

## Land Information Memorandum

### Application

R D Cressy	No.	L250133
1 Betts Avenue	Application date	14/05/2025
Solway	Issue date	27/05/2025
Masterton 5810	Phone	022 1364238

### Property

Valuation No.	1811051100
Location	1 Betts Avenue, Masterton
Legal Description	LOT 2 D P 16450
Area (hectares)	0.1253

Dear Sir / Madam

This Land Information Memorandum contains information held on the Masterton District Council Records for the property listed above and is as required by The Local Government Official Information and Meetings Act 1987 Part VI Section 44.A.

*Part 1* of this LIM contains information held by Council that is mandatory to be supplied under section 44A(2).

*Part 2* of this LIM contains information held by Council that is in addition to that provided in part 1. It is provided under section 44A(3), which allows Council to include in a LIM other information concerning the land which Council considers, at its discretion, to be relevant.

Further information on the area in which this property is located may also be found on Council's website [www.mstn.govt.nz](http://www.mstn.govt.nz) and/or in the District Plan.

Any non-compliance or requisitions known to the Masterton District Council relating to the property will be noted under the relevant headings.

We trust this information is of sufficient use to yourselves and should further clarification be required requests should be made to the Masterton District Council Help Desk in the first instance.

**PART 1:****Rates**

*Rateable Valuation (may differ from market valuations).*

Land	\$290,000
Improvements	\$195,000
Capital Value	\$485,000

*Current Rates Year 2024 to 2025*

*Annual Rates* \$3,810.80

Breakdown of instalments:

Instalment 1:	1/7 to 30/9	\$952.70
Instalment 2:	1/10 to 31/12	\$952.70
Instalment 3:	1/1 to 31/3	\$952.70
Instalment 4:	1/4 to 30/6	\$952.70

Rates Paid up to:30.06.25.

**Special feature or characteristic of the land, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.**

Wind zone - High up to 8m Wind Zone Operative Wairarapa Combined District Plan 2011

**Planning consent, certificate, notice, order, or requisition affecting the land previously issued by the Masterton District Council including easements and rights of way**

Wairarapa Combined District Plan operative 25<sup>th</sup> May 2011.

Proposed Wairarapa Combined District Plan (notified 11th October 2023).

Record of Title (see attached).

No other planning information located.

**Current land zone**

Urban – Residential Zone- Operative Wairarapa Combined District Plan 2011.

General Residential Zone – Proposed Wairarapa Combined District Plan (notified 11th October 2023).

Full details of the zone requirements are found in the Wairarapa Combined District Plan.

**Historic place, protected buildings / trees or notifications from any statutory organisation having the power to classify land or buildings**

No information located.

Property is not listed on Council records as being an historic place nor as having protected buildings/trees.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

**Private & public stormwater, sewerage drains & water supplies.**

MDC Sewer: Connected

MDC Water: Connected

Surface water and storm water are required to be controlled on site by internal private drainage.

Copy of drainage plan attached.

No other information located.

**Building consent, certificate, notice, order, determination or requisition affecting any building on the land previously issued by the Masterton District Council**

6/04/09	BUILDING CONSENT 090088: Install a solar heater system incl new hot water cylinder: Code Compliance Certificate issued 8/09/09
1/09/72	BUILDING PERMIT 12574 ADDS TO DWELLING 452 SQFT
1/06/62	BUILDING PERMIT 8439 NEW GARAGE 576 SQFT
1/12/59	BUILDING PERMIT 7410 NEW DWELLING 1050 SQFT

**Certificates issued by a Building Certifier pursuant to the Building Act 1991**

No information located.

**Notifications from any Network Utility Operators pursuant to the Building Act 1991 or the Building Act 2004**

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

## **PART 2**

### **Swimming Pool Compliance**

No pool registered to this property.

Notification of swimming pools in this section or listed in the building consents above confirms compliance with F9 NZBC (Means of Restricting Access to Residential Pools) at the time of the compliance inspection or the time of issue of any Code Compliance Certificate.

### **Licences / Environmental Health**

No information located.

### **NZTA Information**

No information located.

### **Other Information**

No other information located.

### **Notes**

1. The information set out in this summary is made available in good faith pursuant to the Local Government Official Information and Meetings Act 1987 Part V1 Section 44A.
2. The information has been prepared from records held by Masterton District Council as at the issue date of this LIM. The information is made available in reliance on Council's records.
3. In preparing the information, generally no inspections of the property have been undertaken unless stated above.
4. Where the information indicates the existence of some requisition or Council interest in the land, it is the responsibility of the person seeking the information to follow up.
5. Any Building Consents issued for log fires are shown in Part 1 of this LIM.
6. Unless otherwise stated, Building Consents listed above comply with the Building Act and the Wairarapa Combined District Plan.
7. Titles should be searched to ascertain what information has been registered against the property title and confirm boundary dimensions.
8. Information relating to the permissible use of the property is available in the Wairarapa Combined District Plan.