONSENT NO: BLD1469/16**  
Section 51, Building Act 2004  
**ISSUED BY: WAIKATO DISTRICT COUNCIL**

**The Building**

Street address of building: Rangimarie Road NGARUAWAHIA  
Legal description of land where building is located: ALLOT 117 SBRS OF NEWCASTLE SOUTH SO 2465  
Valuation Number: 06282/765.00 Property Number: 1004277  
Building name: N/A  
Location of building within site/block number: N/A  
Level/unit number: N/A

**The Owner**

Name of owner: K J R Brown  
Contact person: Kevin Brown  
Mailing Address: PO Box 81, Orewa 0946

**Street address/registered office:** Rangimarie Road NGARUAWAHIA

**Phone numbers:**

Landline: N/A Mobile: 021-336338  
Daytime: N/A After hours: N/A  
Facsimile number: N/A Email address: kiwinz1@vodafone.co.nz  
Website: N/A

**First point of contact for communications with the Building Consent Authority**

Name: Keith Hay Homes Limited - Hamilton  
Mailing Address: State Highway 1, RD 8, Hamilton 3288

**Phone numbers:**

Landline: 07-8299809 Mobile: 027-4735541  
Daytime: 07-8299809 Fax number: 09-5740212  
Email address: robert@khh.co.nz

**Building Work**

The following building work is authorised by this building consent:

**Proposed work:** Yard build to site to complete foundations and deck only.

**drainage by others**

Project type: Dwelling \$123,500

Total Value of work: \$123,500

Specified intended Life, not less than 50 years

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

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



Your Ref      In reply please quote      If calling, please ask for  
SUB0135/21      SUB0135/21      Element Planning – Karleen Thomson



14 April 2021

Postal Address  
Private Bag 544, Ngaruawahia 3742  
New Zealand  
0800 492 452  
www.waikatodistrict.govt.nz

CKL Surveys Limited  
PO Box 171  
Waikato Mail Centre  
Hamilton 3240

Email: [anastasia.blignaut@ckl.co.nz](mailto:anastasia.blignaut@ckl.co.nz)

Digitally Delivered

Dear Madam

**DECISION ON AN APPLICATION FOR SUBDIVISION CONSENT UNDER THE RESOURCE MANAGEMENT ACT 1991**

|                        |   |
|------------------------|---|
| Application number(s): | SUB0135/21  |
| Applicant              | 99 Ngaruawahia Limited  |
| Address:               | 99 A Ngaruawahia Road NGARUAWAHIA   |
| Legal Description      | LOT 3 DP 380858 BLK VII NEWCASTLE SD SUBJ TO ESMTS  |
| Proposed activity(s):  | Subdivision application for the proposal to undertake a boundary relocation between two adjacent RTs in the same ownership. |

I wish to advise you of Council's decision to **grant** your application for subdivision consent under the Resource Management Act 1991 (RMA). Please see below for the details of the decision and conditions of consent.

The following information provides you with some guidance on your rights and what to do next. It is recommended that you seek independent advice if you are in any doubt as to the processes to be followed:

**Objection**

If you disagree with any part of this decision or any conditions of this consent, you may lodge an objection in writing to Council within **15 working days** of the receipt of this letter. Your objection must be in accordance with section 357 of the RMA and must include the reasons for your objection.

If you decide to lodge an objection to this consent, please note that you cannot lodge a section 223/224 application for subdivision.

**Next Steps**

When you're ready to start your subdivision talk to your surveyor/consultant about compliance with conditions of subdivision consent and the next steps in the process.

## Appendix 6: Historical Aerial Photographs



1941 Retrolens



1963



1974 Retolens



1979 Retolens



1991 Retrolens



1995 Retolens



2003 Google maps



2010 Google Maps



2020 google maps

