

Disclaimer

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

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

<https://www.waipadc.govt.nz/our-services/properties/lim>

Please contact the Revenue Department in the first instance if you have any further questions regarding the property snapshot report during office hours: Cambridge 07 8233800 Te Awamutu 07 8720030 or info@waipadc.govt.nz

Property Information

Property Address	Legal Description	Property ID	Assessment	Area sqm
3/403 Mahoe Street Te Awamutu 3800	FLAT 3 DPS 91166 ON LOT 1 DPS 89691 HAVING 1/3 INT IN 1167 S Q METRES	54417	04492/085.01C	1167.60

Ward

Te Awamutu and Kihikihi General Ward

District Plan Zone

COMMERCIAL ZONE

LINZ Data

Parcel ID	LINZ Address	Legal Description	Type	Title	Area	Survey Details	Statutory
4552882	1/403 MAHOE STREET	Lot 1 DPS 89691	Cross lease	SA72A/7 66	0.1167 HA	DP 450526, DPS 89691	
4552882	1/403 MAHOE STREET	Lot 1 DPS 89691	Cross lease	SA72A/7 67	0.1167 HA	DP 450526, DPS 89691	
4552882	1/403 MAHOE STREET	Lot 1 DPS 89691	Cross lease	SA72A/7 68	0.1167 HA	DP 450526, DPS 89691	
4552882	2/403 MAHOE STREET	Lot 1 DPS 89691	Cross lease	SA72A/7 66	0.1167 HA	DP 450526, DPS 89691	
4552882	2/403 MAHOE STREET	Lot 1 DPS 89691	Cross lease	SA72A/7 67	0.1167 HA	DP 450526, DPS 89691	
4552882	2/403 MAHOE STREET	Lot 1 DPS 89691	Cross lease	SA72A/7 68	0.1167 HA	DP 450526, DPS 89691	
4552882	3/403 MAHOE STREET	Lot 1 DPS 89691	Cross lease	SA72A/7 66	0.1167 HA	DP 450526, DPS 89691	
4552882	3/403 MAHOE STREET	Lot 1 DPS 89691	Cross lease	SA72A/7 67	0.1167 HA	DP 450526, DPS 89691	
4552882	3/403 MAHOE STREET	Lot 1 DPS	Cross	SA72A/7	0.1167	DP 450526, DPS	

Valuation Data

Land Value (\$)	Capital Value (\$)	Note
270000	690000	Valuation as at 1 August 2025

Current Year Rating Data

Annual Rates 2026/2027
\$4241.90

Description	Unit Rate	Value of Factor	Rates Set
Capital Works Te Awamutu	0.000008	690000	\$5.52
General Rate	0.001405	690000	\$969.45
Recycling Charge	202.08	1	\$202.08
Sewerage Rate 1-3 Pans	1483.50	1	\$1483.50
Targeted Rate Te Awamutu Area	344.32	1	\$344.32
Uniform Annual General Charge	893.55	1	\$893.55
Urban District Stormwater	0.000491	690000	\$338.79
Urban Town Halls	4.69	1	\$4.69

WRC Rating Information

Note:

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

Water Meter Information

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

Building Consents- Issued for Property since 1991

Application Number	Description	Decision	Floor Area	Date Approved	CCC Date
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24701	ERECT A NEW DWELLING - HOUSE C	#CCCIssued	140.00	16/11/2000	18/07/2001
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Compliance Information

N/A

Licence Information

N/A

Recycling Collection

Collection Day	Collection Area	Collection Calendar
TUESDAY	14	https://www.wastelesswaipa.co.nz/assets/PDF/Recycling-calendars-2025/Recycling-Calendar-2025-Route-14.pdf

Rubbish Collection

Collection Type

Property is in a Urban collection area.

Rubbish collection is not paid for by ratepayers and we do not operate the district rubbish collection services. For more information on private contractor collection areas <https://www.waipadc.govt.nz/our-services/rubbish-and-recycling/rubbish>

District Plan Information

Note:

The Waipa District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps and property specific plan chapters are available via the Waipa District Council's website: <https://www.waipadc.govt.nz/our-council/waipadistrictplan> and the ePlan <https://eplan.waipadc.govt.nz/eplan/>



Aerial Map

Cambridge, Hautapu, Kakepuku, Karapiro, Te Awamutu, Kihikihi, Ohaupo, Mystery Creek, Te Miro, Tokanui flown 17 February 2021.
 Puaheue, Wharepapa South flown 14 February 2021.
 Kaniwhaniwha Ngahinapouri, Pirongia, Te Pahu flown 31 January 2021.
 All other rural areas of Waipā District flown between Jan-April and Dec 2017.
 Aerial photography has an accuracy of $\pm 0.2\text{m}$ in urban areas and $\pm 3\text{m}$ 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

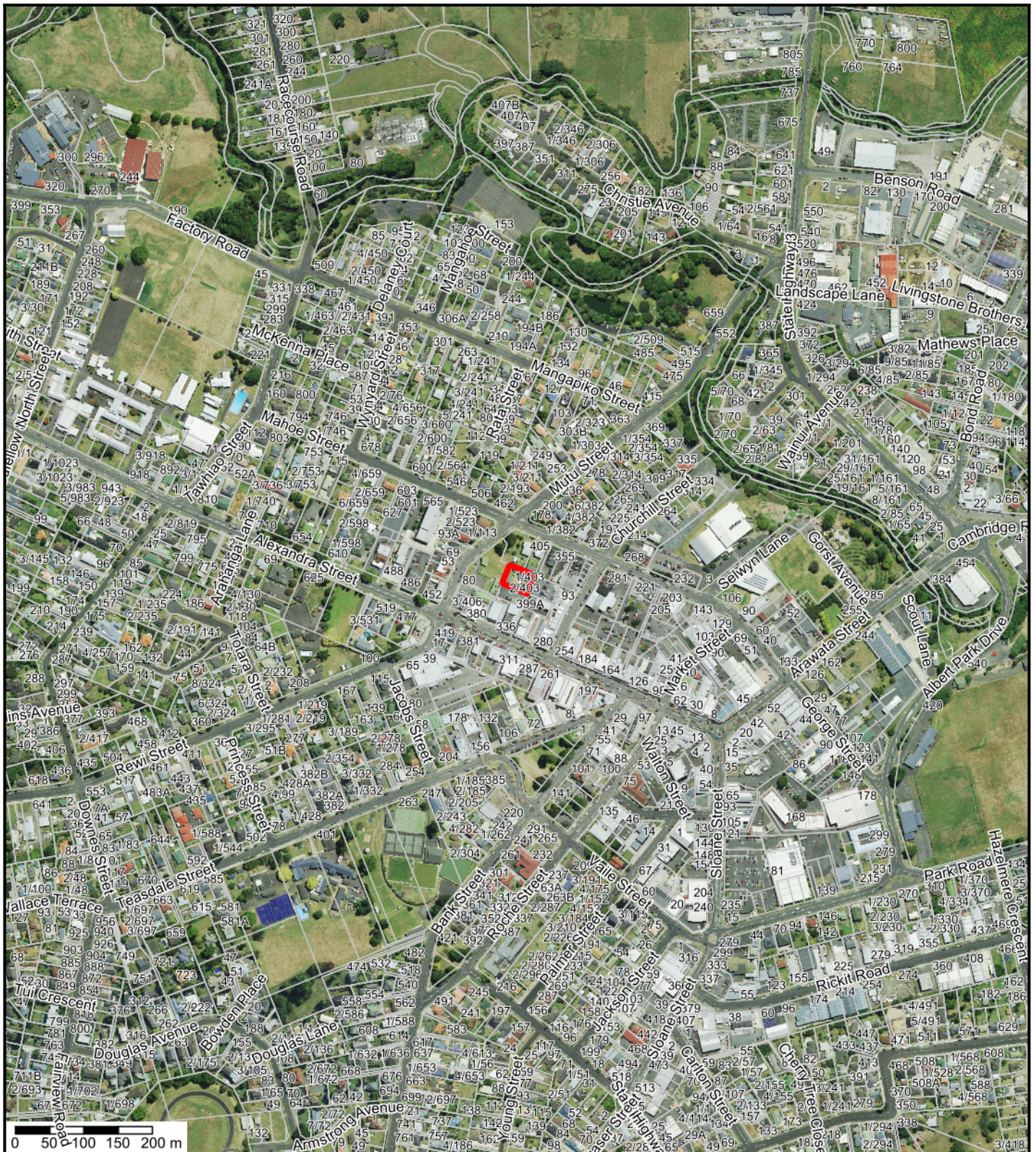
Tuesday 14 July 2026

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



Cambridge, Hautapu, Kakepuku, Karapiro, Te Awamutu, Kihikihi, Ohaupo, Mystery Creek, Te Miro, Tokanui flown 17 February 2021.
 Puhue, Wharepapa South flown 14 February 2021.
 Kaniwhaniwha Ngahinapouri, Pirongia, Te Pahu flown 31 January 2021.
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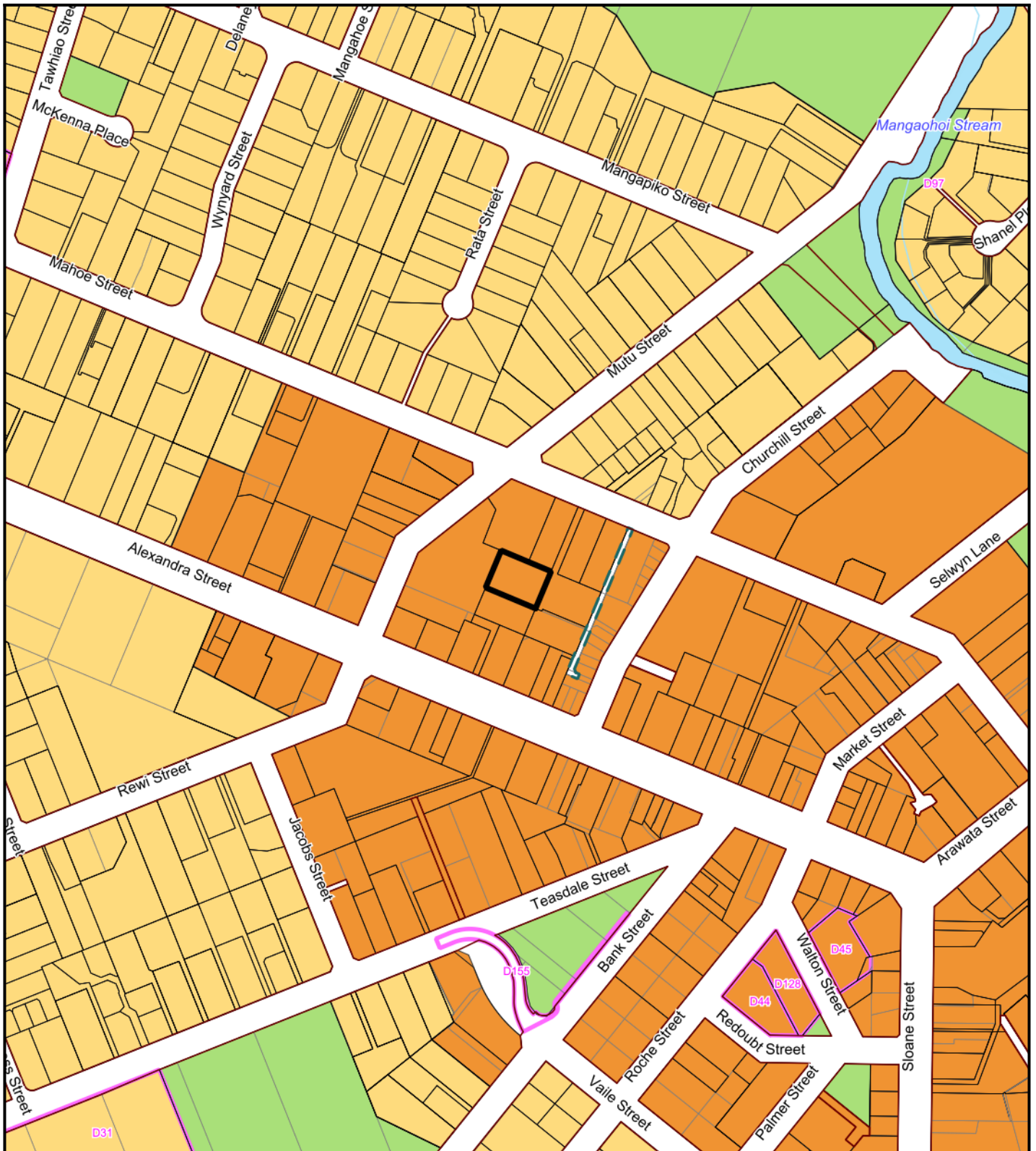
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Waipā District Plan Zones and Overlays

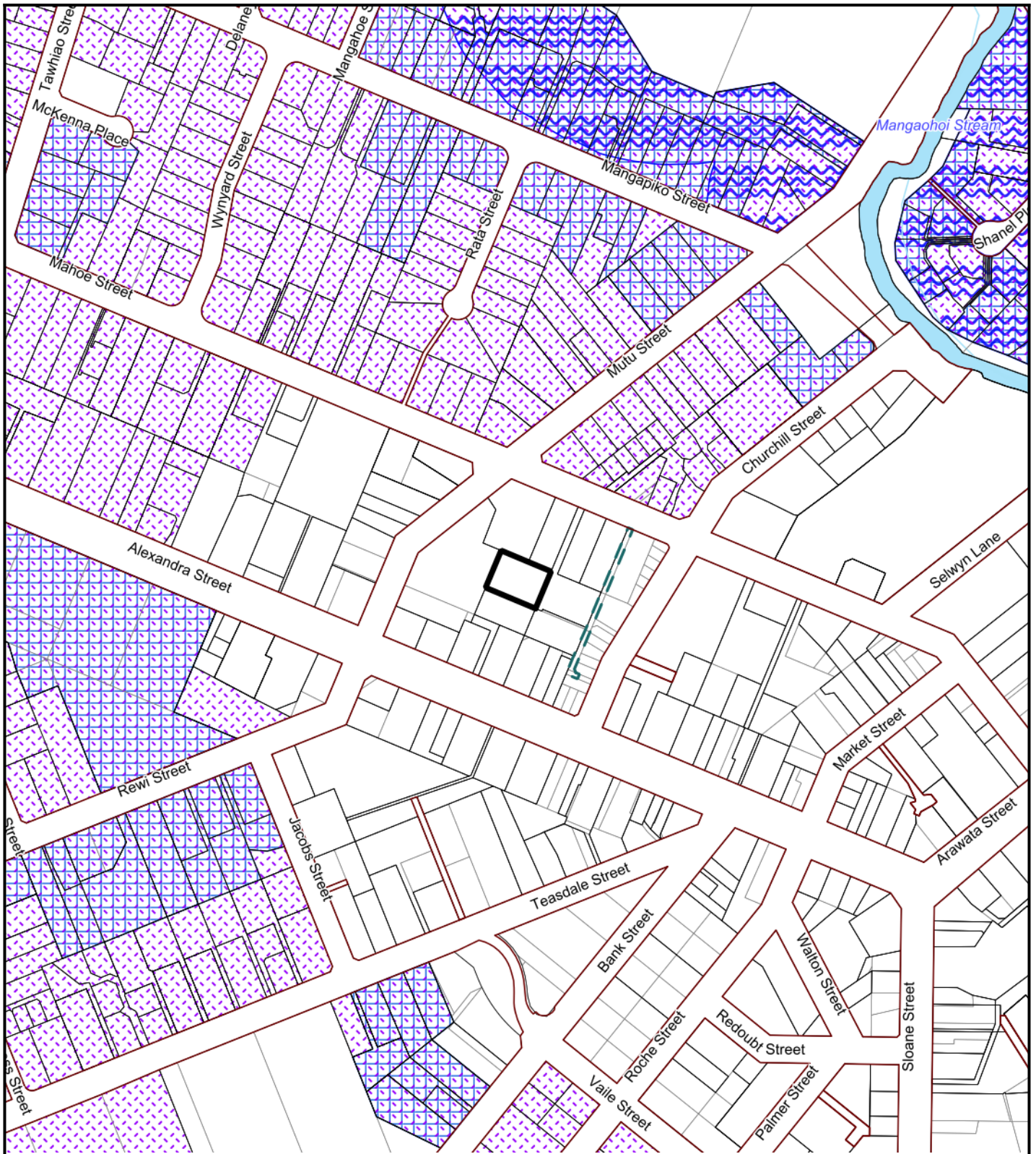
The Waipā District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps and which District Plan chapters and district wide provisions are specific to the property, is available via the Waipā District Council's* website: <https://www.waipadc.govt.nz/our-council/waipā-district-plan> and the ePlan: <https://www.waipadc.govt.nz/our-council/waipā-district-plan/waipā-eplan>

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Waipā District Plan Qualifying Matters

The Waipā District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps and which District Plan chapters and district wide provisions are specific to the property, is available via the Waipā District Council's website: <https://www.waipadc.govt.nz/our-council/waipā-district-plan> and the ePlan: <https://www.waipadc.govt.nz/our-council/waipā-district-plan/waipā-eplan>

Tuesday 14 July 2026

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Refer to the Zone Legend for
Symbology.

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Zones Legend

AIRPORT

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

DESIGNATIONS (Refer Appendix D1)

	Designation Approved
	Designation (Notice of Requirement)

OVERLAYS

	Structure Plan Area
	Core Campus Area
	Tokanui Dairy Research Centre
	Hydro Electric Power Generation Infrastructure Area
	Boundary of the Specialised Dairy Industrial Area

GENERAL

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

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

ZONES

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

QUALIFYING MATTERS

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



Tuesday 14 July 2026

Policy Areas Legend

ESPLANADE REQUIREMENTS

- Access Strip
- Esplanade Reserve
- Esplanade Strip

LANDSCAPE AND NATURAL AREAS

- High Amenity Landscapes (includes adjacent water bodies)
- Outstanding Natural Feature and Landscape
- River and Lake Environs
- Significant Indigenous Forest (Local)
- Significant Natural Feature and Landscape (District)
- Visually Sensitive Hill Country
- Cultural Landscape Area Alert (Refer Note 4)
- Cultural Landscape Area Mountain
- Cultural Landscape Area Battle Site
- Significant Natural Area (Refer Appendix N5)
- Viewshaft and State Highway 3 Scenic Corridor
- Vista
- Significant Tree and Bush Stand

HERITAGE

- Archaeological Site (Refer Appendix N3)
- Archaeological Site - Reliability 1
(Refer Note 3 and Appendix N3)
- Cultural Sites (Refer Appendix N2)
- Heritage Item (Refer Appendix N1)
- Karapiro Hydroelectric Village Heritage Item
- Protected Tree
- Character Cluster
- Character Cluster Qualifying Matter Overlay
- Character Defining Property
- Non-Character Defining Property
- Character Precinct
- Character Precinct Cambridge A
- Character Precinct Cambridge B
- Character Streets
- Rangiaowhia Ridge Building Setback Area

GENERAL

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

OVERLAYS

- Commercial Zone Height Overlay
- Dairy Manufacturing Site
- Large Format Retail Area
- Maungatautari Ecological Island Fenced Boundary
- Pedestrian Frontage
- Road Noise Effects Area
- Scheduled Industrial Site
- Specialised Dairy Industrial Area
- Special Amenity Area
- Tall Building Area
- Cambridge North Neighbourhood Centre
- Hydro Operating Easement
- Mystery Creek Events Centre Core Area
- Mystery Creek Events Lower Terrace Area
- Mystery Creek Events Upper Terrace Area
- Mystery Creek Rural Activities Overlay
- Mystery Creek Agri-Activities Overlay
- Quarry Buffer Area
- Mineral Extraction Area
- Maungatautari Ecological Island Fenced Boundary
- Dairy Manufacturing Noise Contour
- Mystery Creek Noise Contour
- Water Catchment Area (WCA)
- Scheduled Site

UTILITIES

- HV Electricity Structure
- HV Electricity Transmission Line
- HV Electricity Transmission Line (Underground)
- Gas Transmission Pipeline Corridor

NATURAL HAZARDS

- Flood Hazard Area

NOTE:

1. Referenced Sites

Some sites are shown on the maps with a reference number. These are archaeological sites, culture sites, designations (approved and notice of requirements), historic buildings/sites, protected trees or significant natural areas.

2. Archaeological Sites

Additional archaeological sites may have been identified since the notification of this Plan. For this reason people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

3. Reliability 1

These sites have been field checked and documentation has been completed. These sites have a higher degree than the other sites.

4. Cultural Landscape Areas

There are two types, 'Cultural Landscape Area - Alert' and 'Cultural Landscape Areas'. The Cultural Landscape Area - Alert are identified for information purposes only. While the Cultural Landscape Areas have additional resources consent requirements for some activities.

Where the Cultural Landscape Area - Alert is shown on the Planning Maps to apply to a river or stream, it includes a 50m setback on either side of the bank from the river or stream.



Schedule of Notified Plan Changes

Tuesday 14 July 2026

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

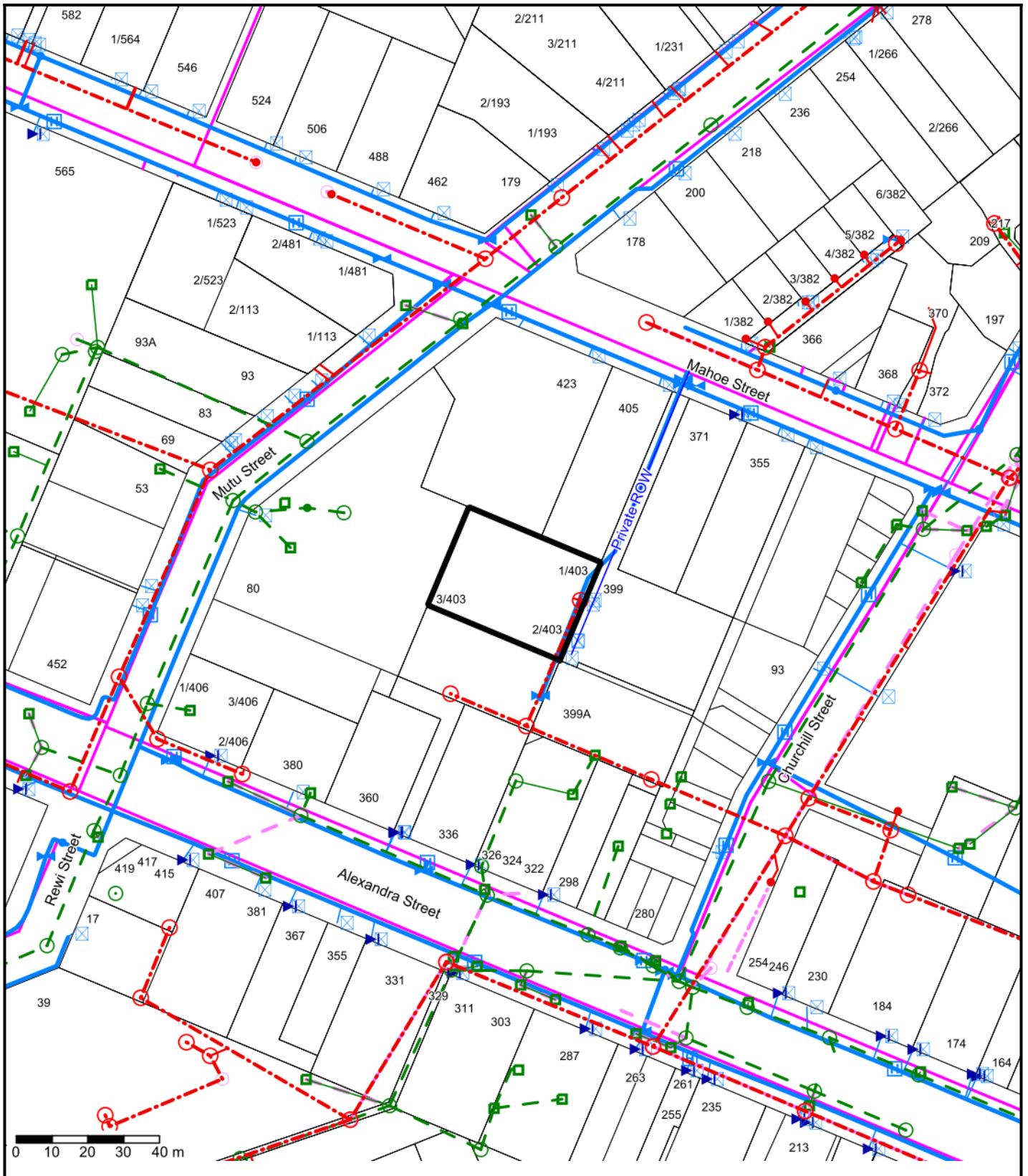
Council Plan Changes

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

Private Plan Changes

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

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



Utilities
(Refer to Map Legend)

Tuesday 14 July 2026

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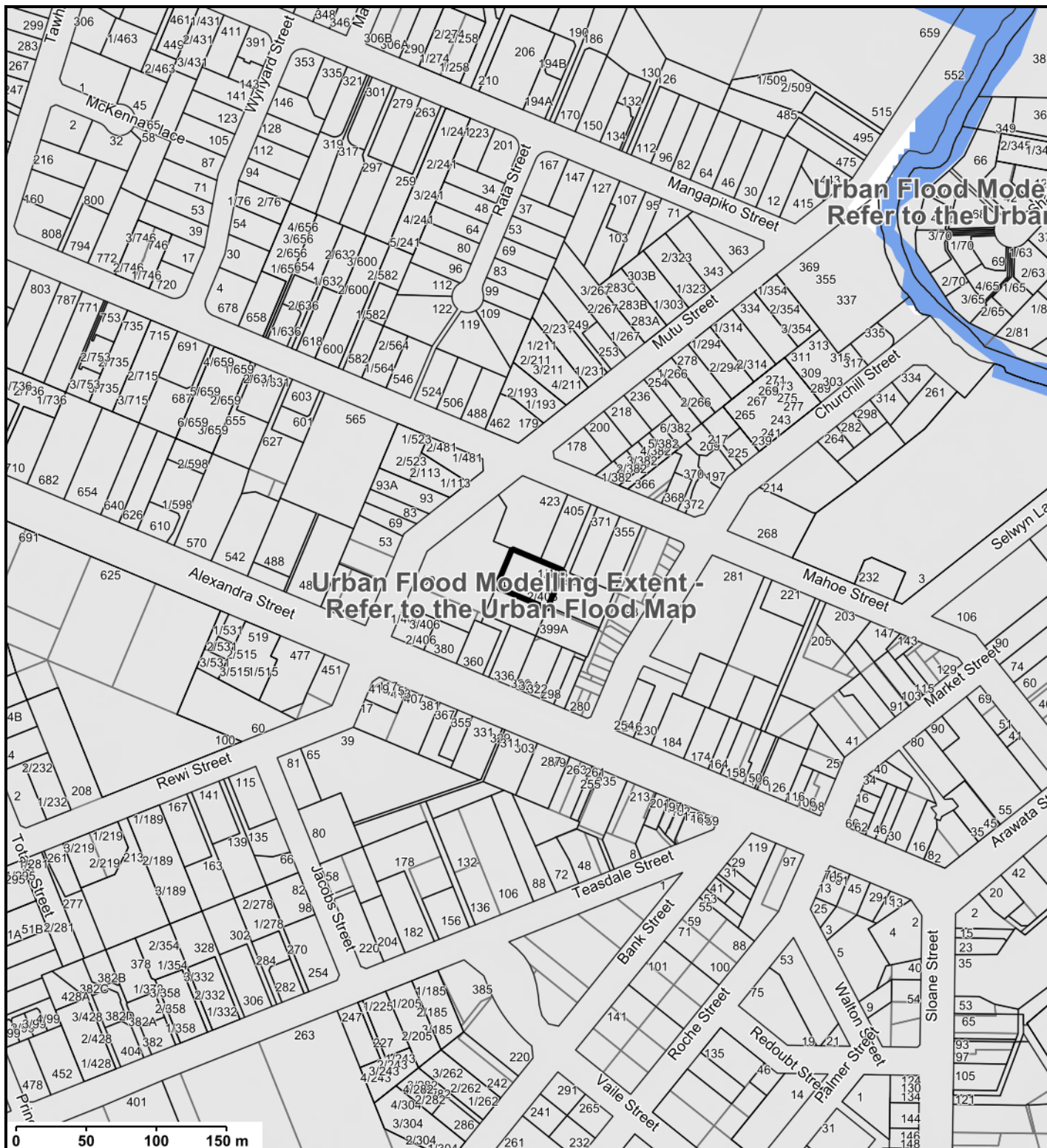
Essential Services Legend

				
Sewer Connection	Sewer Pipe	Sewer Rising Main	Abandoned Sewer Pipe	Sewer Meter
				
Sewer Node	Sewer Valve	Sewer Manhole	Abandoned Sewer Manhole	Septic Tank
				
Sewer Pump Station	Stormwater Connection	Stormwater Pipe	Abandoned Stormwater Pipe	Stormwater Node
				
Stormwater Manhole	Abandoned Stormwater Manhole	Stormwater Catchpit	Stormwater Inlet/Outlet	Water Connection
				
Water Pipe	Abandoned Water Pipe	Water Meter	Water Node	Water Valve
				
Fire Hydrant	Natural Watercourse	Public Drain	Drainage District – Waikato RC	Drainage District – Waipa DC
				
Culvert				

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Rural Stormwater Flood Modelling 1% AEP

Tuesday 14 July 2026



 Flood Extent

Note: The 'Rural Stormwater Flood Modelling 1% AEP' map shows the extent of flooding in an extreme 1-in-100-year rainfall event, which has a 1% probability of occurring in any given year. This means on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The modelling has a number of limitations. More details are available on Council's website <https://www.waipadc.govt.nz/our-services/properties/flood-hazard-mapping> or email to info@waipadc.govt.nz

Disclaimer

Because of the nature of the data, accuracy varies should be interpreted conservatively. The preparation and provision of this information has been made in good faith based on flood modelling data. While due care has been taken, Waipā District Council does not give any warranty, nor accept any liability in relation to the accuracy, completeness or reliability of this information. The use of this information is entirely at your own risk. Expert advice is recommended before seeking to rely on it. The Council has provided the information in this report in good faith under s 44D of the Local Government Official Information and Meetings Act 1987.

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Disclaimer – Urban Area Stormwater Flooding:

The 'Urban Stormwater Flood Modelling 1% AEP' map shows the extent of flooding in an extreme 1-in-100-year rainfall event, which has a 1% probability of occurring in any given year. This means on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The flooding extent shown uses the ground levels in 2019. Any changes to ground levels since this date (such as through development and earthworks) are not represented. If you would like further information related to your specific property, please contact info@waipadc.govt.nz.

The preparation and provision of this information has been made in good faith based on flood modelling data. While due care has been taken, Waipā District Council does not give any warranty, in relation to the accuracy, completeness or reliability of this information. Expert advice is recommended before seeking to rely on it. Note: This is the latest flood hazard map. If there is any inconsistency with the Waipā District plan, then this map prevails.

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

Disclaimer – Rural Area Stormwater Flooding:

The Rural Stormwater Flood Modelling 1% AEP' map shows the extent of flooding in an extreme 1-in-100-year rainfall event, which has a 1% probability of occurring in any given year. This means on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths.

This modelling has a number of limitations, including:

- a) The modelling only provides a high-level indication of where rainfall may pond primarily due to ground contour. It is based on what culverts and drains were known to Council at the time of modelling. It does not account for any private culverts or drains not known to Council at the time. Given this, where such assets are physically present the indicated flood extents will likely be inaccurate as the water can flow elsewhere.
- b) The modelling has not been sensitivity tested or validated against actual flood events.
- c) The mapping is not suitable for identification of dwelling flood risk or for setting finished floor levels for any development.
- d) The flooding extent shown uses the ground levels in 2021. Any changes to ground levels since this date (such as through development and earthworks) are not represented. If you would like further information related to your specific property, please contact info@Waipadc.govt.nz.

The preparation and provision of this information has been made in good faith based on flood modelling data. While due care has been taken, Waipā District Council does not give any warranty, in relation to the accuracy, completeness or reliability of this information. Expert advice is recommended before seeking to rely on it.

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

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

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