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te kaunihera ā-rohe o
matamata-piako
district council



Land Information Memorandum

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

Address: **15 Burgess Street Te Aroha**

Legal Description: **Lot: 1 DPS: 17052**

Total Property Area: **0.0475 Hectares**

Report Contents

Section:	Covers:
1.	Natural Hazards ▪ 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 ▪ Stormwater ▪ Sewer ▪ Council's Utility Plan (if available) ▪ Private Drainage Plans (if available) ▪ Waikato Regional Council's Drains (if available)
3.	Drinking Water Standards ▪ Section 69ZH Health Act 1956 notifications ▪ Water Supply Type ▪ Metered Water ▪ Register of Community Drinking Water Standards
4.	Rating Valuations, Current District Rates - Capital Loans Contribution - Objection to Revaluation
5.	Building ▪ 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 ▪ District Plan ○ Zoning ○ Proposed plan changes ▪ Resource Consents ○ 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**



Aerial Imagery captured 2021-2023.

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LAND INFORMATION MEMORANDUM Aerial Imagery

05311/121.00
15 Burgess Street, Te Aroha

09-05-2024

SCALE 1:397 AT A4

0 5 10
Meters



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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 person's 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

Council does not hold current records of wind zones for properties.

Please go to the BRANZ link listed below to see the preliminary wind zone for your property.

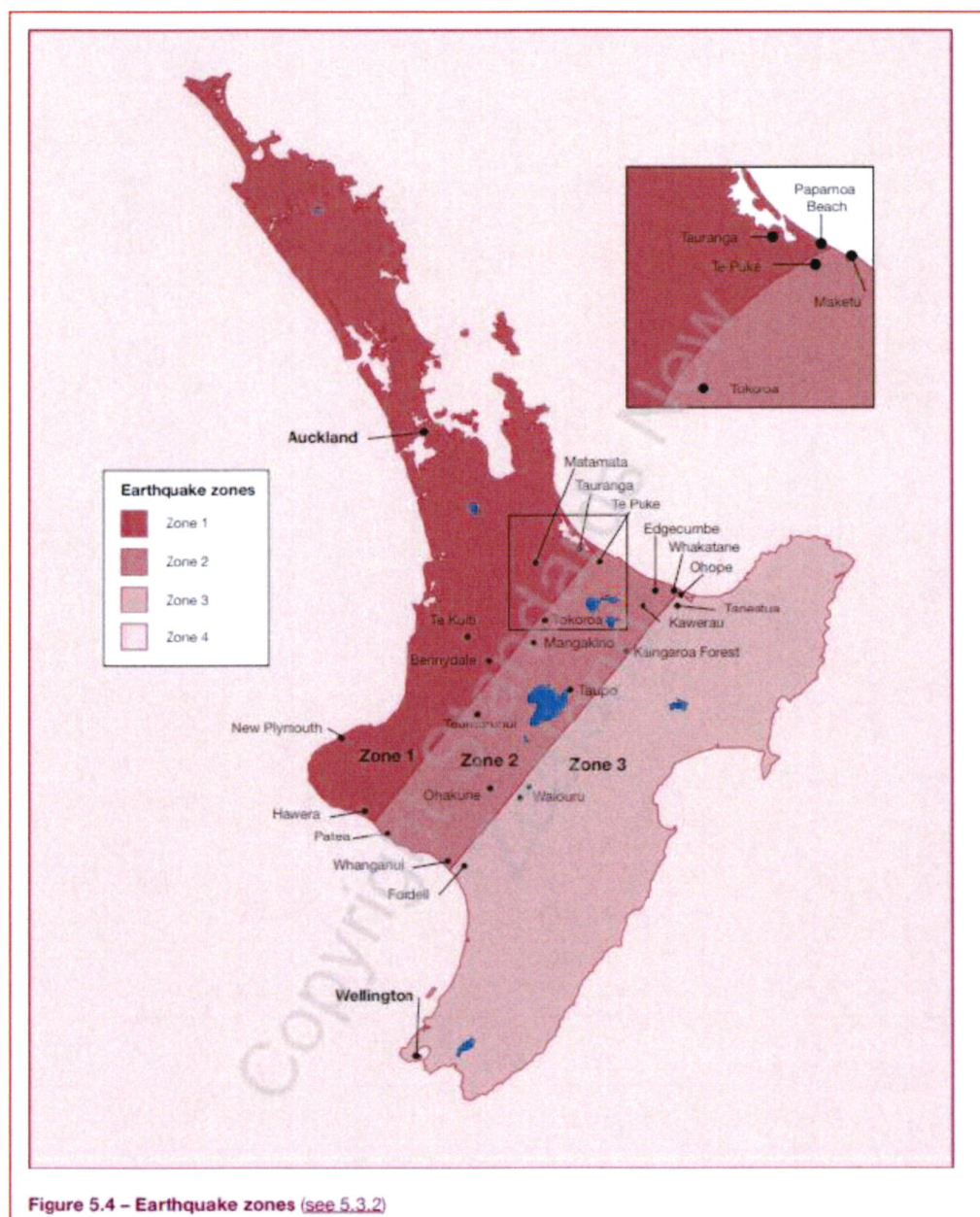
<https://experience.arcgis.com/experience/6e83b0bb19d14a0db411aebdc301cf49/page/Page/?views=Layer-List>

If you have any questions we recommend you speak to a suitably qualified professional about any site specific requirements.

Soil Grade

The soil grade of the property is: **Not available.**

Earthquake Zone 1: All properties within our district fall into this category.



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.mpdc.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 , 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:

No record of connection to public service.

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?

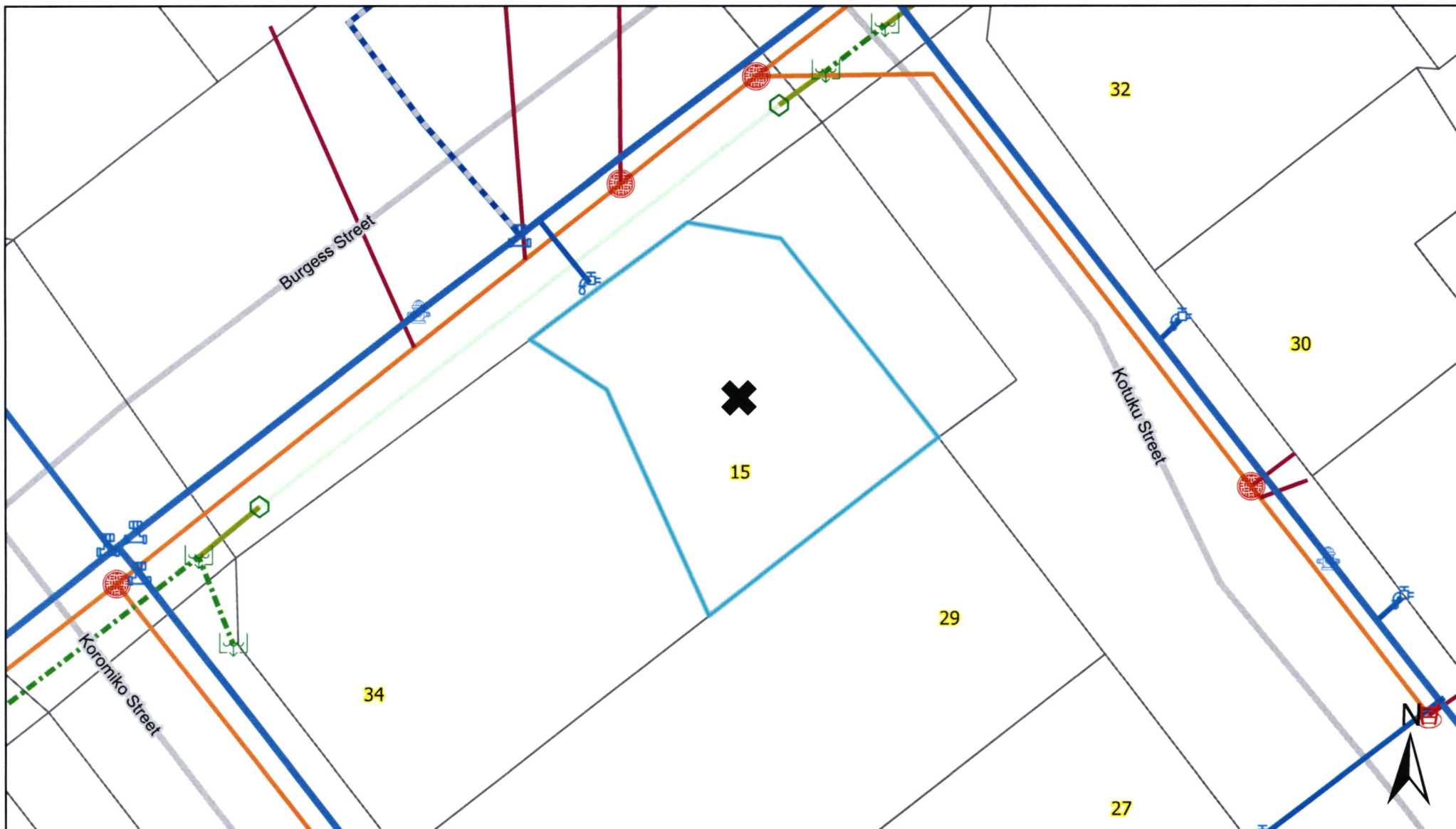
Yes – attached for your records.

As-laid drainage plan available?

No – none on file.

Waikato Regional Council map available?

No – none known.



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LAND INFORMATION MEMORANDUM Utilities

05311/121.00
15 Burgess Street, Te Aroha

09-05-2024

SCALE 1:397 AT A4

0 5 10
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LIM Map Legend

Utilities

Private Point

Private Point

Water Point

- Toby
- Manifold
- Valve
- Fire Hydrant
- Meter
- Dummy Node
- Backflow Preventor
- Valve Chamber
- Bore
- Treatment Plant
- Pump Station
- Reservoir
- Tanker Fill Point

Storm Water Point

- Catchpit
- Manhole
- Node
- Rain Garden
- Double Catchpit
- Wingwall

- Soakhole
- Inspection Chamber
- Leaf Trap
- Superpit
- Pump Station
- Outlet

Waste Water Point

- Manhole
- End Point
- Node
- Inspection Chamber
- Lamphole
- Pump Station
- Sprinkler Head
- Treatment Plant
- Air Release Valve
- Valve
- Solar Panel
- Valve Chamber

Private Line

Private Line

Water Line

- Service
- Water Main
- Rider Main
- Trunk Main
- Rising Main

Carrier Pipe

Storm Water Line

- Gravity Main
- Catchpit Lead
- Service
- Open Drain
- Channel
- Culvert
- Subsoil Drains
- Other

Waste Water Line

- Service
- Gravity Main
- Rising Main
- Carrier Pipe
- Leachate Rising Main
- Pipe Bridge

WRC Drain

- WRC Drain
- WRC Schemes

Treaty Claims Settlements

- Raukawa AOI subj. Stat.Ack and DoR
- Ngati Koroki Kahukura AOI subj. Stat.Ack.
- Ngati Koroki Kahukura AOI subj. Stat.Ack. and DoR
- Raukawa AOI subj. Stat.Ack.
- Ngati Haua AOI subj. Stat.Ack.
- Ngati Haua AOI subj. Stat.Ack. and DoR

Designated Site

Heritage Site

Outstanding or Significant Natural Feature

Protected Tree

Waahi Tapu Site

WRC Floodgate

WRC Pump Station

Transpower Site

Gas Pipeline

WRC Embankment

Water Catchment Zone

Airport Height Control

Airport Sound Zone

Transmission Line

Detention Ponds and Spillways

Fire Line Edge

Principal Road Landscaping Area

Shop Front - Matamata

Shop Front - Morrinsville

Shop Front - Te Aroha

Gas Station Sites

Power Co Site

TP Sub Trans OH Line Corridor

TP Sub Trans UG Line Corridor

Gas Pipeline Corridor

DCP Area

Noise Emission Control Boundary

Instability Area

Peat Area

Flood Hazard

Crown Land Reserved From Sale

Reserve

Fire Hazard Buffer

Business Res Interface

Structure Plan Area

Character Area

Infill Housing

Future Residential Policy Area

Designation

Primary Parcels

Commercial Precinct

Industrial Precinct

Residential Precinct

Business Zone

Industrial Zone

Kaitiaki Zone

Residential Zone

Medium Density Residential Zone

Rural Zone

Rural Residential 2 Zone

Rural Residential Zone

Water Course

Significant Natural Areas

Significant

Potentially Significant

Not Significant

Pylon Mailout Zones

Span Centreline

Morrinsville Urban Area

Transpower Span Easement

1k Urban Mail Buffer

2.5k Rural Mail Buffer

Land Use Capability (Soil Class)

1

2

3

4

6

7

8

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:

There is an existing connection to Council supply.

Metered water

There is no water meter on this property.

Backflow Prevention Device

As per Section 27 of the Water Services Act 2021, every water supplier, including MPDC, is required to ensure the installation of backflow prevention devices in properties that are considered to pose a moderate or high risk of contaminating the water supply through backflow. Backflow refers to the flow of water from within the property back into the supply main and can occur when the mains experience low pressure due to breaks, the use of fire hydrants, or other causes. These backflow prevention devices must be tested, maintained, and recertified annually by a qualified person in accordance with Section 27(2(b)) of the Water Services Act 2021, the cost of these requirements are the responsibility of the property owner.

Recertification of your backflow prevention device is required annually (before the 12-month expiry since the last certification). It is the owners' responsibility to ensure your backflow device is recertified by the due date and that a copy of the recertification is forwarded to Council.

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.mpdc.govt.nz Pay my Rates. Unpaid rates for each instalment may incur a 10% penalty.

Land Value (July 2021):	\$285,000
Capital Value (July 2021):	\$660,000
Rates (01/07/2023 – 30/06/2024):	\$3,187.97
Balance of Rates to clear to 30 June 2024:	\$797.01

Section 20:

15 Burgess Street Te Aroha – Lot 1 – DPS 17052
15 Burgess Street Te Aroha – Sec 189 Blk LIII Twn TE AROHA

Section 20 of the Local Government (Rating) Act 2002 provides as follows:
Two or more rating units must be treated as 1 unit for setting a rate if those units are-

- (a) owned by the same person or persons; and*
- (b) used jointly as a single unit; and*
- (c) contiguous or separated only by a road, railway, drain, water race, river or stream.*

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: **05311/121.00**

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	12/02/1973	E22920

COPY

1045

Application for Permit

I/We MR E.J. BOWRING hereby apply for
the following permits allow me to ERECT NEW DWELLING
according to the plans, elevations, specifications, etc, deposited in duplicate herewith at Lot 8 1
Sec. 15 D.P. No. 15 Val. No. 15 known as No. 15 BURGESS ROTORUA
Street, Block No. 53 For E.J. BOWRING of TE AROHA WEST.
Use of Building DWELLING. Area of Building

I/We nominate J. A. KNOWLES. as Builders
FIRST AVE WAIHOU Address

I/We nominate J. CARTER PLUMBERS as Plumbers
" " as Drainlayer

NOTE: Drainage plan may be presented at completion of works with Engineer's consent.

	Value		Fees	Rec.
BUILDING WORK	\$ 18700.00	PERMIT No.	\$ 56.00	2487
PLUMBING WORK	\$ 1100.00	PERMIT No.	\$ 8.00	2487
DRAINAGE WORK	\$ 200.00	WATER CONNECTION	\$ 2.00	2487
TOTAL VALUE	\$ 20,000.00	SEWER CONNECTION	\$ 16.50	2480
		FOOTPATH DAMAGE DEP.	\$	
Signature of Applicant <u>J. Knowles.</u>		BUILDING RESEARCH FEE	\$ 10.00	2487
Address of Applicant <u>1st AVE WAIHOU</u>		TOTAL	\$	
<u>Builder.</u>		Receipt No.		
Date <u>31st Jan 1973.</u>		Date		

I/We certify that the above application has been inspected and the necessary permits are to be issued, subject to

(a) Town Planning Requirements

Property Zoned Industrial Coverage 24%
Front Yard 16' 6" Side Yard 8' incl. road
Rear Yard NA. Subj.

(b) Other

TOWN PLANNING OFFICER
HEALTH/BUILDING INSPECTOR

COPY

1973			Rec No.	Value	Fee Pd.	Permit N
Jan 8	AK & N.I. Larsen	alteration to dwelling garage	427	2600-00	12-00	E22913
" 25	GE Callaghan		1929	1225-00	7-00	E22914
25	Dr. Hamerton	Tool shed garage	2092	838-00	5-00	E22915
25	AL Graham	Carport	1782	500-00	3-00	E22916
				5163	27-00	4
Feb 5	Re B Laing	Enlarge kitchen	2190	800-00	14-00	E22917
" 7	G. Collins	erect car shed	1995	1100-00	6-00	E22918
" 9	T.V. E.P.B	additions to dwelling	2886	700-00	14-00	E22919
" 12	EJ Bowring	New dwelling	2487	18700-00	56-00	E22920
" 14	AJ. Stevens	new dwelling	2914	18563-00	56-00	E22921
" 14	A.G. McCollum	additions to dwelling	2671	2100-00	12-00	E22922
" 21	Salvation Army	new hall	2674	56250-82	108-00	E22923
				28913-49	276-00	7

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.

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.

Spa Pool on this property.

This was inspected on 07/05/2024 and complied at the time of inspection.

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.mpdc.govt.nz

- (Policies & Plans / Operative District Plan)

Zoning:

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

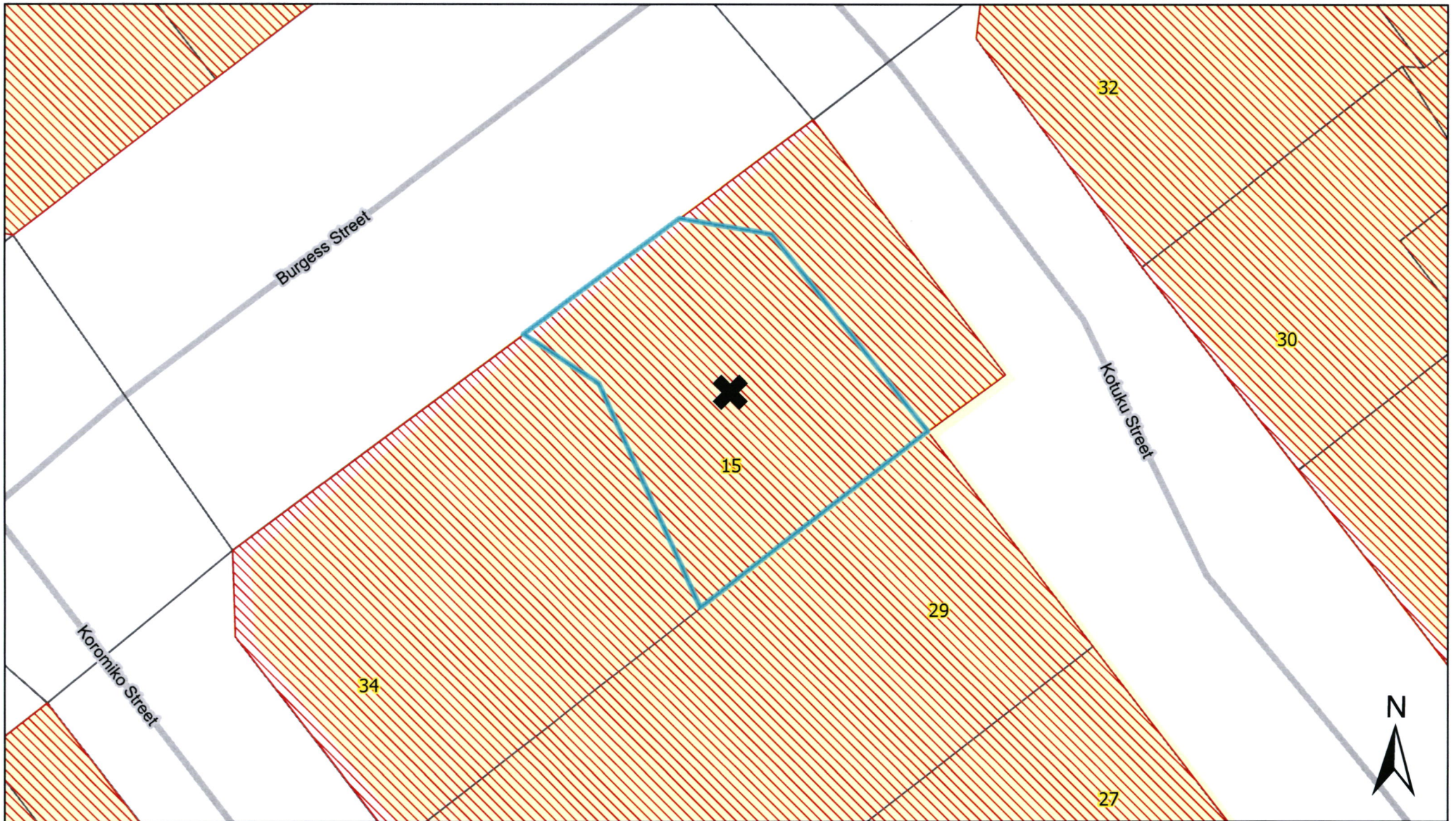
Additional overlays:

Residential Infill Area – Subject property is located in the Residential Infill Area – see attached Planning Map for specific details.

Proposed plan changes:

Is this property subject to any proposed plan changes?

None known.



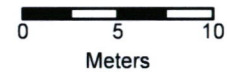
Disclaimer: Matamata-Piako District Council is required to map essential infrastructure information provided by third parties. This data may be updated by those third parties without our knowledge at any time. The data is provided as at May 2024 pursuant to the Local Government Official Information and Meetings Act 1987. While we've made every effort to ensure the accuracy of the data, we can't guarantee its accuracy or suitability for any specific purpose. We're not responsible for the misuse or misinterpretation of the data and won't be liable for any loss, damage, cost, or expense arising from its use or our failure to provide it. Users are advised to contact Powerco Limited at (0800) 769 372, Vector Gas Limited at (0800) 734 567, and Waikato Regional Council at (0800) 800 401. Copyright © 2024 Matamata-Piako District Council. Cadastral info is from Land Information New Zealand Crown copyright reserved. Additional data is sourced from Powerco Limited, Vector Gas Limited, Transpower New Zealand Limited, and Waikato Regional Council (WRC). All rights are reserved by these entities. Users should seek permission from the relevant local authority or utility provider before using the data.

LAND INFORMATION MEMORANDUM District Plan

05311/121.00
15 Burgess Street, Te Aroha

09-05-2024

SCALE 1:397 AT A4



te kaunihera ā-rohe o
matamata-piako
district council

Resource Consents

If this LIM identifies that there is a resource consent on this property, please be aware that any costs associated with monitoring resource consents will be on charged to the property owner.

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

None known.

Designations:

The site has the following designations/other:

None known.

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/Licensing Issued

No current Health Registration Certificates on record for this property.

Liquor Licensing

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

Is there any 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?

Not relevant to this property.

Section 9: Refuse Information

Matamata-Piako District Council operates rubbish and recycling collection services for about 9000 households.

Kerbside Collection:

Kerbside collection for the property is: Available

Collection Day: The collection day will be **Thursday**

The new service will include:

- Food scraps: 25L bin, collected weekly
- Rubbish: 120L wheelie bin, collected fortnightly
- Recycling: 240L wheelie bin for paper, tins and plastics (1, 2 and 5) and a green crate for glass, collected fortnightly (opposite fortnight to rubbish collection)

Once the new service commences, rubbish bags will no longer be collected (rubbish in wheelie bins only). If you have a surplus of official MPDC rubbish bags, you will still be able to take these to transfer stations free of charge.

Find out more about the changes to kerbside collections at <http://mpdc.nz/kerbside>

There may be changes to collection on or following public holidays. Check your local paper, facebook, mpdc.govt.nz or install the free Antenno App for notification of any changes.

Note: if your house is newly built, you may not yet be rated for recycling 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 wheelie bin/s and green crate/s supplied to that property for the next owners or tenants.

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

Note: The transfer station opening hours in Google are often edited/suggested by members of the public, and often provide incorrect information. Please check the Council website or install the Antenno app for updates on transfer station hours.

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.mppdc.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.

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

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.