

Our Ref 05316/435.01 – 46297
Enquiries to: Customer Services



te kaunihera ā-rohe o
matamata-piako
district council

14 February 2024

Judith Challis
7 Barnard Street
Matamata 3400

judithchallis@actrix.co.nz

Dear Judith

Land Information Memorandum for 7 Barnard Street Matamata

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

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

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

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

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

Kind regards

Sheree O'Brien
Customer Services Supervisor



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: 7 Barnard Street Matamata

Legal Description: Lot: 1 DP: 573581

Total Property Area: 0.0634 Hectares

Report Contents

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

- 8. **Other consent, certificate, notice, order, or requisition**
 - Hazardous Substances
 - Dangerous Good Licence (Historic)
 - Licences
 - Health Registration(s)
 - Liquor Licences (on/off/club)
 - Environmental Health
 - Is the property subject to a Cleansing Order?
 - Is the property subject to a Closing Order?
 - Other Notifications
 - Road frontage permits
 - Matamata-Piako District Council
 - Other statutory organisations

- 9. **Refuse Information**

- 10. **Development and Network Contributions**

- 11. **Additional Information**

- 12. **Other Services**

- 13. **Contact Details**

- 14. **Disclaimer**



This data is provided as at February 2024 [pursuant to the Local Government Official Information and Meetings Act 1987]. While every effort has been made to ensure the accuracy of the data, MPDC cannot guarantee its accuracy or suitability for any specific purpose. MPDC is not responsible for the misuse or misinterpretation of the data supplied. Under no circumstances shall MPDC be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source, nor shall MPDC be liable for any other consequences from any such reliance. Copyright © 2024 Matamata-Piako District Council. Cadastral information derived from Land Information NZ Crown copyright reserved.

Barnard Street

LAND INFORMATION MEMORANDUM
Aerial Imagery

05316/435.01
7 Barnard Street, Matamata

07-02-2024

SCALE 1:450 AT A4



te kōwhiriā ā-rohe o
matamata-piako
 district council

Section 1: Natural Hazards

The matters which shall be included in a LIM are:

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

Potential Erosion

No information available.

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

No information available.

Falling Debris

No information available.

Subsidence

No information available.

Slippage

No information available.

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

No information available.

Inundation / Flooding

No information available.

Fire Protection Zone

No information available.

Peat Hazard Zone

No information available.

This property lies within a Peat Hazard Zone (see attached planning map)

Geotechnical Report Available

None on file.

Contaminated or Hazardous Activities and Industries List (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.

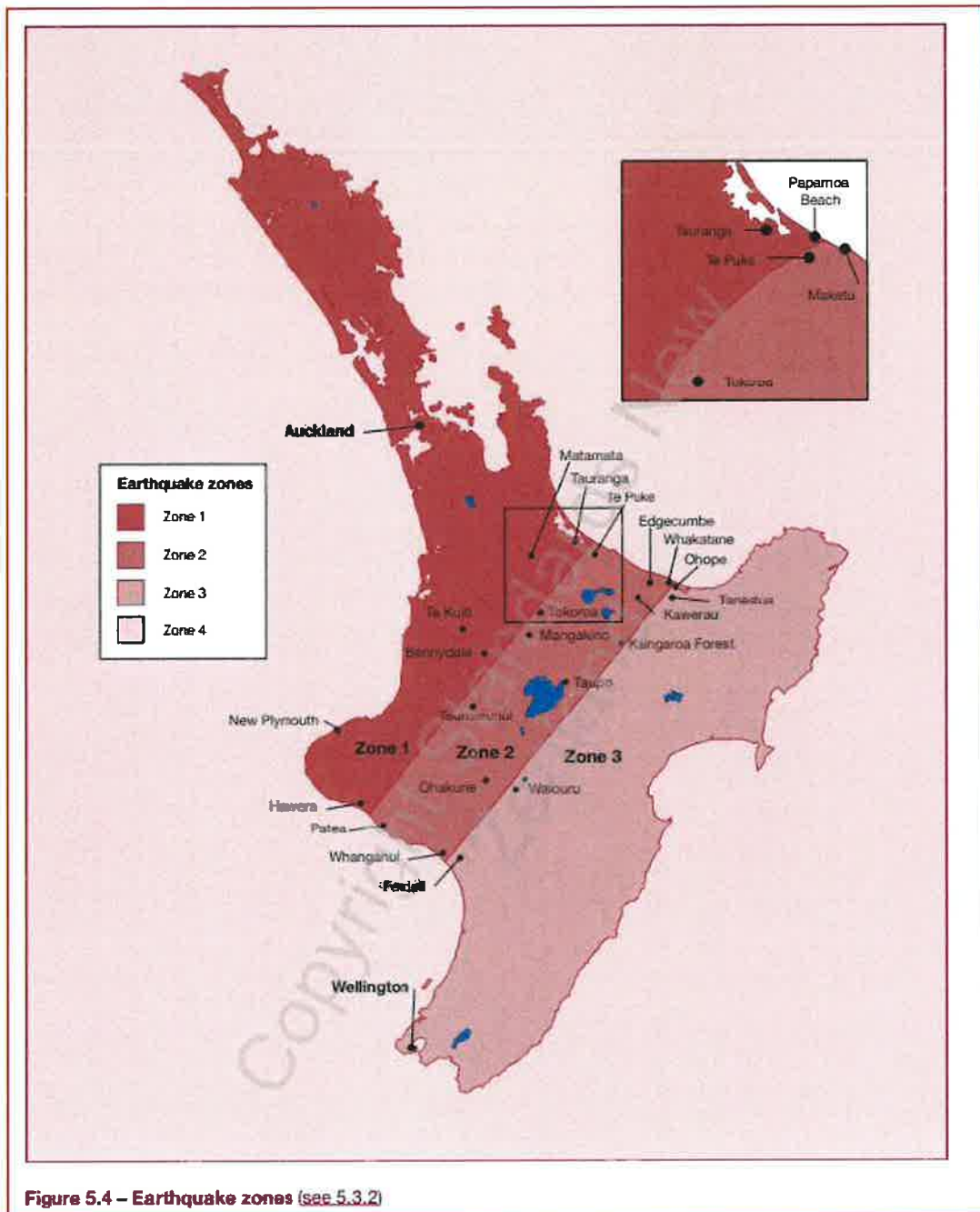
<https://experience.arcgis.com/experience/6e83b0bb19d14a0db411aebdc301cf49/page/Page/?views=Layer-List>

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:

Existing service via private soakage.

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?

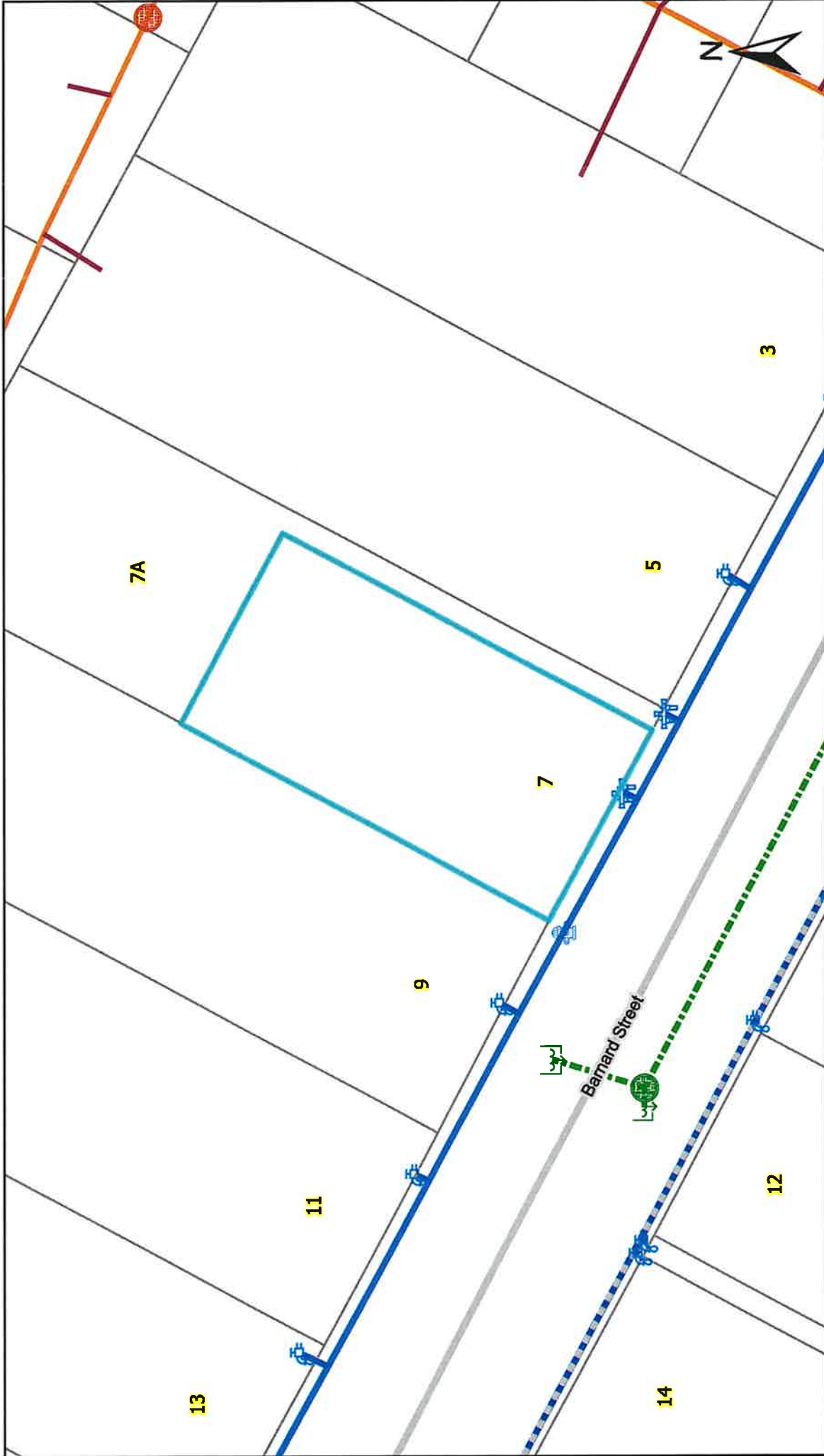
Yes – attached for your records.

Waikato Regional Council map available?

No – none known.

LIM Map Legend

 Water Point	 Inspection Chamber	 Catchpit Lead	 Protected Tree	 Character Area
 Toby	 Leaf Trap	 Service	 Waahi Tapu Site	 Infill Housing
 Manifold	 Superpit	 Open Drain	 WRC Floodgate	 Future Residential Policy Area
 Valve	 Pump Station	 Channel	 WRC Pump Station	 Primary Parcels
 Fire Hydrant	 Outlet	 Culvert	 Transporter Site	 Residential Precinct
 Meter	 Waste Water Point	 Subsoil Drains	 Noise Emission Control Boundary	 Commercial Precinct
 Dummy Node	 Manhole	 Other	 Gas Pipeline	 Industrial Precinct
 Backflow Preventor	 End Point	 Waste Water Line	 Gas Station Sites	 Designation
 Valve Chamber	 Node	 Service	 PowerCo Site	 Commercial Zone
 Bore	 Inspection Chamber	 Gravity Main	 TP Sub Trans OH Line Corridor	 General Industrial Zone
 Treatment Plant	 Lamphole	 Rising Main	 TP Sub Trans UG Line Corridor	 Natural Open Space Zone
 Pump Station	 Pump Station	 Carrier Pipe	 Gas Pipeline Corridor	 General Residential Zone
 Reservoir	 Sprinkler Head	 Leachate Rising Main	 WRC Embankment	 Medium Density Residential Zone
 Tanker Fill Point	 Treatment Plant	 Pipe Bridge	 Water Catchment Zone	 General Rural Zone
 Storm Water Point	 Air Release Valve	 WRC Drain	 Airport Height Control	 Rural Lifestyle Zone
 Catchpit	 Valve	 WRC Schemes	 Airport Sound Zone	 Water Course
 Manhole	 Solar Panel	 Treaty Claims Settlements	 Transmission Line	 Significant Natural Areas
 Node	 Valve Chamber	 Raukawa AOI subj. Stat-Ack. and DoR	 DCP Area	 Significant
 Rain Garden	 Water Line	 Ngati Koroki Kahukura AOI subj. Stat-Ack.	 Flood Hazard	 Potentially Significant
 Double Catchpit	 Service	 Ngati Koroki Kahukura AOI subj. Stat-Ack. and DoR	 Peat Area	 Not Significant
 Wingwall	 Water Main	 Raukawa AOI subj. Stat-Ack.	 Instability Area	Pylon Mailout Zones
 Soakhole	 RMer Main	 Ngati Haua AOI subj. Stat-Ack.	 Detention Ponds and Spillways	 Span Centrelime
	 Thunk Main	District Plan Features	 Crown Land Reserved From Sale	 Morrisville Urban Area
	 Rising Main	 Designated Site	 Reserve	 Transporter Span Easement
	 Carrier Pipe	 Heritage Site	 Fire Line Edge	 1k Urban Mail Buffer
	 Storm Water Line	 Outstanding or Significant Natural Feature	 Fire Hazard Buffer	 2.5k Rural Mail Buffer
	 Gravity Main		 Business Res Interface	Land Use Capability (Soil Class)
			 Structure Plan Area	 1
			 Principal Road	 2
			 Landscaping Area	 3
			 Shop Front - Matamata	 4
			 Shop Front - Morrisville	 5
			 Shop Front - Te Aroha	 6
				 7
				 8



07-02-2024

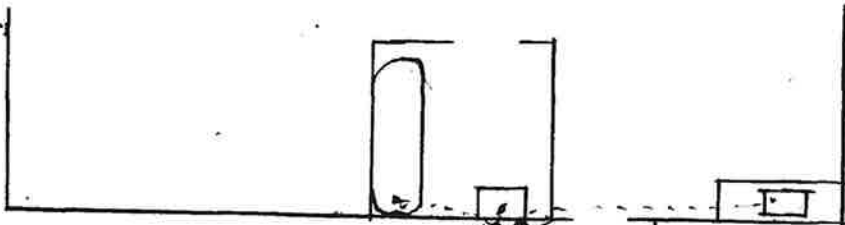
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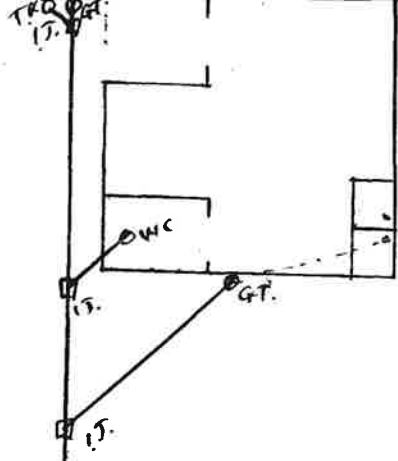
LAND INFORMATION MEMORANDUM
Utilities

05316/435.01
7 Barnard Street, Matamata

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Scale $\frac{1}{8}'' = 1'$



Septic Tank
+ Samp.

1001

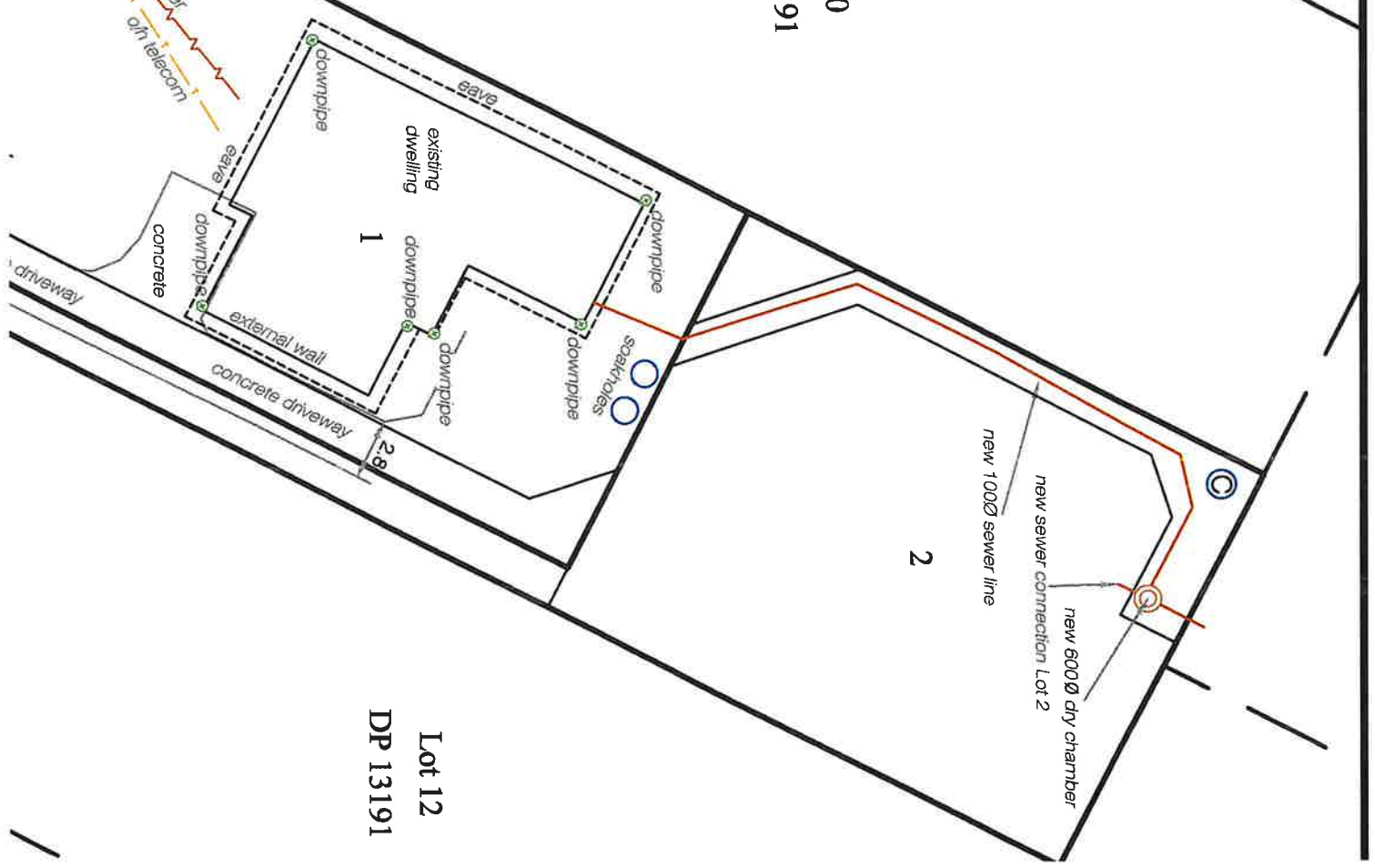
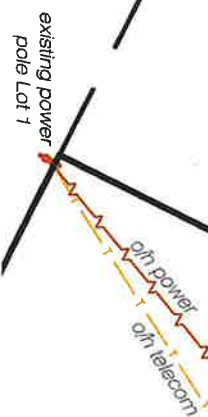
app. 307/37

Lot 8
DP 13191

Lot 9
DP 13191

Lot 10
DP 13191

Lot 12
DP 13191



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.

This property is within a Council water supply area. Conditions of supply are detailed in the Water Supply Bylaw 2008 and those advertised during summer.

Metered water

This property is rated for water and has no water meter.

Backflow Prevention Device

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

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

No

What are water gradings and what are we graded?

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

Section 4: Current Rating Valuations, District Rates

The matters which shall be included in a LIM are:

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

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

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

Matamata-Piako District Council rates

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

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

Land Value (July 2021):	\$280,000
Capital Value (July 2021):	\$520,000
Rates (01/07/2023 – 30/06/2024):	\$3,004.95
Balance of Rates to clear to 30 June 2024:	\$918.92

**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: **05316/435.01**

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
Erect a Building	29.11.1934	20/1934
Plumbing and Drainage	29.07.1937	23
Additions	31.10.1951	73
Plumbing and Drainage	22.04.1953	58
Skyline Garage	17.03.1986	B014488

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.

29th., November, 1934.

BUILDING PERMIT 20/1934.

This permit is granted Mr. E. T. Stanley authorising him to erect a building On Lot 11 of Section 81 Block 11 T.S.D. Barnard Street and owned by Mrs. J. Were.

This permit is granted in accordance with the plans and specifications lodged by Mr. E. T. Stanley and approved by the Board.

W.T.S.

TOWN CLERK.

Fee. 10/- \wedge Receipt No. 2217

Application and Plan No. 23

Permit No. 23

APPLICATION FOR PERMIT FOR SANITARY WORK BY LICENSED SANITARY DRAINER OR LICENSED SANITARY PLUMBER

To Accompany Plan of Drainage

I/WE, the undersigned M^{rs} J. Ware (Mrs Margaret Ware) hereby make application for permission to have the work prescribed herein and set out in the plans attached hereto, carried out in the premises situated in Bernard St. Street, of which I am, owner, occupier, agent, being Lot ~~12~~ 11 Sec 81 Block Blk 11 T.S.D. Bernard St. Roll 292

Description of Work.

DRAINS. Diameter 4" Length 90'
Inspection Points; No. 5 Insp. Chambers — Insp. Pipe or Junc. 5
Fresh Air Inlets — Terminal Vents — Sewer Vents —
Describe Gullies, No. Size, Use —
" W.C's and Fittings —
" Urinals and Fittings —
" Baths and Fittings —
" Basins and Fittings —
" Wash Tubs and Fittings —
" Special Fixtures or Work —

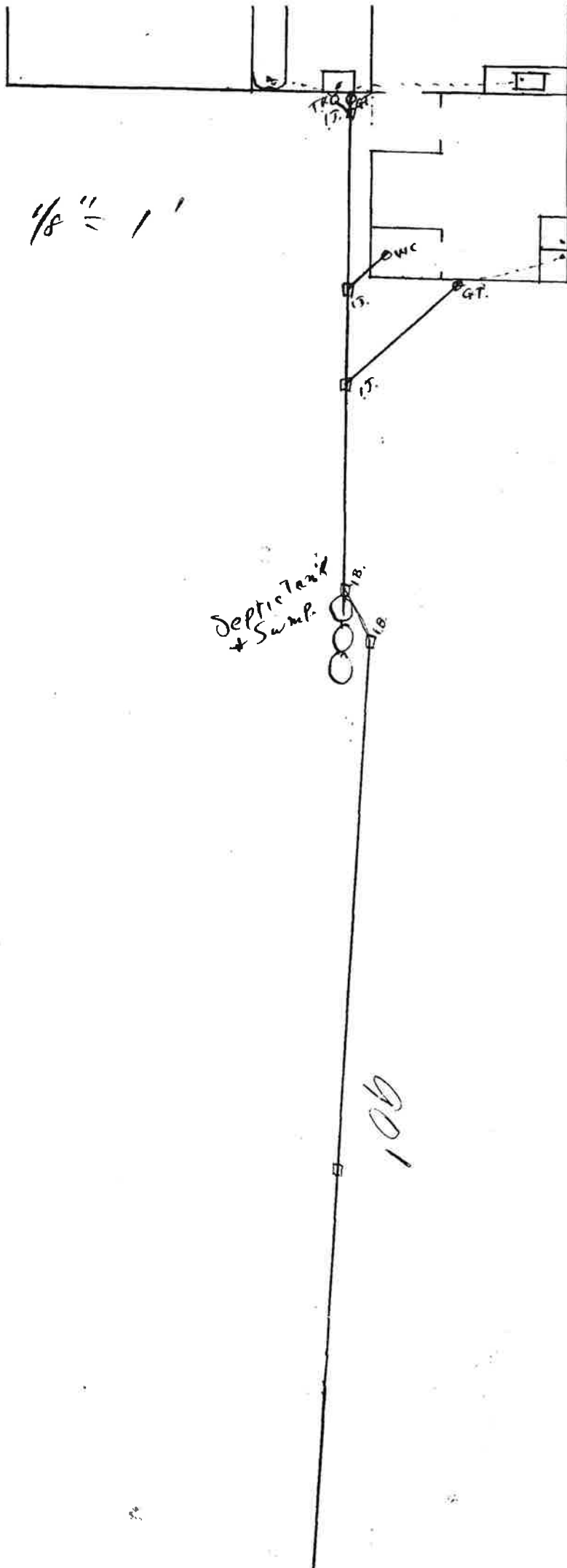
Water Supply Borough Council
Disposal of Drainage Sewer

VALUE OF WORK: Plumbing £ : : Drainlaying £ 17 : :
Name and Address of Licensed Sanitary Drainlayer S. Sexton Matamoras
Name and Address of Licensed Sanitary Plumber —
Name and Address of Owner of Premises M^{rs} J. Ware Matamoras
Name and Address of Applicant (other than owner) —

Dated this 29th day of July 1937

M^{rs} J. Ware
—

Scale $\frac{1}{8}'' = 1'$



app. 3/17/37

106

Permit No. 73

Roll No.

1 / 189a
504

BUILDING PERMIT

District : Borough of Matamata

Owner : Mrs. M. Were

Address : Barnard Street, Matamata.

Builder's name : G. Cockhead

Description of property : Lot No.11. Sec. 81.

Street and No. Barnard Street

Nature of improvements : Additions

Permit value : £187.10.0 Date issued : 31/10/51

Inspector's estimate :

	C.V.	J.V.	Impts.
Existing valuation :		✓	

RESERVED FOR USE OF VALUATION DEPARTMENT

INFORMATION TO BE SUPPLIED BY VALUER :

(1) Nature and separate values of added improvements :

Nature.	Values.

(2) Amended valuation		
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(3) Is owner residing on property? _____ (4) Date of inspection : _____

Signature of Valuer : _____

Date : _____

Application & Plan No. 550

Permit No. 58

Application for permit for Sanitary Work by Licensed Sanitary Drainer or Licensed Sanitary Plumber.

To Accompany Plan of Drainage.

I/We, the undersigned Mrs. Were hereby make application for permission to have the work prescribed here-in and set out in the plans attached hereto, carried out in the premises situated in Bernard St Street of which I am, owner, occupier, agent, being Lot Sec Block

Description of Work.

DRAINS. Diameter 4 Length 90 ft

Inspection Points; No. 4 Insp. Chambers Insp pipe or Junc. 4

Fresh Air Inlets Terminal Vents Sewer Vents

Describe Gullies, No. Size, Use

- W.C's and Fittings
Urinals and Fittings
Baths and Fittings
Basins and Fittings
Wash Tubs and Fittings
Special Fixtures or Work

Disconnect old system tanks and connect to sewer

Water Supply

Disposal of Drainage

Value of Work: Plumbing £ Drainlaying £35

Name and Address of Licensed Sanitary Drainlayer H. Mc Kenzie Matamata

Name and Address of Licensed Sanitary Plumber

Name and Address of Owner of Premises Mrs. Were, Bernard St Matamata

Name and Address of Applicant (other than owner)

Dated this 22nd day of April 1983

Handwritten signature of H. Mc Kenzie

Inspector: M M. J. HAYES

Applicant: Name SKYLINE GARAGES Address 617 10107 HAMILTON

Receipt No. 7697 Date Permit Issued 17/3/86

OWNER

Name B. G. FLOWMAN

Mailing Address 7 BARNARD STREET
HAMILTON

BUILDER

Name SKYLINE GARAGES

Mailing Address 617 10107
HAMILTON

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 7

Street Name BARNARD STREET

Town/District HAMILTON

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 5290/216

Lot 11 D.P. 12191

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

SKYLINE GARAGE (NOT FOR HUMAN HABITATION)

FLOOR AREA Whole Sq. Metres 64.80 **DWELLING UNITS** Number Erected _____

ESTIMATED VALUES \$	Building	<u>9680</u>	<u>00</u>
	Plumbing		
	Drainage		
	M.S. Plumbing		
	TOTAL	<u>9680</u>	<u>00</u>

NATURE OF PERMIT (TICK BOX)

NEW BUILDING - include dwelling added, exclude domestic garages

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED - include conversions and resited buildings

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

Date Inspected	REMARKS (e.g. stage reached with work)
<u>7/7/86</u>	<u>Checked excavation all good from natural ground</u>
<u>14/7/86</u>	<u>Checked full P.C.B. & steel of</u>
<u>2/9/86</u>	<u>completing 17/3/86</u>

(CONTINUED OVER)

Reinstatement work as shown above has been/is yet to be carried out.

Charge CODE No.

District Foreman 11 Date

If NO Damage please show 'NIL'

Received from: M _____

B 014488 of _____

FOREMAN'S RETURN OF DAMAGE DONE TO STREET AT:

(LOCATION OF WORK)

(DISTRICT) RECEIPT No. _____

REINSTATEMENT CHARGES

Type	Sq. Metres	Rate	Amount

TICK as action completed

Rates and extensions verified

Refund authorised

Invoice No. _____ prepared

Internal Audit
CHECKED

Consent Details (issued date)	Consent Number	Code Compliance Certificate
Demolish Rear Porch. Add Family Room, Replace HWC Issued on 12.06.2008	35900	2008.35900

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.

Building Consent No. 35900

Section 51, Building Act 2004

The Building

Street address of building: 7 Barnard Street, Matamata 3400

Legal description of land where building is located: LOT 11 DP 13191

Property id: 1022/0007

Rating unit number: 05316/435.00

Building name: DWELLING

The Owner

Name of owner: Challis, Peter Roy

Mailing address: 7 Barnard Street
Matamata 3400

Street address/registered office: 7 Barnard Street
Matamata 3400

Phone number:

Landline: Mobile:

Daytime: After hours:

First point of contact for communications with the council/building consent authority:

Peter Roy Challis

7 Barnard Street

Matamata 3400

Phone number: Landline:

Mobile:

Daytime:

After hours:

Building Work

The following building work is authorised by this building work:

Project type: ALTS & ADDTNS

Proposed work: DEMOLISH REAR PORCH; ADD FAMILY ROOM; REPLACE HWC

Intended use: HOUSING - Demolish Rear Porch, Add Family Room; Replace

Value of work: \$75,000.00

Intended life: 50

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

CONDITIONS OF BUILDING CONSENT:

The Conditions of this Building Consent are as follows:-

ON SITE INSPECTIONS

A total of five on-site inspections have been assessed for this Building project. Should further Inspections or extra time beyond that estimated be required, you will be invoiced accordingly.

CODE COMPLIANCE CERTIFICATES

Pursuant to Section 93(2)(b)(i) of the Building Act 2004 a Code Compliance Certificate must be obtained within two years of the issue of this building consent.

Council Charges

Total council charges:	\$717.75
Amount paid to date:	\$717.75
Paid with receipt number/s:	2400136
Amount outstanding:	\$0.00

Attachments

Copies of the following documents are attached to this building consent:

Project information memorandum number: 35898

Person Rochelle KING



Signature

Position CUSTOMER SERVICES OFFICER

On behalf of: Matamata-Piako District Council

Date building consent received: 05/05/2008

Date building consent issued: 12/06/2008

BLD-2/1.22 Version 1

1/7/07

Code Compliance Certificate No. 2008.35900

Section 95, Building Act 2004

The Building

Street address of building: **7 Barnard Street Matamata 3400**
Legal description of land where building is located: **Lot: 11 DP: 13191**
Rating unit number: **05316/435.00**
Building name: **Alterations and Additions**
Current, lawfully established, use: **Housing**
Year first constructed: **2008**

The Owner

Name of owner: **Peter Roy Challis & Judith Ann Challis**
Contact person: **Peter Roy Challis**
Mailing address: **7 Barnard Street
Matamata 3400**
Phone number: **07 888 5033**
Mobile Number: **0274 495 4260**
Email address: **-**

First point of contact for communications with the building consent authority:

Matamata-Piako District Council Phone: **07 884 0060**
PO Box 266 Fax: **07 884 8865**
Te Aroha 3342 Email: **info@mpdc.govt.nz**

Building Work

Building consent number: **2008.35900**
Project: **Demolish Rear Porch; Add Family Room;
Replace Hot Water Cylinder**
Issued by: **Matamata-Piako District Council**

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-

- a) the building work complies with the building consent; and
- b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachment Compliance schedule (if applicable)

Signature:

Name: 
Position: **Building Control Manager**
On behalf of: **Matamata-Piako District Council**
Date: **19 April 2010**

Certificates and Schedules:

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

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

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

No record of these systems on this property.

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

None known.

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

None known.

Swimming/Spa Pool

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

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

Frequently asked Building Questions

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

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

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

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

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

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

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

What type of work needs a building consent?

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

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

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

Section 6: Weathertight Homes Resolution Service

The matters which shall be included in a LIM are:

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

Watertight Homes Information:

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

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

Is there a water tightness notification on file?

No record of watertight home notification held on file.

Section 7: Planning

The matters which shall be included in a LIM are:

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

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

Matamata-Piako Operative District Plan 2005

Our District Plan became Operative on 25 July 2005.

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

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

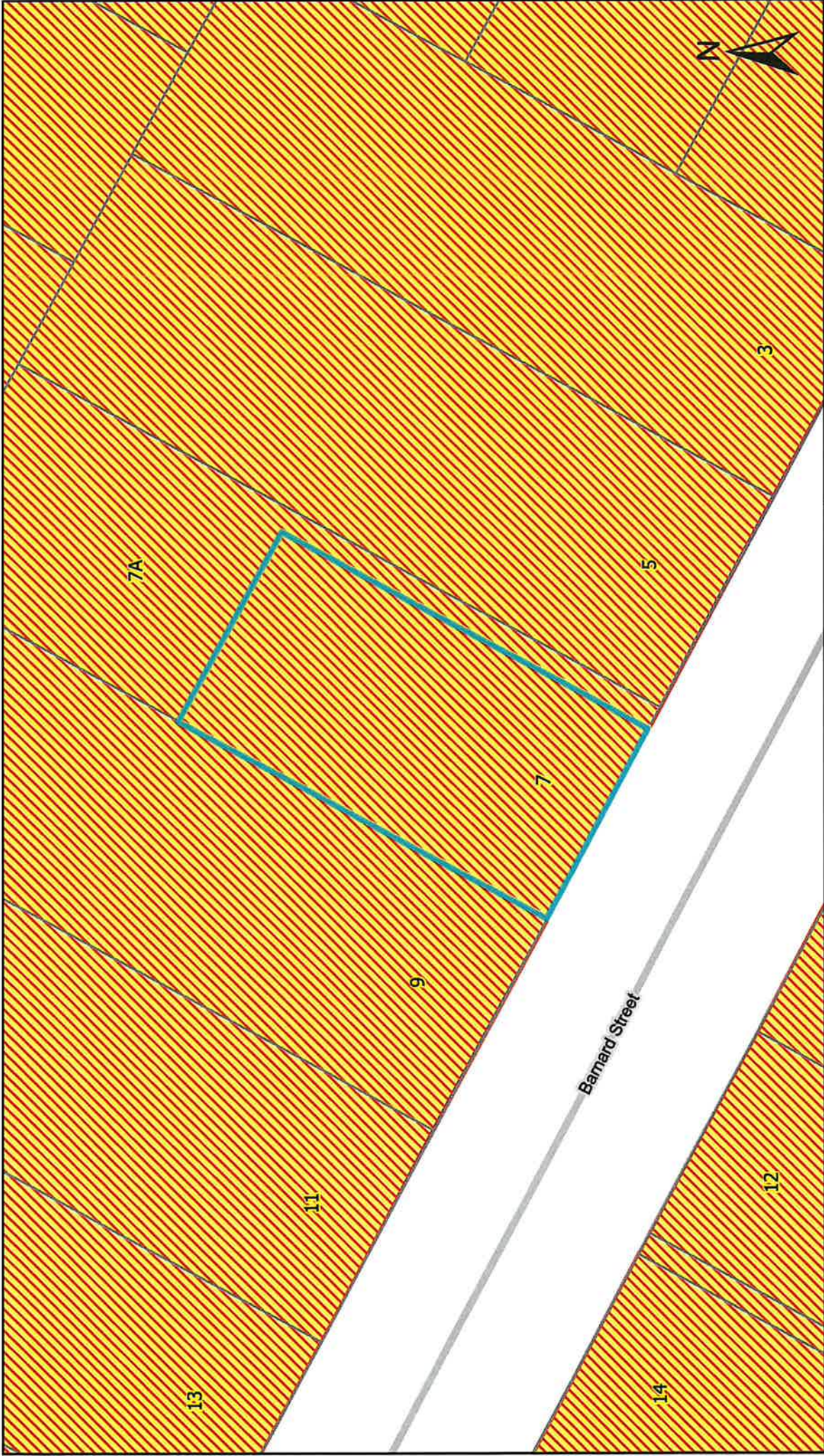
You can view the full Operative District Plan online: www.mpd.govt.nz
- (Policies & Plans / Operative District Plan)

Zoning:

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

Additional overlays:

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



Te Kaitiaki Matamata-Piako
district council

07-02-2024

SCALE 1:450 AT A4



LAND INFORMATION MEMORANDUM
District Plan

05316/435.01
7 Barnard Street, Matamata

Disclaimer: Matamata-Piako District Council is required to map essential infrastructure provided by third parties. This data may be updated by those third parties without our knowledge at any time. This data is provided as at February 2024 pursuant to the Local Government Official Information and Access Act 1987. While we've made every effort to ensure the accuracy of this data, we do not warrant its accuracy, completeness, or timeliness. 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) 788 372, Vector Gas Limited at (0800) 734 587, and Waikato Regional Council at (0800) 800 401. Copyright © 2024 Matamata-Piako District Council. Cadastre info is from Land Information New Zealand Crown copyright reserved. Additional data is sourced from Powerco Limited, Vector Gas Limited, Transport New Zealand Limited, and Waikato Regional Council (WRCC). All rights are reserved by those entities. This information is provided in confidence and should not be disseminated or used without the express written permission from the relevant local authority or data provider before using the data.

Proposed plan changes:

Is this property subject to any proposed plan changes?

Private Plan Change 57 Calcutta

Private Plan Change 57 Calcutta was accepted by Matamata-Piako District Council on 28th September 2022. Calcutta – Private Plan Change 57 seeks to rezone approximately 41ha of land located in Matamata, on the southern side of Tauranga Road from rural to a General Industrial Zone (GIZ).

The General Industrial Zone is proposed to have specific provisions that will provide for dry-industry, which will have low impact on water and wastewater services. As well as providing for some activities that are supportive of industrial activities and/or activities that are compatible with the adverse effects generated by industrial activities. The submission period was from the 11th October 2022, to the 9th of November 2022. This was followed by a further submission phase which opened on 7th March 2023 and closed on the 21st March 2023.

To view submissions and further submissions, or for more information, please visit: <https://www.mpdc.govt.nz/component/content/article/121-district-plan/district-plan-review/4009-private-plan-change-57-Calcutta>

**For more information, please contact:
District Planner: AvanKuijk@mpdc.govt.nz**

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:

This property was created as a result of RCS 101.2020.12121 to create two residential lots granted 30.09.2020. A 224 Completion Certificate was obtained on 07.06.2022. The applicant is advised to check the Record of Title for any consent notices and/or easements registered against the title at the time of subdivision (see attached details).

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.

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

Application for SUBDIVISION Consent:

101.2020.12121, Peter and Judith Challis, 7 Barnard Street, Matamata

1 Application Details

Council Reference	101.2020.12121
Applicant	Peter and Judith Challis
Property Address	7 Barnard Street, Matamata
Legal Description	Lot 11 DP 13191
Certificate of Title	SA8D/1207
Date Lodged	10/08/2020
Proposal	To create two residential lots.
Rule	6.1.2(b) – Residential lot (minimum lot size - 450m ²)
Application	Section 88 Resource Management Act 1991
Activity Status	Controlled Activity

2 Location Map



Figure 1: Location Plan (Not to Scale)

3 Background

3.1 Overview

This report deals with a resource consent application by Peter and Judith Challis (Applicant) to undertake a two-lot residential subdivision at the subject site of 7 Barnard Street, Matamata. The application has been lodged by Barr and Harris Surveyors Limited on behalf of the applicant.

3.2 The subject title is registered in the equal shared ownership of Peter and Judith Challis, and has the following details:

Identifier	Legal Description	Date	Area	No. of Dwellings
SA8D/1207	Lot 11 DP 13191	19 June 1968	1233m ²	1

3.3 There are no relevant interests registered on the title.

4 Site and Surroundings

4.1 The site at 7 Barnard Street is located within the Residential Zone under the Operative Matamata-Piako District Plan (ODP). It is located on the northern side of Barnard Street and on the western side of the Matamata township.

4.2 The topography of the site is generally flat. The site contains an existing single-storey dwelling and a detached garage. There is existing garden vegetation and several trees within the site. None of this vegetation is protected under the District Plan. The site does not contain any other District Plan notations or overlays. There are also no natural hazards identified on the site.

4.3 The site is served by an existing vehicle crossing with the associated concrete driveway running along the eastern site boundary. Water is provided via the Council reticulated supply located within the Barnard Street road frontage. A wastewater connection is provided from the Council reticulated main located in the adjoining property (Lot 7 DP 12048) to the rear (north) of the subject site. Stormwater from the existing dwelling is disposed to ground soakage from downpipes located at the corner of that building.

4.4 The surrounding sites are predominantly located within the Residential Zone and are similarly sized lots used for residential purposes. Most lots contain one single-storey dwelling. The lots to the north and south are located within the Residential Infill overlay like the subject site. The Matamata township is located to the west of the site, which contains properties that are all zoned Business for commercial and retail purposes.

5 Description of Proposal

- 5.1 This application concerned seeks resource consent for a Controlled Activity subdivision under the Operative Matamata-Piako District Plan; the predominant planning document to be considered in assessing this application.
- 5.2 The Applicant is seeking to create two new Residential lots from one existing title. The proposed lots are described as follows:
- Lot 1** of 559m² net site area (634m² gross). This lot will contain the existing dwelling. Vehicle access will be provided via the existing vehicle crossing to Barnard Street over a new 4m wide reciprocal right of way.
- Lot 2** of 528m² net site area (598m² gross). The existing garage located at the rear of the site will be removed. Vehicle access will be provided via the existing vehicle crossing to Barnard Street over a new 4m wide reciprocal right of way.
- 5.3 The Applicant has confirmed that the proposed subdivision will not include any bulk earthworks and there are no specific slope stability issues identified on the site. There are also no retaining walls proposed as part of the subdivision.
- 5.4 Figure 2 below is the scheme plan of the proposed subdivision.

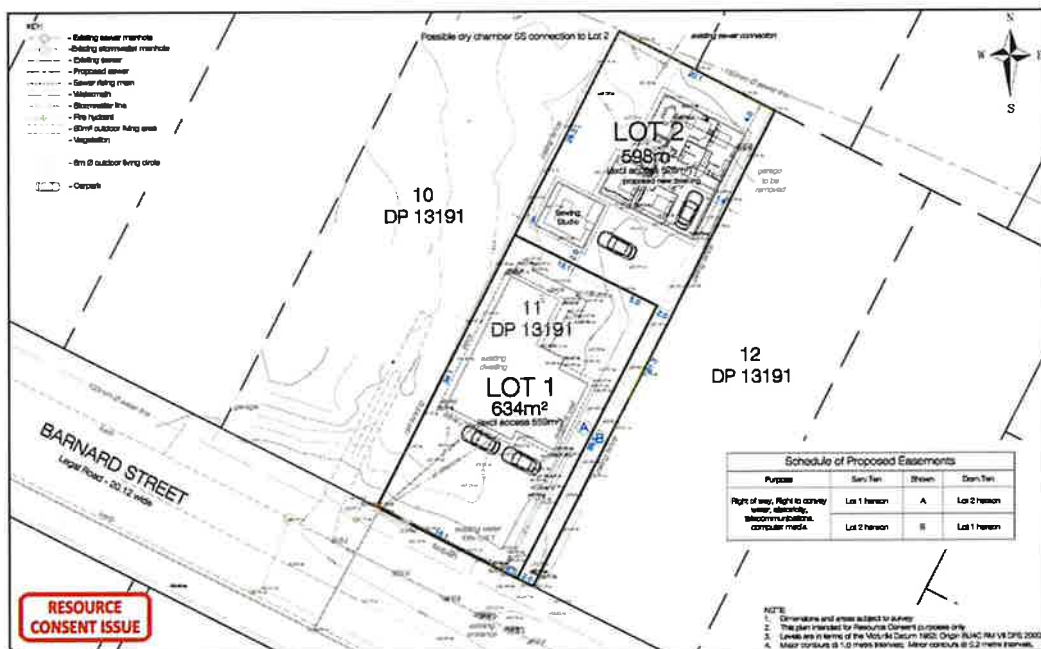


Figure 2: Scheme Plan (Not to Scale)

- 5.5 Although the scheme plan illustrates a proposed dwelling and accessory building on Lot 2, this is indicative only and does not form part of this consent application. Therefore, assessment of compliance of the proposed dwelling against the ODP provisions has not been undertaken, and will need to be completed at the time of building consent stage.

5.6 A summary of the proposed service provisions for the new lots is outlined below.

Table 1: Services Summary

	Lot 1	Lot 2
Lot Size	559m ² net site area (634m ² gross)	528m ² net site area (598m ² gross)
Complying building platform	Lot 1 will contain the existing dwelling. If the lot was vacant, it could also contain a complying 150m ² building platform.	Lot 2 can contain a complying 150m ² building platform that is free of any impediments. It can also contain a 6 metre diameter circle as outdoor living area.
Stormwater	Stormwater from the existing dwelling and hardstand areas will continue to be disposed of via the existing stormwater ground soakage system. Confirmation will be required to show that the stormwater system will be contained wholly within the Lot 1 boundaries.	There is ample area within the subject lot to ensure adequate stormwater disposal from future buildings and hardstand areas.
Wastewater	Lot 1 will be served with an independent connection to the Council sewer main located in the adjoining property to the north (Lot 7 DP 12048). The existing lateral to Lot 1 will be relocated to stay clear of the proposed building platform for Lot 2. An easement will be created over that line through Lot 2 in favour of Lot 1.	Lot 2 will be served with an independent connection to the Council sewer main located in the adjoining property to the north (Lot 7 DP 12048). The written approval of the adjoining property owner has been obtained for this new connection.
Water Supply	Lot 1 will continue to be provided with a water supply via the existing connection located in the Barnard Street frontage.	Lot 2 will be provided with a water supply via an independent connection to the Council reticulated water main located in Barnard Street. The supply will be located within the right of way.
Vehicle Access	Vehicle access to Lot 1 will be provided via the existing vehicle crossing to Barnard Street. A new reciprocal right of way will be created to provide legal access for both lots.	Vehicle access to Lot 2 will be provided via the existing vehicle crossing to Barnard Street. A new reciprocal right of way will be created to provide legal access for both lots.
Compliance of existing buildings with Development Controls	Lot 1 will contain the existing dwelling, which can comply with all the Residential Zone development controls in respect of the new lot boundaries	Lot 2 will be vacant at the time of subdivision. The existing garage located within this lot will be removed..

Electricity & Telecommunications	Lot 1 will continue to be served by the existing electricity and telecommunications connections located in the Bamard Street road berm.	Electricity and telecommunications connections will be provided to Lot 2 via the right of way, in accordance with the requirements of Rule 5.9.1(v) of the District Plan and the Development Manual.
---	---	--

6 Reasons for Consent

6.1 Rules of the Operative Matamata-Piako District Plan

The subject site is zoned Residential and subject to the Residential Infill overlay under the Operative District Plan. Therefore, the following activity statuses apply:

- 6.2 Lots 1 and 2 are assessed under Rule 6.1.2(b) which provides for lots a minimum of 450m² net site area as a Controlled Activity. Both Lots 1 and 2 will comply with this requirement. Therefore, a Controlled Activity status is triggered for the proposal.
- 6.3 Rule 6.2.1(i) requires that all subdivision shall also comply with the relevant performance standards in the General Performance Standards section of the District Plan. An assessment against the relevant performance standards is provided below in regard to both Lots 1 and 2:
- 5.9.1(i) – *Stormwater*: Complies.
 - 5.9.1(ii) – *Wastewater*: Complies.
 - 5.9.1(iii) – *Water supply*: Complies.
 - 5.9.1(v) – *Other reticulation*: Complies.
 - 6.2.4 – *Development suitability/Building platform*: Complies.
 - 6.2.5 - *Development Contributions*: If consent is granted, then development and financial contributions in accordance with the District Plan and Council's policy can be required.
 - 6.2.15 – *Existing buildings to comply*: Complies. The existing dwelling on Lot 1 will comply with all the relevant Residential Zone development controls. Lot 2 is assessed as a vacant lot.
 - 9.1.2(ii)3.2 – *An existing vehicle crossing that changes in character, scale or intensity of use meeting the performance standards in 9.1.2(iv)(a)(i)-(iv)*: Complies. The existing vehicle crossing will now serve both lots and can meet all the relevant performance standards in 9.1.2(iv)(a)(i)-(iv).
 - 9.1.2(v) – *Right of way access*: Complies. The proposed right of way serving Lots 1 and 2 will have a legal width of 4 metres and length of 35 metres, which meets the requirements for private access that serves two household units as outlined in Table 3.1 of the MPDC Development Manual. The formation of the ROW carriageway will be upgraded to achieve a minimum width of 2.8m over the full length.

6.4 Given that the proposal will comply with all the relevant performance standards, the proposal will be assessed as a Controlled Activity in accordance with Rule 6.1.2(b).

6.5 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

There is no evidence of existing or past HAIL activities being conducted within the property. Consequently, the Applicant's proposal does not trigger a requirement for resource consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to protect Human Health (NES-Soil).

6.6 Summary

Overall, the proposal will be assessed as a Controlled Activity.

7 Notification Assessment – Is Public Notification Required?

7.1 Section 95A - Determination of whether public notification is required.

Step 1: Mandatory public notification in certain circumstances:

- (a) *the applicant has requested that the application be publicly notified:*
- (b) *public notification is required under section 95C:*
- (c) *the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.*

Comment:

Mandatory public notification is not required as none of the above criteria have been triggered in this instance.

Step 2: If not required by Step 1, public notification may be excluded in certain circumstances:

- (a) *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:*
- (b) *the application is for a resource consent for 1 or more of the following, but no other, activities:*
 - (i) *a controlled activity:*
 - (ii) *a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity:*
 - (iii) *a restricted discretionary activity, discretionary, or non-complying activity, but only if the activity is a boundary activity:*
 - (iv) *a prescribed activity (see section 360H(1)(a)(i)).*

Comment:

This application is precluded from public notification as it is a Controlled activity

and involves a subdivision of land for residential purposes.

Step 3: If not precluded by Step 2, public notification required in certain circumstances:

- (a) *The application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:*
- (b) *The consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

Section 95D - A consent holder that is deciding for the purpose of Section 95A(8)(b) (Step 3(b) above) whether an activity will have or is likely to have adverse effects on the environment that are more than minor -

- (a) *must disregard any effect on persons who own or occupy:*
 - (i) *the land in, on, or over which the activity will occur; or*
 - (ii) *any land adjacent to that land; and*
- (b) *may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and*
- (c) *in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion; and*
- (d) *must disregard trade competition and the effects of trade competition; and*
- (e) *must disregard any effect on a person who has given written approval to the relevant application.*

Comment:

Given that this application is precluded from public notification under Step 2, this Step does not apply in this instance.

Step 4: Further notification in special circumstances

Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under s95E as not being affected persons).

Comment:

There are no special circumstances which warrant public notification of the application.

7.2 Section 95C - Public notification after a request for further information or report.

- 1) *A consent authority must publicly notify an application for a resource consent (see Step 1 above) if –*
 - (a) *it has not already decided whether to give public or limited notification of the application; and*
 - (b) *subsection (2) or (3) applies.*
- 2) *This subsection applies if the consent authority requests further information on the application under section 92(1), but the applicant –*
 - (a) *does not provide the information before the deadline concerned; or*
 - (b) *refuses to provide the information.*
- 3) *This subsection applies if the consent authority notifies the applicant under Section 92(2)(b) that it wants to commission a report, but the applicant –*
 - (a) *does not respond before the deadline concerned; or*
 - (b) *refuses to agree to the commissioning of the report.*
- 4) *This section applies despite any rule or national environmental standard that precludes public or limited notification of the application.*

Comment:

None of the above criteria have been triggered in this instance.

7.3 Summary

In conclusion, public notification has been excluded in this instance under Step 2. There are no special circumstances or National Environmental Standards exist that would require public notification to take place. It is therefore recommended that the application proceed without full public notification.

8 Notification Assessment – Is Limited Notification Required?

- 8.1 If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. Section 95B and 95E outline the relevant criteria, which has been included below:

Step 1: Certain affected groups and affected persons must be notified:

Determine whether there are any –

- (a) *affected protected customary rights groups; or*
- (b) *affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*

Comment:

None of the above criteria have been triggered in this instance.

Determine –

- (a) *Whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and*
- (b) *Whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.*

Comment:

None of the above criteria have been triggered in this instance.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances:

- (a) *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:*

Comment:

Limited notification is precluded as none of the above criteria have been triggered in this instance.

Step 3: If not precluded by Step 2, certain other affected persons must be notified:

- (a) *In the case of a boundary activity, determine in accordance with section 95E whether the owner of an allotment with an infringed boundary is an affected person.*
- (b) *In the case of any other activity, determine whether a person is an affected person in accordance with section 95E*
- (c) *Notify each affected person identified under subsections (a) and (b) of the application.*

Section 95E -

- 1) *For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(4) and (9) (as applicable), a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).*
- 2) *The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section, -*
 - (a) *may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and*
 - (b) *must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and*

- (c) *must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*
- 3) *A person is not an affected person in relation to an application for a resource consent for an activity if –*
- (a) *The person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons; or*
 - (b) *The consent authority is satisfied that it is unreasonable in the circumstances for the applicant to seek the person's written approval.*
- 4) *Subsection (3) prevails over subsection (1).*

Comment:

Access

The proposed development will continue to use the existing vehicle crossing for access, which means Lot 1 will retain its direct frontage of 16m to Barnard Street. The width of this existing vehicle crossing complies with the requirements under the MPDC Development Manual.

The proposed right of way serving Lots 1 and 2 will be 4m wide and 35m long, and will be upgrade to a minimum carriageway width of 2.8m over the full length, which meets the minimum requirements under the MPDC Development Manual.

Council's Consents Engineer has assessed the proposal and is satisfied that the vehicle crossing and right of way will be a suitable formation and width to serve both lots safely and efficiently. Therefore, no persons are considered adversely affected by the proposed access for the proposed development, and noting that the proposed access does not trigger any infringements under the ODP.

Net site area

The proposal involves the creation of two residential lots from one existing title through subdivision with Lots 1 and 2 having a net site area of 559m² and 528m² respectively. This complies with the 450m² minimum net site area requirement under Rule 6.1.2(b). Given the proposal is compliant with this requirement, the proposed development will be consistent with the level of density for residential development envisaged for the site and its immediate surrounding environment. Accordingly, no persons are considered adversely affected by the layout of the proposed subdivision, noting that the proposal complies with the minimum net site area requirement.

Infrastructure and Servicing

The existing stormwater ground soakage system on the site will be retained to serve the existing dwelling in Lot 1 and be contained within its new boundaries.

The soakage testing results show soakage to ground is a viable option for the proposed development. Stormwater soakage design required for Lot 2 will be determined at the time of building consent application.

There is a Council sewer main located within the adjoining property to the north of the site, which is connected to a sewer lateral that serves the existing dwelling in Lot 1. This sewer lateral will be relocated to stay clear of the proposed building platform on Lot 2. An independent connection for Lot 2 will be provided via a direct connection to the adjoining Council sewer main. The written approval of the directly adjoining property owner (Lot 7 DP 12048) has been obtained to allow the applicant to access the sewer main for this development.

In terms of water supply and other services such as electricity and underground telecommunication, Lot 1 will retain all the existing connections and Lot 2 will be provided with new connections as part of the proposed subdivision.

Council's Consents Engineer has assessed the proposal and is satisfied that the proposed subdivision will be appropriately serviced. On this basis, no persons are considered adversely affected by the proposed connections to the public infrastructure networks for the subdivision.

Overall

For a Controlled activity, the Council can consider a party affected, only if that party is affected by a matter over which the Plan has retained control. For this application, the Plan has retained control only over matters relating to site suitability, servicing, and development contributions. These are not matters that are able to affect other parties.

Therefore, given the above assessment, the subdivision overall is not considered to trigger a requirement for parties to be notified, as 'affected parties', under the s95E.

8.2 Summary

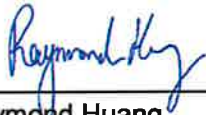
Having regard to the above assessment, whereby the adverse effects on the localised environment were found to be less than minor, no persons are considered to be adversely affected by the proposal. Thus, limited notification is not required.

9 Section 95 Recommendation

That pursuant to Sections 95A-95E of the Act, this application proceeds on a non-notified basis because:

- 1 The adverse effects on the wider environment would be no more than minor;
- 2 No special circumstances or National Environmental Standards exist that would require public notification to take place;
- 3 No persons have been determined to be adversely affected because the localised effects are also considered to be less than minor.

Report Prepared for Submission by:



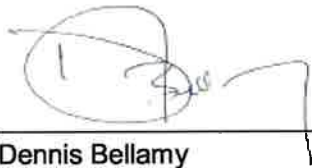
Raymond Huang
External Consultant

Report Reviewed by:



Peter McCoskrie
External Consultant

This notification decision has been granted under delegation from the Matamata-Piako District Council, pursuant to section 34A of the Resource Management Act 1991, and in accordance with Council Resolution 18.2 dated 13 November 2019.



Dennis Bellamy
Group Manager Community Development

30/09/2020

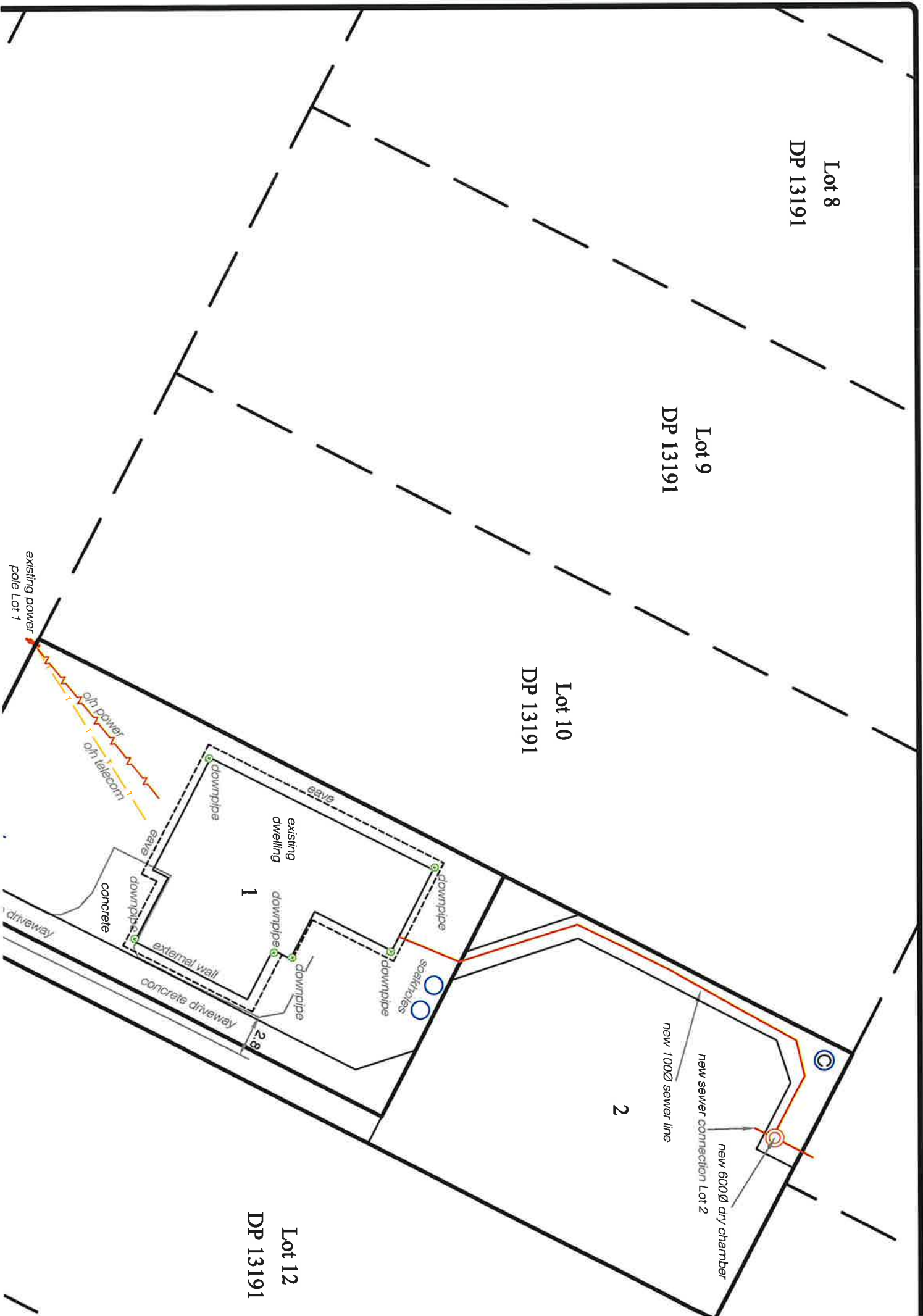
Date

Lot 8
DP 13191

Lot 9
DP 13191

Lot 10
DP 13191

Lot 12
DP 13191



existing power pole Lot 1

o/n power
o/n telecom

1

2

2.8

new 1000Ø sewer line

new sewer connection Lot 2

new 600Ø dry chamber

driveway

concrete

external wall

concrete driveway

downpipes

eave

downpipe

existing dwelling

downpipe

downpipe

downpipe

downpipe

downpipe

downpipe

downpipe

downpipe

eave

downpipe

downpipe

downpipe

downpipe

downpipe

downpipe

downpipe

soakpiles

new 1000Ø sewer line

new sewer connection Lot 2

new 600Ø dry chamber

Consideration Assessment

101.2020.12121 – Controlled Activity



10 Processing Details

Section 37 Placed on hold at the Applicants request under Section 37A(5) to allow for the issue of Draft Conditions.

11 Application Details

11.1 The application details, including the proposal have been detailed in Sections 1 and 5 of the attached Notification Assessment. In addition, the reasons for consent, and the application site and the surrounding environment have been detailed in Sections 4 and 6 of the associated Notification Assessment report.

12 District Plan Zoning/Environment and other Notations

12.1 The District Plan zoning/environment and other notations affecting the site have been detailed in Sections 4 and 5 of the associated Notification Assessment.

13 Comments Received

13.1 In addition to the consideration of potentially affected parties through the Notification Assessment, Council invited and received comments from the following parties:

- **Resource Consents Engineer:** Comments have been received from Council's Resource Consents Engineer whose recommendations shall be included as conditions of consent.

14 Statutory Context

14.1 Section 104 of the Act sets out those matters that, subject to Part 2, a consent authority must have regard to when considering an application for resource consent. These matters include any actual or potential effects on the environment of allowing the activity, any relevant provisions of a Plan or Proposed Plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

14.2 For a Controlled Activity pursuant to Section 104A of the Act, after considering an application for resource consent, a consent authority must grant the resource

consent, unless it has insufficient information to determine whether or not the activity is a controlled activity; and may impose conditions on the consent under section 108 only for those matters over which control is reserved in national environmental standards or other regulations; or over which it has reserved its control in its plan or proposed plan.

15 Actual or Potential Effects on the Environment

15.1 The adverse effects of this activity have been addressed in Sections 7 and 8 of the Notification Assessment report. This assessment also applies to this consideration.

15.2 In order to avoid, remedy or mitigate these adverse effects conditions of consent relating to the following matters are recommended:

- **General Accordance Condition** – in order to ensure the effects considered within this application are consistent with those that result, a condition shall require the proposal to be given effect to in accordance with the information and details provided in support of the application.
- **Engineering Conditions** – to ensure that all engineering works (i.e. service connections, vehicle crossing and access leg upgrades etc) are carried out in accordance with Council’s Engineering Standards and the standards of the appropriate utility providers.
- **Easement Conditions** – Conditions requiring easements for electricity and telecommunication services, rights of way, right to drain sewage and right to drain water to be granted over the new titles of Lots 1 and 2, as appropriate.
- **Removal of Existing Accessory Building Condition** – to ensure that the existing accessory building that is located within Lot 2 is removed prior to subdivision to ensure a complying building platform can be provided.
- **Development Contribution Condition** – to require that Development contributions be paid for the creation of one additional HEU (Household Equivalent Unit).

15.3 The above conditions have been imposed to ensure that the relevant matters of discretion and control will be met, along with the development suitability rules outlined within the Plan.

15.4 Overall, with the imposition of the above conditions, the effects of the activity are considered to be less than minor and are therefore minimal.

16 Relevant Provisions of the Operative District Plan

16.1 The Objectives and Policies of relevance to this application are contained in the following table:

Objectives	Policies
SUBDIVISION	
O1 To ensure that land subdivision results in allotments that are suitable for activities	P1 To ensure that each allotment has suitable natural and physical characteristics including

<p>anticipated by the zone and that existing activities and resources in the vicinity of the site are not unreasonably compromised.</p> <p>O5 To ensure that our towns are developed to enhance our communities through recognizing good quality urban design</p>	<p>infrastructure services for the activities anticipated by the zoning or resource consent.</p> <p>P8 To avoid, remedy or mitigate any potential adverse effects of subdivision as a result of a lack of urban design through the New Zealand Urban Design Protocol and through the National Guidelines for Crime Prevention Through Environmental Design.</p>
<p>AMENITY</p> <p>O1 To maintain and enhance a high standard of amenity in the built environment without constraining development innovation and building variety.</p> <p>O2 To minimise the adverse effects created by building scale or dominance, shading, building location and site layout.</p>	<p>P1 To ensure that development in residential and rural areas achieved adequate levels of daylight admission, privacy and open space for development sites and adjacent properties.</p> <p>P3 To maintain the open space character of residential and rural areas by ensuring that development is compatible in scale to surrounding activities and structures.</p>
<p>TRANSPORTATION</p> <p>O3 The avoidance, remediation, or mitigation of the adverse effects of transportation.</p> <p>O6 To maximise safety and convenience for pedestrians and vehicular traffic on all sites.</p>	<p>P5 To ensure that access points and intersections meet safe sightline and spacing standards for the class of road within the hierarchy and are formed to appropriate design standards.</p> <p>P7 To ensure that the safety and efficiency of the state highways and district road networks are not compromised by proposed subdivision and/or development and the cumulative effect of subdivision and/or development.</p>

16.2 The application is not contrary to the above objectives and policies, because the proposed subdivision will consist of lots that are compliant with the minimum lot size requirements, and will be suitable for the residential activities anticipated in the Residential Zone. The proposed subdivision will also be compatible in scale to surrounding activities and development, and it will maintain the amenity values of the surrounding residential environment.

16.3 Consent conditions can be imposed to ensure that the development can be connected to Barnard Street via an existing vehicle crossing in a manner that will maintain the safety and efficiency of the road network. Therefore, the proposal will not compromise the safety and efficiency of Barnard Street or the district road network.

16.4 On this basis, it is considered that the application is not contrary to the above objectives and policies.

17 Relevant Provisions of National and Regional Policy Statements

17.1 The following National Policy Statements (NPS) have been gazetted:

- National Policy Statement on Electricity Transmission;
- National Policy Statement for Renewable Energy Generation;
- National Policy Statement on Freshwater Management.
- National Policy Statement on Urban Development.

None of the NPS are particularly relevant to the assessment of this application.

17.2 The following National Environmental Standards (NESs) have been gazetted:

- National Environmental Standards on Electricity Transmission Activities;
- National Environmental Standards for Air Quality;
- National Environmental Standards for Sources of Human Drinking Water;
- National Environmental Standards for Telecommunication Facilities;
- National Environmental Standards for Assessing and Managing Contaminants in Soils to protect Human Health.

None of the NES are particularly relevant to the assessment of this application.

17.3 The proposal is consistent with the relevant provisions of the Operative Waikato Regional Policy Statement. The proposed land use will not affect any of the relevant provisions of the Operative Waikato Regional Plan.

18 Other Relevant Matters

18.1 Section 106 of the RMA prescribes certain circumstances where a consent authority may refuse a subdivision consent. An assessment of the proposal against these criteria is provided below:

- The land and structures on the land, will not be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source.
- Any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source.
- Sufficient provision has been made for legal and physical access to each allotment created by the subdivision.

18.2 On this basis it is considered that the proposal complies with Section 106 of the RMA.

18.3 There are no other matters considered relevant to making an appropriate consideration of this application.

19 Part 2 Matters

- 19.1 Part II of the RMA states, amongst others, the purpose of the Act and the matters that Council shall have particular regard to in exercising its discretion under the Act. Sections 5, 7(b), (c), (f) and (g) are of specific relevance to the application concerned:

Section 7(b): Efficient Use and Development

As established above, the proposal will not negatively alter or change the existing pattern of land-use, nor will it significantly change the existing pattern of traffic use on the road network. Therefore, the proposal is seen to be an efficient use and development of the land resource concerned in accordance with this section of the Act.

Section 7(c) & (f): Amenity Values and Quality of the Environment

For reasons discussed earlier in this report, the proposal is not seen to degrade the amenity values or quality of the environment.

Section 7(g): Finite Characteristics of Resources

The only finite resource involved in the application is the soil. As the site is located within an established Residential Zone, the proposal is not seen to have any negative impact on the finite characteristics of the soil.

Section 5: Purpose of the Act

It is considered that the application does achieve the purpose of the Act, as it meets the principles of sustainable management. This is the case as the proposed activity will not detract from the amenity values or quality of the environment.

20 Conclusion and Recommendation

- 20.1 Having considered the application against the relevant provisions of the Act, it is recommended that this application be granted, subject to the conditions identified in Section 14 of this report that will avoid, remedy and mitigate any adverse effects of the activity on the environment.

The reasons for this recommendation are as follows:

- 1 Any actual or potential effects on the environment are considered to be less than minor, and capable of mitigation through the imposition of appropriate conditions.
- 2 The proposal is considered consistent with the objectives and policies of the Operative District Plan.
- 3 The proposal is consistent with Part 2 of the Act.

Notice of Decision

Subdivision Consent: 101.2020.12121



Application

Application for Resource Consent by Peter and Judith Challis at 7 Barnard Street, Matamata being Lot 11 DP 13191 to create two residential lots. The relevant rule of the District Plan is 6.1.2(b).

Decision

Pursuant to Sections 104, 104A, 108 and 220 of the Resource Management Act 1991 Council grants, subject to the conditions below, the subdivision consent by Peter and Judith Challis at 7 Barnard Street, Matamata being Lot 11 DP 13191 to create two residential lots.

Pursuant to Section 113 of the Act the reasons for the decision are:

- 1 Any actual or potential effects on the environment are considered to be less than minor, and capable of mitigation through the imposition of the conditions below.
- 2 The proposal is considered consistent with the objectives and policies of the District Plan.
- 3 The proposal is consistent with Part 2 of the Act.

Conditions

In General Accordance

1. That the subdivision proceed in general accordance with the scheme plan by Barr and Harris Surveyors Limited (Ref: "Lots 1 & 2 being a proposed subdivision of Lot 11 DP 13191", dated August 2020, Drawing Number: 3053-RVS01) and all information submitted with the application (MPDC Reference: 101.2020.12121 except as amended by the conditions below.
2. That prior to any subdivision design and development, a written statement must be provided for approval to Council, appointing a representative experienced in design, development and construction work. All discussions and

correspondence relating to subdivision, design and development matters will be undertaken with Council staff **only** through this nominated representative.

Roading

3. That all damage to the street/footpath/water table, kerb and channel/road, road carriageway grass berm and urban services by the construction works associated with the construction of a building or relocation of a building must be repaired to the satisfaction of Council's Resource Consents Engineer prior to the issue of a Code of Compliance for the project. This repair work is to be completed at the expense of the consent holder.
4. That as a result of undertaking earthworks, the Consent Holder shall ensure that heavy vehicles operating on site shall not track dirt onto the adjoining roadway. Where unavoidable tracking or spills occur, the Consent Holder shall immediately clean the soil off the roadway. The control of silts from the site shall comply with the Waikato Regional Council's COP for Erosion and Silt control for small sites.

Access

5. That the existing formation of the accessway serving Lots 1 and 2 shown as "A" and "B" on the approved scheme plan referred to in Condition 1, shall be upgraded in accordance with 3.17.1 of the MPDC Development Manual 2010 to achieve a minimum width of 2.8m over the full length of the right of way.

Advice Note:

The existing formation of the concrete driveway is less than 2.8m wide in places.

Water

6. That an independent water supply shall be provided and/or upgraded to Lots 1 and 2 at the expense of the consent holder and in accordance with the MPDC Development Manual 2010. For services crossing boundaries, the supply shall be wholly located within the relevant easement area.
7. That a site inspection shall be carried out by the Council's Urban Consents Engineer prior to backfilling of any water lateral that crosses the boundaries of Lots 1 and 2.

Wastewater

8. That an independent sewer supply shall be provided and/or upgraded to Lots 1 and 2 at the expense of the consent holder and in accordance with the MPDC Development Manual 2010. For services crossing boundaries, the supply shall be wholly located within the relevant easement area.
9. That the existing sewer lateral serving the existing dwelling on proposed Lot 1 shall be located and realigned if required to ensure that a complying 150m² building platform can be achieved within Lot 2.

10. That prior to the realignment of the existing sewer lateral for Lot 1 and construction of the new sewer connection for Lot 2, a plan shall be submitted to Council's Consent Engineer for approval. The plan shall be in accordance with MPDC Development Manual 2010.

Advice Note

If the sewer lateral to Lot 1 is upgraded or there is a change of alignment, then a building consent will be required.

11. That a site inspection shall be carried out by the Council's Urban Consents Engineer prior to backfilling of new sewer laterals that cross the boundaries of Lots 1 and 2.
12. That sewer connections to Council's mains are to be installed by a contractor scheduled on Council's list of "Approved Licenced Contractors" (ALC's).

Stormwater

13. That a site plan for stormwater shall be provided to Council's Urban Consents Engineer for approval, detailing that stormwater from the existing buildings and hardstand areas to be retained within proposed Lot 1 is disposed to retention/soakage entirely within the Lot 1 boundaries. Should a new stormwater system be required to achieve this, the system must be designed by an appropriately qualified person and approval of Council's Consents Engineer as to compliance with the standards in the MPDC Development Manual shall be obtained prior to installation.

Electricity

14. That independent electricity connections shall be provided and/or upgraded to Lots 1 and 2 at the expense of the consent holder and in accordance with the MPDC Development Manual 2010. For any service lines that have been physically installed within proposed easement areas required for servicing the proposed lots, the consent holder shall provide confirmation and evidence from a suitably qualified person in regards to position of the service within the appropriate easement.

Telecommunications

15. That independent telecommunication connections shall be provided and/or upgraded to Lots 1 and 2 at the expense of the consent holder and in accordance with the MPDC Development Manual 2010. For any service lines that have been physically installed within proposed easement areas required for servicing the proposed lots, the consent holder shall provide confirmation and evidence from a suitably qualified person in regards to position of the service within the appropriate easement.

Existing Structures

16. That prior to issuing of s224 certificate, the existing structures within Lot 2 shall be removed.

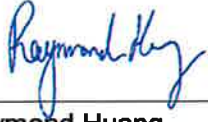
General

17. That easements as appropriate for right of way, water, sewer, electricity, and telecommunications shall be registered on the record of titles for services crossing boundaries if required. The right of way easements (shown as "A" and "B" on the approved scheme plan referred to in Condition 1) shall have a total combined width of at least 4.0m over the full length of the easement.
18. That comprehensive "As Built" plans of all urban services shall be prepared by a surveyor in accordance with the Infrastructure Code of Practice for the "supply of data" including co-ordinates of spatial information in terms of Geodetic Datum 2000, Projection co-ordinates in terms of New Zealand Transverse Mercator, Invert and lid levels in terms of Moturiki Datum and shall be forwarded to Council for approval.
19. That all GST requirements with respect to the transferring of assets to the Council (e.g. vehicle crossing, service connections etc.) must be complied with by the completion and return of the GST Requirement/Asset Registers and Tax Invoice forms provided by Council.
20. That a financial contribution for Reserves in respect of the creation of one additional development opportunity shall be paid (see attached schedule).

Advice Note:

That pursuant to Section 198 of the Local Government Act 2002, development contributions for Roading, Water and Wastewater in accordance with Council's Development Contribution Policy be paid in respect of the creation of one additional development opportunity on the site (see attached schedule).

Report Prepared for Submission by:



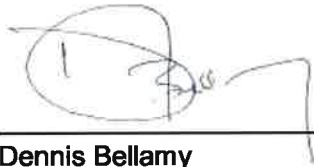
Raymond Huang
External Consultant

Report Reviewed by:



Peter McCoskrie
External Consultant

This consent (101.2020.12121) has been granted under delegation from the Matamata-Piako District Council, pursuant to section 34A of the Resource Management Act 1991, and in accordance with Council Resolution 18.2 dated 13 November 2019.



Dennis Bellamy
Group Manager Community Development

30/09/2020

Date

**Matamata-Piako District Council
Development Contribution
Assessment Notice**



**101.2020.00012121.001 DD – Mrs Judith Challis & Mr Peter
Challis
7 Barnard Street Matamata**

PLEASE NOTE

This assessment is indicative only, based on information received as at 19 August 2020

This assessment is based on the 2018-2028 LTP Development Contributions Policy (DCP) and the Operative District Plan.

As per the policy, if the amount assessed is not paid in the year it is assessed, then the policy as it stands on the 1 July each subsequent year it remains unpaid will be charged. Please contact Council prior to payment to ensure the latest figures for your consent have been supplied.

Should any of the information provided in the application be altered and/or amended by Council or the applicant after the 19 August 2020 this assessment may be reassessed to take into account those alterations and/or amendments.

Description:

Proposed creation of 2 Household Equivalent Unit's (HEU's) within the Residential zone,
Matamata Urban
Assessment based on creation of 1 additional Matamata Urban HEU's

Development Contributions – LTP 2018-28

Activity	Total HEU's	Credit HEU's	Extra HEU's	Value	Total incl. GST
Water	2	1	1	\$4405.82	\$4,405.82
Wastewater	2	1	1	\$8408.63	\$8,408.63
Stormwater	2	1	1	NA	NA
Roading	2	1	1	\$4698.63	\$4,698.63
Development Contribution - District Plan					
Parks / Reserves	2	1	1	\$1354.98	\$1,354.98
Total to be paid			GST inclusive	\$18,868.06	

Objection to or reconsideration of Development Contributions

Under the Local Government Act 2002 (Act) you can object, or request reconsideration of any development contributions levied by Council. The Act states objections and requests for reconsiderations must be lodged and resolved in accordance with the procedure set out in the Council's Development Contributions Policy (Clause 8.2 and 8.2A).

To contest development contributions, you can:

- apply for reconsideration
- lodge an objection

Request for Reconsideration

Your request must be made in writing within 10 working days of receiving the notice of development contributions from Council (Section 199A of the Act).

You can request reconsideration of Development Contributions if you believe:

- The development contribution was incorrectly calculated or assessed under the Council's development contributions policy; or
- The Council incorrectly applied its development contributions policy; or
- The information recorded or used to assess the Development Contribution was incomplete or contained errors.

Your request for reconsideration will be assessed by Council and a written notice of the outcome will be sent within 15 working days of the date we receive all relevant information. Once the decision has been made by Council you can lodge an objection if you wish. You cannot apply for a request for reconsideration if you have already applied for an objection.

Request for an Objection

An objection must be lodged within 15 working days from the date you receive the development contribution notice from Council or 15 working days from when you receive your notice of reconsideration outcome (Clause 1, Schedule 13A of the Act).

The notice of objection must:

- be in writing, and
- set out the grounds and reasons for the objection, and
- state the relief sought, and
- state whether you wish to be heard on the objection.

Objections are considered by independent commissioners at a hearing and can only be made on the grounds specified in the Act. The content of a development contributions policy cannot be challenged. The Act specifies we must use commissioners appointed by the Ministry.

A hearing may not be needed if:

- you indicate that you do not wish to be heard or
- otherwise agree that no hearing is required and
- the commissioner(s) hearing and deciding the objection also need(s) to be satisfied that they can determine the objection without a hearing.

If a hearing is held the Development Contributions Commissioners must fix the date, time, and place of the hearing. Notice of the hearing must then be served on the Council and the objector at least 10 working days before the date the hearing begins. Council will have to recover costs involved relating to the hearing. These fees are available on our website as part of the fees and charges.

If you are the agent acting on behalf of your client, it is important to advise them of their right to dispute development contributions immediately due to the limited timeframes.

If you require further information regarding reconsiderations and/or objections see the Development Contribution Policy, Clause 8.2 and 8.2A at www.mpd.govt.nz/building or contact us on 07 884 0060.

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 573581

Territorial Authority (the Council)

Matamata Piako District Council

MPDC Ref: 101.2020.12121

Certifications under the Resource Management Act 1991 (*options that do not apply must be deleted*)

Pursuant to the Resource Management Act 1991 I hereby certify that:

- the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991

on the 6th day of April 2022

- the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule



Alyson van Kuijk
District Planner

Principal Administrative Officer/Authorised Officer

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 573581

Territorial Authority (the Council)

Matamata Piako District Council

MPDC Ref: 101.2020.12121

Certifications under the Resource Management Act 1991 (*options that do not apply must be deleted*)

Pursuant to the Resource Management Act 1991 I hereby certify that:

- pursuant to Section 224(c) some of the conditions of the subdivision consent have been complied with to the satisfaction of the Council and that a bond has been entered into in respect of those conditions that have not been complied with

Dated this 7th day of June 2022



Alyson van Kuijk
District Planner

Principal Administrative Officer/Authorised Officer

Schedule / Memorandum

Registration District

South Auckland

Territorial Authority

Matamata Piako District Council

MPDC Ref: 101.2020.12121

Plan Number

DP 573581

Survey Ref: 3053

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)
Right of way, right to convey water, electricity, telecommunications	A	Lot 1 hereon	Lot 2 hereon
	B	Lot 2 hereon	Lot 1 hereon
Right to drain sewage	C		

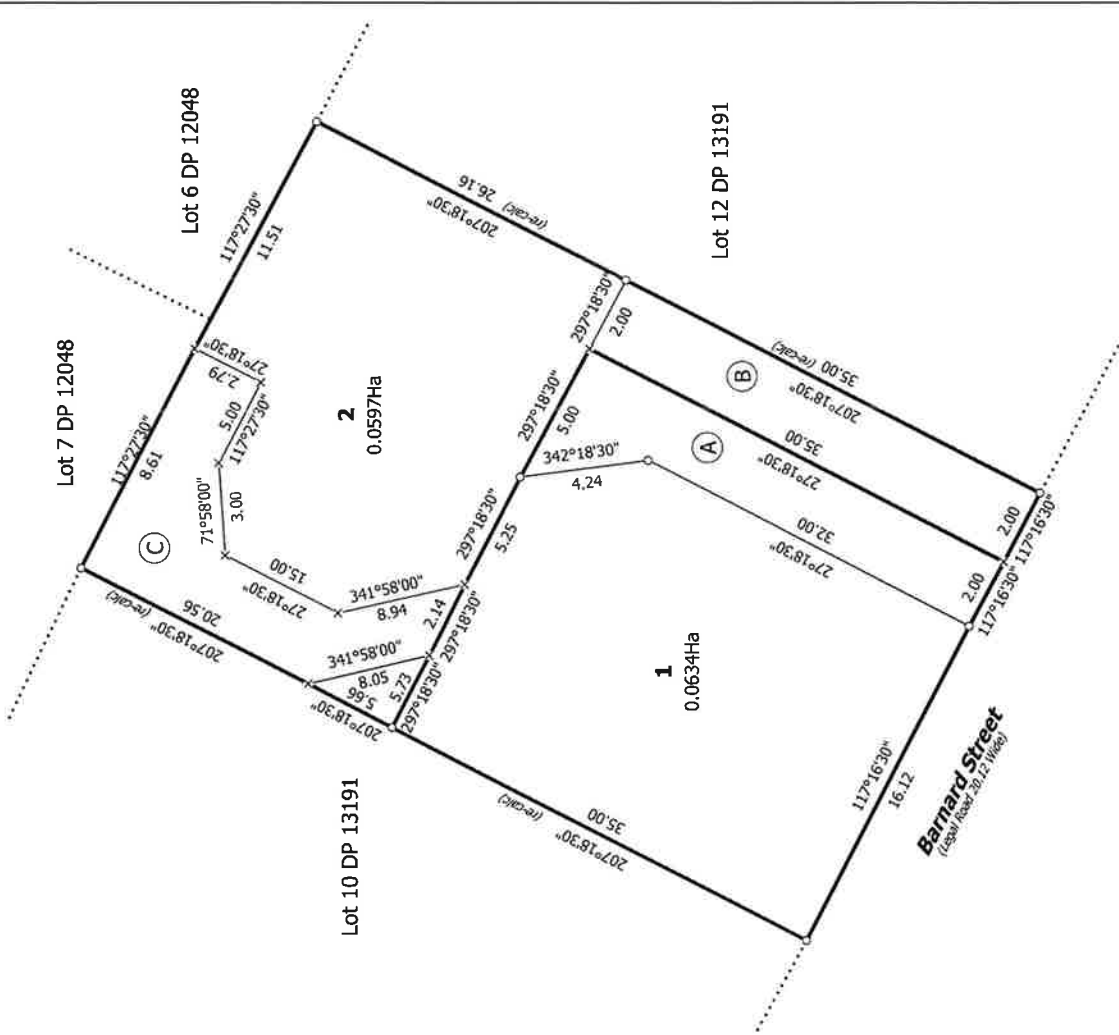
Certifying parties must sign or initial this box



Alyson van Kuijk
District Planner



Diag. A
(Distorted)



T 1/1

Title Plan
LT 573581
DRAFT

Surveyor: Gavin Andrew Harris
Firm: Barr & Harris Surveyors

Lots 1 & 2 Being a Subdivision of Lot 11 DP 13191

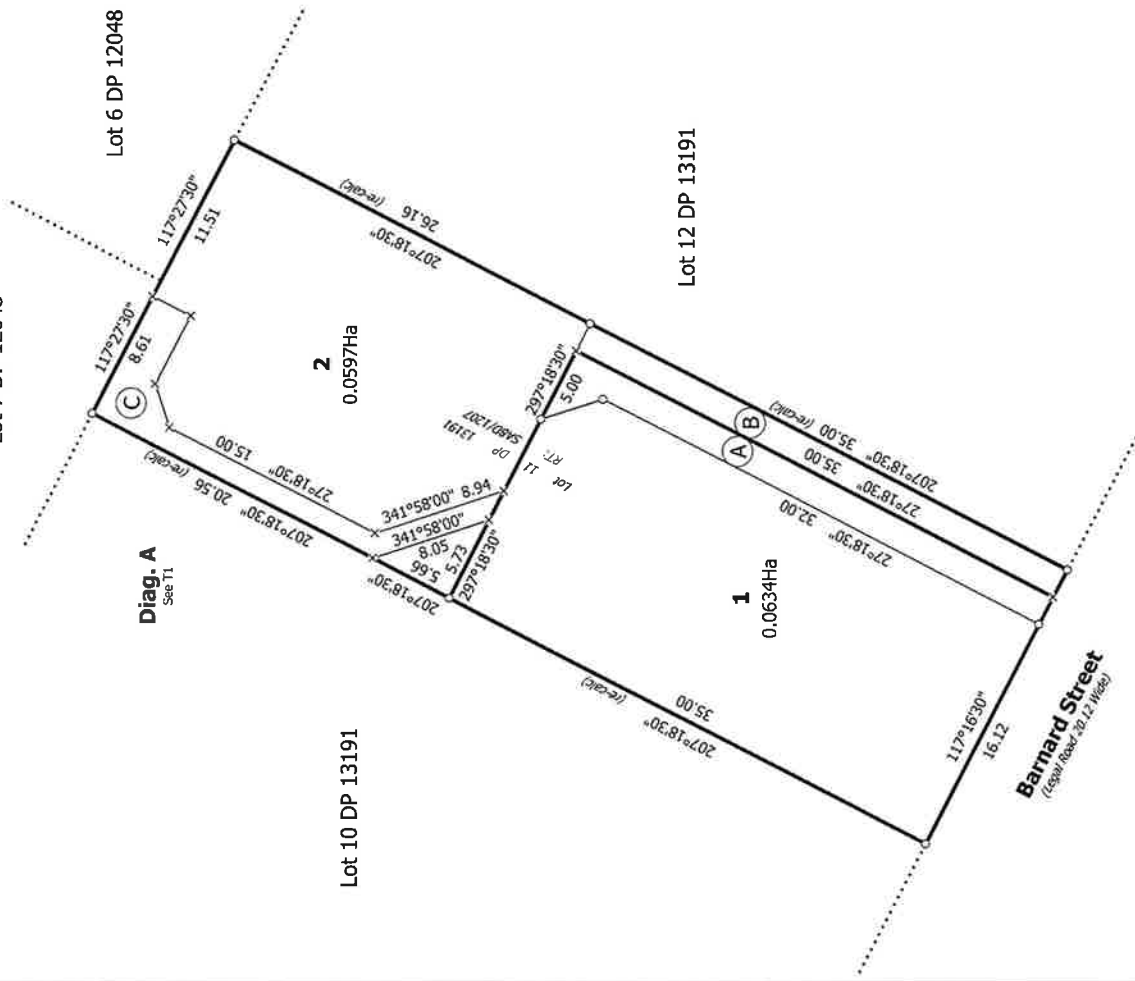
(Reference 3057)

Land District: South Auckland

Digitally Generated Plan

Generated on: 17/03/2022 09:24am Page 3 of 3

Diag. A
See T1



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 **Tuesday**

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.

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.mpdc.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.

Development Contributions were charged and paid under RCS 12121. No contributions outstanding.

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.

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.