

# LAND INFORMATION MEMORANDUM

APPLICANT	Michael Andersson
POSTAL ADDRESS	33 Cobham Crescent Tokoroa 3420
ATTENTION	Michael Andersson
PROPERTY ADDRESS	4 Berwick Pl, Tokoroa
LEGAL DESCRIPTION	LOT 2269 DPS 10289
AREA (Hectares)	0.0842
APPLICATION DATE	13/03/2023
ISSUE DATE	21/03/2023
LIM NUMBER	L230045
VALUATION NUMBER	0547675400

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the South Waikato District Council to be relevant to the land as described in Subsection (2). It is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. The records may not show illegal or unauthorised building works on the property.

The Council has not undertaken any inspections of the land or any building on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult Council if you have any questions.

There are no known requisitions or restrictions on this property except those listed in this report. Council, however, reserves the right to serve requisitions whenever found necessary.

**A Land Information Memorandum for a particular property will not usually include information concerning neighbouring or adjacent land or activities being conducted on (any of) it. It is up to each intending purchaser of property to obtain for themselves such information about neighbouring and adjacent land as is appropriate to their situation. This is particularly so where an intending purchaser plans to conduct an activity or business that could be adversely affected by activities on, or characteristics of, neighbouring or adjacent land.**

## RATING & VALUATION DETAILS

South Waikato District Council rates are levied on an annual basis and may be paid in four (4) instalments or in one lump sum.

An additional charge of 10% will be added to the current rate instalment levied that remains unpaid by the due date as shown.

A further additional charge of 8% will be added every six months to any outstanding balance relating to the previous year's rates. The dates on which the compounding penalty will be added are 7 December and 7 June.

## VALUATION DETAILS

VALUATION REFERENCE	0547675400
LAND VALUE	\$180,000
IMPROVEMENTS	\$400,000
CAPITAL VALUE	\$580,000
NATURE OF IMPROVEMENTS	DWELLING – OTHER IMPROVEMENTS

## RATING DETAILS

ANNUAL RATES (Instalments equal total rates divided by four)	\$3,254.56
BALANCE OWING	\$66.51-
NOTES	

## RATES CALENDAR

Rates invoices are produced on a quarterly basis and are due for payment on the following dates:

Instalment Number	Invoice Date	Due Date
1. July to September	1 August 2022	7 September 2022
2. October to December	1 November 2022	7 December 2022
3. January to March	1 February 2023	7 March 2023
4. April to June	1 May 2023	7 June 2023

If you require financial information, please contact Council on (07) 8850340 or [info@southwaikato.govt.nz](mailto:info@southwaikato.govt.nz). Legislation in the Local Government (Rating) Act 2002 requires Council to obtain approval from the owner or owners agent/solicitor to release this information.

Rates for Waikato Regional Council are separately assessed. Please contact Waikato Regional Council direct if you have any queries.

# BUILDING INFORMATION

This information is a copy of details held on Council records and may not reflect the situation on site as Council records will not show non-consented building works.

If you suspect building work has been undertaken without a consent, you are advised to contact a suitably qualified person or a recognised solid fuel heater installer depending on the nature of the work involved. They will inspect the works at your expense and may advise the Council in writing as to whether the building poses any danger to the health and safety of its occupants or the occupants of the adjoining property.

For Building Consents issued after 1 January 1993 the Council may have issued a Code Compliance Certificate (CCC) when satisfied that the building work for which the building consent relates has been completed in accordance with the NZ Building Code.

If a Building Consent was issued after 1 January 1993 and no Code Compliance Certificate has been issued, it either means that a final inspection has not been requested or that the final inspection has been undertaken and an issue was detected.

South Waikato District Council has made reasonable efforts to find building consent and/or building permit details on the property for which you have requested a Land Information Memorandum.

If we are unable to find the original building consent/permit details for some or all the buildings on site, there are a variety of possible reasons for this which may include –

- That for some reason property records simply do not exist.
- When the South Waikato District Council came into being in 1989 it was an amalgamation of 3 Councils. All kept their records in different ways and in some cases, records have not been able to be identified to properties.
- The structure may have been erected without the appropriate permit or consent.

Please note that where we cannot find any record of a permit or consent relevant to a particular building -

- We are unable, by law, to issue a retrospective building consent; and
- Council has no statutory duty to accept responsibility for any such building that has been erected without a permit or consent.

If you need any further assistance, please contact a Building Control Officer at our Tokoroa office.

## BUILDING CONSENTS AND PERMITS

21/04/2016 BUILDING CONSENT 160098 : 3 BEDROOM 2 BATHROOM DWELLING WITH ATTACHED SINGLE GARAGE : Code Compliance Certificate issued 22/11/2016

07/10/1991 BUILDING PERMITS G023861 REMOVAL OF BUILDING FROM SITE

13/10/1965 BUILDING PERMITS 2161 DWELLING

You can access property files via the Council website.

## DISTRICT PLANNING AND RESOURCE MANAGEMENT

This LIM contains copies of relevant Planning maps, a copy of the District Plan rules setting out the permitted activities and a copy of any planning/resource consents. A LIM does not constitute a Certificate of Compliance under the Resource Management Act. If you have any queries about the compliance of any existing or proposed activity on the site, please contact our duty Planning Officer at [planningteam@southwaikato.govt.nz](mailto:planningteam@southwaikato.govt.nz).

ZONE: OPERATIVE DISTRICT PLAN	Tokoroa Residential
DESIGNATIONS	Not Applicable
ECOLOGICAL SITES	Not Applicable
HISTORIC/ARCHAEOLOGICAL/CULTURAL SITES	Not Applicable
RESOURCE CONSENTS, CERTIFICATES, NOTICES, ORDERS OR BONDS AFFECTING THE LAND (Below)	

### Zoning under the Operative District Plan - Tokoroa Residential Zone.

No recorded historic sites or buildings. No recorded outstanding natural landscapes, outstanding natural features, significant amenity landscapes or protected trees. No resource consents recorded for subject property. Six resource consents recorded for adjacent properties. RM001022- Construct & build an early childhood day care centre. Decision notified on 12/09/2000. RM011026- Establish a place of Assembly. Decision notified on 12/09/2000. RM080035- Operate child therapy sessions and support process for parents and caregivers at Tulloch House Maraetai Road, Tokoroa. Decision notified on 09/05/2008. RM090090- To vary condition 1 of RM001022 increasing number of attendees from 40 to 50. Decision notified on 18/12/2009. RM110076- To extend existing childcare operation. The extension in numbers (from 50 to 60 attendees) is significant so a new land use application was required, rather than a variation under s127. Decision notified on 02/12/2011. RM970055- Community centre. Decision notified on 07/10/1997. No applications or designations currently in effect for public works or for heritage orders. No abatement notices or current enforcement proceedings by Council under the Resource Management Act.

# LAND INFORMATION

Land information which is likely to be relevant includes information of private and public stormwater, water, and sewer details. It does not contain information about other network utility services. Please refer to the appropriate authorities for these details.

## SEWER AND WATER

SEWER	Connected
WATER	Connected to town supply

The following details apply to the site

Enclosed is a plan showing where a sewer main cross the property.

Enclosed is a plan showing where a water main cross the property.

There is a public stormwater system adjacent to the property.

Enclosed is a plan showing private water connection.

Enclosed is a plan showing private sewer connection.

The wastewater lateral and its connection to Council's wastewater reticulation is the owners/user's responsibility.

## SPECIAL LAND FEATURES

HAZARD SITE No Information Located

HAZARDS REGISTRY	No Information Located
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Note; if land is potentially likely to be subject to liquefaction it shall not be considered "good ground" for the purpose of designs using NZS 3604, NZS 4229, or NZS 4299.

Should there be concern that a particular site may be subject to liquefaction in a seismic event, it would be advisable that the ground conditions are investigated and reported upon by a suitably qualified person. This investigation should address the potential for liquefaction to occur.

As a general guide, it is recognised that poorly consolidated non-cohesive soils (usually laid down under water) in combination with a high ground water table are normal prerequisites for liquefaction. From observations in Christchurch gravels and coarse sands did not appear to be the principal culprits relating to liquefaction, but very fine non-cohesive sands and silts were. However, further professional guidance should be sought.

A report and, if necessary, a specific foundation design to mitigate the effects of liquefaction may be required to support an application for building consent.

## SWIMMING POOLS

All residential pools must be registered with the South Waikato District Council, Section 162D of the Building Act 2004 requires periodic inspections (every 3 years) of residential pools to ensure that the pool barrier is compliant. Contact Councils building department for further information.

SWIMMING OR SPA POOLS	No pool registered to this property.
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## RUBBISH/RECYCLING COLLECTION DAY

The South Waikato supplies one 120L Red lid wheelie bin for rubbish disposal and one 240L yellow lid wheelie bin plus a crate for glass recycling to each rated property. South Waikato District Council collects rubbish weekly via the red lid wheelie bin and recycling is collected fortnightly via the yellow lid wheelie bin and glass crates. Refer to Council Website for collection days.

Thursday
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## LICENCES AND ENVIRONMENTAL HEALTH

HEALTH LICENCE	No Information Located
LIQUOR LICENCE	No Information Located
OTHER	There are no outstanding notices and/or requisitions on the property.

## NETWORK UTILITY OPERATORS

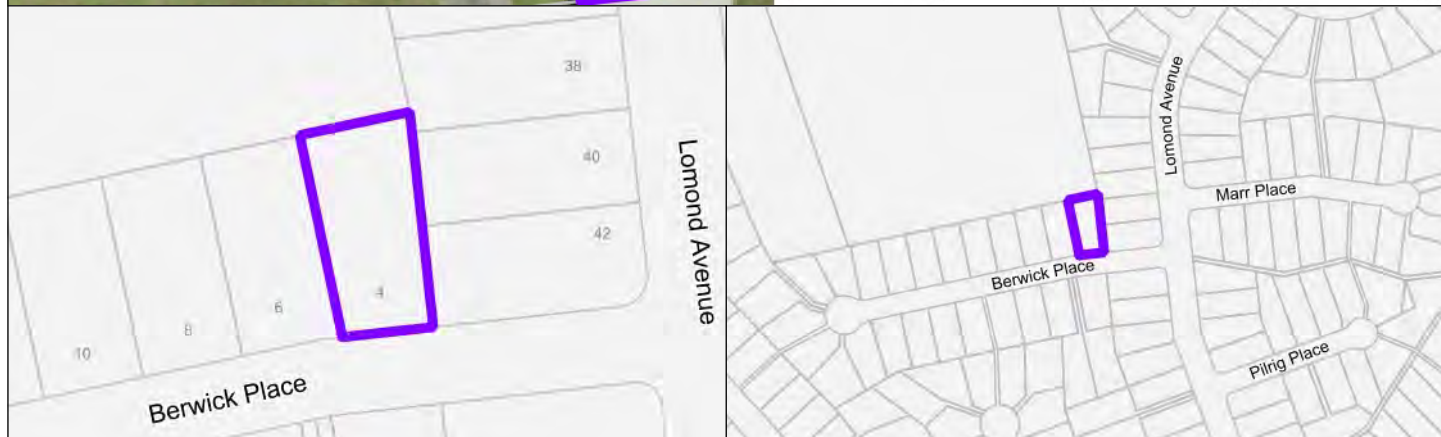
Information related to the availability of supply, authorisations etc (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.
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NAME: Alison Banfield



DATE: 21/03/2023





### Aerial Photography

The information which is now being conveyed by South Waikato DC has been compiled and is given in good faith. All proper endeavours are made to provide information that is accurate and current. However, South Waikato DC does not guarantee the accuracy and completeness of information and does not accept responsibility for any loss or damage incurred by a user in reliance on the information. You waive and release South Waikato DC from any claims arising from your use of this website or the information provided by it. You indemnify South Waikato DC against all claims, loss or damages arising in connection with your use of this website or the information provided by it. Information from this website may not be used for the purposes of any legal disputes.



Original Sheet Size 210x297mm



District Plan			
Arapuni Village	Residential	Heritage Sites	Utility Networks
Business	Rural	Noise Control Boundaries	Power Transmission
Electricity Generation	Rural Residential	Reserve Areas	Power Subtransmission
Industrial	Tokoroa Airport	Designations	Gas Transmission
Neighbourhood Retail	Town Centre		

### District Plan Zoning

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**NORTH**

Original Sheet Size 210x297mm





<b>Water Services</b> • DRINKING FOUNTAIN • TOBY AV Air Valve • Bores • Connection Point	Pipe End Fire Hose Connection Headworks Hose Tap Hydrant Water Meter	Manhole Non Return Valve Pump Reservoir Natural Springs Valve	Well Water Line <b>Storm Water Services</b> SW-CB SW-CONCT SW-END	SW-IN SW-MH SW-OUT SW-VALVE Channel Culvert	Gravity Main Lined Open Channel Open Drain Service Watercourse	<b>Waste Water Services</b> Air Valve Connection Point Capped End Inspection Chamber Meter -100	Manhole Plant Pump Station Valve Air Vent	Gravity Main Overflow Rising Main Service Soak Drain Vent Pipe
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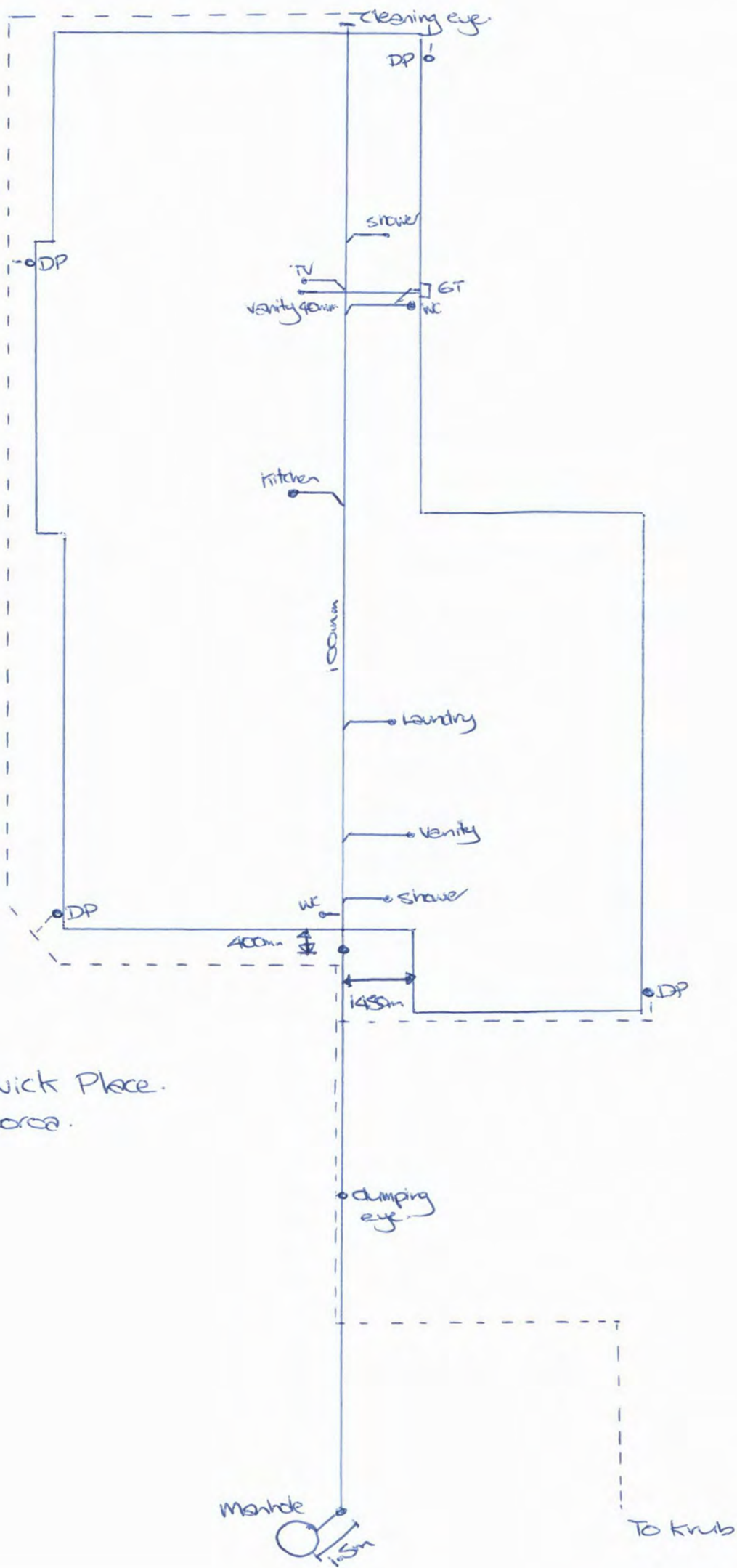


### Services

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Original Sheet Size 210x297mm



4 Berwick Place.  
Tokoroa.





South  
Waikato  
District  
Council  
1/4/16

## 4 BERWICK PLACE

- WATER
- - - SEWER
- - - STORM
- SWDC CABLE



Photos taken in/on: February 2012  
Any dimensions given are indicative and are not of Survey Grade Accuracy.  
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The South Waikato District Council is not responsible for consequences due to inaccuracies on this map.

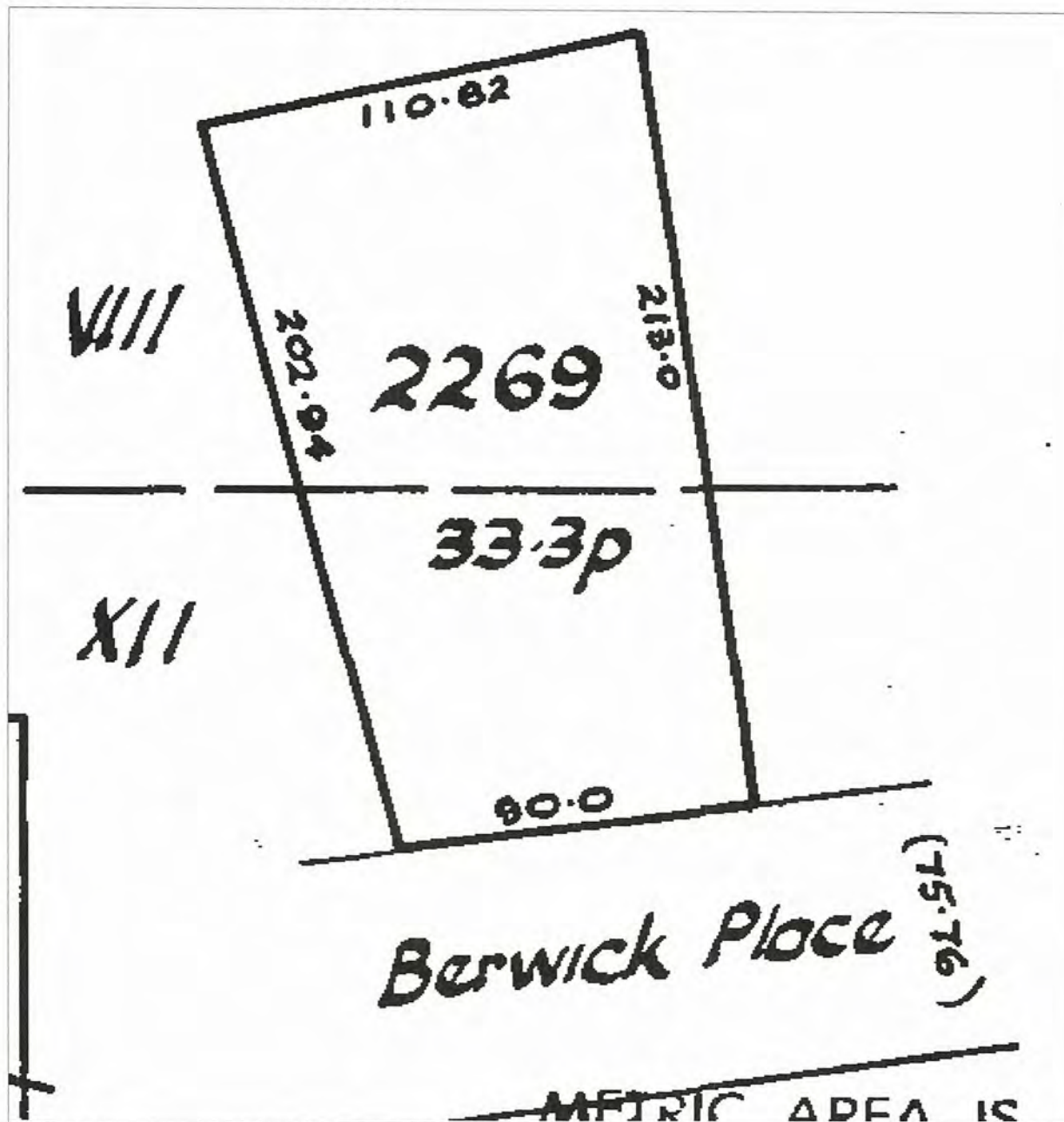
South Waikato District Council

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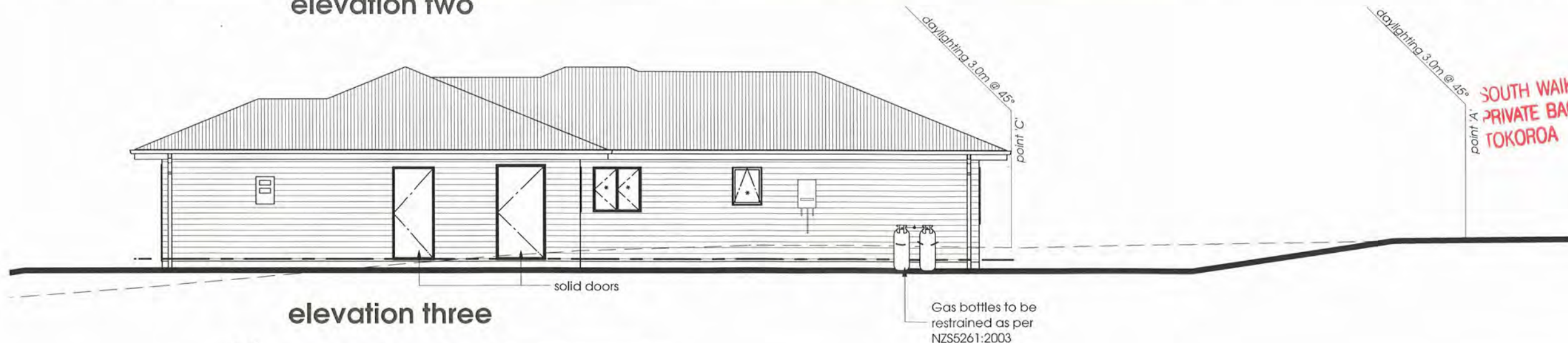
0104160098

Building Consent Received









#### Notes:

BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE NOT ENCROACHED. IF COMPLIANCE IS IN DOUBT SITE SHOULD BE SURVEYED PRIOR TO CONSTRUCTION COMMENCEMENT.

Non slip broom finish concrete pad (min 150mm below FFL) or H5 grip tread timber step to all access points (owners care). Stairs with 190 rise, min 280 tread.  
Minimum slip resistance in accordance with NZBC D1/AS1 Access.

#### Floor

-Ribraft floor

#### Cladding

-James Hardie Scyon Linea Weatherboard over cavity

#### Roof

-22.5° pitch, Dimond longrun 0.4BMT, Endura Colorsteel  
- corrugated profile

#### Fascia & Spouting

-Continuous Fascia  
-Continuous spouting with PVC downpipes

#### Joinery

-Tasman Aluminium Residential Suite  
-Head heights to be 2.0m (excludes entry box unit).  
-Joinery schedule & sizes to be confirmed on site PRIOR to manufacture.  
-Double tint to all glazing excluding obsc.  
-Double glazing to all excluding garage.  
\* = Safety glass (confirmed by glazier)

SOUTH WAIKATO DISTRICT COUNCIL  
PRIVATE BAG 7  
TOKOROA

South Waikato District Council

010416009

Building Consent Received

#### Building Envelope Risk Matrix


Acceptable Solution E2/AS1

Risk Factor	Severity	Score
Wind zone (per NZS:3604)	High	1
Number of storeys	Low	0
Roof/Wall intersection design	Low	0
Eaves width	Low	0
Envelope complexity	Low	0
Deck design	Low	0
Total Score:		1

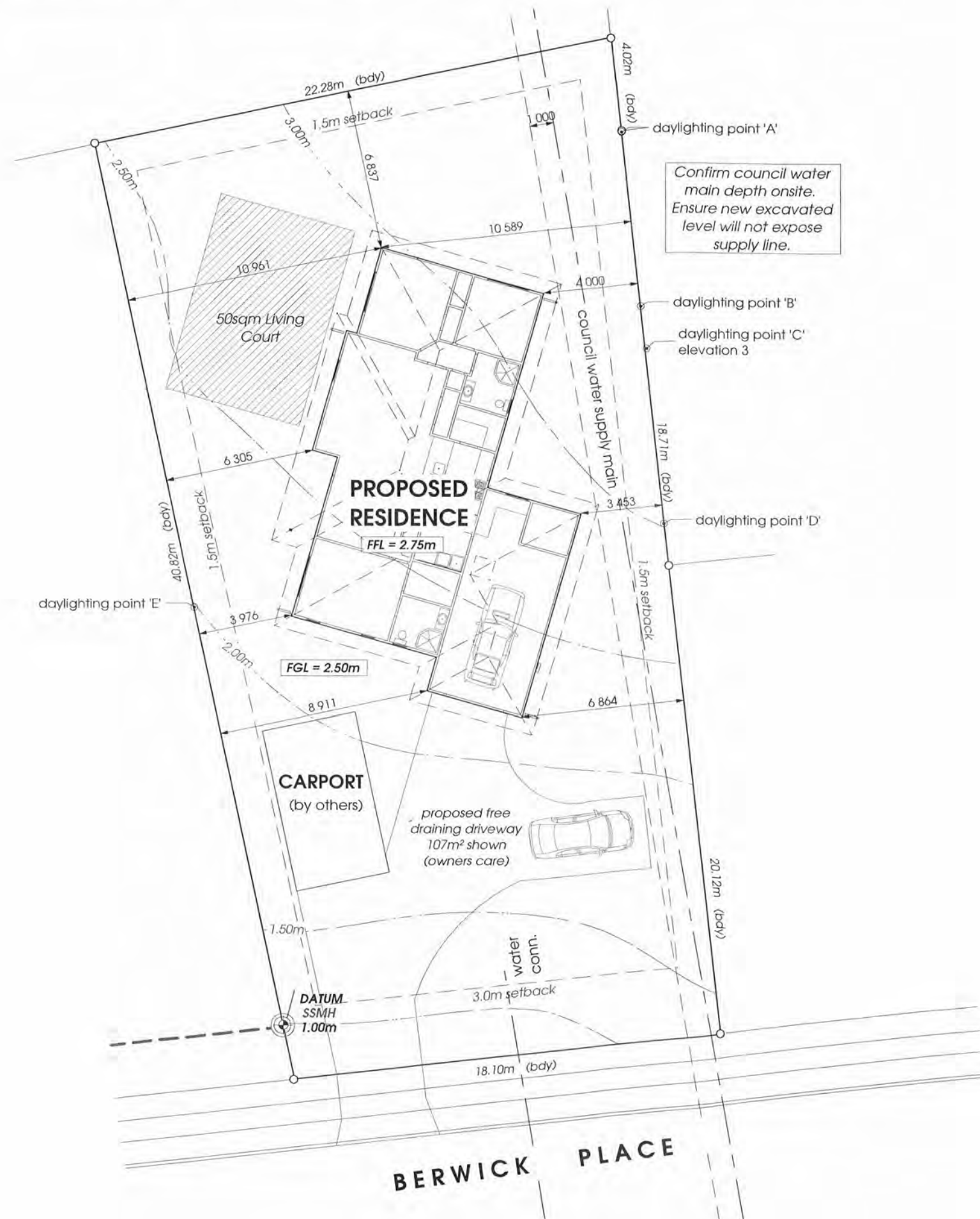
NOTE: Risk score shown is the highest risk score for all elevations & claddings.

DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering.  
Plan drawings prepared on the understanding that the Building Contractor has a firm understanding of the NZ Building Code and NZS 3604 : 2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604 : 2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the designer against any claims in respect of the said work.

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 Call: Dale 07 883 3014 e-mail: dale@hlh.co.nz	Client: Sands Trust	Drawing Title  <b>ELEVATIONS</b>	Wind: high	Drawn: Karlene	Date: 29.03.16
	Address: 4 Berwick Place Tokoroa		EQ: 2	Design: New	Scale: 1 : 100
			Exposure: B	Job No. H253	Sheet: 01 of 18
			Climate: 2		





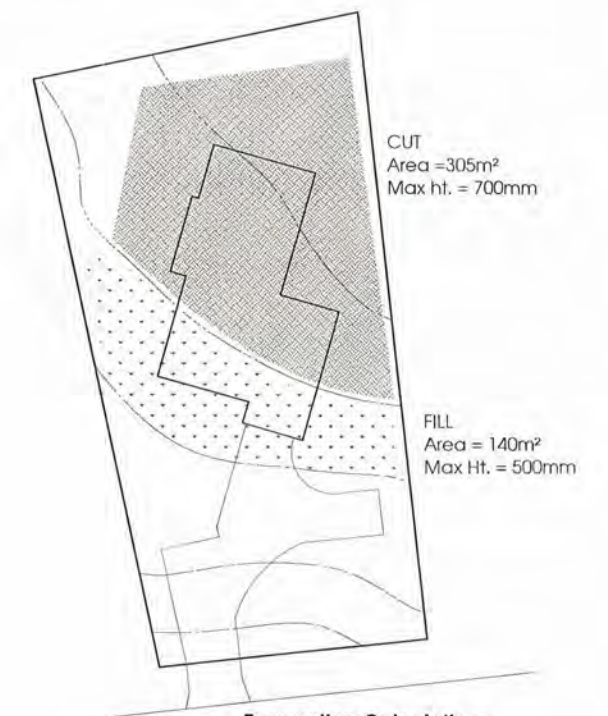
**LOT - 2269**  
**DP - 10289**  
**Area = 842m²**  
**Site coverage = 20.8%**  
building coverage 178m²

#### Notes:

1. Contractor to confirm all boundary peg locations, bearings, lengths on site prior to commencement of works to ensure house position is correct, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.
2. All cut and finished floor levels to be checked and confirmed on site before excavation.
3. Before dwelling is erected on site, all rubbish, noxious matter and/or organic matter shall be removed from the area to be covered by the dwelling.
4. Prior to the construction of all works, check & confirm all dimensions & underground service connection locations.
5. Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor.
6. Contractor to confirm ground has adequate bearing to comply with NZS 3604:2011.
7. Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011.
8. Location of electrical and water services to be located on site prior to excavation.
9. Check invert levels and pipes/manholes.

**BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE NOT ENCROACHED. IF COMPLIANCE IS IN DOUBT SITE SHOULD BE SURVEYED PRIOR TO CONSTRUCTION COMMENCEMENT**

**\*ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING**  
Dimensions shown are to foundation

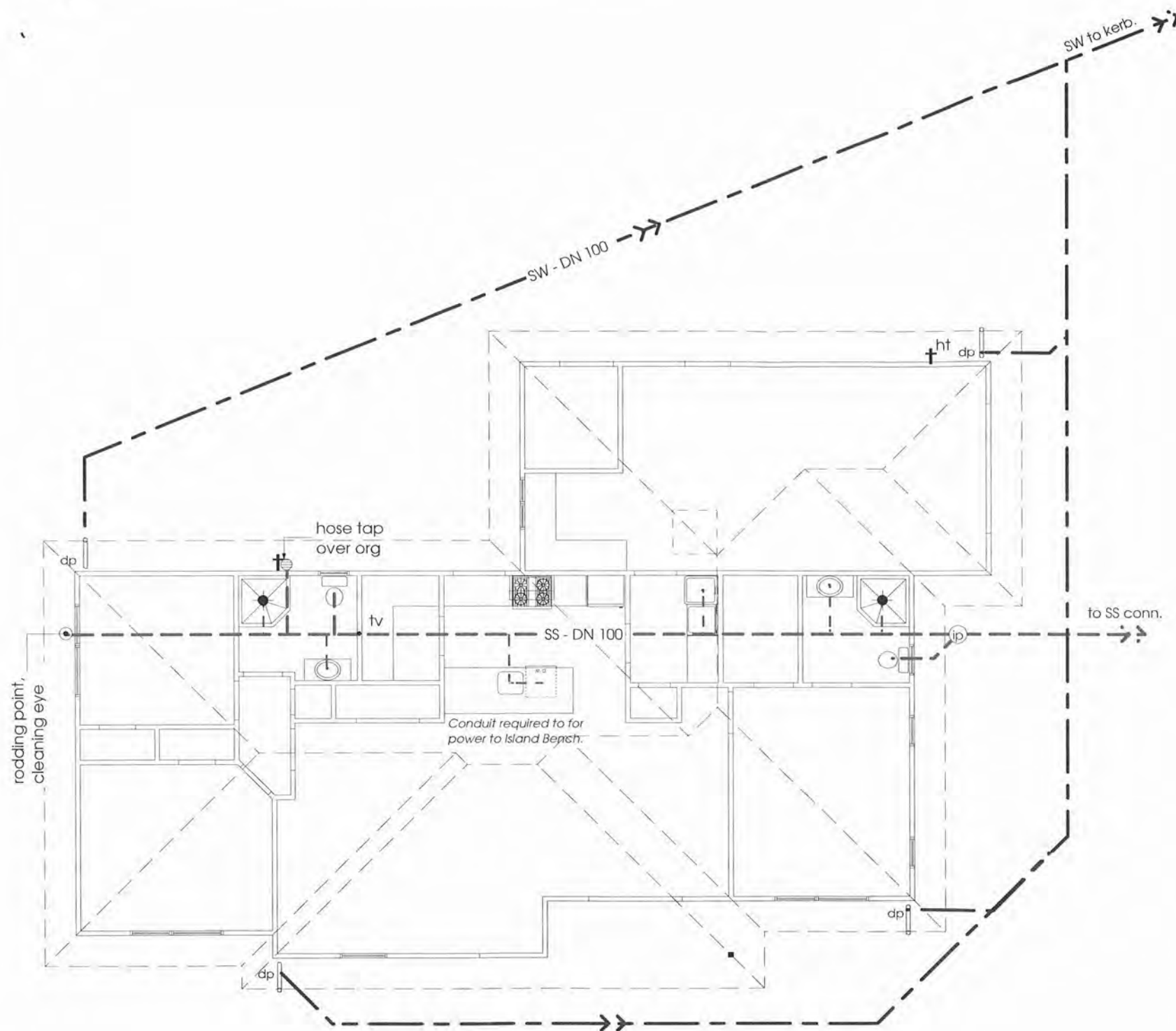


**Excavation Calculations**

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 heartlandhomes  Call: Date 07 883 3014 e-mail: date@hlh.co.nz	Client:	Sands Trust	Drawing Title	SITE PLAN	Wind: high	Drawn:	Date:
	Address:	4 Berwick Place Tokoroa			EQ: 2	Karlene	29.03.16
					Exposure: B	New	Scale:
					Climate: 2	Job No.	Sheet:
					H253	02 of 18	





## Notes:

### PLUMBING:

All plumbing in accordance with AS/NZ 3500.2.

Terminal vent & cap to roof, weatherproofed by plumber with compatible flashing sealed & riveted to roof.

All water supply pipe work shall be approved proprietary polybutylene with associated proprietary accessories to comply with NZBC G12/AS1.

All foulwater pipework shall be from approved proprietary Upvc material including all accessories all to conform with NZBC durability requirements:

5 years - all exposed piping & valves

15 years - all concealed works with no provision for access / maintenance.

50 years - all pipework cast into concrete slabs.

All pipework cast into concrete slab shall be wrapped in 'Densol' tape to provide for adequate thermal movement.

### DRAINAGE:

Trenches should be excavated to allow for the specified depth of bedding, the pipes diameter and the minimum recommended cover, overlay plus backfill, above the pipes.

Min Cover:

- Subject to heavy vehicular traffic: 500mm

- Subject to light vehicular traffic: 450mm


- Footpaths, gardens: 300mm

## plumbing legend

symbol	item		
---	100mm pvc SS pipe incl. WC min 1:60 gradient	tv •	terminal vent (DN 50)
-.-.-	100mm pvc SW pipe min 1:120 gradient	aav	air admittance valve
	pvc fixture waste pipes min gradient 1:40 gradient	org	overflow relief gully
	DN40 -basins,showers,baths,sinks, tubs		disconnector gully
	DN65 -unvented branch drains & all wastes discharging directly into drain under slab.	dp	80mm ø or 100x50mm uPVC downpipes.
(ip)	inspection point	ht	hose tap
		•	shwr floor waste with clean-out

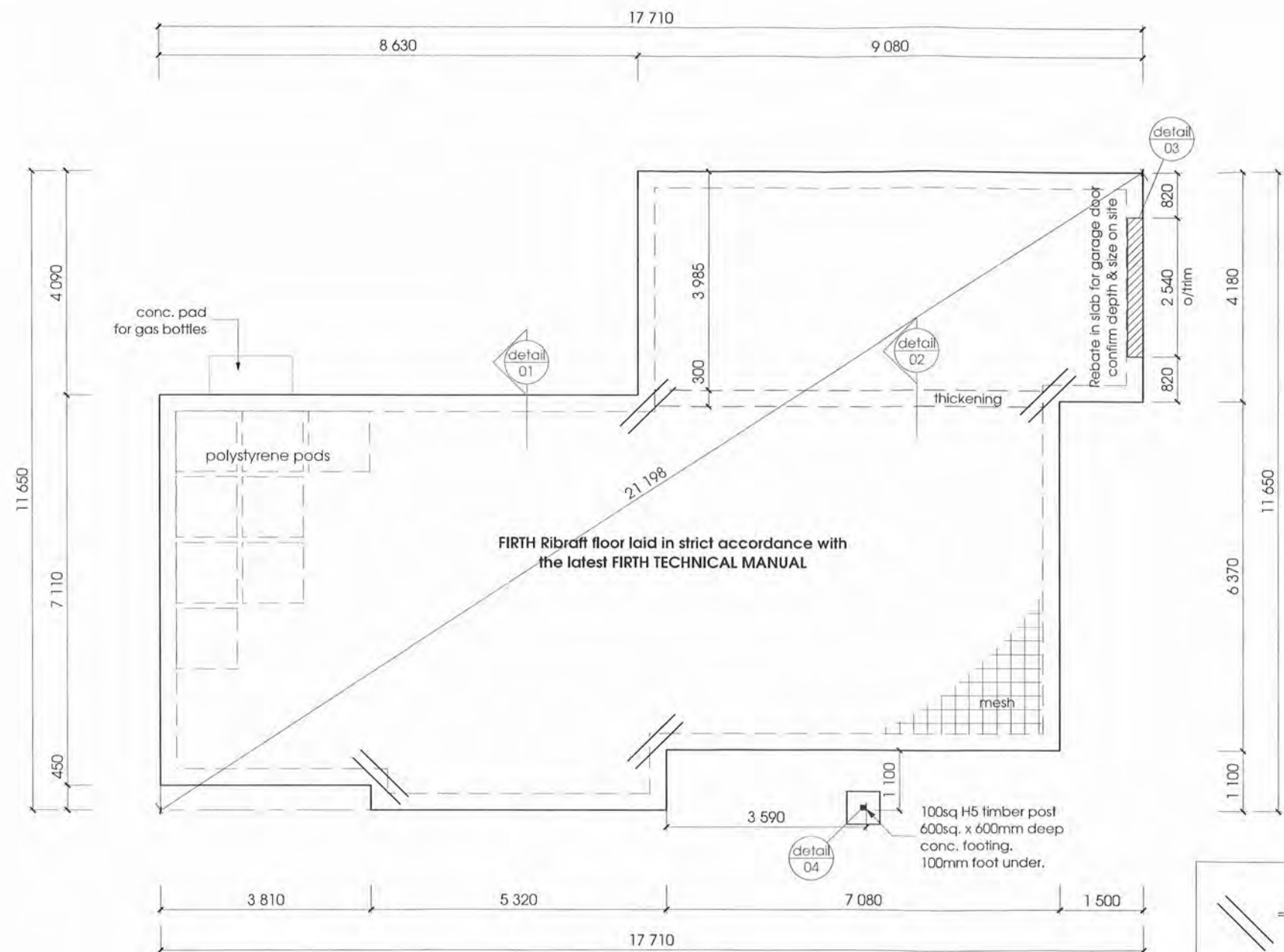
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 Call: Dale 07 883 3014 e-mail: dale@hlh.co.nz	Client: <b>Sands Trust</b>	Drawing Title  <b>DRAINAGE PLAN</b>	Wind: <b>high</b>	Drawn: <b>Karlene</b>	Date: <b>29.03.16</b>
	Address: <b>4 Berwick Place Tokoroa</b>		EQ: <b>2</b>	Design: <b>New</b>	Scale: <b>1 : 100</b>
			Exposure: <b>B</b>	Job No. <b>H253</b>	Sheet: <b>03 of 18</b>
			Climate: <b>2</b>		



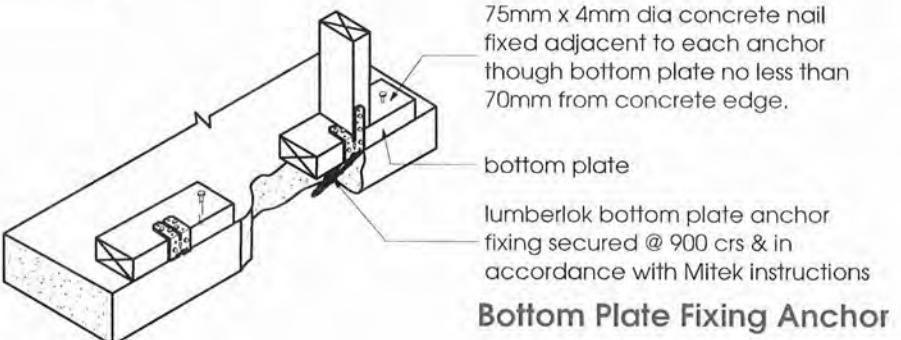
Always cross reference the foundation plan with the floor plan prior to setting out



**Notes:**

- 1/ Hard fill: Ensure granular hard fill is evenly compacted down in max. 150mm layers to form a solid base with bearing capacity greater than 300kPa. The formation area of the slab shall extend 1.0m out from the foundation perimeter. 50mm sand blinding extended 500mm past foundation perimeter to cover hard fill to ensure the vapour barrier is protected from any granular protrusions.
- 2/ Refer to table 7 of RIBRAFT TECHNICAL MANUAL for Service Pipe Requirements
- 3/ Fill exceeding 600mm to be signed off by geotechnical engineer prior to commencement of foundations
- 4/ Load bearing wall requires a 300 wide x305 deep slab thickening - see final roof truss layout plan to confirm location conc. floor to comply with NZS.3109, surface tolerances, & NZS.3114, maximum deviations of 3mm
- 5/ All dimensions and levels to be checked & confirmed with ground floor plan prior to pouring of all footings, retaining & foundations.
- 6/ Confirm layout & fittings of kitchen & bathrooms etc before foundation commences.
- 7/ Foundation reinforcing must be bonded to the earth as per AS/NZS 3000:2007.
- 8/ Conduit required to for power to Island Bench.
- 9/ BOTTOM PLATE TO FLOOR FIXINGS:  
External Walls - 'Lumberlok' fixing anchors @ 900 ctrs to perimeter with 75x4mm  $\phi$  concrete nail adjacent.  
Internal Walls - Ramset HD875 drive pin + washer (or equivalent 2kN fixing) @ 600crs.

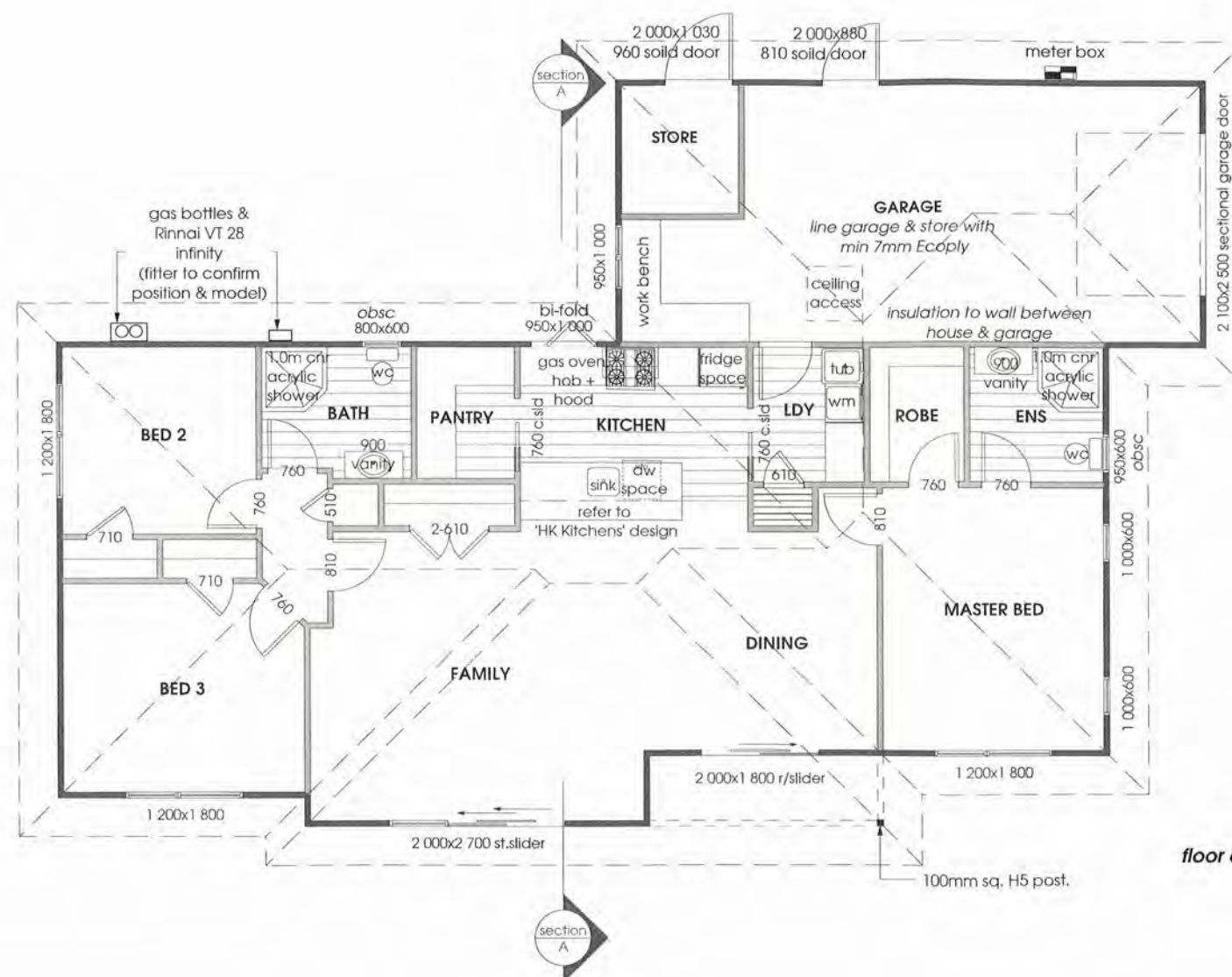
2/HD12 (grade 500E)  
shrinkage control bars -  
1.2m long, 200mm crs.  
50mm cover to internal cnr.



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 Call: Dale 07 883 3014 e-mail: dale@hlh.co.nz	Client: <b>Sands Trust</b>	Drawing Title:  <b>FOUNDATION</b>	Wind: <b>high</b>	Drawn: <b>Karlene</b>	Date: <b>29.03.16</b>
	Address: <b>4 Berwick Place Tokoroa</b>		EQ: <b>2</b>	Design: <b>New</b>	Scale: <b>1 : 100</b>
			Exposure: <b>B</b>	Job No. <b>H253</b>	Sheet: <b>04 of 18</b>
			Climate: <b>2</b>		





floor area = 150.3sqm o/frame

## Notes:

Gas hotwater & cooking with vented r/hood. Ensure gas appliance installation complies to NZS 5261: 2003. Polybutylene water supply pipes. Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0

Gas bottles & gas infinity position to be confirmed by fitter. Minimum clearance requirements apply in accordance with selected model.

All dimensions are critical to ensure neat and exact fitting of components & fixtures.

Confirm all dimensions especially to showers and vanities prior to placing Gib board or permanently fixing items.

Ensure additional nogs are placed for fitment of cabinetry and other components such as wall hung vanities, toilet roll and towel rails etc.

For GIB control joint detailing refer to the 'GIB Site Guide' as control joints are required ...

- to walls at 9m crs.
- to ceilings at 9m crs (without perimeter relief)
- to ceilings at 12m crs (with perimeter relief)

## WET AREAS

BATH / ENS / LDY / KITCHEN / PANTRY (floor finishes)  
Non-slip vinyl to achieve a minimum slip resistance coefficient of 0.25 - 0.50  
Waterproof seal vinyl to edge of painted skirting contractor to comply with NZBC : E3/AS1 internal moisture.

LDY/ BATH / ENS (Wall & Ceiling finishes)  
10mm GIB Aqualine to walls with 13mm GIB Aqualine to ceilings, 1/coat GIB Sealer with 2/coats semi-gloss or gloss, acrylic enamel paint.

Joinery sizes shown are box sizes & are preliminary only. Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. Plan drawings prepared on the understanding that the Building Contractor has a firm understanding of the NZ Building Code and NZS 3604 : 2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604 : 2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the territorial Authority hereby indemnifies the designer against any claims in respect of the said work.

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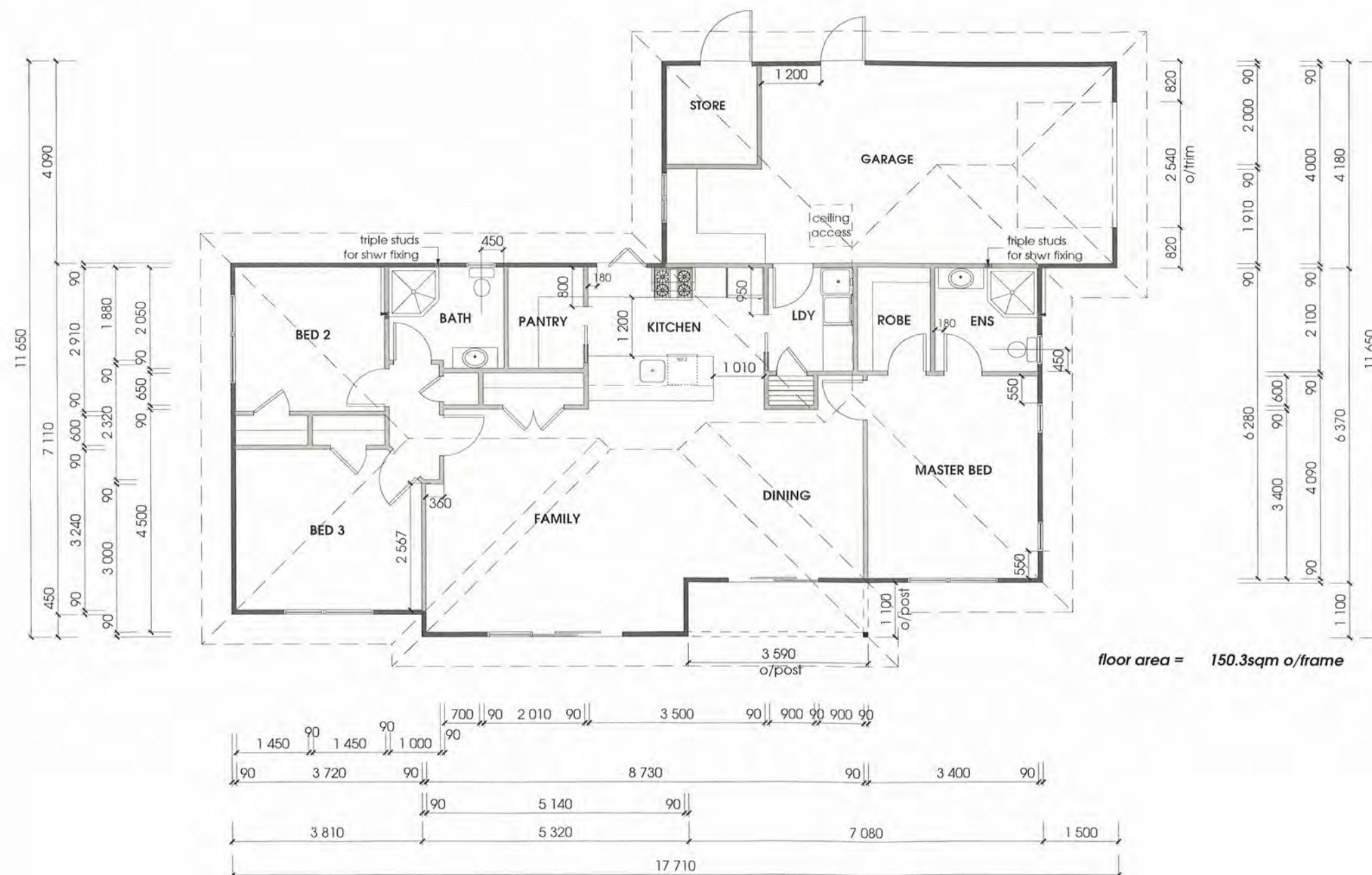
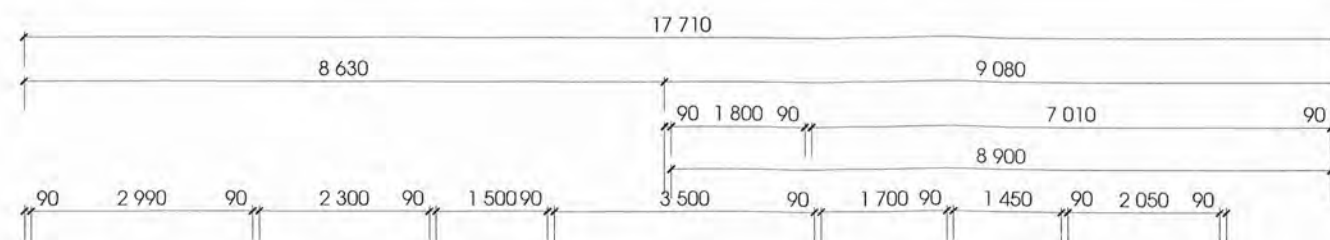
 heartlandhomes  Call: Dale 07 883 3014 e-mail: dale@hnh.co.nz	Client:	Sands Trust	Drawing Title	Wind:	high	Drawn:	Karlene	Date:	29.03.16
	Address:	4 Berwick Place Tokoroa		EQ:	2	Design:	New	Scale:	1 : 100
				Exposure:	B	Job No.	H253	Sheet:	05 of 18
				Climate:	2				
FLOOR PLAN									



Always cross reference the foundation plan with the floor plan prior to setting out



Elevation Guide



# Notes:

All dimensions are CRITICAL to ensure neat and exact fitting of components/fixtures.  
Most important are Baths, Showers, Vanities and the like.  
Due to manufacturing processes these can vary in dimension + or - 5mm. Confirm ALL dimensions prior to placing Gib Board or before permanently fixing any items.  
Ensure additional nogs are placed for fitment of wall hung vanities, toilet roll and towel rails.

DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering.  
Plan drawings prepared on the understanding that the Building Contractor has a firm understanding of the NZ Building Code and NZS 3604 : 2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604 : 2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the territorial Authority hereby indemnifies the designer against any claims in respect of the said work.

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 heartlandhomes  Call: Dale 07 883 3014 e-mail: dale@hlh.co.nz	Client: <b>Sands Trust</b>	Drawing Title	Wind: <b>high</b>	Drawn: <b>Karlene</b>	Date: <b>29.03.16</b>
	Address: <b>4 Berwick Place Tokoroa</b>	<b>FLOOR PLAN dimensions only</b>	EQ: <b>2</b>	Design: <b>New</b>	Scale: <b>1 : 100</b>
			Exposure: <b>B</b>	Job No. <b>H253</b>	Sheet: <b>06 of 18</b>
			Climate: <b>2</b>		

## 20 Tokoroa Residential Zone

### 20.1 Zone Statement

All residential areas in Tokoroa are covered by one residential zone. The uniformity of residential development is reflective of the period of sustained development of the town during the period through the 1950's and 1960's.

The elements and resources of importance to the character and amenity of residential areas are visual amenity, quietness, a safe environment, maturing trees and green or open spaces on private property and the road reserve and a high quality and efficient supply of services. Therefore, emphasis is placed on the overall environmental quality of the zone, focusing on encouraging high standards of urban design, landscaping, visual amenity, and adequate noise control.

Performance Standards have been developed for the Residential Zone which address potential adverse environmental effects and aim to promote a quality urban environment that affords choice as to the styles of living and to maintain good networks/links to reserves and to the town centre.

The greater the potential adverse effect on the character and amenity of an area, the greater the level of Council control. For example, low density single dwelling houses are generally Permitted Activities, while activities such as tourist accommodation for more than eight persons require a resource consent.

### 20.2 Anticipated Environmental Results

The Tokoroa Residential Zone is intended to achieve the following anticipated environmental results:

- A range of housing styles that caters for the changing lifestyle and increasing ethnic diversity of the town's population
- A range of non-residential activities are established consistent with maintaining the character and amenity of the residential neighbourhoods
- Consolidation of new residential development within existing vacant, zoned and serviced land to achieve the efficient use of existing infrastructure
- Well maintained public reserves serve the neighbourhood, town and, district and region wide needs for active and passive recreation
- Safe pedestrian and cycleway connections link residential neighbourhoods with public reserves, schools and the town centre
- Residential development is undertaken in a manner that avoids the effects of hazards.

The Tokoroa Residential Zone is a method to implement the objectives and policies contained within Chapter 4 (Objectives and Policies for the District's Towns).

### 20.3 Activities

#### 20.3.1 Permitted Activities

The following are permitted activities in the Tokoroa Residential Zone provided they comply with the Performance Standards set out in Rule 20.4 below.

- a) Dwellings (maximum 2 per property)
- b) Home occupations
- c) Craft workshops and studios
- d) Community care housing
- e) Hospitals and Homes for the Aged

- f) Health Care Services
- g) Housing for the Elderly
- h) Education and childcare facilities
- i) Visitor accommodation
- j) Accessory buildings
- k) Recreation and sporting activities on parks and reserves
- l) Indoor sporting and recreation facilities provided for in an approved reserve management plan (under the Reserves Act 1977)
- m) Carparks
- ma) Emergency Service Facilities
- mb) Tokoroa Hospital on Lot 1 DPS 11665, Lot 2269 DPS 10289 and Lot 2 DPS 2211 (55-75 Maraetai Road, State Highway 32, Tokoroa)
- mc) Relocatable buildings
- n) Modifications to a Built Heritage Feature identified as permitted in the relevant Heritage Inventory Record form in Appendix B
- o) Minor works on a built heritage feature listed in Appendix B
- p) Any change of activity otherwise permitted on the site which is unrelated to the purpose for which the built heritage feature was scheduled and which does not detract from the values for which it was scheduled
- q) Clearance of indigenous vegetation, land disturbance and drainage that is a permitted activity under Rule 14.4.1.

### **20.3.2 Controlled Activities**

The following are controlled activities in this zone provided they comply with the Performance Standards set out below:

- a) Internal alterations on buildings with identified interiors in Appendix B: Built Heritage Inventory, necessary for the primary purpose of improving structural performance, fire safety or physical access.
- b) External alterations to buildings identified in Appendix B: Built Heritage Inventory, necessary for the primary purpose of improving structural performance, fire safety or physical access.

Specific matters where discretion is reserved are identified in Rule 8.3.1(i) and shall be used when considering a resource consent application for a controlled activity in the zone.

### **20.3.3 Restricted Discretionary Activities**

The following are restricted discretionary activities in the Tokoroa Residential Zone:

- a) Any activity listed in Rule 20.3.1 (Permitted Activities) or Rule 20.3.2 (Controlled Activities) that does not comply with the Performance Standards in Rule 20.4.
- b) Dwellings on sites with a net site area (per dwelling) of between 300-450m<sup>2</sup>.
- c) Relocatable buildings that do not meet performance standards

The specific matters where discretion is reserved are identified in Rules 8.3.3 and 8.3.4 and shall be used when considering a resource consent application for a restricted discretionary activity in the Tokoroa Residential Zone.



### 20.3.4 Discretionary Activities

Activities that are not permitted, controlled, restricted discretionary or non-complying will be discretionary activities in the Tokoroa Residential Zone.

The following are also discretionary activities in the Tokoroa Residential Zone:

- a) More than two dwellings on a site
- b) Marae development and papakāinga
- c) Health and veterinary services
- d) Offices
- e) Places of Assembly
- f) Modifications to a Built Heritage Feature identified as discretionary in the relevant Heritage Inventory Record form in Appendix B excluding alterations necessary for the primary purpose of improving structural performance, fire safety or physical access.
- g) Clearance of indigenous vegetation, land disturbance and drainage that is a discretionary activity under Rule 14.4.2.

The assessment criteria contained in Rule 8.4 shall be used when considering a resource consent application for a discretionary activity in the Tokoroa Residential Zone, with the Performance Standards in Rule 20.4 used as a guide for assessment purposes.

### 20.3.5 Non-Complying Activities

The following are non-complying activities in the Tokoroa Residential Zone:

- a) Industrial activities
- b) Service industry
- c) Service stations including motor vehicle repair
- d) Outdoor storage
- e) Dwelling houses on sites with a net site area (per dwelling) of less than 300m<sup>2</sup>
- f) Retail activities
- g) Restaurants, bars and cafes
- h) Within the National Grid Yard:
  - i) Any building or addition to a building for a sensitive activity
  - ii) Any change of use to a sensitive activity or the establishment of a new sensitive activity
  - iii) Any building, structure or earthworks not permitted by Rule 20.4.2 e).

The objectives and policies contained within Chapters 3, 4, and 7 shall be used when considering a resource consent application for a non-complying activity in the Tokoroa Residential Zone, with the Performance Standards in Rule 20.4 used as a guide for assessment purposes.

## 20.4 Performance Standards

The following Performance Standards apply to all activities specified in Rule 20.3.1 (Permitted Activities) or Rule 20.3.2 (Controlled Activities), and to restricted discretionary activities in the zone if granted. Failure to comply with one or more of the performance standards results in that activity being a restricted discretionary activity.

### 20.4.1 Scale of Activity and Access

- a) Community care housing, Hospitals and Homes for the Aged, (excluding Tokoroa Hospital) Visitors' accommodation, and Education and childcare facilities shall provide services for no more than 8 persons per site, excluding staff.
- b) No new direct vehicle accesses onto the state highway shall be created
- c) Activities accessing a state highway shall not result in an increase in traffic that exceeds 100 vehicle movements in any given peak hour
- d) Activities accessing a local road shall not result in an increase in traffic that exceeds 200 vehicle movements in any given peak hour
- e) Rules 20.4.1a) and c) above shall not apply to the Tokoroa Hospital site. The existing gross floor area of the Tokoroa Hospital site as at November 2014 is 8268m<sup>2</sup>. Any addition to this gross floor area shall not generate more than 50 additional vehicle movements in any given peak hour where accessing State Highway 32.

### 20.4.2 Building Setbacks, and Earthworks

- a) Buildings must be setback from the front boundary at least 3 metres
- b) Buildings must be setback from side and rear boundaries at least 1.5 metres
- c) Subject to the written consent of adjoining owners any building setback other than a front setback may be reduced to whatever level is acceptable to the parties
- d) Within any part of a National Grid Yard:
  - i) Under the National Grid Conductors (wires)
    - a) On existing urban sites, the following buildings and structures are permitted within the National Grid Yards:
      - An accessory building for a sensitive activity, or
      - A building that does not involve an increase in the building height or footprint where alterations and additions to an existing building for a sensitive activity, or
      - a building not associated with a sensitive activity (unless it is an accessory building)
    - b) On all sites within any part of the National Grid Yard any buildings and structures must:
      - be permitted by a) above, or
      - be a fence, or
      - be Network Utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid, or
      - be an official sign, and
    - c) All buildings or structures permitted by a) and b) above must comply with at least one of the following conditions:
      - A minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines or
      - Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions.
  - ii) Activities around National Grid support structures

- a) Buildings and structures shall be at least 12m from a National Grid support structure unless it is a:
  - Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid or
  - Fence more than 5m from the nearest support structure.
- iii) Any earthworks within a National Grid Yard shall:
  - a) Around Poles
    - i) Be no deeper than 300mm within 2.2 metres of a National Grid pole support structure or stay wire; and
    - ii) Be no deeper than 750mm between 2.2 to 5 metres from a National Grid pole support structure or stay wire.

Except that vertical holes not exceeding 500mm diameter beyond 1.5 metres from the outer edge of a pole support structure or stay wire are exempt from (i) and (ii) above
  - b) Around Towers
    - iii) Be no deeper than 300mm within 6 metres of the outer visible edge of a National Grid tower support structure; and
    - iv) Be no deeper than 3 metres between 6 to 12 metres from the outer visible edge of a National Grid tower support structure.
  - c) Anywhere within the National Grid Yard
    - v) Shall not create an unstable batter that will affect a National Grid support structure; and/or
    - vi) Shall not result in a reduction in the ground to conductor clearance distances as required by table four of NZCEP34:2001.

Provided that

    - Earthworks undertaken by a Network Utility operator; or
    - Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road (including a farm track), footpath or driveway.

are exempt from (i) to (iv) above

ADVISORY NOTES: Works close to any electricity line can be dangerous. Compliance with NZCEP34:2001 is mandatory for all buildings, earthworks and mobile plant within close for Safe Distances proximity to all electric lines.

Vegetation to be planted within the transmission or sub-transmission corridors should be selected and/or managed so that it does not breach the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

### 20.4.3 Outdoor Living Space

Each dwelling shall have an outdoor living space with a minimum of 50m<sup>2</sup> in area, that is directly accessible from the dwelling, at least 50% of the area is to the north of the building, with the minimum dimension being 2.5 metres, and with one part of the area capable of containing a rectangle of 4 metres by 6 metres.

### 20.4.4 Site coverage

The maximum extent that buildings can cover a site is 40%.

Note: The maximum site coverage for Emergency Service Facilities is 50%

### **20.4.5 Building Height**

- a) Maximum Building Height - 8 metres

Note: The maximum height for Emergency Service Facilities is 15m

- b) Maximum Height in Relation to Boundary - No part of any building shall protrude through a plane rising at an angle of 45 degrees commencing at an elevation of 3 metres measured at the boundary.

### **20.4.6 Housing Density**

Minimum area of land required for each dwelling shall be 450m<sup>2</sup> of net site area.

### **20.4.7 Parking**

Provision of on-site car parking, loading spaces and vehicular access shall be in accordance with Chapter 11 Parking, Loading and Access.

### **20.4.8 Noise, Vibration and Glare**

Noise, vibration and glare from any activity in the Zone shall comply with the rules in Chapter 15.

### **20.4.9 Natural Hazards**

- a) The floor level of any habitable building shall be at least 0.5m above the 1% design flood level
- b) All buildings shall be set back at least 25m from the edge of any river.

### **20.4.10 Hazardous Substances**

Storage or use of hazardous substances shall comply with Appendix G (Hazardous Substances).

### **20.4.11 Dust and Silt Control**

- a) There shall be no dust nuisance beyond the boundary of the site from which the dust is sourced. A dust nuisance will occur if there is visible evidence of suspended solids in the air beyond the boundary of the site; and/or there is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site or water.
- b) All silt shall be contained within the site it is sourced, and any stockpiles of loose material shall be contained or maintained in such a manner to prevent dispersal of material into the air.

ADVISORY NOTE: Council's Code of Practice for Subdivision and Development also contains standards for building projects that involve earthworks.

### **20.4.12 Signs**

- a) No sign shall exceed 0.75m<sup>2</sup> in area, or exceed 3m in height, except at Tokoroa Hospital where there shall be no maximum sign area
- b) Only one sign per property is permitted, except at Tokoroa Hospital where one sign per vehicle entrance is permitted

- c) The sign must advertise the name of a business located on the property or otherwise relate to activities located on the property
- d) Signs shall not detrimentally affect traffic safety by creating a visual obstruction or by causing confusion to motorists.
  - i) A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign
  - ii) A sign may not prevent the driver of a vehicle from having a clear and unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle crossing.
- e) In a speed environment of 70km/h and over, a sign must not incorporate reflective materials, flashing illumination, aerial display, animated display, moving display or any other non-static two or three dimensional mechanism designed to catch attention.
- f) The owner of a sign shall be responsible for ensuring that it is well maintained.
- g) The requirements of a) and b) above do not apply to Tokoroa Hospital internal signs required to provide directions, safety instructions and information for staff and visitors within any site, for each activity which is a permitted activity or for which a resource consent has been granted
- h) Signage on the Built Heritage Features listed in the inventory in Appendix B and on the sites where those features are located shall comply with Rule B1 of Appendix B: Built Heritage Inventory.

#### **20.4.13 Permitted Activity Performance Standards for Relocatable Buildings**

- a) Any relocatable building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have been designed, built and used as a dwelling.
- b) A building pre-inspection report by an independent Licenced Building Practitioner (design) or building surveyor shall accompany the application for a building consent for the destination site prior to relocation. That report is to identify:
  - i) All reinstatement works that are to be completed to the exterior of the building, and
  - ii) Proposed insulation to meet Clause H1 (energy efficiency) of the New Zealand Building Code (for Zone 2) for underfloor and ceiling insulation (compliance is to be ascertained in accordance with the compliance document for the New Zealand Building Code, Clause H1 Energy Efficiency - third edition, or any equivalent solution.)
- c) The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site.
- d) All other reinstatement work and insulation required by the building inspection report and the building consent to reinstate the exterior of any relocatable dwelling shall be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services, and closing in and ventilation of the foundations.
- e) The proposed owner of the relocated building must certify to the Council that all reinstatement work will be completed within the 12 month period of the building being delivered to the site.

## 20.5 Other Rules

The following chapters may also be relevant:

- Chapter 10 (Subdivision) in respect of the subdivision of land
- Chapter 12 (Temporary Activities) in respect of events, temporary structures and temporary signage
- Chapter 13 (Network Utilities and Infrastructure) in respect of construction and maintenance of network utility structures.