Property Snapshot Report

Saturday 24 October 2026

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	Area sqm
31 Madison Street Cambridge 3434	LOT 53 DP 356114	59336	04362/359.41	815.55

Ward
Cambridge General Ward

District Plan Zone
MEDIUM DENSITY RESIDENTIAL ZONE

LINZ Data

Parcel ID	LINZ Address	Legal Description	Type	Title	Area	Survey Details	Statutory
6827670	31 MADISON STREET	Lot 53 DP 356114	Freehold	240249	0.0815 HA	DP 356114	

Valuation Data

Land Value ($)	Capital Value ($)	Note
580000	1100000	Valuation as at 1 August 2025

Current Year Rating Data

Annual Rates 2026/2027
$5163.50

Description	Unit Rate	Value of Factor	Rates Set
Cambridge Community Sports Hall	12.44	1	$12.44
Capital Works Cambridge	0.000001	1100000	$1.10
General Rate	0.001405	1100000	$1545.50
Recycling Charge	202.08	1	$202.08
Sewerage Rate 1-3 Pans	1483.50	1	$1483.50

Targeted Rate Cambridge Area	480.54	1	$480.54
Uniform Annual General Charge	893.55	1	$893.55
Urban District Stormwater	0.000491	1100000	$540.10
Urban Town Halls	4.69	1	$4.69

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
Water Meter on Property - YES	This property has its own standalone water meter and does not share with other properties. Water consumption invoices are separate to the property rates invoices.

Building Consents- Issued for Property since 1991

Application Number	Description	Decision	Floor Area	Date Approved	CCC Date
45507	ERECT NEW DWELLING & ATTACHED GARAGE	#Cancelled	204.00		
BC/0077/06	New Dwelling & Attached Garage	CCCIssued	224.20	01/08/2006	22/01/2007
BC/1029/13	New Solid Fuel Heater	#CCCIssued	0.00	18/12/2013	26/03/2014
CCC/0133/14	New Solid Fuel Heater	#CCCIssued		26/03/2014	26/03/2014

Compliance Information

N/A

Licence Information

N/A

Recycling Collection

Collection Day	Collection Area	Collection Calendar
TUESDAY	3	https://www.wastelesswaipa.co.nz/assets/PDF/Recycling-calendars-2025/Recycling-Calendar-2025-Route-3.pdf

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:
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 and property specific plan chapters are available via the Waipa District Council's website: https://www.waipadc.govt.nz/our-council/waipa-district-plan and the ePlan https://eplan.waipadc.govt.nz/eplan/



Aerial Map

High-resolution imagery for Airport, Arapuni, Cambridge, Hautapu, Horahora, Karapiro, Kihikihi, Mystery Creek, Ngahinapouri, Ohaupo, Puahue, Pukeatua, Rukuhia, Te Miro, Te Pahu, Tokanui, Wharepapa South flown 21 February 2026; Te Awamutu, Kakepuku flown 21 and 23 February 2026; Pirongia, Te Tahi flown 23 February 2026.

Medium-resolution imagery for other rural areas and settlements flown March 2022 and for some selected urban settlements flown March 2023.

Aerial photography has a spatial accuracy of +/-0.2m in high-resolution imagery and +/-0.3m in medium-resolution imagery.

Position of property boundaries is INDICATIVE only and must not be used for legal purposes.

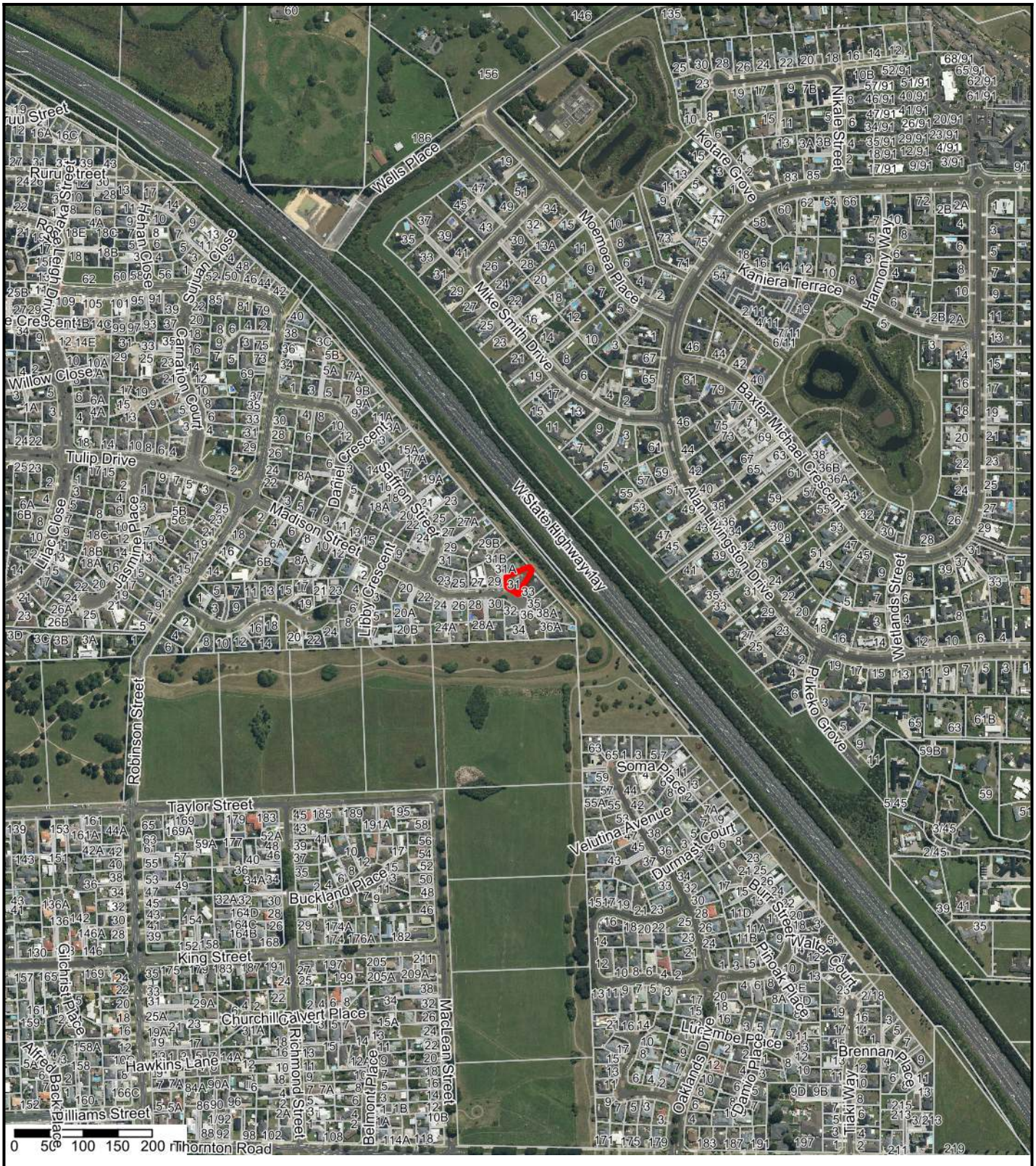
Imagery sourced from LandPro Ltd. and NZ Aerial Surveys Ltd.

Saturday 24 October 2026

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Overview Map

High-resolution imagery for Airport, Arapuni, Cambridge, Hautapu, Horahora, Karapiro, Kihikihi, Mystery Creek, Ngahinapouri, Ohaupo, Puahue, Pukeatua, Rukuhia, Te Miro, Te Pahu, Tokanui, Wharepapa South flown 21 February 2026; Te Awamutu, Kakepuku flown 21 and 23 February 2026; Pirongia, Te Tahi flown 23 February 2026.

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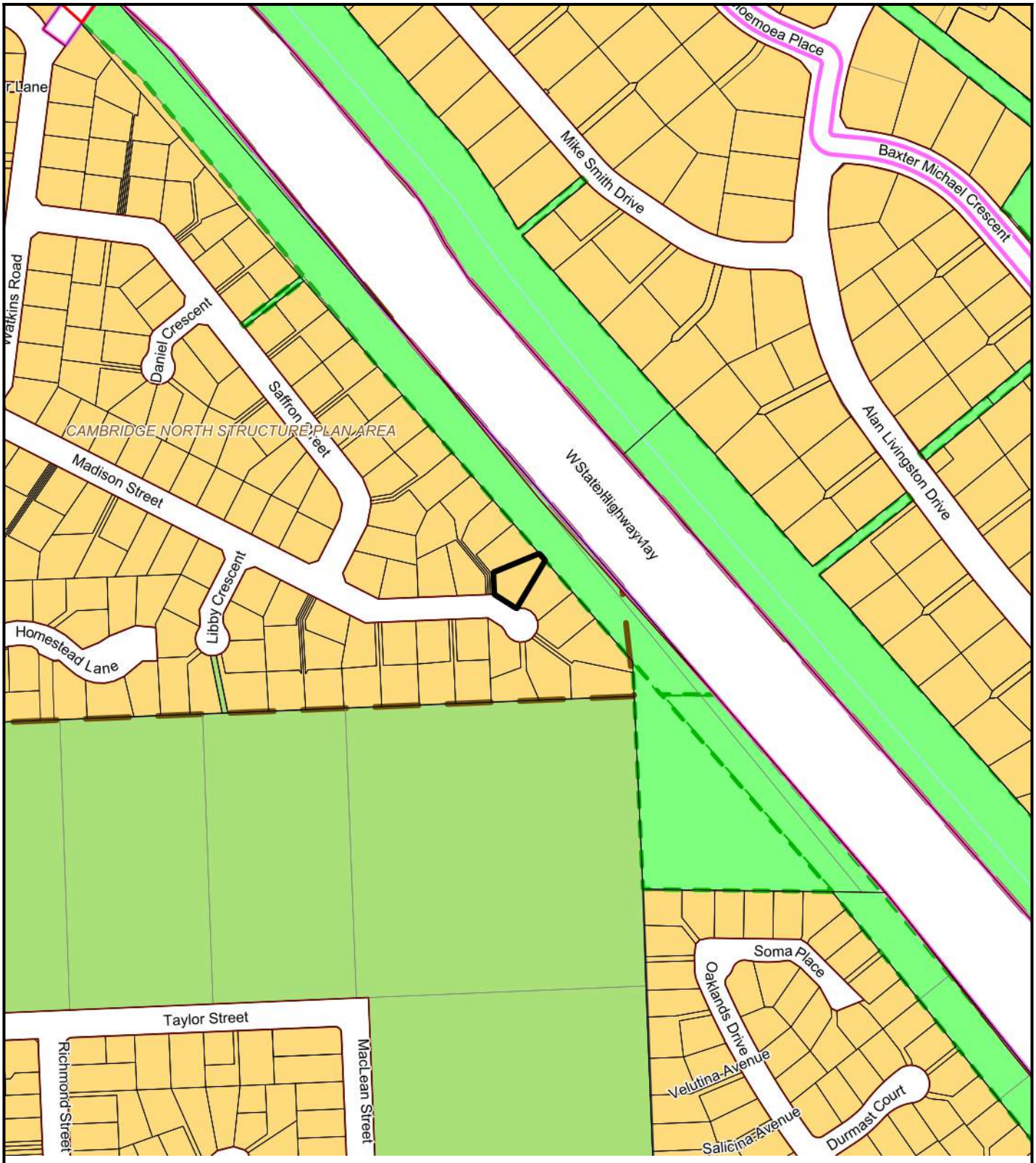
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Waipā District Plan

Zones and Overlays

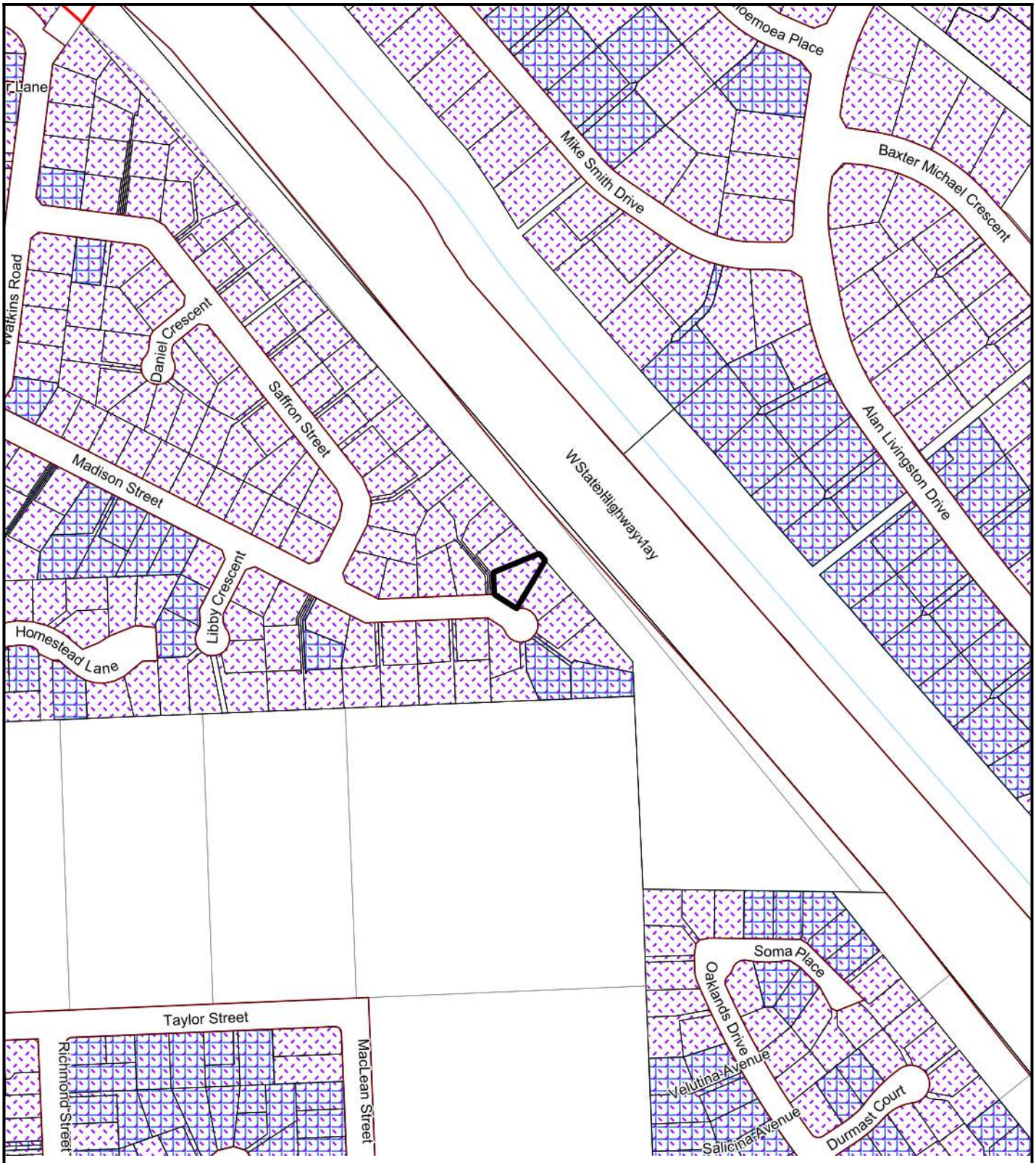
Saturday 24 October 2026

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 and which District Plan chapters and district wide provisions are specific to the property, is available via the Waipa District Council's* website: https://www.waipadc.govt.nz/our-council/waipa-district-plan and the ePlan: https://www.waipadc.govt.nz/our-council/waipa-district-plan/waipa-eplan

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Waipā District Plan

Qualifying Matters

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 and which District Plan chapters and district wide provisions are specific to the property, is available via the Waipa District Council's website: https://www.waipadc.govt.nz/our-council/waipa-district-plan and the ePlan: https://www.waipadc.govt.nz/our-council/waipa-district-plan/waipa-eplan

Saturday 24 October 2026

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Refer to the Zone Legend for Symbology.

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Zones Legend

AIRPORT

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

DESIGNATIONS - AIRPORT

(Refer Appendix D1)

- D66, D71, and D130
- D71 - Main Strip
- D71 - Subsidiary Strip
- D39 - Conical Surface
- D39 - Horizontal Surface
- D39 - Main Strip Approach
- D39 - Subsidiary Strip Approach
- D39 - Transitional Slope

DESIGNATIONS - OTHER

(Refer Appendix D1)

- Designation

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
- STR Strategic Road (Major or Minor Arterial)
- Formed Road
- Indicative Road
- Bridge
- Service Lane
- Unformed Road
- River, Lake or Stream

(Note: will appear as line pattern over certain lakes due to them also being Reserve Zone)

ZONES

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

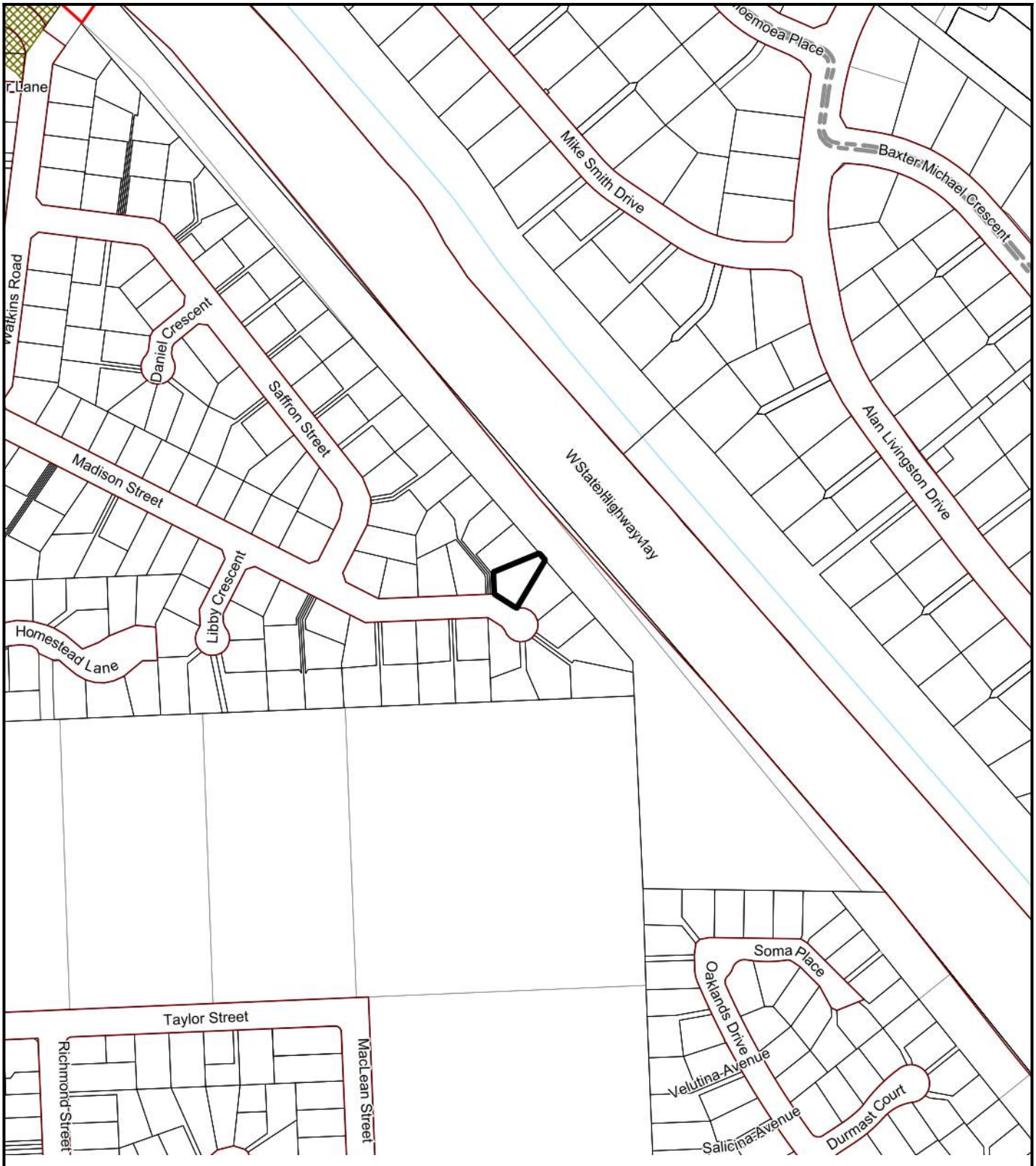
QUALIFYING MATTERS

- Infrastructure Constraint Qualifying Matter Overlay
- Regionally Significant Industry Qualifying Matter Overlay
- River-Gully Proximity Overlay
- Stormwater Constraint Qualifying Matter Overlay

Waipā District Council

Waipa District Plan

September 2026



Waipā District Plan

Policy Areas

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 and which District Plan chapters and district wide provisions are specific to the property, is available via the Waipa District Council's website: https://www.waipadc.govt.nz/our-council/waipa-district-plan and the ePlan: https://www.waipadc.govt.nz/our-council/waipa-district-plan/waipa-eplan

Saturday 24 October 2026

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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 Area Mountain
- Cultural Landscape Area Battle Site
- 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
- Character Cluster
- Character Cluster Qualifying Matter Overlay
- Character Defining Property
- Non-Character Defining Property
- Character Precinct
- Character Precinct Cambridge A
- Character Precinct Cambridge B
- Character Streets
- Rangiaowhia Ridge Building Setback Area

GENERAL

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

OVERLAYS

- Commercial Zone Height Overlay
- Dairy Manufacturing Site
- Large Format Retail Area
- Maungatautari Ecological Island Fenced Boundary
- Pedestrian Frontage
- Road Noise Effects Area
- Scheduled Industrial Site
- Specialised Dairy Industrial Area
- Special Amenity Area
- Tall Building Area
- Cambridge North Neighbourhood Centre
- Hydro Operating Easement
- 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
- Maungatautari Ecological Island Fenced Boundary
- Dairy Manufacturing Noise Contour
- Mystery Creek Noise Contour
- Water Catchment Area (WCA)
- Scheduled 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, culture sites, designations (approved and notice of requirements), historic buildings/sites, protected trees or significant natural areas.

2. Achaeological 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 resources 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.

Waipa District Plan

August 2024

Schedule of Notified Plan Changes

Saturday 24 October 2026

For further information on proposed and notified plan changes that may affect your property, please see Council's website https://www.waipadc.govt.nz/our-council/waipa-district-plan/waipa-district-plan-plan-changes/current-publicly-notified-plan-changes or contact Council on 0800 924 723 quoting the relevant description below.

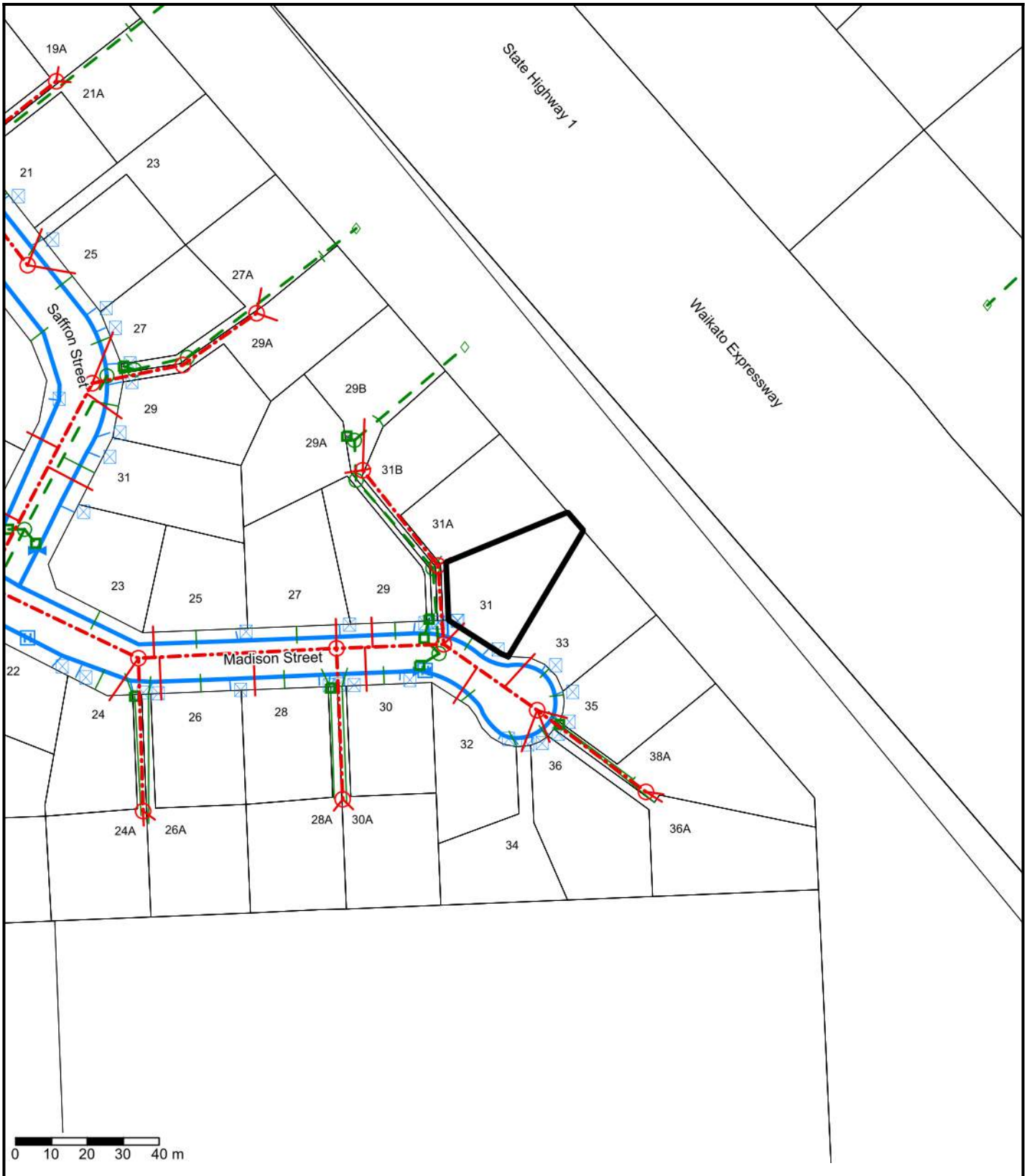
Council Plan Changes

Application ID	Description	Notified Date	Decision Issued	Stage/Decision	Operative
PC/0001/25	Plan Change 25 – Shelterbelts and Artificial Crop Protection and Support Structures	15 Jan 2026			

Private Plan Changes

Application ID	Description	Notified Date	Date Issued	Stage/Decision
PC/0001/23	Plan Change 32 - Proposed rezoning of land on the eastern side of Airport Road for business/industrial purposes			
PC/0002/23	Plan Change 31 - Rezone the T4 Growth Cell in Te Awamutu from Deferred Residential Zone to Medium Density Residential Zone and to insert a new T4 Growth Cell Structure Plan into the District Plan	11 Jun 2026		
PC/0002/25	Plan Change 35 - Mitre 10, Te Awamutu. The request involves:1. Rezoning of land from Medium Density Residential Zone to Commercial Zone;2. Amendment of the Te Awamutu Large Format Retail plan contained in Appendix S6 of the Waipa District Plan;3. Provision to relocate and enlarge the existing Mitre 10 premises;4. Amendment to provisions of the Waipa District Plan relating to development within the Te Awamutu Large Format Retail Centre	16 Oct 2025	27 Aug 2026	Approved
PC/0003/22	Plan Change 29 - Rezone Rural to Residential - 2025 Ohaupo Road			
PC/0003/25	Plan Change 34 - Te Awamutu Golf Course to rezone a portion from Rural to Medium Density Residential Zone			
PC/0004/25	Plan Change 36 - Rezone approximately 21.50 hectares from Rural to Large Lot	04 Jun 2026		

	Residential
PC/0005/25	Plan Change 37 – Rider Park Structure Plan is a request from Milan Park Stud Limited, proposing to rezone 98 hectares of land on the southeastern side of Leamington from Rural and Deferred Residential to Medium Density Residential



Waipā DISTRICT COUNCIL

Utilities

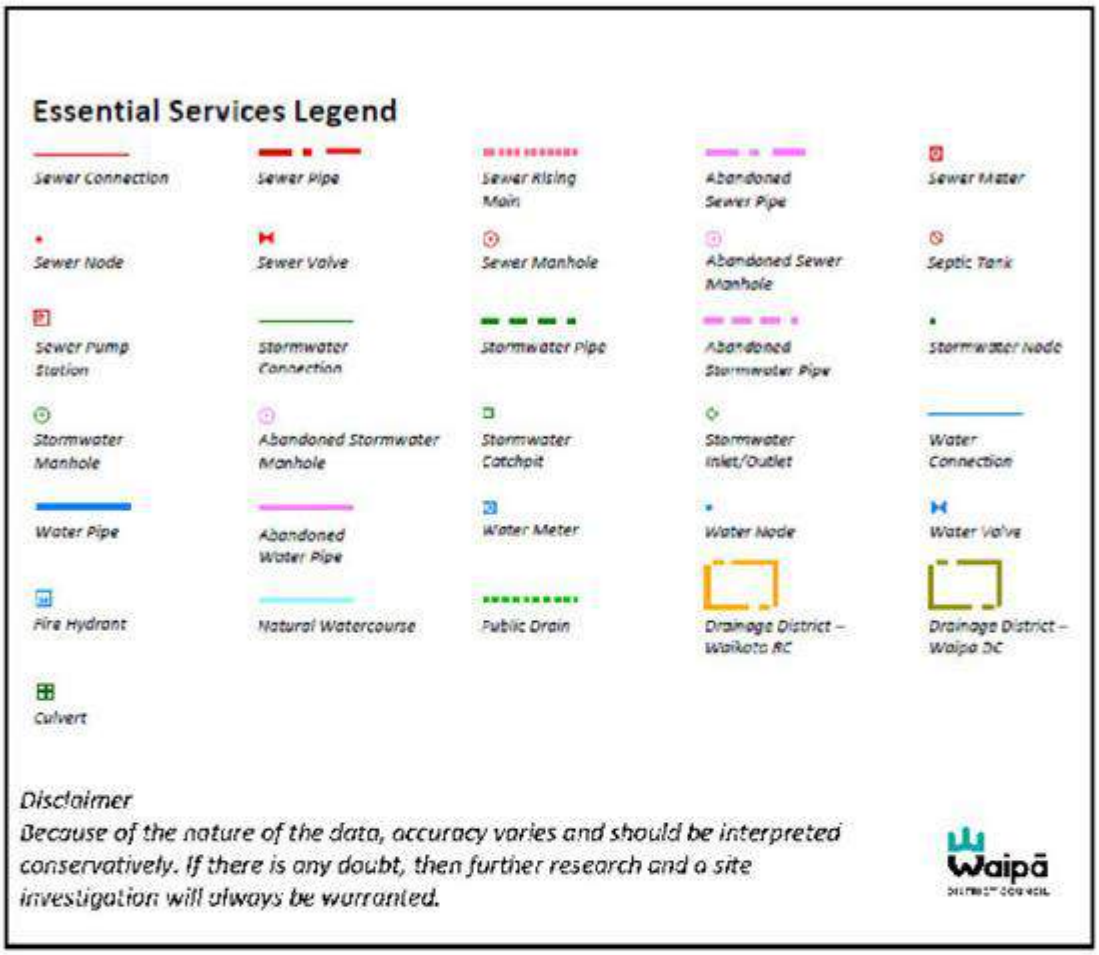
(Refer to Map Legend)

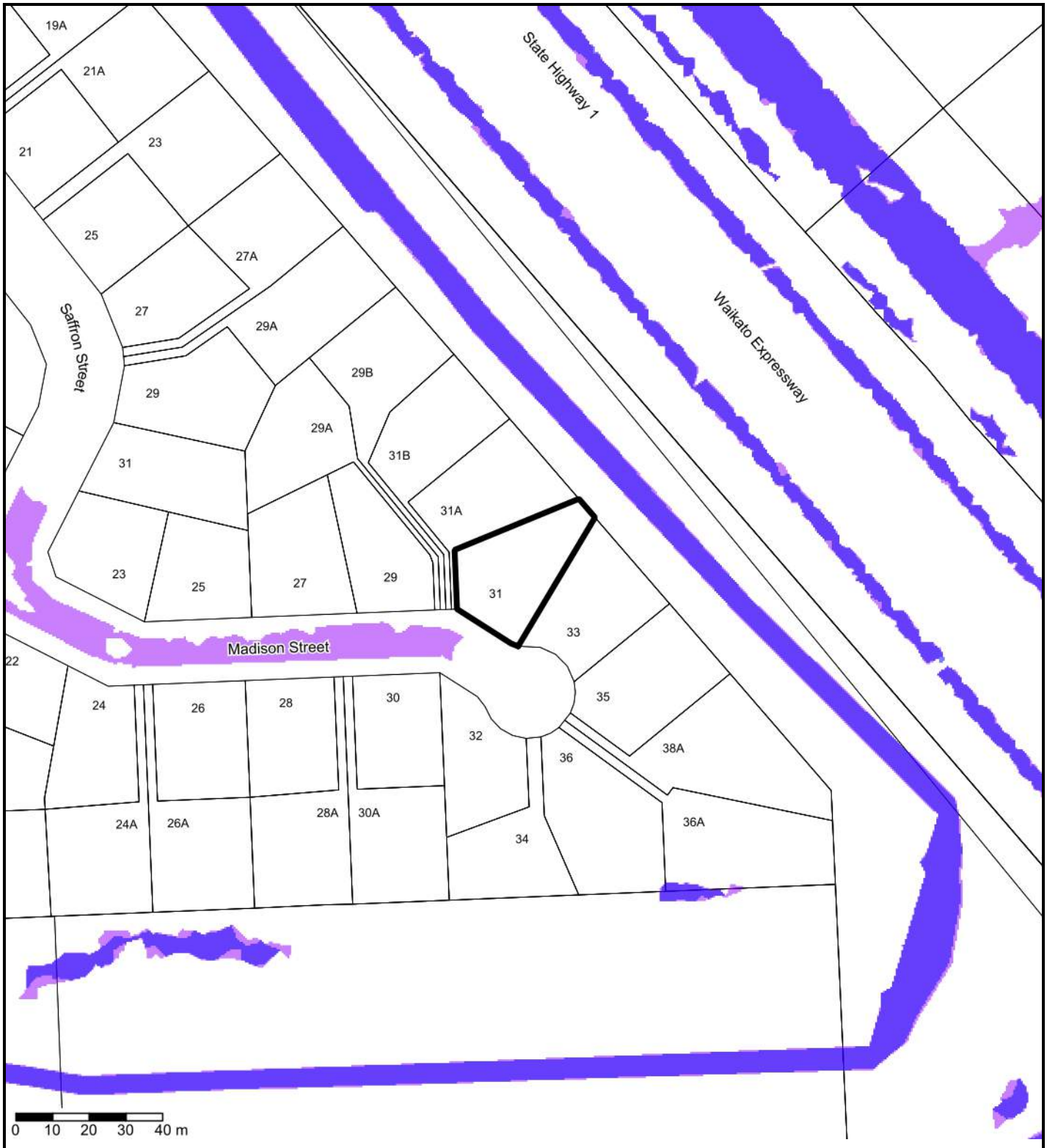
Saturday 24 October 2026

Disclaimer
Water and wastewater assets are shown on behalf of and sourced from Waikato Waters Limited. Stormwater assets are sourced from Waipa District Council's asset database.
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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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Waipā



Urban Stormwater Flood Modelling 1% AEP

Saturday 24 October 2026

Waipā DISTRICT COUNCIL

Flooding Extent: Existing

Flooding Extent: Climate Change

Urban Flood hazard maps are based on 2019 LIDAR (ground contour) data (Moturiki 1953 datum) and therefore any development after that year may not be precisely mapped. Reference should be made to development plans in this instance if there are concerns. The modelling has a number of limitations. More details are available on Council's website https://www.waipadc.govt.nz/our-services/properties/flood-hazard-mapping or email to info@waipadc.govt.nz

Disclaimer

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Rural Stormwater Flood Modelling 1% AEP

Saturday 24 October 2026

Flood Extent

Note: The 'Rural Stormwater Flood Modelling 1% AEP' map 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 means on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The modelling has a number of limitations. More details are available on Council's website https://www.waipadc.govt.nz/our-services/properties/flood-hazard-mapping or email to info@waipadc.govt.nz

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Disclaimer – Urban Area Stormwater Flooding:
The 'Urban Stormwater Flood Modelling 1% AEP' map 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.
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, in relation to the accuracy, completeness or reliability of this information. Expert advice is recommended before seeking to rely on it.
Note: This is the latest flood hazard map. If there is any inconsistency with the Waipā District plan, then this map prevails.

Also see the Urban Stormwater Flooding viewer at: https://www.waipadc.govt.nz/our-services/properties/flood-hazard-mapping

Disclaimer – Rural Area Stormwater Flooding:
The Rural Stormwater Flood Modelling 1% AEP' map 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 means on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths.

This modelling has a number of limitations, including:
a) The modelling only provides a high-level indication of where rainfall may pond primarily due to ground contour. It is based on what culverts and drains were known to Council at the time of modelling. It does not account for any private culverts or drains not known to Council at the time. Given this, where such assets are physically present the indicated flood extents will likely be inaccurate as the water can flow elsewhere.
b) The modelling has not been sensitivity tested or validated against actual flood events.
c) The mapping is not suitable for identification of dwelling flood risk or for setting finished floor levels for any development.
d) The flooding extent shown uses the ground levels in 2021. 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.

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, in relation to the accuracy, completeness or reliability of this information. Expert advice is recommended before seeking to rely on it.

Note: This is the latest flood hazard map. If there is any inconsistency with the Waipā District plan and/or Special Features information, then this map prevails.

Also see the Rural Stormwater Flooding viewer at: https://www.waipadc.govt.nz/our-services/properties/flood-hazard-mapping

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