

# LAND INFORMATION MEMORANDUM

|                   |                            |
|-------------------|----------------------------|
| APPLICANT         | [REDACTED]                 |
| POSTAL ADDRESS    | [REDACTED]<br>Tokoroa 3420 |
| ATTENTION         | [REDACTED]                 |
| PROPERTY ADDRESS  | 28 Mountbatten Pl, Tokoroa |
| LEGAL DESCRIPTION | LOT 16 DPS 14010           |
| AREA (Hectares)   | 0.0744                     |
| APPLICATION DATE  | 04/08/2022                 |
| ISSUE DATE        | 11/08/2022                 |
| LIM NUMBER        | L220158                    |
| VALUATION NUMBER  | 0547529800                 |

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the South Waikato District Council to be relevant to the land as described in Subsection (2). It is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. The records may not show illegal or unauthorised building works on the property.

The Council has not undertaken any inspections of the land or any building on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult Council if you have any questions.

There are no known requisitions or restrictions on this property except those listed in this report. Council, however, reserves the right to serve requisitions whenever found necessary.

**A Land Information Memorandum for a particular property will not usually include information concerning neighbouring or adjacent land or activities being conducted on (any of) it. It is up to each intending purchaser of property to obtain for themselves such information about neighbouring and adjacent land as is appropriate to their situation. This is particularly so where an intending purchaser plans to conduct an activity or business that could be adversely affected by activities on, or characteristics of, neighbouring or adjacent land.**

## RATING & VALUATION DETAILS

South Waikato District Council rates are levied on an annual basis and may be paid in four (4) instalments or in one lump sum.

An additional charge of 10% will be added to the current rate instalment levied that remains unpaid by the due date as shown.

A further additional charge of 8% will be added every six months to any outstanding balance relating to the previous year's rates. The dates on which the compounding penalty will be added are 7 December and 7 June.

### VALUATION DETAILS

|                        |                                                 |
|------------------------|-------------------------------------------------|
| VALUATION REFERENCE    | 0547529800                                      |
| LAND VALUE             | \$200,000                                       |
| IMPROVEMENTS           | \$130,000                                       |
| CAPITAL VALUE          | \$330,000                                       |
| NATURE OF IMPROVEMENTS | DWELLING – OTHER BUILDINGS – OTHER IMPROVEMENTS |

### RATING DETAILS

|                                                                 |            |
|-----------------------------------------------------------------|------------|
| ANNUAL RATES<br>(Instalments equal total rates divided by four) | \$2,538.31 |
| BALANCE OWING                                                   | \$634.58   |
| NOTES                                                           |            |

### RATES CALENDAR

Rates invoices are produced on a quarterly basis and are due for payment on the following dates:

| Instalment Number      | Invoice Date    | Due Date         |
|------------------------|-----------------|------------------|
| 1. July to September   | 1 August 2022   | 7 September 2022 |
| 2. October to December | 1 November 2022 | 7 December 2022  |
| 3. January to March    | 1 February 2023 | 7 March 2023     |
| 4. April to June       | 1 May 2023      | 7 June 2023      |

If you require financial information, please contact Council on (07) 8850340 or [info@southwaikato.govt.nz](mailto:info@southwaikato.govt.nz). Legislation in the Local Government (Rating) Act 2002 requires Council to obtain approval from the owner or owners agent/solicitor to release this information.

Rates for Waikato Regional Council are separately assessed. Please contact Waikato Regional Council direct if you have any queries.

# BUILDING INFORMATION

This information is a copy of details held on Council records and may not reflect the situation on site as Council records will not show non-consented building works.

If you suspect building work has been undertaken without a consent, you are advised to contact a suitably qualified person or a recognised solid fuel heater installer depending on the nature of the work involved. They will inspect the works at your expense and may advise the Council in writing as to whether the building poses any danger to the health and safety of its occupants or the occupants of the adjoining property.

For Building Consents issued after 1 January 1993 the Council may have issued a Code Compliance Certificate (CCC) when satisfied that the building work for which the building consent relates has been completed in accordance with the NZ Building Code.

If a Building Consent was issued after 1 January 1993 and no Code Compliance Certificate has been issued, it either means that a final inspection has not been requested or that the final inspection has been undertaken and an issue was detected.

South Waikato District Council has made reasonable efforts to find building consent and/or building permit details on the property for which you have requested a Land Information Memorandum.

If we are unable to find the original building consent/permit details for some or all the buildings on site, there are a variety of possible reasons for this which may include –

- That for some reason property records simply do not exist.
- When the South Waikato District Council came into being in 1989 it was an amalgamation of 3 Councils. All kept their records in different ways and in some cases, records have not been able to be identified to properties.
- The structure may have been erected without the appropriate permit or consent.

Please note that where we cannot find any record of a permit or consent relevant to a particular building –

- We are unable, by law, to issue a retrospective building consent; and
- Council has no statutory duty to accept responsibility for any such building that has been erected without a permit or consent.

If you need any further assistance, please contact a Building Control Officer at our Tokoroa office.

## BUILDING CONSENTS AND PERMITS

16/08/2013 BUILDING CONSENT 130360 : REPLACE EXISTING FIRE WITH A METRO WEE RAD : Code Compliance Certificate issued 30/09/2013

08/04/2008 BUILDING CONSENT 080148 : ERECT 6X6 VERSATILE CARPORT : Code Compliance Certificate issued 03/02/2010

02/11/1992 BUILDING CONSENT 920162 : INSTALL HEATER : Code Compliance Certificate issued 04/05/10998

27/03/1973 BUILDING PERMITS D033263 DWELLING 1170SQFT

You can access property files via the Council website.

## DISTRICT PLANNING AND RESOURCE MANAGEMENT

This LIM contains copies of relevant Planning maps, a copy of the District Plan rules setting out the permitted activities and a copy of any planning/resource consents. A LIM does not constitute a Certificate of Compliance under the Resource Management Act. If you have any queries about the compliance of any existing or proposed activity on the site, please contact our duty Planning Officer at [planningteam@southwaikato.govt.nz](mailto:planningteam@southwaikato.govt.nz).

|                                                                                      |                     |
|--------------------------------------------------------------------------------------|---------------------|
| ZONE: OPERATIVE DISTRICT PLAN                                                        | Tokoroa Residential |
| DESIGNATIONS                                                                         | Not Applicable      |
| ECOLOGICAL SITES                                                                     | Not Applicable      |
| HISTORIC/ARCHAEOLOGICAL/CULTURAL SITES                                               | Not Applicable      |
| RESOURCE CONSENTS, CERTIFICATES, NOTICES, ORDERS OR BONDS AFFECTING THE LAND (Below) |                     |

30/04/2008 RESOURCE CONSENT 080031 : To erect double carport 500mm from side boundary. Decision Notified 08/04/2008 : granted delegated authority (no conditions) 08/04/2008

Zoning under the Operative District Plan - Tokoroa Residential Zone.

No recorded historic sites or buildings. No recorded outstanding natural landscapes, outstanding natural features, significant amenity landscapes or protected trees. One resource consent (RM 080031) recorded for subject property (decision letter attached) while no consents were identified for the adjacent properties. No applications or designations currently in effect for public works or for heritage orders. No abatement notices or current enforcement proceedings by Council under the Resource Management Act.

## LAND INFORMATION

Land information which is likely to be relevant includes information of private and public stormwater, water, and sewer details. It does not contain information about other network utility services. Please refer to the appropriate authorities for these details.

## SEWER AND WATER

|       |                          |
|-------|--------------------------|
| SEWER | Connected                |
| WATER | Connected to town supply |

Stormwater follows natural flow paths

There is no public stormwater system adjacent to the property

Enclosed is a plan showing private water connection

Enclosed is a plan showing private sewer connection

The wastewater system including its connection to Council's sewer is owners/users' responsibility

## SPECIAL LAND FEATURES

HAZARD SITE No Information Located

|                  |                        |
|------------------|------------------------|
| HAZARDS REGISTRY | No Information Located |
|------------------|------------------------|

Note; if land is potentially likely to be subject to liquefaction it shall not be considered "good ground" for the purpose of designs using NZS 3604, NZS 4229, or NZS 4299.

Should there be concern that a particular site may be subject to liquefaction in a seismic event, it would be advisable that the ground conditions are investigated and reported upon by a suitably qualified person. This investigation should address the potential for liquefaction to occur.

As a general guide, it is recognised that poorly consolidated non-cohesive soils (usually laid down under water) in combination with a high ground water table are normal prerequisites for liquefaction. From observations in Christchurch gravels and coarse sands did not appear to be the principal culprits relating to liquefaction, but very fine non-cohesive sands and silts were. However, further professional guidance should be sought.

A report and, if necessary, a specific foundation design to mitigate the effects of liquefaction may be required to support an application for building consent.

## SWIMMING POOLS

All residential pools must be registered with the South Waikato District Council, Section 162D of the Building Act 2004 requires periodic inspections (every 3 years) of residential pools to ensure that the pool barrier is compliant. Contact Councils building department for further information.

|                       |                                      |
|-----------------------|--------------------------------------|
| SWIMMING OR SPA POOLS | No pool registered to this property. |
|-----------------------|--------------------------------------|

## RUBBISH/RECYCLING COLLECTION DAY

The South Waikato supplies one 120L Red lid wheelie bin for rubbish disposal and one 240L yellowlid wheelie bin plus a crate for glass recycling to each rated property. South Waikato District Council collects rubbish weekly via the red lid wheelie bin and recycling is collected fortnightly via the yellow lid wheelie bin and glass crates. Refer to Council Website for collection days.

|        |
|--------|
| Friday |
|--------|

## LICENCES AND ENVIRONMENTAL HEALTH

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| HEALTH LICENCE | No Information Located                                                |
| LIQUOR LICENCE | No Information Located                                                |
| OTHER          | There are no outstanding notices and/or requisitions on the property. |

## NETWORK UTILITY OPERATORS

|                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Information related to the availability of supply, authorisations etc<br>(e.g. electricity or gas) can be obtained from the relevant Network Utility Operator. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|

NAME: Alison Banfield



DATE: 11/08/2022





Scale: 1:350  
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000  
Bounds: 1849708.27004319,5765292.69777938  
1849796.98439101,5765400.88600842

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Scale: 1:481  
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000  
Bounds: 1849708.27004319,5765292.1886583  
1849796.98439101,5765401.3951295

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## Map Legend:



### Labels

Az Address Labels

**Az** Place Labels

**Az** Towns

**Az** Places

Az Locations

Az Suburbs

Az TLA Labels



State Highway Labels

Az Roading Labels



Land Parcels



Plan Zones



Buffer Areas



Quarry Buffer Area



Reverse Sensitivity Mitigation Boundaries



Future Roads



Putaruru Growth Cells



Zones

Arapuni Village

Business

Electricity Generation

Industrial

Neighbourhood Retail

Residential

Rural

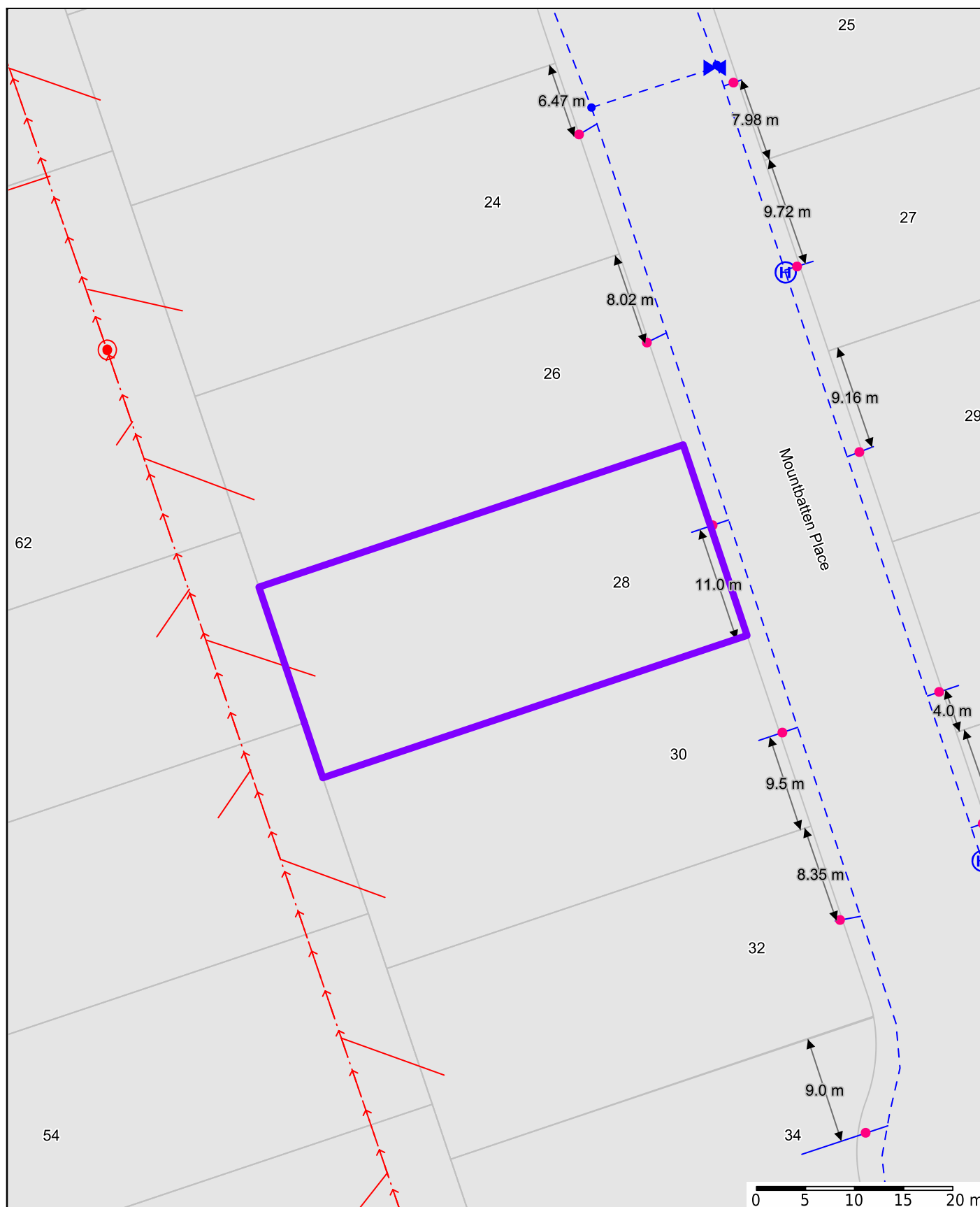
Rural Residential

Tokoroa Airport

Town Centre

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**Az** Towns

**Az** Places

Az Locations

Az Suburbs

**Az** TLA Labels

 State Highway Labels

Az Roading Labels



### Water Services

 ws labels Text

• Water Points

• DRINKING FOUNTAIN

• TOBY



Air Valve



Bores

• Connection Point

□ Pipe End

• Fire Hose Connection

= Headworks

• Hose Tap



Hydrant



Water Meter



Manhole



Non Return Valve



Pump



Reservoir



Natural Springs



Valve



Well



Steel Box

• Manifold



Water Lines



Service



Water Main



### Stormwater Services

☐ Stormwater Points

☐ SW-CB

• SW-CONCT

+ SW-END

➔ SW-IN

⊙ SW-MH

↔ SW-OUT

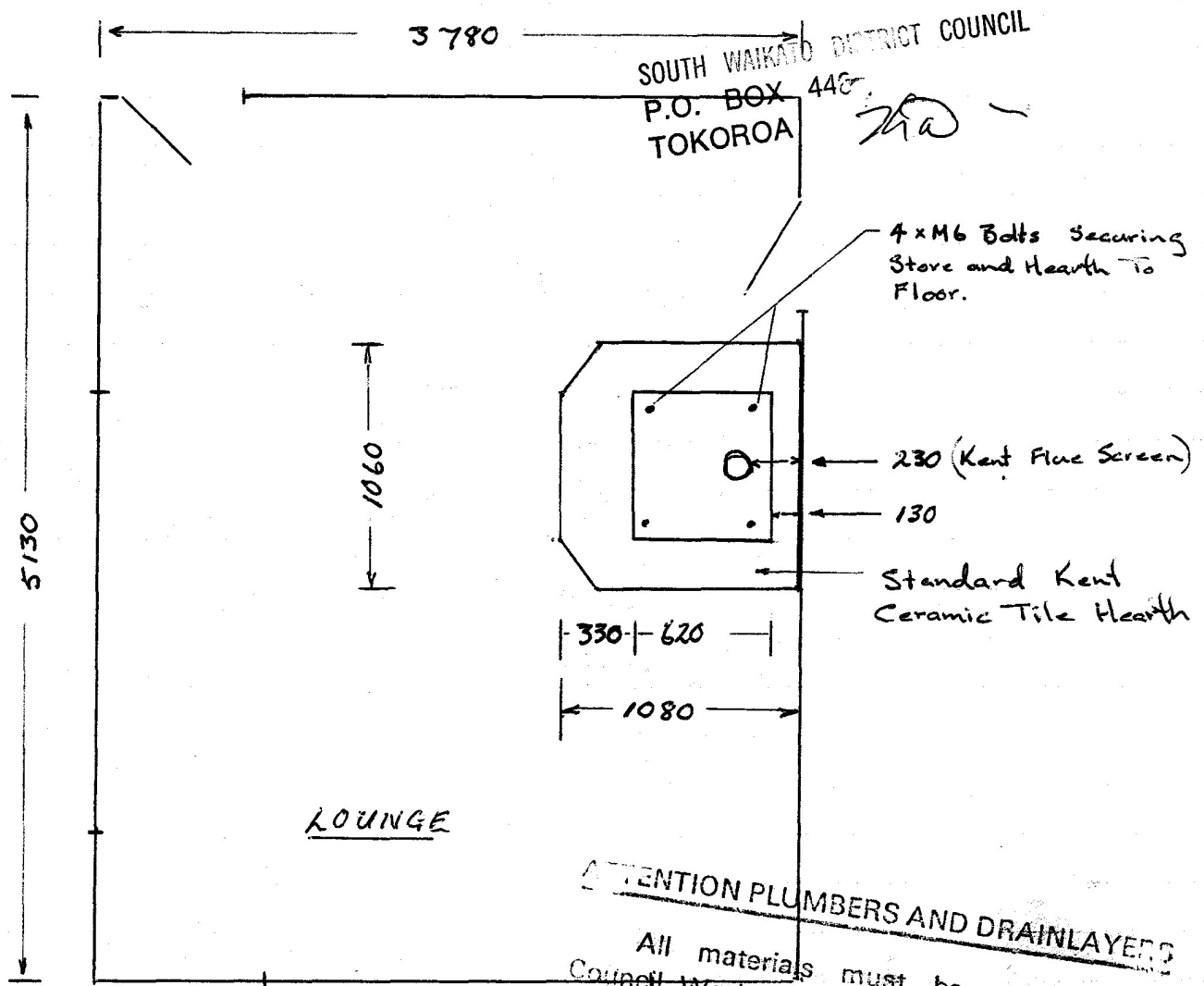
⋈ SW-VALVE

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# Floor Plan

T.R. + C.P. TAHERE



ATTENTION PLUMBERS AND DRAINLAYERS

All materials must be approved by Council. Work must conform with Regulations and any relevant N.Z. Standard specifications.

Inspection of Work must be arranged by the tradesperson with the Inspector at least 24 hours prior to inspection.

Installation. Kent Tile Fire

Residence. 28 Mountbatten Pl Tokoroa.

Owner. T.R. + C.P. Tahere

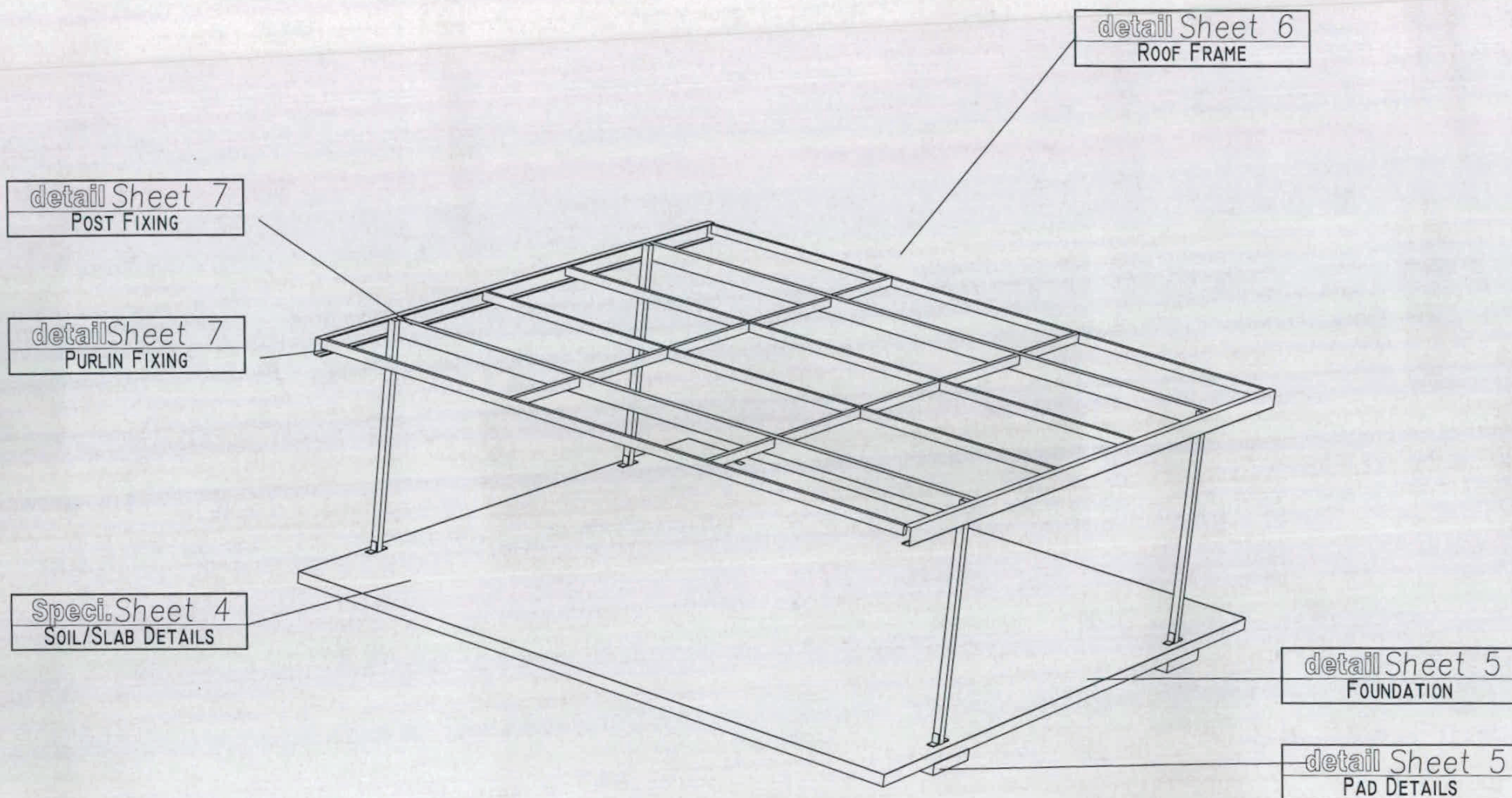
Plumber. D.J. Rydon

INSPECTIONS ARE REQUIRED

the following, if relevant to any particular Building Permit:

- (1) Before concrete is placed for any footings or foundations.
- (2) Before concrete is placed around any reinforcing steel.
- (3) When framing is completed and before any linings are fixed.

At least 24 hours notice is required by the tradesperson to the Inspector's office for any of the above.



F R Smith Consultants  
CONSULTING ENGINEERS CIVIL/STRUCTURAL

504 BLenheim Rd  
CHRISTCHURCH  
PH: 03 348 1921

**VERSATILE BUILDINGS LTD**  
**ENGINEERING DETAILS**

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**VERSATILE**  
**CARPORT**

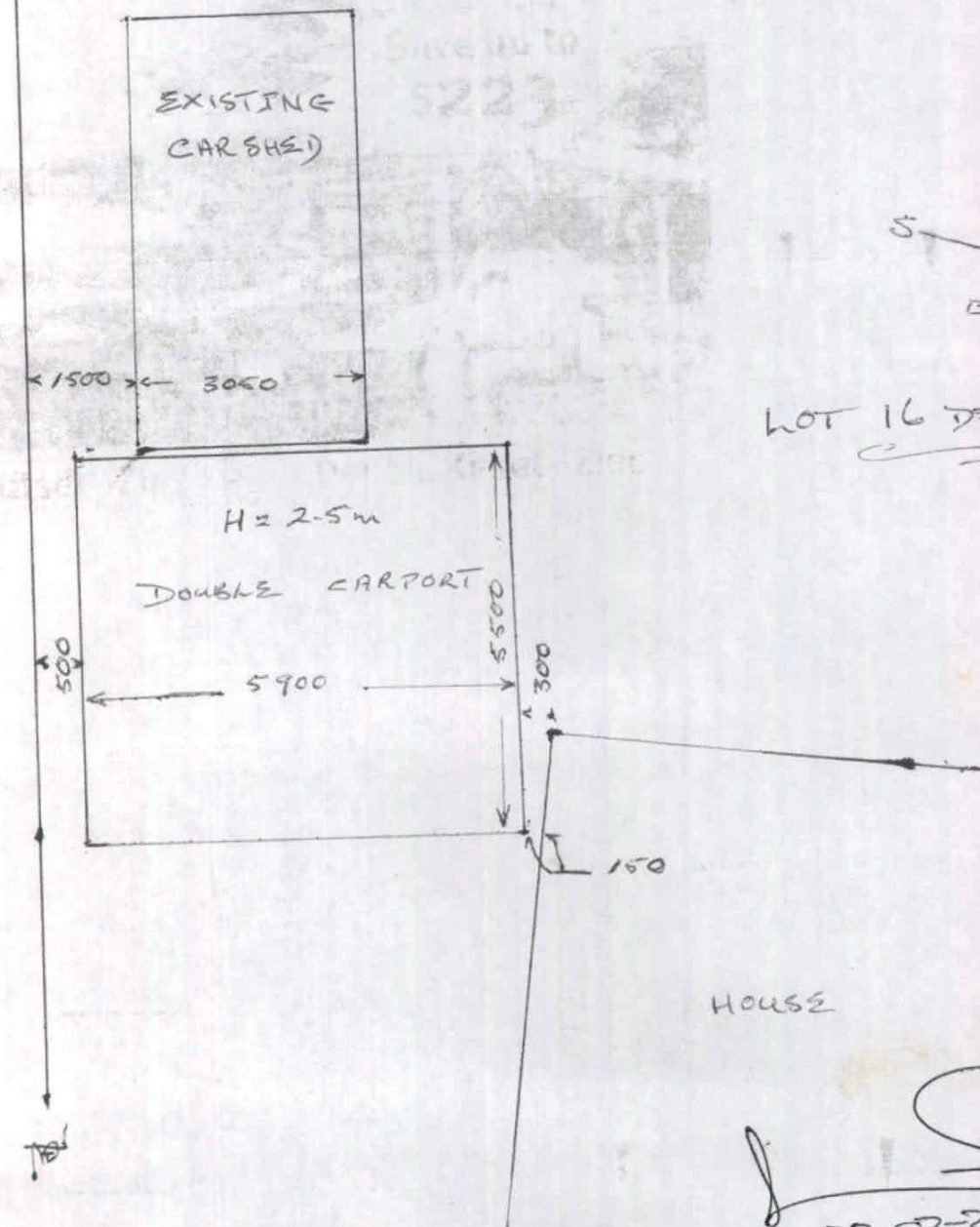
DRAWING TITLE:  
**Detail Index**

DESIGN: F.R. Smith  
DRAWING: VBL  
DATE: VB3100/3 Mar07

SHEET:  
**3**

OF SHEET:  
**7**





LOT 16 DPS 14010

HOUSE

*[Signature]*  
22-02-2008

Site Plan for P.R @ C.P. TAHERE  
28 MOUNTBATTEN PL  
TOKOROA

South Waikato District Council  
No 120308148  
Building Consent Required

*[Signature]*  
20/2/08



Property Address: 28 Mount Batten Place Tokoroa

Current Homeowner: Roger & Cynthia Tahere

Phone Number: 07 8860632

Product Requirements: Wet Rad

Work Requirements:

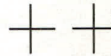
KEY:



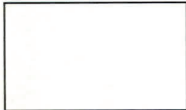
Woodburner and Flue



Smoke Alarm



Seismic Restraints



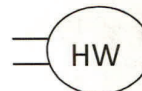
Hearth:

Width (mm): 1070

Depth (mm): 1070

Other (mm): 45mm Height

Other (mm):

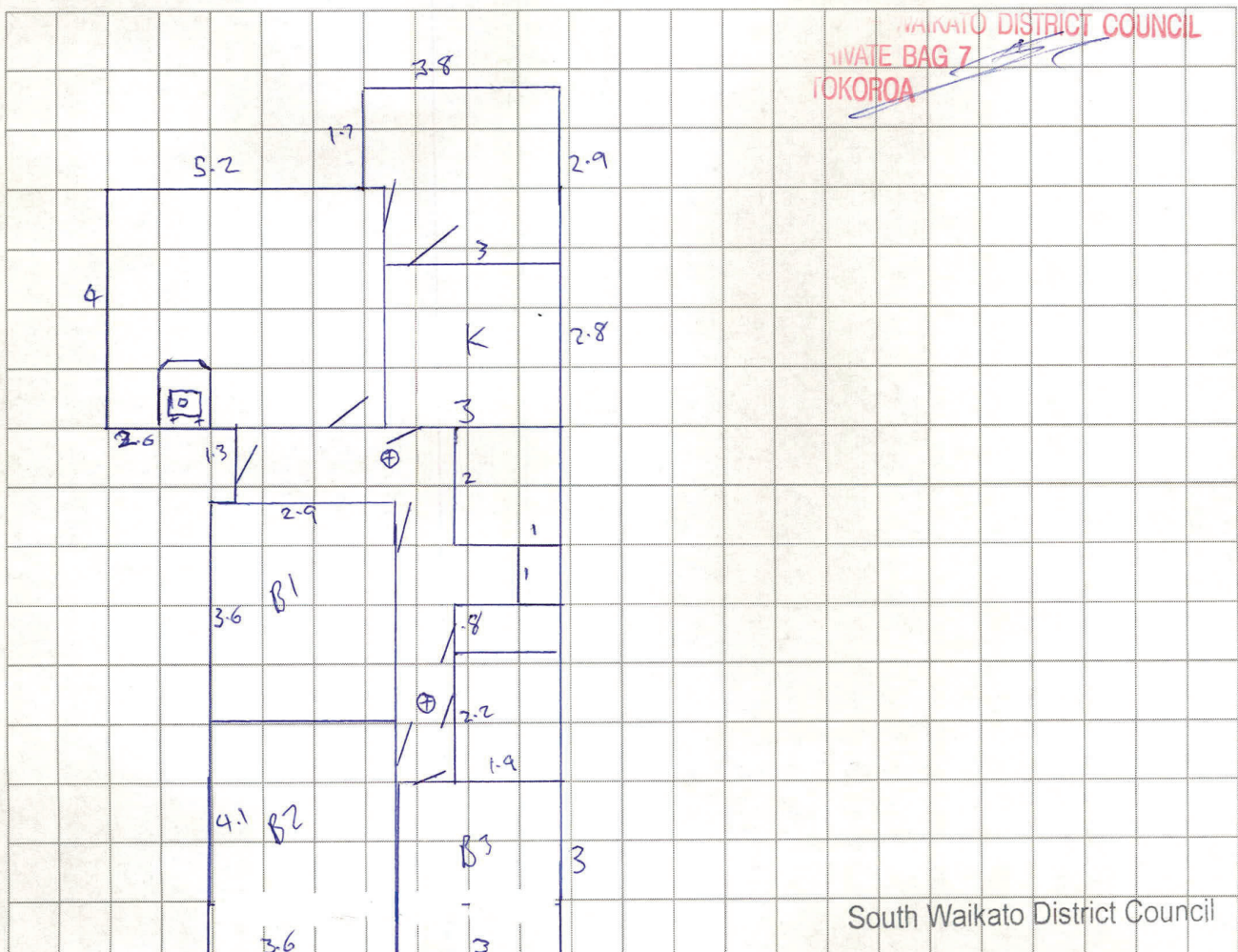


Hot Water Cylinder with pipework

Roofing Material: Iron Tiles

Are there curtains within 1000mm from proposed woodburner? Y N

If yes, curtains are mm away from fire and are mm tall and restrained.



0508 130 360

Building Consent Received

**Enquiries to:** Sylvia Shepherd  
**Phone:** (07) 885 00775  
**Email:** sylvia.shepherd@southwaikato.govt.nz  
**Reference:** 080031

8 April 2008

Peter and Cynthia Tahere  
28 Mountbatten Place  
Tokoroa

Dear Peter and Cynthia

**NOTICE OF DECISION  
28 MOUNTBATTEN PL, TOKOROA**

I hereby advise that your application to erect a double carport 500mm from the boundary of 30 Mountbatten Place, has been approved for the following reason:

- Affected party approval has been given thereby making this proposal a Controlled Activity which Council must approve.

Pursuant to Section 357 of the Resource Management Act 1991, you do have the right of objection to the above decision. This must be made to Council in writing within 15 working days of receiving this letter, and should specify the reasons for your objection.

This approval is granted with respect to the Resource Management Act 1991 by the South Waikato District Council and a separate Building Consent will be required to allow actual construction to commence.

Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse five years after the date of this letter unless you give effect to it before then.

Should you have any queries regarding this matter, please do not hesitate to contact me quoting our reference number.

Yours sincerely

Sylvia Shepherd  
**PLANNER**

## 20 Tokoroa Residential Zone

### 20.1 Zone Statement

All residential areas in Tokoroa are covered by one residential zone. The uniformity of residential development is reflective of the period of sustained development of the town during the period through the 1950's and 1960's.

The elements and resources of importance to the character and amenity of residential areas are visual amenity, quietness, a safe environment, maturing trees and green or open spaces on private property and the road reserve and a high quality and efficient supply of services. Therefore, emphasis is placed on the overall environmental quality of the zone, focusing on encouraging high standards of urban design, landscaping, visual amenity, and adequate noise control.

Performance Standards have been developed for the Residential Zone which address potential adverse environmental effects and aim to promote a quality urban environment that affords choice as to the styles of living and to maintain good networks/links to reserves and to the town centre.

The greater the potential adverse effect on the character and amenity of an area, the greater the level of Council control. For example, low density single dwelling houses are generally Permitted Activities, while activities such as tourist accommodation for more than eight persons require a resource consent.

### 20.2 Anticipated Environmental Results

The Tokoroa Residential Zone is intended to achieve the following anticipated environmental results:

- A range of housing styles that caters for the changing lifestyle and increasing ethnic diversity of the town's population
- A range of non-residential activities are established consistent with maintaining the character and amenity of the residential neighbourhoods
- Consolidation of new residential development within existing vacant, zoned and serviced land to achieve the efficient use of existing infrastructure
- Well maintained public reserves serve the neighbourhood, town and, district and region wide needs for active and passive recreation
- Safe pedestrian and cycleway connections link residential neighbourhoods with public reserves, schools and the town centre
- Residential development is undertaken in a manner that avoids the effects of hazards.

The Tokoroa Residential Zone is a method to implement the objectives and policies contained within Chapter 4 (Objectives and Policies for the District's Towns).

### 20.3 Activities

#### 20.3.1 Permitted Activities

The following are permitted activities in the Tokoroa Residential Zone provided they comply with the Performance Standards set out in Rule 20.4 below.

- a) Dwellings (maximum 2 per property)
- b) Home occupations
- c) Craft workshops and studios
- d) Community care housing
- e) Hospitals and Homes for the Aged

- f) Health Care Services
- g) Housing for the Elderly
- h) Education and childcare facilities
- i) Visitor accommodation
- j) Accessory buildings
- k) Recreation and sporting activities on parks and reserves
- l) Indoor sporting and recreation facilities provided for in an approved reserve management plan (under the Reserves Act 1977)
- m) Carparks
- ma) Emergency Service Facilities
- mb) Tokoroa Hospital on Lot 1 DPS 11665, Lot 2269 DPS 10289 and Lot 2 DPS 2211 (55-75 Maraetai Road, State Highway 32, Tokoroa)
- mc) Relocatable buildings
- n) Modifications to a Built Heritage Feature identified as permitted in the relevant Heritage Inventory Record form in Appendix B
- o) Minor works on a built heritage feature listed in Appendix B
- p) Any change of activity otherwise permitted on the site which is unrelated to the purpose for which the built heritage feature was scheduled and which does not detract from the values for which it was scheduled
- q) Clearance of indigenous vegetation, land disturbance and drainage that is a permitted activity under Rule 14.4.1.

### **20.3.2 Controlled Activities**

The following are controlled activities in this zone provided they comply with the Performance Standards set out below:

- a) Internal alterations on buildings with identified interiors in Appendix B: Built Heritage Inventory, necessary for the primary purpose of improving structural performance, fire safety or physical access.
- b) External alterations to buildings identified in Appendix B: Built Heritage Inventory, necessary for the primary purpose of improving structural performance, fire safety or physical access.

Specific matters where discretion is reserved are identified in Rule 8.3.1(i) and shall be used when considering a resource consent application for a controlled activity in the zone.

### **20.3.3 Restricted Discretionary Activities**

The following are restricted discretionary activities in the Tokoroa Residential Zone:

- a) Any activity listed in Rule 20.3.1 (Permitted Activities) or Rule 20.3.2 (Controlled Activities) that does not comply with the Performance Standards in Rule 20.4.
- b) Dwellings on sites with a net site area (per dwelling) of between 300-450m<sup>2</sup>.
- c) Relocatable buildings that do not meet performance standards

The specific matters where discretion is reserved are identified in Rules 8.3.3 and 8.3.4 and shall be used when considering a resource consent application for a restricted discretionary activity in the Tokoroa Residential Zone.

### 20.3.4 Discretionary Activities

Activities that are not permitted, controlled, restricted discretionary or non-complying will be discretionary activities in the Tokoroa Residential Zone.

The following are also discretionary activities in the Tokoroa Residential Zone:

- a) More than two dwellings on a site
- b) Marae development and papakāinga
- c) Health and veterinary services
- d) Offices
- e) Places of Assembly
- f) Modifications to a Built Heritage Feature identified as discretionary in the relevant Heritage Inventory Record form in Appendix B excluding alterations necessary for the primary purpose of improving structural performance, fire safety or physical access.
- g) Clearance of indigenous vegetation, land disturbance and drainage that is a discretionary activity under Rule 14.4.2.

The assessment criteria contained in Rule 8.4 shall be used when considering a resource consent application for a discretionary activity in the Tokoroa Residential Zone, with the Performance Standards in Rule 20.4 used as a guide for assessment purposes.

### 20.3.5 Non-Complying Activities

The following are non-complying activities in the Tokoroa Residential Zone:

- a) Industrial activities
- b) Service industry
- c) Service stations including motor vehicle repair
- d) Outdoor storage
- e) Dwelling houses on sites with a net site area (per dwelling) of less than 300m<sup>2</sup>
- f) Retail activities
- g) Restaurants, bars and cafes
- h) Within the National Grid Yard:
  - i) Any building or addition to a building for a sensitive activity
  - ii) Any change of use to a sensitive activity or the establishment of a new sensitive activity
  - iii) Any building, structure or earthworks not permitted by Rule 20.4.2 e).

The objectives and policies contained within Chapters 3, 4, and 7 shall be used when considering a resource consent application for a non-complying activity in the Tokoroa Residential Zone, with the Performance Standards in Rule 20.4 used as a guide for assessment purposes.

## 20.4 Performance Standards

The following Performance Standards apply to all activities specified in Rule 20.3.1 (Permitted Activities) or Rule 20.3.2 (Controlled Activities), and to restricted discretionary activities in the zone if granted. Failure to comply with one or more of the performance standards results in that activity being a restricted discretionary activity.



### 20.4.1 Scale of Activity and Access

- a) Community care housing, Hospitals and Homes for the Aged, (excluding Tokoroa Hospital) Visitors' accommodation, and Education and childcare facilities shall provide services for no more than 8 persons per site, excluding staff.
- b) No new direct vehicle accesses onto the state highway shall be created
- c) Activities accessing a state highway shall not result in an increase in traffic that exceeds 100 vehicle movements in any given peak hour
- d) Activities accessing a local road shall not result in an increase in traffic that exceeds 200 vehicle movements in any given peak hour
- e) Rules 20.4.1a) and c) above shall not apply to the Tokoroa Hospital site. The existing gross floor area of the Tokoroa Hospital site as at November 2014 is 8268m<sup>2</sup>. Any addition to this gross floor area shall not generate more than 50 additional vehicle movements in any given peak hour where accessing State Highway 32.

### 20.4.2 Building Setbacks, and Earthworks

- a) Buildings must be setback from the front boundary at least 3 metres
- b) Buildings must be setback from side and rear boundaries at least 1.5 metres
- c) Subject to the written consent of adjoining owners any building setback other than a front setback may be reduced to whatever level is acceptable to the parties
- d) Within any part of a National Grid Yard:
  - i) Under the National Grid Conductors (wires)
    - a) On existing urban sites, the following buildings and structures are permitted within the National Grid Yards:
      - An accessory building for a sensitive activity, or
      - A building that does not involve an increase in the building height or footprint where alterations and additions to an existing building for a sensitive activity, or
      - a building not associated with a sensitive activity (unless it is an accessory building)
    - b) On all sites within any part of the National Grid Yard any buildings and structures must:
      - be permitted by a) above, or
      - be a fence, or
      - be Network Utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid, or
      - be an official sign, and
    - c) All buildings or structures permitted by a) and b) above must comply with at least one of the following conditions:
      - A minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines or
      - Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions.
  - ii) Activities around National Grid support structures

- a) Buildings and structures shall be at least 12m from a National Grid support structure unless it is a:
  - Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid or
  - Fence more than 5m from the nearest support structure.
- iii) Any earthworks within a National Grid Yard shall:
  - a) Around Poles
    - i) Be no deeper than 300mm within 2.2 metres of a National Grid pole support structure or stay wire; and
    - ii) Be no deeper than 750mm between 2.2 to 5 metres from a National Grid pole support structure or stay wire.

Except that vertical holes not exceeding 500mm diameter beyond 1.5 metres from the outer edge of a pole support structure or stay wire are exempt from (i) and (ii) above
  - b) Around Towers
    - iii) Be no deeper than 300mm within 6 metres of the outer visible edge of a National Grid tower support structure; and
    - iv) Be no deeper than 3 metres between 6 to 12 metres from the outer visible edge of a National Grid tower support structure.
  - c) Anywhere within the National Grid Yard
    - v) Shall not create an unstable batter that will affect a National Grid support structure; and/or
    - vi) Shall not result in a reduction in the ground to conductor clearance distances as required by table four of NZECP34:2001.

Provided that

    - Earthworks undertaken by a Network Utility operator; or
    - Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road (including a farm track), footpath or driveway.

are exempt from (i) to (iv) above

ADVISORY NOTES: Works close to any electricity line can be dangerous. Compliance with NZCEP34:2001 is mandatory for all buildings, earthworks and mobile plant within close for Safe Distances proximity to all electric lines.

Vegetation to be planted within the transmission or sub-transmission corridors should be selected and/or managed so that it does not breach the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

### 20.4.3 Outdoor Living Space

Each dwelling shall have an outdoor living space with a minimum of 50m<sup>2</sup> in area, that is directly accessible from the dwelling, at least 50% of the area is to the north of the building, with the minimum dimension being 2.5 metres, and with one part of the area capable of containing a rectangle of 4 metres by 6 metres.

### 20.4.4 Site coverage

The maximum extent that buildings can cover a site is 40%.

Note: The maximum site coverage for Emergency Service Facilities is 50%

### **20.4.5 Building Height**

- a) Maximum Building Height - 8 metres

Note: The maximum height for Emergency Service Facilities is 15m

- b) Maximum Height in Relation to Boundary - No part of any building shall protrude through a plane rising at an angle of 45 degrees commencing at an elevation of 3 metres measured at the boundary.

### **20.4.6 Housing Density**

Minimum area of land required for each dwelling shall be 450m<sup>2</sup> of net site area.

### **20.4.7 Parking**

Provision of on-site car parking, loading spaces and vehicular access shall be in accordance with Chapter 11 Parking, Loading and Access.

### **20.4.8 Noise, Vibration and Glare**

Noise, vibration and glare from any activity in the Zone shall comply with the rules in Chapter 15.

### **20.4.9 Natural Hazards**

- a) The floor level of any habitable building shall be at least 0.5m above the 1% design flood level
- b) All buildings shall be set back at least 25m from the edge of any river.

### **20.4.10 Hazardous Substances**

Storage or use of hazardous substances shall comply with Appendix G (Hazardous Substances).

### **20.4.11 Dust and Silt Control**

- a) There shall be no dust nuisance beyond the boundary of the site from which the dust is sourced. A dust nuisance will occur if there is visible evidence of suspended solids in the air beyond the boundary of the site; and/or there is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site or water.
- b) All silt shall be contained within the site it is sourced, and any stockpiles of loose material shall be contained or maintained in such a manner to prevent dispersal of material into the air.

ADVISORY NOTE: Council's Code of Practice for Subdivision and Development also contains standards for building projects that involve earthworks.

### **20.4.12 Signs**

- a) No sign shall exceed 0.75m<sup>2</sup> in area, or exceed 3m in height, except at Tokoroa Hospital where there shall be no maximum sign area
- b) Only one sign per property is permitted, except at Tokoroa Hospital where one sign per vehicle entrance is permitted

- c) The sign must advertise the name of a business located on the property or otherwise relate to activities located on the property
- d) Signs shall not detrimentally affect traffic safety by creating a visual obstruction or by causing confusion to motorists.
  - i) A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign
  - ii) A sign may not prevent the driver of a vehicle from having a clear and unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle crossing.
- e) In a speed environment of 70km/h and over, a sign must not incorporate reflective materials, flashing illumination, aerial display, animated display, moving display or any other non-static two or three dimensional mechanism designed to catch attention.
- f) The owner of a sign shall be responsible for ensuring that it is well maintained.
- g) The requirements of a) and b) above do not apply to Tokoroa Hospital internal signs required to provide directions, safety instructions and information for staff and visitors within any site, for each activity which is a permitted activity or for which a resource consent has been granted
- h) Signage on the Built Heritage Features listed in the inventory in Appendix B and on the sites where those features are located shall comply with Rule B1 of Appendix B: Built Heritage Inventory.

#### **20.4.13 Permitted Activity Performance Standards for Relocatable Buildings**

- a) Any relocatable building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have been designed, built and used as a dwelling.
- b) A building pre-inspection report by an independent Licenced Building Practitioner (design) or building surveyor shall accompany the application for a building consent for the destination site prior to relocation. That report is to identify:
  - i) All reinstatement works that are to be completed to the exterior of the building, and
  - ii) Proposed insulation to meet Clause H1 (energy efficiency) of the New Zealand Building Code (for Zone 2) for underfloor and ceiling insulation (compliance is to be ascertained in accordance with the compliance document for the New Zealand Building Code, Clause H1 Energy Efficiency - third edition, or any equivalent solution.)
- c) The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site.
- d) All other reinstatement work and insulation required by the building inspection report and the building consent to reinstate the exterior of any relocatable dwelling shall be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services, and closing in and ventilation of the foundations.
- e) The proposed owner of the relocated building must certify to the Council that all reinstatement work will be completed within the 12 month period of the building being delivered to the site.

## 20.5 Other Rules

The following chapters may also be relevant:

- Chapter 10 (Subdivision) in respect of the subdivision of land
- Chapter 12 (Temporary Activities) in respect of events, temporary structures and temporary signage
- Chapter 13 (Network Utilities and Infrastructure) in respect of construction and maintenance of network utility structures.