

Our Ref 05309/154.00 – 4671
Enquiries to: Customer Services



te kaunihera ā-rohe o
matamata-piako
district council

11 October 2021

Bryce Alsemgeest
1/200 Luck At Last Road
RD 2
Cambridge 3494

bryce.a.alsemgeest@gmail.com

Dear Bryce

Land Information Memorandum for 14 First Avenue North, RD 3, Te Aroha

Please find the attached Land Information Memorandum as per your request.

The contents of this report are provided in accordance with Section 44A (2) and (3) of the Local Government Official Information and Meetings Act 1987, with the information being drawn from Council records (as at the date we received your application).

We recommend you also obtain a copy of the Record of Title from Land Information New Zealand (Council does not issue these) and discuss its contents with a suitably qualified professional (such as a lawyer). Please note that this Land Information Memorandum does not necessarily include information relating to private covenants or other memoranda affecting the title – these should be obtained from a title search.

The Applicant is solely responsible for ensuring that the land is suitable of a particular purpose.

In preparing this report, no Council inspection of the property has been undertaken.

Kind regards

Patricia Kaumoana
Senior Customer Services Advisor



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matamata-piako
district council



Land Information Memorandum

Prepared under Section 44A Local Government Official Information and Meetings
Act 1987

Address: **14 First Avenue North RD 3 Te Aroha**

Legal Description: **Lot: 206 DP: 60, Lot: 207 DP: 60**

Total Property Area: **0.0808 Hectares**

Report Contents

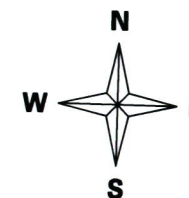
Section:	Covers:
1.	Natural Hazards <ul style="list-style-type: none">▪ Potential Erosion, Avulsion, Falling Debris, Subsidence, Slippage, Alluvion, Inundation or likely presence of hazardous contaminants▪ Geotechnical Reports (if available)▪ Contaminated or Hazardous Activities and Industries List (HAIL) sites▪ Wind Zone and Map▪ Soil Grade and Map (if available)▪ Earthquake Map (Zone B)
2.	Utilities – Stormwater and Sewer <ul style="list-style-type: none">▪ Stormwater▪ Sewer▪ Council's Utility Plan (if available)▪ Private Drainage Plans (if available)▪ Waikato Regional Council's Drains (if available)
3.	Drinking Water Standards <ul style="list-style-type: none">▪ Section 69ZH Health Act 1956 notifications▪ Water Supply Type▪ Metered Water▪ Register of Community Drinking Water Standards
4.	Rating Valuations, Current District Rates <ul style="list-style-type: none">Capital Loans ContributionObjection to Revaluation
5.	Building <ul style="list-style-type: none">▪ Listing of Known Permits and Consents▪ Certificates of Acceptance▪ Requisitions, Orders, Notice to Fix▪ Certificates and Schedules▪ Swimming Pools▪ Frequently asked Building Questions
6.	Weathertight Homes Resolution Service
7.	Planning <ul style="list-style-type: none">▪ District Plan<ul style="list-style-type: none">○ Zoning○ Proposed plan changes▪ Resource Consents<ul style="list-style-type: none">○ Land Use Consents○ Subdivision Consents▪ Requisitions▪ Scheduled Sites▪ Significant Natural Features▪ Designations

8. **Other consent, certificate, notice, order, or requisition**
 - Hazardous Substances
 - Dangerous Good Licence (Historic)
 - Licences
 - Health Registration(s)
 - Liquor Licences (on/off/club)
 - Environmental Health
 - Is the property subject to a Cleansing Order?
 - Is the property subject to a Closing Order?
 - Other Notifications
 - Road frontage permits
 - Matamata-Piako District Council
 - Other statutory organisations
9. **Refuse Information**
10. **Development and Network Contributions**
11. **Additional Information**
12. **Other Services**
13. **Contact Details**
14. **Disclaimer**



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LAND INFORMATION MEMORANDUM - AERIAL **14 FIRST AVENUE NORTH RD 3 - TE AROHA** **SCALE 1:600 AT A4**



05309/154.00

Section 1: Natural Hazards

The matters which shall be included in a LIM are:

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

Potential Erosion

No information available.

Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another persons land)

No information available.

Falling Debris

No information available.

Subsidence

No information available.

Slippage

No information available.

Alluvion (the deposit of earth, sand etc. left during a flood)

No information available.

Inundation / Flooding

No information available.

Fire Protection Zone

No information available.

Peat Hazard Zone

No information available.

Geotechnical Report Available

None on file.

Contaminated or Hazardous Activities and Industries List (HAIL) sites

Waikato Regional Council have compiled a list of possible and confirmed contaminated and HAIL sites.

This property is not listed on Waikato Regional Council's Selected Land-Use Register.

Wind Zone

The wind zone of the property is:

Medium wind speeds 37m/s.

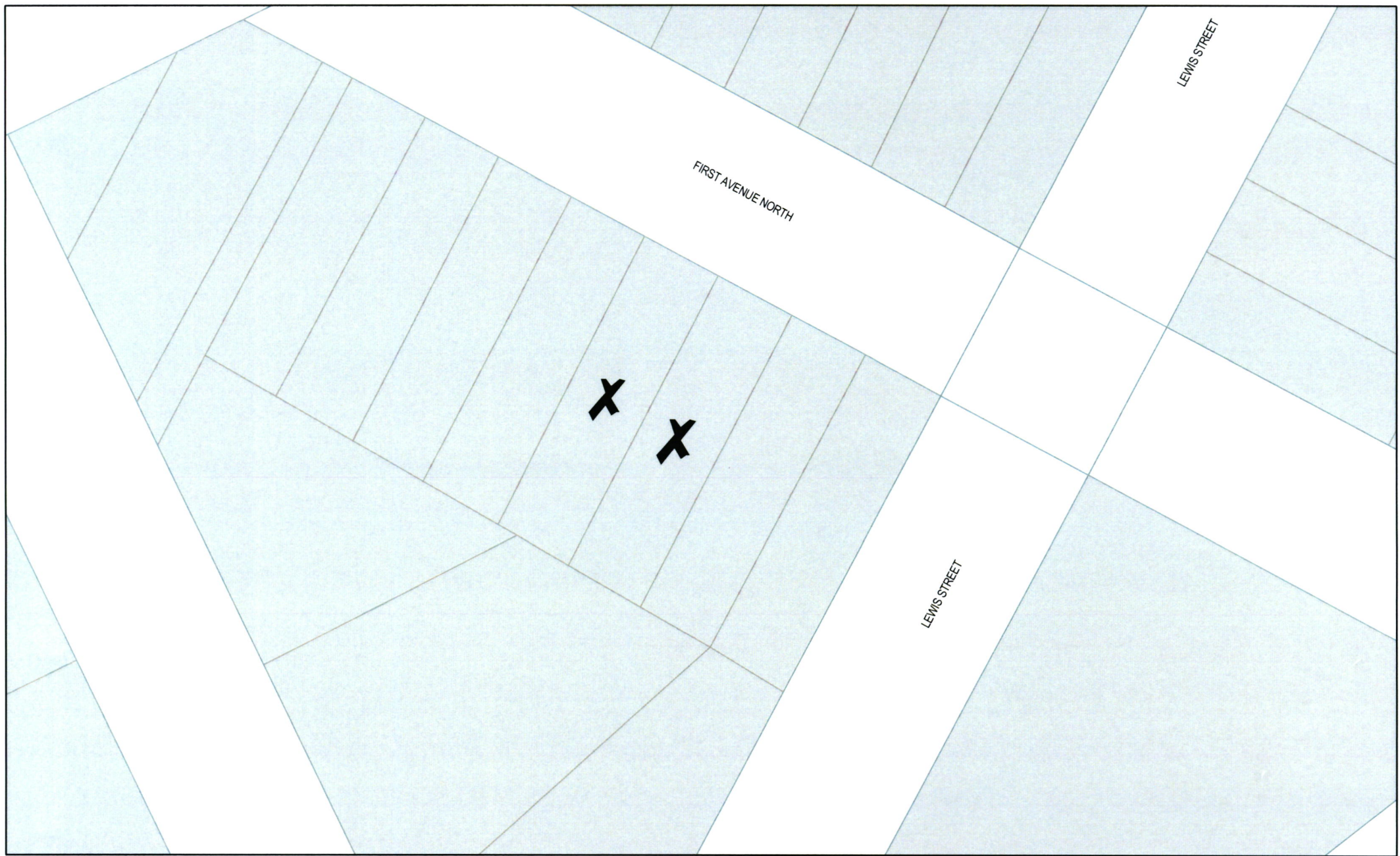
See attached Wind Zone Map.

Soil Grade

The soil grade of the property is:

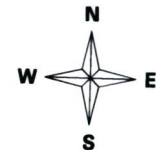
Class 1 – Land with very slight limitations to arable cropping. It is nearly level, has deep, easily worked, well-drained soils and there is practically no risk of erosion. Versatility is high. The land and climate is favourable to a wide range of cultivated crops and for pasture and forests.

See attached Soil Grade Map.



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LAND INFORMATION MEMORANDUM - WIND ZONES
14 FIRST AVENUE NORTH RD 3 - TE AROHA
SCALE 1:600 AT A4



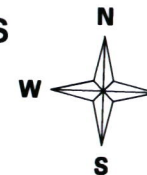
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The soil classes shown in these maps are intended to be indicative only, as they are not shown at the same scale as the published scale of the soil class map for the Matamata-Piako District. Site specific investigations should be undertaken by a suitable qualified expert to establish the soil class for individual properties. This data is provided as at October 2021 [pursuant to the Local Government Official Information and Meetings Act 1987]. While every effort has been made to ensure accuracy of the data, MPDC cannot guarantee its accuracy or suitability for any specific purpose. MPDC is not responsible for the misuse or misinterpretation of the data supplied. Under no circumstances shall MPDC be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source nor shall the MPDC be liable for any other consequences from any such reliance. Copyright © 2018 Matamata-Piako District Council. Cadastral information derived from Land Information NZ Crown copyright reserved.

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LAND INFORMATION MEMORANDUM - SOIL CLASS
14 FIRST AVENUE NORTH RD 3 - TE AROHA
SCALE 1:600 AT A4



UTILITIES NETWORK

	Dialysis Valve
	Private Point
	Private Line
	Water Meter
	Water Manifold
	Water Valve
	Water Toby
	Fire Hydrant
	Water Pump Station
	Water Treatment Plant
	Water Lateral
	Water Rising Main
	Water Main
	Sewer Manhole
	Sewer Pump Station
	Sewer Treatment Plant
	Sewer Lateral
	Sewer Rising Main
	Sewer Gravity Main
	Drainage Manhole
	Drainage Outlet
	Drainage Soakhole
	Drainage Catchpit
	Drainage Inspection Chamber
	Drainage Catchpit Lead
	Drainage Open Drain
	Drainage Channel
	Drainage Culvert
	Drainage Other
	Drainage Soakage Trench
	Drainage Subsoil (Novaflo)
	Drainage Service
	Drainage Main
	Open Channel OverLand Flowpath
	Dialysis Land Parcel

LAND INFORMATION MEMORANDUM MAP LEGEND

WIND ZONES

	Specific Design
	Very High: 50m/s
	High: 44m/s
	Medium: 37m/s
	Low: Below 32m/s

WRC DRAINS

	WRC Drain
	WRC Scheme

SOIL CLASSES

	LRIS 2002 Soil Class 1
	LRIS 2002 Soil Class 2
	LRIS 2002 Soil Class 3
	LRIS 2002 Soil Class 4
	LRIS 2002 Soil Class 6
	LRIS 2002 Soil Class 7
	LRIS 2002 Soil Class 8

TREATY CLAIMS SETTLEMENT

	Raukawa Aoi subject to SA and DoR*
	Raukawa Aoi subject to SA**
	Ngati Haua Aoi subject to SA***
	Ngati Haua Aoi subject to SA and DoR****

OTHER

	Unformed Road
	Private Road

TREATY CLAIMS SETTLEMENT

* Raukawa Area of Interest subject to Statutory Acknowledgement and Deed of Recognition

** Raukawa Area of Interest subject to Statutory Acknowledgement

*** Ngati Haua Area of Interest subject to Statutory Acknowledgement

**** Ngati Haua Area of Interest subject to Statutory Acknowledgement and Deed of Recognition

DISTRICT PLAN

3RD PARTY WORKS/UTILITIES

	Waikato Regional Council Floodgate
	Waikato Regional Council Pump Station
	Transpower (TP) Site
	Waikato Regional Council Embankment
	Transmission Line
	Gas Pipeline
	Gas Pipe Corridor
	Gas Station Site
	Powerco Site
	Sub Trans Overhead Line Corridor
	Sub Trans Underground Cable Corridor

DP FEATURES

A	DP Label
A	Rail Label
	Designated Site
	Heritage Site
	Outstanding or Significant Natural Feature
	Protected Tree Site
	Waahi Tapu Site

OVERLAYS

	Shopping Frontage
	Water Catchment Zone
	Airport Height Control
	Airport Sound Zone
	Detention Ponds and Spillways
	Principal Road Landscaping Area
	Character Area
	Business Res Interface
	Infill Housing
	Future Residential Policy Area
	Crown Land Reserved From Sale
	Reserve
	Current Parcel
	Designation
	Water Course
	Fire Line Edge
	Fire Hazard Buffer
	Peat Soil
	Flood Hazard
	Instability Area

DP ZONES

	Industrial
	Residential
	Rural
	Business
	Rural Residential 1
	Rural Residential 2
	Kaitiaki (Conservation)

DCP FEATURES

	Noise Emission Control Boundary
	Development Concept Plan Area

STRUCTURE PLAN FEATURES

	Structure Plan Area
--	---------------------

Earthquake Zone B: All properties within our district fall into this category.

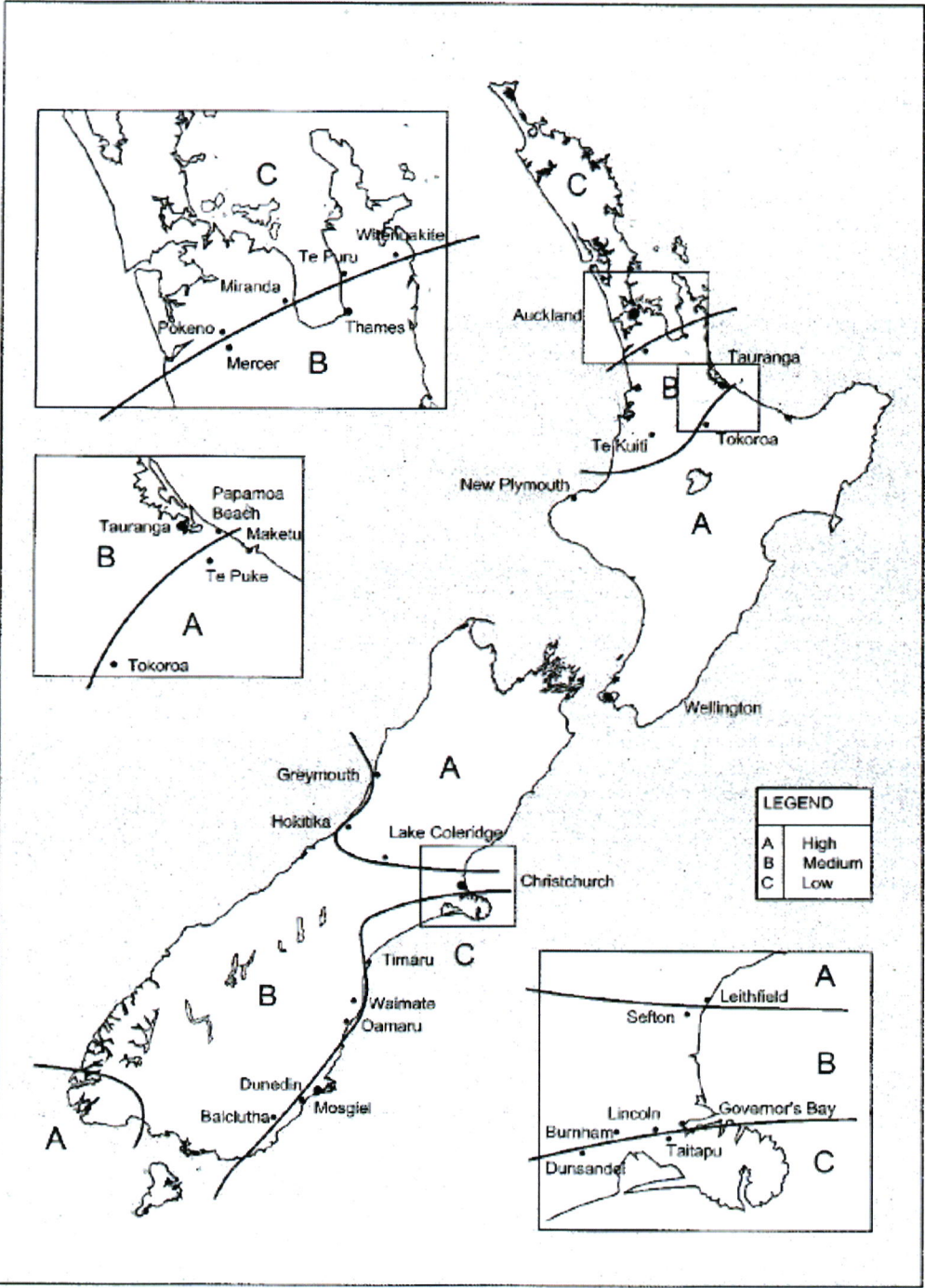


Figure 5.4 – Earthquake zones

Section 2: Utilities – Stormwater and Sewer

The matters which shall be included in a LIM are:

- b) Information on private and public stormwater and sewerage drains as shown in the territorial authority's records...**

Stormwater

The Stormwater Management Bylaw 2009 came into force on 1 July 2009; this page provides an outline of some of the requirements of the bylaw. You can refer to the full bylaw for further information, either on our website www.mpdcc.govt.nz or at any Matamata-Piako District Council Office.

The Stormwater Management Bylaw aims to manage stormwater more effectively to protect people, property and the environment by minimising the impact of flooding, erosion and environmental pollution.

There are already some stormwater controls in place, enforced by the Waikato Regional Council and Matamata-Piako District Council under the Resource Management Act 1991, the Building Act 2004, and other acts, regulations and bylaws. The Stormwater Management Bylaw is in addition to these.

The bylaw covers the following:

- the construction and alteration of stormwater systems
- protection of public stormwater systems
- preventing obstruction of stormwater systems
- the responsibilities of land owners and occupiers
- Council's monitoring powers
- information on the permitted points of discharge to the public stormwater system
- offences and penalties for failing to comply with the bylaw
- watercourses maintained by Council

In general:

- Any stormwater generated by developments and construction projects must be disposed of on that site, unless there is spare capacity in the public stormwater system. Council is currently preparing guidelines for the design of on-site disposal systems.
- Any new driveways that slope up from the road must have a stormwater collection and discharge system at the road reserve boundary to prevent runoff and debris running on to the road and footpaths.
- There should be a minimum clearance of 150mm from the floor level of any dwelling to the ground level (or to the maximum flood level if higher). Owners must take care when landscaping properties to maintain this minimum clearance.
- You can't allow stormwater to run on to a neighbouring property, unless it occurs naturally from absorbent surfaces (e.g. grass) or designated overland flow paths. Likewise, you can't obstruct the flow from a neighbouring property that occurs naturally from absorbent surfaces or overland flow paths.

- There are restrictions on excavating near public drains, or building close to or over drains. You can't obstruct the flow of water in any stormwater system or any overland flow path or flood plain (including with vegetation and tree roots).
- All private stormwater systems must be maintained so that they operate at their design capacity at all times.
- All open watercourses are the responsibility of the property owner that they flow through. In some cases specified in the bylaw, Council has taken over responsibility for the removal of obstructions but not the control of bank erosion.

The stormwater/drainage for the property is:

Already connected to the public service.

*No record of connection ...
as per WLS comments*

Inflow Reduction

Not applicable to this property.

Sewer

The sewerage system for the property is:

Already connected to the public service (reticulated).

Council utilities plan available?

Yes – attached for your records.

As-laid drainage plan available?

No – none on file.

Waikato Regional Council map available?

No – none known.



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05309/154.00

LAND INFORMATION MEMORANDUM - UTILITIES

14 FIRST AVENUE NORTH RD 3 - TE AROHA

SCALE 1:600 AT A4



Section 3: Water and Drinking Water Standards

The matters which shall be included in a LIM are:

ba) any information that has been notified to the territorial authority by a drinking water supplier under section 69ZH of the Health Act 1956

bb) information on -

- (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier:**
- (ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply:**
- (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply...**

Notification from drinking water supplier under S 69ZH of the Health Act 1956?

Has a drinking water supplier notified Council's of any of the following:

- that connection of additional residential properties to the supply may compromise the ability to provide an adequate supply of water to this property
- that it will not connect any further residential properties to the water supply
- that any further residential properties that are connected to the supply will be subject to conditions limiting the amount of water to be supplied
- that it has withdrawn a notice on any of the above.

No record of any of the above.

Supply Type:

Council holds no records relating to the supply of water to this property.

Metered water

There is no water meter on this property.

Backflow Prevention Device

The Health Act 1956 requires every water supply authority (including MPDC) to ensure the installation of backflow prevention devices to properties which are deemed to be a high or moderate risk of contaminating the water supply from backflow. Backflow is the flow of water from within the property back into the supply main and occurs when the pressure in the mains are low from breaks, or the use of fire hydrants etc. These backflow devices must be recertified annually by an approved person.

Does the property have a backflow prevention device installed on the town water supply.

No

What are water gradings and what are we graded?

In order to compare water supplies and identify those that may not be delivering quality water, the Ministry of Health grades water supplies around the country. This is a voluntary system and Council has opted not to participate as it believes compliance with the NZ Drinking Water Standards to be a more meaningful process. If you are interested, you can find out more information about the gradings and what they mean on the Ministry of Health's website (<http://www.drinkingwater.esr.cri.nz/general/grading.asp>)

Section 4: Current Rating Valuations, District Rates

The matters which shall be included in a LIM are:

c) Information relating to any rates owing in relation to the land...

The information provided in this report may not reflect the current details of the legal description provided on your application form. This may be due to the property currently being under subdivision and the information has not been provided yet, and/or that the information has not yet been updated for the current valuation and improvements for this financial year.

“The rate shall not be affected by any alterations in value during the financial year in respect of which the rate is made” – Section 123 of the Ratings Power Act, 1988.

Matamata-Piako District Council rates

Matamata-Piako District Council rates are set yearly and quarterly instalments are sent out in August, November, February, and May.

We accept several payment methods including direct debit, automatic payment, internet banking, EFTPOS, cash at our offices and credit cards via www.mpd.govt.nz Pay my Rates. Unpaid rates for each instalment may incur a 10% penalty.

Land Value (July 2018): **\$200,000**

Capital Value (July 2018): **\$350,000**

Rates (01/07/2021 – 30/06/2022): **\$1,995.56**

Balance of Rates to clear to 30 June 2022: **\$1,496.67**

Objection to Revaluation:

No Objection to Valuation

Capital Loans Contribution:

No Outstanding Capital Loans Contribution

Regional Council: Waikato Regional Council

Waikato Regional Council sends their rates notices annually. You are able to get specific annual regional rates information at www.waikatoregion.govt.nz.

Search under address or valuation reference: **05309/154.00**

Alternatively, contact them on freephone 0800 800 401

Section 5: Building

The matters which shall be included in a LIM are:

d) Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 2004, or any other Act)

e) Information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 (or the Building Act 2004)...

h) Any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

Council's must include on a Land Information Memorandum any consent, certificate, notice, order or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other act).

Note that statutory natural disaster insurance may be limited if there is an entry under Section 74 of the Building Act 2004, Section 36(2) of the Building Act 1991 or Section 641(A) of the Local Government Act 1974 on the Record of Title, or if a Building Consent has been issued subject to Section 72 of the Building Act 2004 and the required Section 74 entry on the Record of Title is pending. If there is such an entry on the Record of Title (or the entry is required by the Building Consent), refer to Clause 3(d) of Third Schedule to the Earthquake Commission Act 1993.

Building Permits

Building/Plumbing Permits held for the period prior to 31 December 1992:

Permit Details	Date	Permit Number
Dwelling	06/10/1989	G68949
Plumbing & Drainage for Additions & Alterations	06/10/1989	216

Building Consents:

Building Consents Issued 1 January 1993 – 31 March 2005

Building projects granted a building consent before 31 March 2005 will be completed under the provisions of the Building Act 1991, with one important exception. Code Compliance Certificates for these projects will be issued against the Building Code in place when the consent was issued, not against the Building Code at the time the code compliance certificate is applied for.

None known.

Valuation No. 520-1541st Avenue Warden

Road

Owner L.B. & M.J. RogersBuilder G. Rogers

Plumber & Drainlayer

Address R.D. 3Address R.D. 3

Address

COPY

BUILDING DESCRIPTION

Addition to Dwelling

Date

Permit No.

Awant P.D.
Issue DateBuilding Permit Application
Fees Paid

Received

Yes ☒ No ☐ N/A19-96689496-10-84Plumbing & Drainage Applic.
Fees Paid

Received

Yes ☒ No ☐ N/A6-10-842166-10-84

Site Inspection

Yes/No

Approved

any comments below

Town Planning

Yes/☒ No

Approved

Health

Yes/No

Approved

Council

Yes/No

Approved

Engineers Check

Yes/No

Approved

Footpath Deposit Notice

Yes/No

Sec. 641 L.G. Act Relevant

Yes/No

Title Registration Actioned

Yes/No

Road Entrance Notice

Yes/No

Catchment Board

Yes/No

Fire Service

Yes/No

Note any conditions on permit

Inspections

Initials

Date

Comments

Foundations

DR7-2-90Braced piles - OK

Floor or Bond Beam

Subfloor

Prelining

DR18-6-90Good job - Timber dry
Wall braced.

Insulation

DR18-6-90U/F + Wall batts fitted
ceiling batts o. site.

Plumbing

Drains

Finished Job

Filed

Valuation No. 520-154-00

COPY

PIAKO COUNTY COUNCIL

Building Permit Application Pursuant to Chapter 2 NZS 1900

Fees are inclusive of 12.5% GST

	\$	c	Receipt No.
Permit No: <u>G.689.49</u>	<u>108</u>	<u>00</u>	<u>46607</u>
Sewer Connection	.....	.....	.....
Ft/Path Damage Dep.	.....	.....	.....
Vehicle Crossing	.....	.....	.....
Building Research	.....	.....	.....
TOTAL:	.....	.....	.....

INFORMATION TO BE SUPPLIED BY APPLICANT

All information required by Sections A. B. C. must be supplied before any building permit can be issued.

Section D. may be used if separate specifications are not supplied and site plan may be on Section G.

(A) ENQUIRIES RE THIS SECTION TO BUILDING INSPECTOR

Owners Name: L.B. + M.J. ROGERS
Postal Address: M. CABE Rd. R.D. 3. TE AROHA
Name of Builder: G. ROGERS
Postal Address: R.D. 3. TE AROHA
Road Address of Proposed Work: 1st Ave Wainhou Dairy Supply No:
Nature of Work: LOUNGE + KITCHEN EXTENSION
Estimated Value of Work including GST: \$15,266.28
Area of Building: 30.32 m m2
Area of Property: 809 m²
Legal Description of Property: Lot 1013 For 10.14. Lots 206 + 207 Plan 60
Riding: Wainhou Valuation No: 520-154-00

(B) ENQUIRIES RE THIS SECTION TO COUNTY PLANNER

Use of Proposed Building: Dwelling
Will this Building House Animals? YES/NO
If you are building a house on a farm, how many other houses are on the farm
.....

(C) PLAN AND SPECIFICATIONS

All applications must be accompanied by the prescribed building permit fees, plans and specifications of the building and a locality (site) plan for all buildings.

The locality (site) plan must show the distances from the proposed building of the following features (if applicable).

- * Property Boundaries - Building Housing Animals
- * Oxidation - Effluent Ponds of Waterways
- * Existing and/or proposed road entrances.

COPY

TE AROHA BOROUGH COUNCIL

PIAKO COUNTRY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

Mr Mark Williams
of P.O. Box 186, Te Aroha (Full address),

is hereby authorised to carry out the work described herein, as set forth in the plans deposited with me, in the premises owned (or occupied) by Mr L B & M J Rogers and situated in 1st Avenue Street, Waikanae Lot No. 206 & 207 Section No. _____ D.P. _____

Block _____, or S.D. _____, or S.O. _____*

Description of Work: P & D for addition to

Estimated Value of Work: \$450 x 0.150

Fee Paid \$ 67.50

Receipt Number for Permit Fee: 16981

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1978, and shall be completed on or before the _____ day of _____ 19____.

Date: 6-12-89

Paul Steer Engineer
(or other officer authorised by the local authority to sign permits on behalf of the Engineer)

No 216

*Complete whichever is applicable.

Te Aroha News 7214

Building Consents Issued since 1 April 2005

According to Section 93 (2) (b) (i) of the Building Act 2004 all building consents issued after 31 March 2005 require a Code Compliance Certificate to be issued within two years (project must be completed).

If you do not get a Code Compliance Certificate for your project within the two year period then a Code Compliance Certificate cannot be issued for your project. An extension may be granted in some cases.

None known.

Certificates of Acceptance

The certificates of acceptance provisions in the Building Act 2004 came into force on 31 March 2005.

A certificate of acceptance was a new tool in the Building Act 2004. It can be used in situations where work has been done without a building consent, or where a building consent authority cannot issue a code compliance certificate.

A certificate of acceptance has some similarities to a code compliance certificate in that it will provide some verification for a building owner/future building owner that part or all of certain building work carried out complies with the Building Code.

Certificates of acceptance are based on the Code at the time the application is made rather than what was in place at the time a building consent was granted, should have been applied for, or when the work was actually carried out.

None known.

Has Work Been Exempt from Building Consent?

None known.

Requisitions, orders, notice to fix, notification of earthquake prone, dangerous or insanitary building?

None held on file.

Certificates and Schedules:

Buildings containing certain safety and essential systems, known as specified systems, require a compliance schedule. These specified systems ensure a building is safe and healthy for members of the public to enter, occupy or work in. The building owner must ensure continued effective operation of those features and systems and sign an annual building warrant of fitness.

Under the Building Act 2004, all buildings other than single residential buildings will require a compliance schedule and annual warrant of fitness if they contain any of the following:

- automatic systems for fire suppression (e.g. sprinkler system)
- automatic or manual emergency warning systems for fire or other dangers
- electromagnetic or automatic doors or window (e.g. doors or windows that close on fire alarm activation)
- emergency lighting systems
- escape route pressurisation systems
- riser mains for use by fire systems
- automatic back-flow preventers connected to a potable water supply
- lifts, escalators, travelators or other systems for moving people or goods within buildings
- mechanical ventilation or air-conditioning systems
- building maintenance units providing access to exterior and interior walls of buildings
- laboratory fume cupboards
- audio loops or other assistive listening systems
- smoke control systems
- emergency power systems for signs relating to a system or feature specified for any of the above systems or features.

No record of these systems on this property.

Information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004:

None known.

Information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

None known.

Swimming/Spa Pool

Because Matamata-Piako District Council is required to enforce government legislation regarding the fencing of swimming pools, we have to maintain a register of all pools within the District that are deeper than 400mm. We therefore ask all pool owners to notify the Council of their pool/s and – in the case of a new pool – we ask that fencing details are shown on a building consent application.

No Record of a Swimming/Spa Pool on this property.

Frequently asked Building Questions

What if a LIM shows that no records are held by the Council but there is some works or building on the property?

A Land Information Memorandum (LIM) identifies the information held by the Council concerning any building consent or permit for existing buildings or structures. In some cases however, the Council's records may be incomplete, and there is a building in existence. The absence of Council's records for building permits or consents may mean any of the following:

- The building was erected without a permit or consent
- The Council no longer holds a record of the permit (past bylaws allowed for some records to be discarded after 10 years from the date of issue)
- The property was in the ownership of the Crown when the building was constructed and did not therefore require a permit.

What if I buy a property that has an existing building without any building consent or permit?

If building work has been carried out without a permit or building consent then there is no authority under the Building Act 2004 or any prior building legislation to retrospectively issue a building consent for the work. The Building Act 2004 provides that a Certificate of Acceptance may be issued where work has been done without a building consent. A Certificate of Acceptance will provide some verification for a building owner/future building owner that part or all of certain work carried out complies with the Building Code. A Certificate of Acceptance may only be issued in relation to building work carried out after 1 July 1991.

For buildings erected prior to 1 July 1991, without any building permit or for which Council holds no records, then Council is generally unlikely to take any action against the current owners of that building unless the building is dangerous or insanitary in terms of the Building Act 2004 or the provisions to the Health Act 1956. This assumes that the building complies in all other respects with other statutory requirements.

For work undertaken after 1 July 1991, for which the Council holds no record, it is likely that the building work was carried out without consent. If so, the property owner and the person who carried out the work may have contravened the relevant building legislation and enforcement action may be taken at the Council's discretion. If purchasers of properties require a report on a building they should engage a qualified builder or designer to inspect the building and provide the report. The Council is happy to put a copy of this report on the property file.

What type of work needs a building consent?

Basic building, such as laying a patio or installing kitchen cupboards, does not require a building consent, but most more complicated household projects do.

If you are considering building or plumbing work, you should contact Council.

For more information, visit the Building Act 2004 website: www.building.govt.nz

Section 6: Weathertight Homes Resolution Service

The matters which shall be included in a LIM are:

(ea) Information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006...

Watertight Homes Information:

'Weather tightness' is the term used to describe the resistance of a building to the weather.

Weather tightness is not necessarily waterproofing, but rather ensuring against undue dampness inside buildings and damage to building elements as a result of this moisture. Since the mid 1990s, a considerable number of houses have been built using methods that won't withstand the weather conditions in New Zealand and therefore will not comply with the New Zealand Building Code. When it rains, some houses are leaking because of problems involving design and installation of materials. In some cases the materials themselves have been used inappropriately.

Is there a water tightness notification on file?

No record of watertight home notification held on file.

Section 7: Planning

The matters which shall be included in a LIM are:

(f) Information relating to the use to which that land may be put and conditions attached to that use

(g) Information which, in terms of any other Act, has been notified to the territorial authority by any statutory organization having the power to classify land or buildings for any purpose...

Matamata-Piako Operative District Plan 2005

Our District Plan became Operative on 25 July 2005.

The District Plan provides a way for the Council and residents of Matamata-Piako District to achieve integrated management of the effects of the use, development, and protection of the district's natural and physical resources.

The plan is written under the provisions of the Resource Management Act 1991, in accordance with the Council's functions in Section 31 and duties in Section 32, to promote the social and economic well-being of the community, whilst providing for the sustainable management of natural and physical resources, by undertaking statutory regulatory functions.

You can view the full Operative District Plan online: www.mpd.govt.nz

- (Policies & Plans / Operative District Plan)

Zoning:

Residential – This zone allows for urban development predominantly for residential purposes – see attached Planning Map.

Additional overlays:

None known.



Disclaimer: Matamata-Piako District Council is required to map essential infrastructure information provided by third parties. This data may be updated by those third parties without our knowledge at any time. This data has been provided on October 2021 pursuant to the Local Government Official Information and Meetings Act 1987. While every effort has been made to ensure accuracy of the data, Matamata-Piako District Council does not guarantee its accuracy or suitability for any purpose. Matamata-Piako District Council shall not be responsible for the misuse or misinterpretation of the data supplied and shall not be liable for any loss, damage, cost or expense (whether direct or indirect) arising from reliance upon or use of any information provided, or Matamata-Piako District Council's failure to provide information on this site. Users are advised to contact the following third parties: Powerco Limited: (0800) 769 372; Vector Gas Limited: (0800) 734 567; Waikato Regional Council: (0800) 800 401 **Copyrights:** Cadastral information derived from Land Information New Zealand Crown copyright reserved. Sub-transmission line data sourced from Powerco Limited. Refer to disclaimer in part C of the District Plan. Vector Gas Limited data is copyright reserved. Transpower New Zealand Limited data is copyright reserved. Waikato Regional Council (WRC) data is copyright reserved. Users are advised to seek permission from the relevant local authority or utility provider prior to using the data. Copyright © 2019 Matamata-Piako District Council.

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LAND INFORMATION MEMORANDUM - DISTRICT PLAN
14 FIRST AVENUE NORTH RD 3 - TE AROHA
SCALE 1:600 AT A4



Proposed plan changes:

Is this property subject to any proposed plan changes?

Plan change 53 – Settlements – NOW OPERATIVE

The Matamata-Piako District Council has prepared a plan change - Settlements (PC53) to the District Plan. The current underlying zoning status for the settlements listed below do not reflect the current land uses. The aim of this plan change is to develop a new zoning mechanism called Settlement Zone, and a new set of provisions in order to recognize the character of the settlements by providing for the historical business and community activities. This plan change will also review the District Plan rules for the rural house sites within the district.

Plan Change 53 became operative 29/09/2021. For more information please visit <https://www.mpdcc.govt.nz/settlements>

Settlements list: Waihou, Waitoa, Tahuna, Mangateparu, Motumaoho, Walton, Hinuera, Te Poi, Manawaru and Te Aroha West.

Resource Consents

Land Use consents:

None known.

Subdivision consents:

None known.

Requisitions:

None known.

Scheduled sites:

This site has the following buildings, objects or places classified as historical, natural beauty or waahi tapu sites:

None known.

Significant Natural Features

Significant Natural Features are significant areas of indigenous vegetation such as stands of native trees, areas of native bush or wetlands. Significant Natural Features in the district are assessed using eleven criteria, which are listed in the MPDC Operative District Plan (District Plan).

Significant Natural Features have either, been scheduled in the District Plan, protected through covenants and/or identified through ecological assessments. The District Plan includes mechanisms for their protection and preservation.

None known.

Designations:

The site has the following designations/other:

None known.

All information if applicable will be shown on any hazard or services maps attached to the Land Information Memorandum.

Significant Natural Features

Significant Natural Features are significant areas of indigenous vegetation such as stands of native trees, areas of native bush or wetlands. Significant Natural Features in the district are assessed using eleven criteria, which are listed in the MPDC Operative District Plan (District Plan).

Significant Natural Features have either, been scheduled in the District Plan, protected through covenants and/or identified through ecological assessments. The District Plan includes mechanisms for their protection and preservation.

None known.

Designations:

The site has the following designations/other:

None known.

All information if applicable will be shown on any hazard or services maps attached to the Land Information Memorandum.

Section 8: Other consent, certificate, notice, order, or requisition

The matters which shall be included in a LIM are:

(d) Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act)

(g) Information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose...

Hazardous Substances

None known

Licences

Certificate of Registration/Licencing Issued

No current Health Registration Certificates on record for this property.

Liquor Licencing

No current Liquor Licences (On/Off/Special) on record for this property.

Environmental Health

Is this property subject to a cleansing order?

The inclusion of information about houses where there has been contamination by a P Lab operation. If Council has been notified by the police about the potential contamination the Environmental Health Officer will issue a cleansing order on the property under the Health Act 1956.

None on file.

Is this property subject to a closing order?

Environmental Health Officer may also issue orders pursuant to Section 42 of the Health Act 1956, this will happen where a dwelling is insanitary and likely to cause harm to human health, or because of overcrowding.

None on file.

Is there any information known to the Environmental Health Officer regarding the supply of water by the owner?

If the land is supplied with water by the owner of the land, Council must provide any information the territorial authority has about the supply (under Section 44 (bb) LGOIMA).

None on file.

Other Notifications

Road Frontage Permits?

No current authority to Graze Road Frontage Permits on record for this property.

Requisition, Notice, Orders, Other - MPDC

Not relevant to this property.

Requisition, Notice, Orders, Other – other statutory organisation

Not relevant to this property.

Section 9: Refuse Information

Matamata-Piako District Council operates a weekly rubbish and fortnightly recycling collection service for about 9000 households and businesses (urban areas).

The Matamata-Piako District Council has a long running commitment to recycling and was the second Council in New Zealand to adopt kerbside recycling. Each refuse rated property is issued with a recycling wheelie bin for paper, tins and plastics and a green crate for glass. These need to be placed on the kerb beside your rubbish bag by 7.30am.

There may be **no collection on public holidays**. Check the public notices section of your local paper, facebook, Council's website www.mpdcc.govt.nz or notification via the Antenno App.

If you are in a newly built house, you may not yet be rated for refuse collection.

When things go wrong?

If you have a problem with your collection or if you wish to know more please phone your local council office or 0800 746 467.

Moving House

If you are moving house or flat, you must leave the recycling wheelie bin and green crate supplied to that property for the next owners or tenants.

Kerbside Collection:

Kerbside collection for the property is: Available

Collection Day: Friday

Matamata-Piako District Council refuse bags are available for purchase from any Council office, and local New World and Countdown stores.

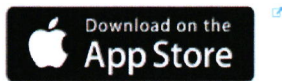
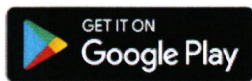
Rubbish Collection Days and Reminders



Antenno is a mobile app that sends you alerts and notifications, about places and topics you care about, like when to put out your rubbish and recycling! And it's free! There are two ways you can use Antenno; receive notifications from council about the places you have marked as important to you, or reporting back to council on issues or feedback.

Install Antenno now

Download Antenno from the [App Store](#) or [Google Play](#) and save the places you care about, such as home, work, your holiday home or school.



Refuse Transfer Stations and Recycling Centres

The district has Refuse Transfer Stations and Recycling Centres at Matamata, Morrinsville and Waihou. Free Recycling facilities are available at all three sites.

Transfer stations are open **10am to 4pm** on selected days:

Refuse & Recycling Transfer Stations	
Matamata	Mangawhero Road (07) 888 5700 Tues, Wed, Thurs, Sat & Sun
Morrinsville	Roache Road (07) 889 3401 Mon, Tues, Thurs, Sat & Sun
Waihou	State Highway 26 (07) 884 8831 Wed, Fri & Sun

Please note that **all sites are closed** on the following days:

Good Friday, Anzac Day (Until 1pm), Christmas Day, Boxing Day and New Year's Day

Section 10: Development, Network and Financial Contributions

Development and Network Contributions

The purpose of development contributions is to enable Council to recover from those persons undertaking development a fair, equitable, share of the total cost of capital expenditure necessary to service growth over the long term.

Development contributions may be required for new developments if the effect (including the cumulative effect that a development has in combination with other developments) of the developments will require new or additional assets. Development contributions may also be charged if the developments require assets of increased capacity and, as a consequence, we incur capital expenditure to provide appropriately for those assets. We are also able to require a development contribution for capital expenditure incurred in anticipation of development.

The Local Government Act 2002 allows councils to charge development contributions to help fund:

- network infrastructure - the provision of roads and other transport, water, wastewater, and stormwater collection and management;
- community infrastructure – the provision of the following assets when owned, operated, or controlled by Council:
 - community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated;
 - play equipment that is located on a neighbourhood reserve;
 - toilets for use by the public.
- reserves - this includes both land acquisition and development.

Under our Development Contributions Policy we only charge development contributions to help fund network infrastructure – which is the provision of roads and other transport, water, wastewater, and stormwater collection and management. Calculations are based on units called Household Equivalent Unit (HEU). This measures the impact generated by one house and this rate is applied to a new lot, building an additional house, and when building on or making additions to a commercial, industrial, retail or intensive farming property that make a building bigger than a single HEU.

Development contributions are charged when you apply for a:

- a resource consent (including a change to a condition of a resource consent under section 127 of the Resource Management Act 1991); or
- a building consent or a certificate of acceptance under the Building Act 2004; or
- a service connection.

A 224 Certificate (for subdivisions), Code Compliance Certificate or a certificate of acceptance (for buildings), will not be issued if the development contributions haven't been paid in full. Land use resource consents will not be able to proceed and service connections will also be withheld if the development contributions haven't been paid in full.

You can object to or apply for reconsideration of your development contributions and you can find more information at www.mpd.govt.nz/Building in the development contributions policy clauses 8.2 and 8.2A.

Network Contributions

Network contributions are development contributions and are charged under the Development Contributions Policies 2004-2014 and 2006-2016. Properties that were created under the Development Contributions Policies 2004-2014 and 2006-2016 may incur these contributions. Development contributions under these historic policies were split into two sums:

- The portion paid at time of subdivision (224 Certificate for each stage)
- Network contributions to be paid at time of building consent by the owner of the property.

A 20% discount will be applied to the network contributions owing for each year that the property pays rates for unconnected services, (water, wastewater & stormwater). After a property has paid five years of rates for unconnected services they will have earned a 100% discount on network contributions owing at time of building and would therefore not be charged any network contributions.

Financial Contributions

Under the District Plan you may be required to pay financial contributions to mitigate the effects on Council infrastructure and community facilities. These are typically required to cover the costs of an additional housing development or vacant section on parks and reserves. This parks and reserve contribution is also required when a building on a house site exceeds 35% site coverage. These contributions are imposed as a condition of resource consent or building consent. Financial contributions can also be imposed to mitigate the impact on Council infrastructure such as roads. This is also assessed through the resource consent process and imposed as a condition of consent.

A 224 Certificate (for subdivisions) or Code Compliance Certificate (for buildings) will not be issued if financial contributions have not been paid in full. You are entitled to object to financial contributions in accordance with the Resource Management Act 1991.

Not relevant to this property.

Section 11: Additional Information

The Council may hold additional information or report(s) relating to this property that are not required to be supplied in a Land Information Memorandum under section 44A of the Local Government Official Information and Meetings Act (LGOIMA). You are able to apply for a copy of any such information or report(s) to be supplied to you under Section 10 of LGOIMA. If Council can release additional information under section 10 of LGOIMA to you it will do so within 20 working days of your request being made. Council does not accept any responsibility for the contents or accuracy of any information released under section 10 of LGOIMA. The provision of additional information is made in good faith by Council and subject to the provisions of section 41 of LGOIMA. You will incur collation and copying charges for the provision of this information in accordance with Council's current fees and charges.

Current Publicly Notified Resource Consents:

Proposed Wind Farm

The Hauraki District Council has received a resource consent application from Kaimai Wind Farm Ltd to establish and operate a 24 turbine wind farm on 71 and 604 Rotokohu Road and 6356 State Highway 26 (on the north western area of the Kaimai Range) south of Paeroa.

The application has been publicly notified - on 28 November in the Piako Post and Waikato Times, 29 November in the Waihi Leader and 30 November in the Hauraki Herald.

A copy of the application can be viewed on the Hauraki District Council's website (www.hauraki-dc.govt.nz).

Submissions closed on 31 January 2019.

**The property is near the Waihou Recreation Reserve. More information about this reserve is available in the Active Reserves Management Plan available online at: <http://www.mpdc.govt.nz/plans/reserve-management-plans>
Also see our General Policies Reserve Management Plan 2019
<http://www.mpdc.govt.nz/plans/reserve-management-plans>**

Section 12: Other Services

It should be noted that this Land Information Memorandum only refers to information held by Council – it does not include information held by other organisations. Other organisations should be contacted separately if required.

The following organisations should be able to help you with specific enquiries:

Drainage/river classifications

Waikato Regional Council 0800 800 401

Electrical

POWERCO - Network Enquiries 0800 769 372

POWERCO – Faults 0800 272 727

Energex Matamata 07 888 4326

Telephone

Spark 123

Refuse services

Business and farm waste:

Website www.nothrow.co.nz

Silage wrap collection:

- **Matamata** – Slattery Contracting, 07 888 8647
- **Tirau** - Precision Harvesting, 0800 474 524
- **Morrinsville** – Louise Bonnar, 07 887 4881 (sells bin and liner system – does not collect)
- **Eureka** - Walling Contracting, 07 824 0894 (collect in Morrinsville)

Methamphetamine (Meth, P) Testing:

Hills Laboratories

Website www.hill-laboratories.com

Section 13: Contact Details

If you have any questions regarding the contents of this LIM report, contact customer services:

Phone: 0800 746 467

Email: info@mpdc.govt.nz

Fax: 07 884 8865

Post: PO Box 266
Te Aroha 3342

Or visit any of the area offices:

Te Aroha:
35 Kenrick Street
Te Aroha

Matamata
Cnr Tainui and Tui Streets
Matamata

Morrinsville
56-62 Canada Streets
Morrinsville

Section 14: Disclaimer

This Land Information Memorandum ("LIM") has been prepared by Matamata-Piako District Council ("Council") for the purposes of section 44A of the Local Government Official Information and Meetings Act 1987. It includes the information required by sub-section 44A(2) that is known to Council (at the time of issue of the LIM) to be relevant to the land described.

The LIM is not a comprehensive assessment of the land. It is based on a search of Council records only and no inspection of the land or any building on it has been undertaken for the purpose of preparing the LIM. There may be other information relating to the land that is unknown to Council. Council records may not show illegal or unauthorised buildings or works on the property. Further information relevant to the land may be found in Council's District Plan. Should you have any doubts about the property, you are advised to employ a relevant independent consultant. You are solely responsible for ensuring that the land is suitable for a particular purpose

The Council and its officers, employees and agents accept no liability for any inaccuracy in, or omission from, this information or liability for any loss or damage suffered by any person that may directly or indirectly result from any person acting or refraining from acting on this information.

This information has been prepared for the recipient to whom it is addressed and is intended for that recipient's use only. It is not intended to be relied on by any other person.

Any plan, map, aerial photographs or diagrams attached to the LIM are for illustrative purposes only and are not confirmation of the legal position of the boundaries; or any services on the land.

Where information has been supplied to Council by a third party, Council cannot guarantee the accuracy of that information and it is supplied on the understanding that no liability shall arise or be accepted by the Council for any error contained therein.