



# Property Snapshot Report

Monday 13 April 2026

## Disclaimer

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

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

Please contact the Customer Services in the first instance if you have any further questions regarding the Property Snapshot report during office hours: 07 878 0800 or 0800 932 4357 or [info@waitomo.govt.nz](mailto:info@waitomo.govt.nz)

## Property Information

Situation Address	Legal Description	Property ID	Titles	Area Ha
6 Te Kuiti Road, Te Kuiti	LOT 12 DPS 2583	0588442500	SA23B/1303	0.0835

## Zones

### Operative District Plan Zone

Residential Zone

Note:

Please refer to Councils website available at: <https://www.waitomo.govt.nz/council/publications/district-plan/> for further information on the Operative District Plan and the District Planning Maps.

### Appeals version - Proposed District Plan Zone

Residential Zone

Note:

Please refer to Councils website available at: <https://www.waitomo.govt.nz/council/district-plan-review/> for further information on the Proposed District Plan and the Proposed District Planning Maps.

## Valuation Data

Date of Valuation	Land Value	Improvement Value	Capital Value
September 2024	\$120,000.00	\$230,000.00	\$350,000.00

## Rating Data

### Property Type Information

This Property is a unique valuation

### Total Rates for current year

\$4755.60

Rating Year 2025/2026

Type	Description	Factor	Rate	Amount
003	General Rate (C)	350,000.00	0.22791 c	797.70

010	Te Kuiti Water Supply (U)	1.00	966	966.00
011	Te Kuiti Wastewater (U)	1.00	1300	1,300.00
012	Solid Waste Rate (U)	1.00	330	330.00
018	Solid Waste Collection Te Kuit (U)	1.00	71	71.00
021	Uniform Annual General Charge (U)	1.00	250	250.00
084	Trade Waste Contribution TK (U)	1.00	42	42.00
089	District Roding Rate - General (C)	350,000.00	0.12546 c	439.10
106	Stormwater Te Kuiti Urban Fixed Charge (U)	1.00	193	193.00
107	Stormwater Te Kuiti Urban Capital Value (C)	350,000.00	0.08108 c	283.80
119	District Wide Benefit Water (U)	1.00	40	40.00
120	District Wide Benefit Wastewater (U)	1.00	43	43.00

## Waikato Regional Council Rating Data

### Note:

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

## Details of Water Services to the Property

### Note:

Water Services connection information below is extracted from Councils Rating database. It is recommended a LIM is obtained for complete information.

Refer to services map in this document, which shows the location of any public water, wastewater, and stormwater pipes and manholes in the vicinity of the property.

Water Meter Information	Meter Number
Water Meter on Property - No	Not Applicable

### Water Service Details

Connected - The property is connected to Councils water reticulation system.  
The property is supplied with drinking water by Waitomo District Council as networked supplier.  
The conditions of supply are those set out in the Waitomo District Council Water Services Bylaw 2015 and legislative requirements.

### Wastewater Service Details

Connected - The property is connected to Councils sewer reticulation system.

### Sewer Main Details

Waitomo District Council sewer main traverses the property.

### Land Drainage

Waitomo District Council storm water traverses the property.

## Building Consents and Compliance Information - Issued for Property since 1993

### Building Consent Data

The following Building Consents have been issued pursuant to the Building Act 1991, or the Building Act 2004:

#### Note:

Most Building Consents/Building Permits prior to 1993 are not included in Councils electronic records, so will not be detailed here. It is recommended a LIM is obtained for complete information.

Consent ID	Proposal	Proposed Use	Status	Date
050150	Remove existing brickwork and reclad		Compliance Certificate issued	2005/09/20
960076	INSTALL KENT SPACE HEATER		Compliance Certificate issued	1996/08/05

### Resource Consent Data

#### Note:

Most Resource Consents prior to 1994 are not included in Councils electronic records, so will not be detailed here. It is recommended a LIM is obtained for complete information.

## Solid Waste Collection

If your property does not list a collection day below, there may be no solid waste collection;

For Further Information: <https://www.waitomo.govt.nz/our-services/solid-waste-management/>

### Collection Day - Urban

THURSDAY



## Aerial Map

Monday 13 April 2026



Aerial photography has an accuracy of +/-0.2m in urban areas and +/-3m in all other areas.  
Position of property boundaries is INDICATIVE only and must not be used for legal purposes. Imagery sourced from NZ Aerial Surveys Ltd

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

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## Overview Map

Monday 13 April 2026



Aerial photography has an accuracy of +/-0.2m in urban areas and +/-3m in all other areas.  
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## Utilities Map

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### Water Supply

- Bend
- End Cap
- Fire Hydrant
- Manhole
- Meter
- Valve
- Tobies

### Wastewater

- Manhole
- Pump
- Valve
- Rodding Eye / VERI
- Separator Tank

### Stormwater

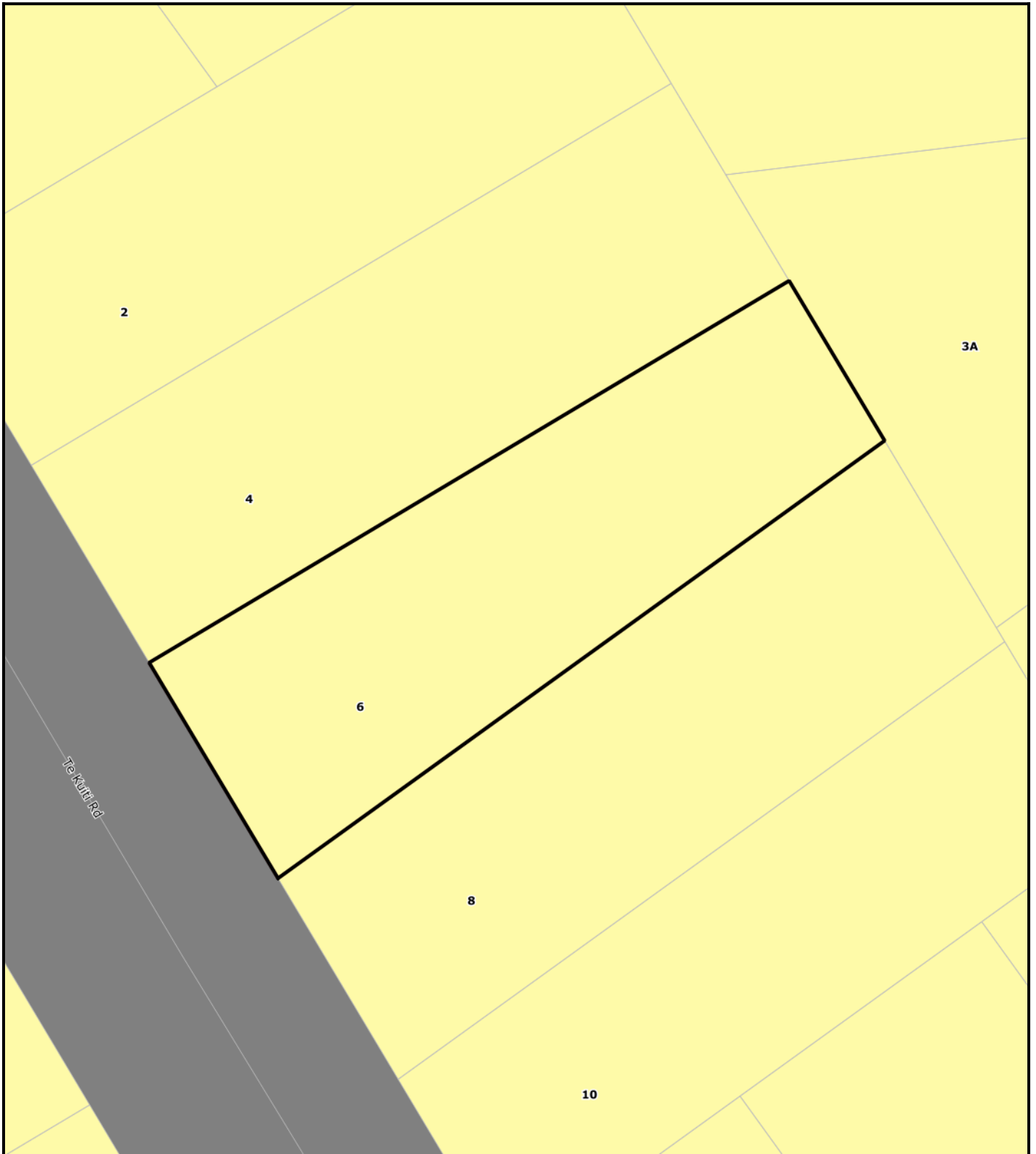
- Manhole
- Catchpit
- Inlet
- Other

### Pipes & Plant

- Water Lines
- Water Plant
- Wastewater Lines
- Wastewater Plant
- Pipes
- Open drains

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## Operative District Plan Map

Monday 13 April 2026



Position of property boundaries is INDICATIVE only and must not be used for legal purposes.  
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## Waitomo District Council Operative District Plan Legend

### ZONES

	Business Zone
	Conservation Zone
	Industrial Zone
	Residential Zone
	Rural Zone
	Te Maika Zone
	River/Lake
	Rail
	Road

### HAZARD AREAS

#### Coastal Hazard Areas

	Prohibited Activity
	Risk A
	Risk B

#### Unstable Land Areas

	Risk A
	Risk B




	<u>Flood Hazards</u>
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### OVERLAYS


	Landscape Policy Area
	Special Industrial Area
	Heritage Sites
	Cultural Sites

#### Cave Overlays

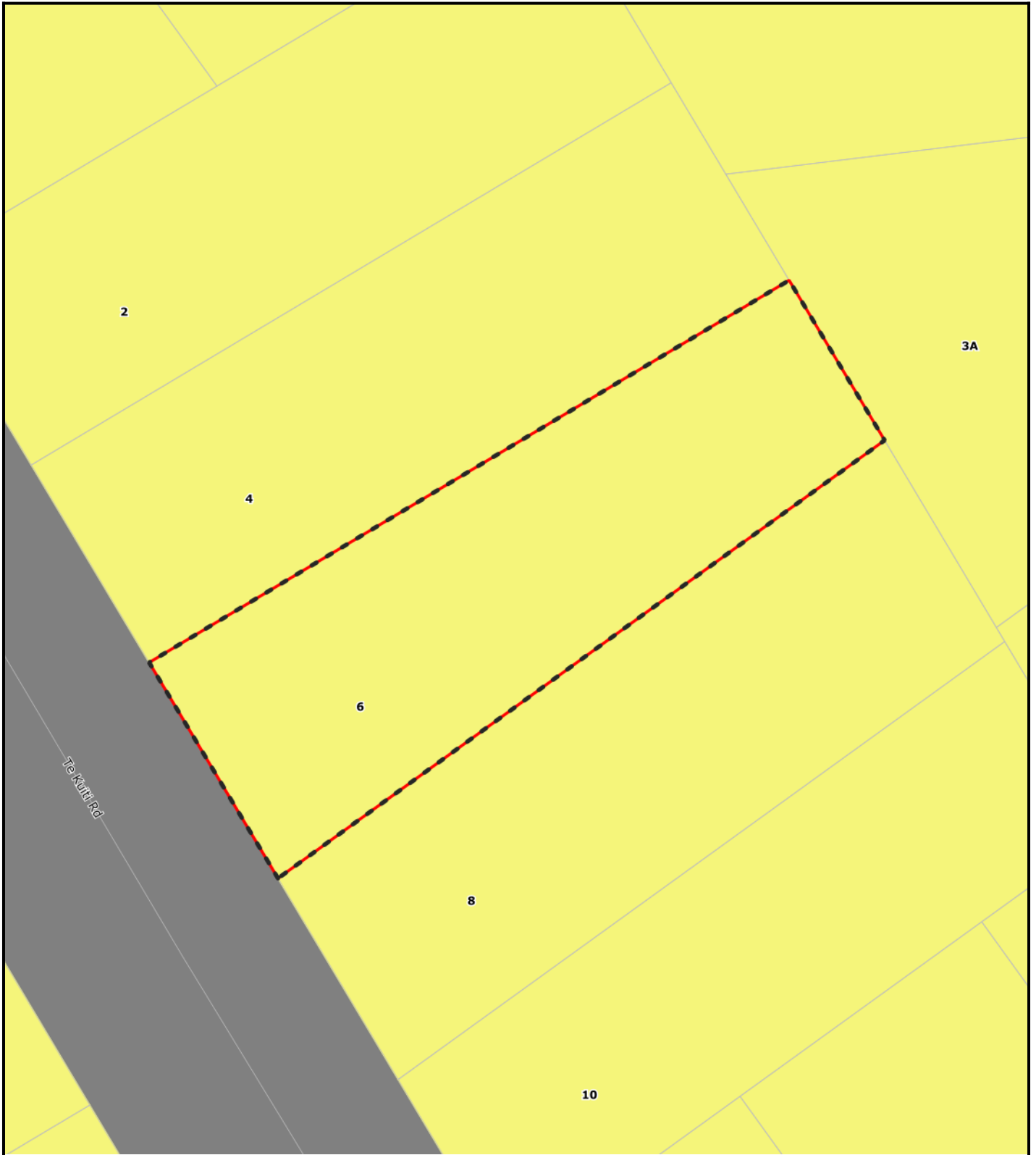
	A or B
	C, D or E

	Designated Sites
	NZAA Sites
	Heritage Points

 Gas Line

 HV Transmission





## Proposed District Plan: Zones Map Appeals Version 1 October 2025

Monday 13 April 2026

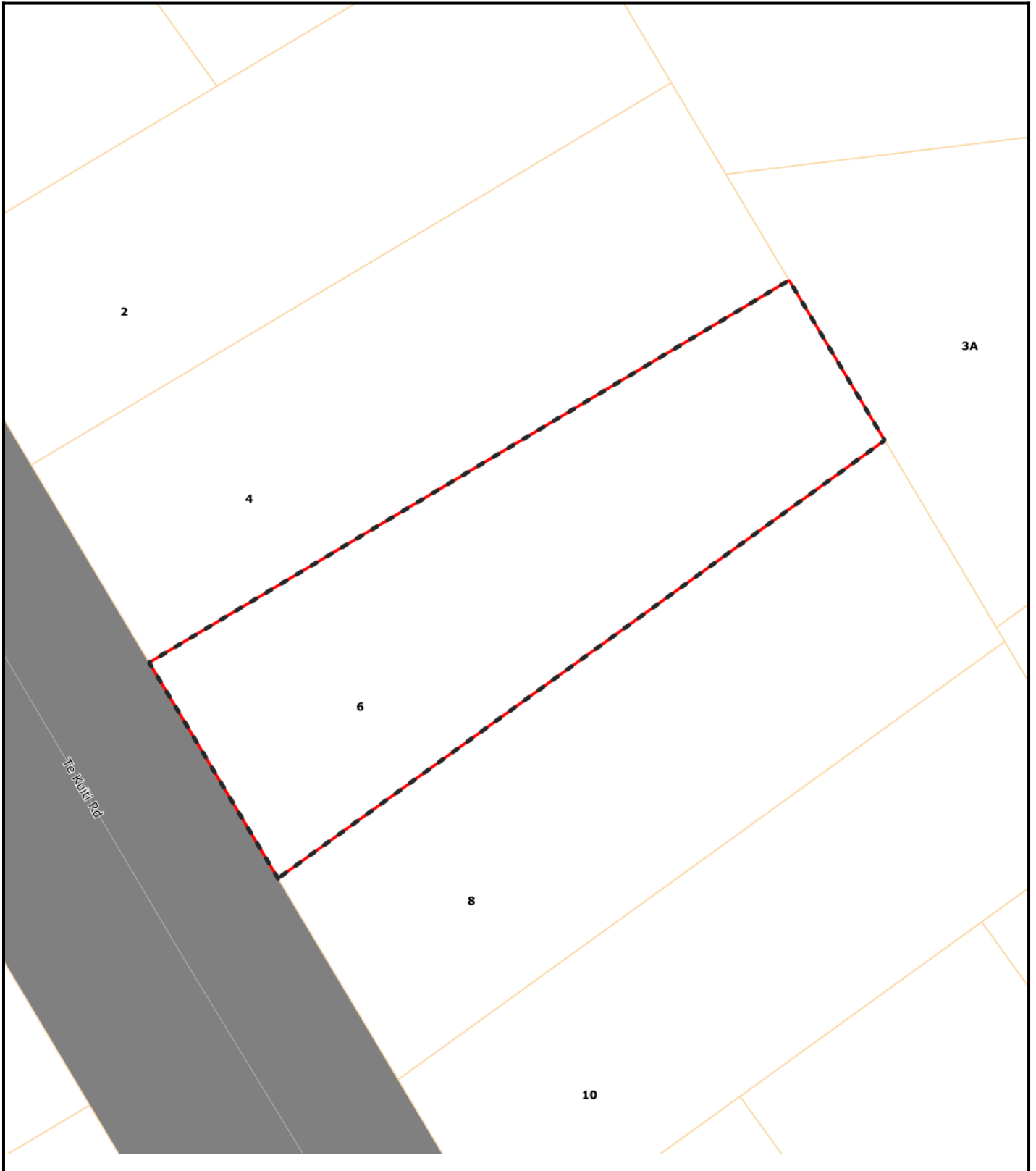


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## Proposed District Plan:Overlays Appeals Version 1 October 2025

Monday 13 April 2026



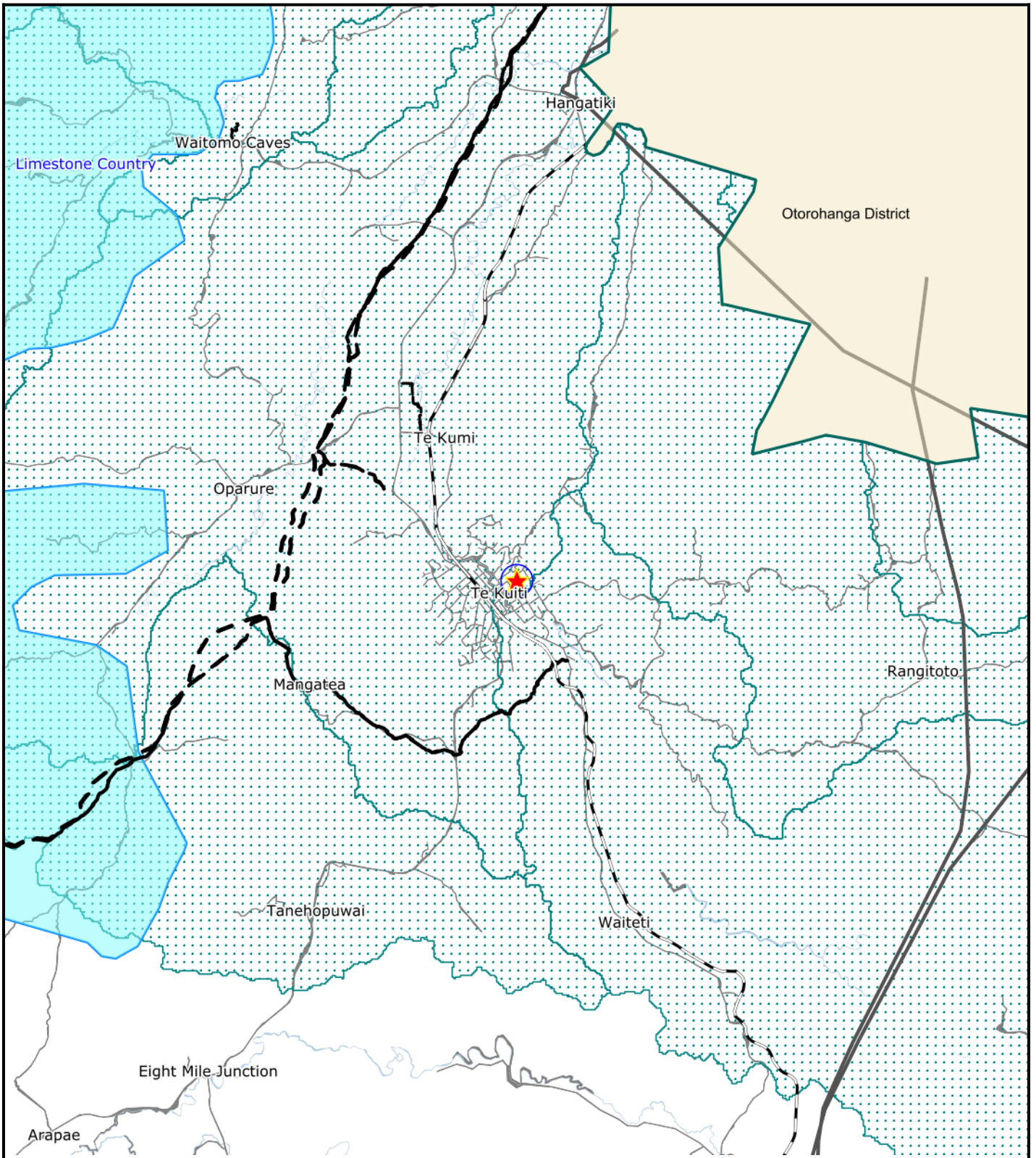
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## Proposed District Plan: District-Wide Appeals Version 1 October 2025

Monday 13 April 2026



Position of property boundaries is INDICATIVE only and must not be used for legal purposes. Imagery sourced from NZ Aerial Surveys Ltd

### Landscapes

- Outstanding Natural Landscapes
- Coastal Environment
- Landscapes of High Amenity Value
- Upper Waipa Catchment

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Proposed Waitomo District Plan - Appeals Version 1 October 2025

**Zones Legend**

**Zones**

-  Residential Zone - RESZ
-  General Rural Zone - GRUZ
-  Rural Production Zone - RPROZ
-  Rural Lifestyle Zone - RLZ
-  Settlement Zone - SETZ
-  Commercial Zone - COMZ
-  Industrial Zone - INZ
-  Natural Open Space Zone - NOSZ
-  Open Space Zone - OSZ
-  Future Urban Zone - FUZ
-  Maori Purpose Zone - MPZ
-  Tourism Zone - TOUZ









**APPEALS**

- A1 - ENV-2025-AKL-000158 - Waikato Regional Council
- A3 - ENV-2025-AKL-000160 - Roy Wetini Whaanau Trust
- A5 - ENV-2025-AKL-000162 - Te Ruunanga o Ngaati Mahuta ki te Hauaaaru Trust










**Designations**




**Infrastructure & Transport**

-  Roading
-  State Highways
-  Railway Line
-  National Grid Line
-  Gas Transmission Pipeline
-  Indicative Road

**Precincts**

-  Railway Cottage Cluster Precinct - PREC1
-  Te Kumi Commercial Precinct - PREC2
-  Aerodrome Precinct - PREC3
-  Mokau Commercial Precinct - PREC4
-  Te Kuiti CBD Precinct - PREC5
-  Amenity Precinct - PREC6
-  Te Maika Precinct - PREC7





**Specific Controls**

-  Te Kuiti Aerodrome Flightpath Height Restrictions
-  Indicative Rural Production Areas
-  Coastal Marine Area

**Statutory Acknowledgement Areas**

-  Statutory Acknowledgement areas - Maraeroa A & B Blocks
-  Statutory Acknowledgement areas - Maraeroa A & B Blocks AOI
-  Statutory Acknowledgement areas - Ngati Tuwharetoa
-  Statutory Acknowledgement areas - Ngati Tuwharetoa AOI
-  Statutory Acknowledgement areas - Raukawa

**General Layers**





-  Regional Councils
-  District Councils
-  Cadastral Boundary
-  River / Lake / Sea



Proposed Waitomo District Plan - Appeals Version 1 October 2025






**Overlays Legend**

**Historical & Cultural Values**






-  Heritage Buildings and Structures
-  Significant Archaeological Sites
-  Sites and Areas of Significance to Māori & Sites and Areas of Significance to Māori - Wāhi Tapu Sites
-  Sites and Areas of Significance to Māori - Cultural Alert Area


**Natural Environment Values**

**Significant Natural Areas**

-  International Significance
-  National Significance
-  Regional Significance
-  Local Significance
-  Manawatū-Whanganui Protected Areas (for information only)




**Outstanding Natural features**

-  Cave
-  Above Ground
-  Areas of Outstanding Natural Character
-  Areas of Very High / High Natural Character
-  Karst Overlay
-  Coastal Environment Overlay


-  Coastal Marine Area
-  Benefit Lots
-  State Highway Noise Control Boundary
-  Rail Corridor Noise Control Boundary
-  Rail Vibration Alert Layer

**Natural Hazards**


**Coastal Hazard Areas**

-  Coastal Erosion Hazard Area 1 – CEHA1
-  Coastal Erosion Hazard Area 2 – CEHA2
-  Coastal Flood Hazard Area - CFHA







**Flood risk**

-  High Risk Flood Zone - HRFZ





**Building Platform Suitability**

-  Building Platform Suitability Area A – BPS-A
-  Building Platform Suitability Area B – BPS-B
-  Building Platform Suitability Area C – BPS-C

**Infrastructure & Transport**

-  Roothing
-  State Highways
-  Railway Line
-  National Grid Line
-  Gas Transmission Pipeline
-  Indicative Roads

**General Layers**

-  Regional Councils
-  District Councils
-  Cadastral Boundary
-  River / Lake / Sea

NOTE: refer to map 51 and associated legend to see Outstanding Natural Landscapes (ONL), Landscapes of High Amenity Value (LHAV), extent of the Coastal Environment Line (CEL), and Healthy River Catchment Area PC1.

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The spatial information in Waitomo District Council's databases and maps is believed to be correct but no guarantee as to its accuracy or completeness can be given in that respect.

Waitomo District Council will accept no responsibility for any losses suffered by any person relying directly or indirectly upon the information relating to the location of council services. The location of council services should be verified independently, and evidence provided to council before works begin. If you would like further information related to your specific property, please contact [info@waitomo.govt.nz](mailto:info@waitomo.govt.nz)

## **Waitomo District Council Proposed District Plan Decisions Version June 2025**

Waitomo District Council issued the Decisions Version of the Proposed Waitomo District Plan on 19 June 2025. The appeal period closed on 1 August 2025. We have now issued the appeals version of the Proposed Waitomo District Plan.

Please now use the appeals module if you are wanting to see the most up to date version of the Proposed Waitomo District Plan.

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