

2017

# Land Information Memorandum

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■ **1672 Tahuna Road, Te Hoe**  
LOT 1 DPS 86488



[www.facebook.com/WaikatoDistrictCouncil](https://www.facebook.com/WaikatoDistrictCouncil) ■ 0800 492 452 ■ [www.waikatodistrict.govt.nz](http://www.waikatodistrict.govt.nz)

Waikato  
  
DISTRICT COUNCIL  
Te Kaitiaki - Te Kaitiaki

# Land Information

## Memorandum

In reply please quote: LIM0586/18  
If calling, please ask for: Christina Smith

### LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

The information supplied in this Land Information Memorandum is based on existing Waikato District Council records that may not be complete. The property has not been inspected or surveyed by the Council. It is the purchaser's responsibility to check the boundaries of the property.

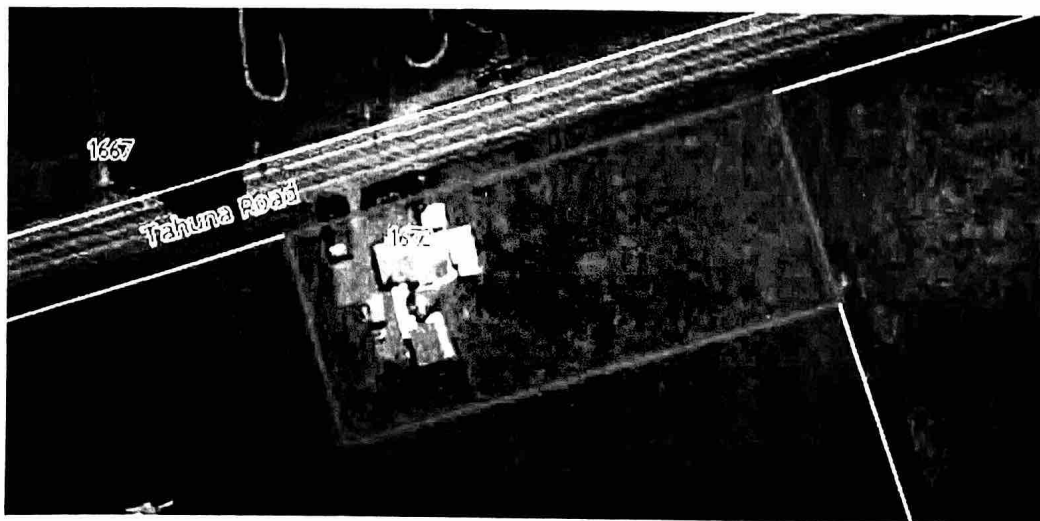
It is assumed that any purchaser will search the certificate of title that is not held by the Council and will personally inspect the property and its surrounds. This information deals solely with the property named below, and does not disclose any relevant information that may affect adjacent properties.

It is the sole responsibility of any purchaser to ensure that the land is suitable for a particular purpose.

#### ► Property Details:

<b>Valuation Reference:</b>	04401/606.00
<b>Legal Description:</b>	LOT 1 DPS 86488
<b>Area:</b>	8511 square metres more or less
<b>Property Location:</b>	1672 Tahuna Road TE HOE
<b>Owners:</b>	Sarah Louise Halliday

#### ► Property Location:



# WAIKATO COUNTY COUNCIL

1 CLYDE STREET, HAMILTON EAST. POSTAL ADDRESS: PRIVATE BAG, HAMILTON

## BUILDING PERMIT APPLICATION

WITH DRAINAGE AND PLUMBING APPLICATION 1 MAY 1989

(Building By-law N.Z.S.S. 1900 Chapter 2)

APPLICATION No.

3601

BUILDING PERMIT No.

9056261

PLUMBING PERMIT No.

DRAINAGE PERMIT No.

Owner of Property A.F. S.J. Taylor  
(Block letters)

Phone No: ORIMI 475

Present Postal Address TE HOE R.D. OHINEWAI

Builder's Name Owner Phone No: ORIMI 475

Postal Address TE HOE R.D. OHINEWAI

(Permit will be posted to builder unless otherwise requested)

Name of previous Owner (See Note 4) N/A

Location of Property Tahuna Rd TE HOE

Legal Description of Property (See Note 4)

PT LOT 1 DP 14932 ALLOT 538 PT 332 TAUPIRI

PSH BIK x H. APUAKONE S.D.

Valuation Roll No: 4400 379 1

Area of Property 47 sq./ha.

### Nature of Proposed Work

e.g. Dwelling, Garage, addition Garage Additions  
to dwelling, haybarn, etc.

Use of Building (See Note 9) Car Storage

Total Floor Area 52.26 No. of Floors 1

Nature of Ground on which

building is to be placed: Hamilton Clay

Water Supply N/A Capacity N/A

Sewer Present: Yes/No H/T. Electricity Lines: Yes/No

Gas Pipeline: Yes/No Water Reticulation: Yes/No

I have read the Notes on page 2 and declare to the best of my knowledge the information submitted is correct:

Signature of Owner A.F. Taylor Date 26/4/89

Initial Planning Check Date

Planning Application Yes/No

File No.

Approved

Planning Officer

Plumbing/Drainage Inspector

Health Inspector

Building Inspector

Engineering

Date 2/5/89

Date 5-5-89

Date 2-5-89

Date 2-5-89

Date

### Value of Proposed Work

Building: \$ 4,000

Drainage: \$ —

Plumbing: \$ —

Total:  
(Inc. G.S.T.) \$ 4,000

### For Office Use Only

#### Fees:

Development

Levy: \$ —

Building: \$ 55-00

Drainage: \$ —

Plumbing: \$ —

B.R. Levy: \$ —

Structural

Checking: \$ —

Water Con. \$ —

Sewer Con. \$ —

Street Damage

Assessment \$ —

Crossing Fee \$ —

\$ —

Total:  
(Incl. G.S.T.) \$ 55-00

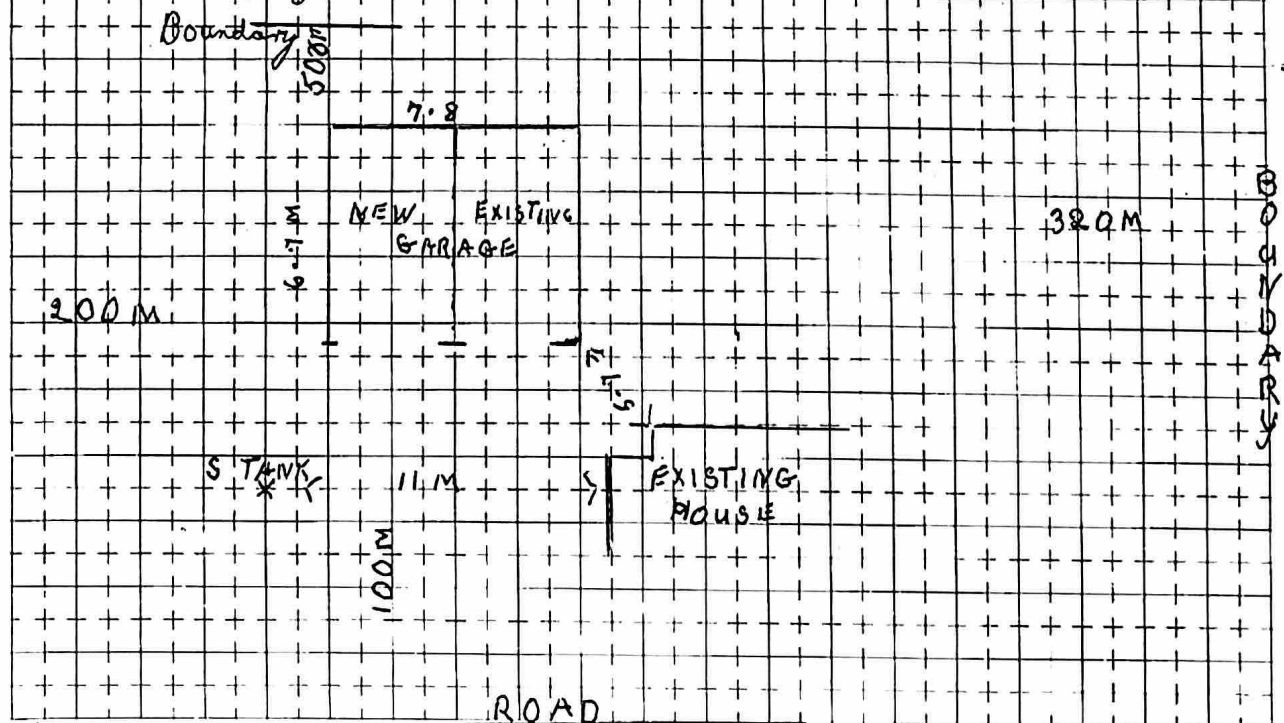
G.S.T. Content \$ 5-00

# SITE PLAN — UNLESS INCLUDED SEPARATELY

Please show distances to boundaries and location of all other buildings.

## INSPECTION REQUIREMENTS

1. 24 HOURS NOTICE required prior to pouring of concrete for all mandatory inspections including:
  - (a) Foundation (prior to pouring concrete)
  - (b) Bond beam (prior to pouring concrete)
  - (c) Floor (prior to pouring concrete)
  - (d) Pre-lining
2. Boundary pegs and Lot Number to be located.
3. Drainage work must be left uncovered for inspection.
4. Council approved plans, specifications, and conditions are to be kept on site during construction.



PAID 11.11.102

\$55.000

CHEQUE/CASH

R 445



## ■ Planning

Information regarding:

44A(2)

- (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 organisation having the power to classify land or buildings for any purpose
- (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

Under the Waikato District Plan the property is within the:

- Rural Zone
- Waikato River Catchment Policy Area

**Please refer to the Waikato District Plan or speak to a duty planner regarding specific requirements for development on properties within these areas.**

### Designations

This property is within close proximity (500m) to land that is designated for a particular purpose:

- M74 – Te Hoe Community Hall

For further information please refer to the planning maps attached and the Waikato District Plan, which is available to view on our website: <https://www.waikatodistrict.govt.nz>

**For any restrictions of the use of the property please refer to the Certificate of Title.**

### ► Resource Consents:

Application No	Description	Decision
70 00 020	<b>SUBDIVISION CONSENT</b>	<b>GRANTED</b>
	- Create a House Lot.	31 August 1999
LUC0070/11	<b>LAND USE CONSENT</b>	<b>GRANTED</b>
	- Construct a dependent persons dwelling within 25 metres of two rural boundaries.	10 November 2010

**Requisitions:** No known planning requisitions to date.

Planning rules relating to this property are contained in the Waikato District Plan and are not outlined in this LIM report. The Waikato District Plan is available to view on Council's website at [www.waikatodc.govt.nz](http://www.waikatodc.govt.nz).

## ■ Rates

### ► Rates & Rating Valuation:

Information regarding –  
44A(2)(c) information relating to any rates owing in relation to the land

<b>Annual rates for 2017/2018</b>	\$	<b>Balance Owing: \$</b> (Balance of 2nd instalment due 23 January 2018)
<b>Value of Improvements</b>	\$ 250,000.00	
<b>Land Value</b>	\$ 210,000.00	
<b>Capital Value</b>	\$ 460,000.00	
<b>Date of Valuation</b>	1 July 2017	

#### **Valuation**

Properties in the Waikato District are re-valued every three years in accordance with the Rating and Valuations Act 1988.

Rates and 2011 and 2014 valuations can be viewed online using the Rating Information Database (RID) available on the Waikato District Council website at [www.waikatodc.govt.nz](http://www.waikatodc.govt.nz)

**There is currently a District wide tri-annual revaluation being undertaken. Values are still currently based on the 2014 valuation.**

**The updated values will be notified during the month of October 2017 and will be effective for rating purposes from 01 July 2018.**

#### **Current Rates**

A copy of the current 2017/2018 rates assessment is attached. The 2017/2018 rates are based on the valuations dated 1 July 2014.

This year we've introduced a new part fee and charge for those ratepayers that connect to specific council services after 1 July. These changes will mean that anyone that builds a new dwelling after 1 July will pay for the services their property receives (e.g. waste water, storm water, rubbish) through fees and charges, rather than rates, until rates are struck on their property in the following financial year. You will receive an invoice from Council following granting of your Code Compliance Certificate (CCC). Rates are only struck once a year.

**<<https://www.waikatodistrict.govt.nz/your-council/fees-and-charges>>**

If you have any queries with regards to the 2017/18 rates, please contact a member of the rating team on 0800 492 452 or e-mail [rates@waidec.govt.nz](mailto:rates@waidec.govt.nz).

#### **Rates Capital Value**

Please note that the rates reflected on this LIM were calculated based on the capital value of the property as at 1 July of the current rating year. Any changes to the capital value of the property that have taken place since 1 July will be reflected in the rating charges for this property in the next rating year. Please contact a member of the rating team on 0800 492 452 if you require further clarification or have any questions.

**Waikato District Council**  
**Conditions of Building Consent Certificate No: BLD1701/07**

**The Building Consent Certificate is issued subject to the following conditions:**

- 1 Lapse and cancellation of building consent. This building consent shall lapse and be of no effect if:  
  
The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent; or  
  
Reasonable progress on the building work has not been made within 12 calendar months after work has commenced.  
  
The Council can exercise its discretion in either case.
- 2 **24 hours' notice** shall be required for all mandatory inspections including:  
Siting, foundation and Pre-floor building (prior to pouring concrete) Stormwater.  
Final inspection to be called for (the owner or builder shall be on site at time of inspection) Owner/builder to locate boundary pegs prior to council carrying out a foundation/siting inspection
- 3 Soils may be soft in this area. Foundations shall sit on soils capable of supporting 100kpa. If soft soils are encountered an engineer's design of the foundations will be required.
- 4 All drainage and plumbing shall comply with the New Zealand Building Code 1991.
- 5 Stormwater shall be disposed of in an approved manner.

**Attachments**

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

- ☒ Project Information Memorandum  
☐ Development Contribution Notice

**Date: 15 May 2007**


**Signed:**

  
**Anthony Krippner**  
**Waikato District Council**

**BUILDING CONSENT NO: BLD1701/07**

Section 51, Building Act 2004

**ISSUED BY: WAIKATO DISTRICT COUNCIL**

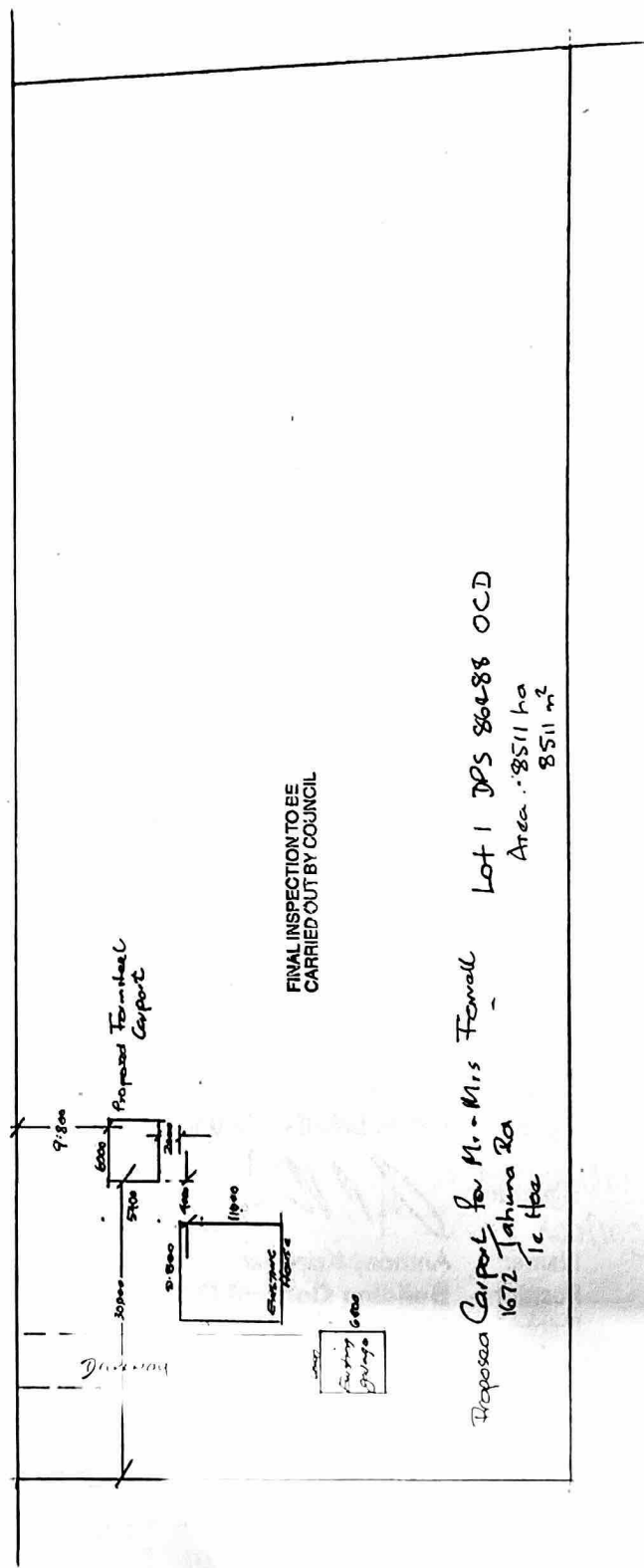
<b>BUILDING LOCATION</b>		<b>BUILDING WORK</b>	
1672 Tahuna Road TE HOE		garage	
<b>APPLICANT</b>		<b>PROJECT</b>	
S L Halliday 1672 Tahuna Rd RD 4 Ohinewai 3784		Indefinite but not less than 50 years	
		Garage	\$14342
<b>CONTACT</b>			
S L Halliday 1672 Tahuna Rd RD 4 Ohinewai 3784		Total Est. Value of Projects	\$14342
<b>LEGAL DESCRIPTION</b>			
Property Number: 2003072			
Valuation Number: 04401/606.00			
Legal Description: LOT 1 DPS 86488			
<b>COUNCIL CHARGES</b>			
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:		Signed for and on behalf of the Council:	
Total: \$			
<b>ALL FEES ARE GST INCLUSIVE</b>		Jessica Thomas <b>ENVIRONMENTAL ADMINISTRATION</b> Date: 15 May 2007	

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 issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent BLD1701/07".

-7



FINAL INSPECTION TO BE  
CARRIED OUT BY COUNCIL

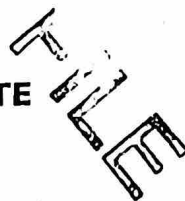
Proposed Carpet for Mr. & Mrs. Fenell  
1672 Tahuna Rd  
1/2 Hec

Lot 1 D/S 86088 OCD  
Area: 8511 ha  
8511 m<sup>2</sup>



## FINAL CODE COMPLIANCE CERTIFICATE

Section 94(1) Building Act 2004  
ISSUED BY THE WAIKATO DISTRICT COUNCIL  
BUILDING CONSENT NUMBER: BLD1701/07



<b>BUILDING LOCATION:</b>	<b>BUILDING WORK</b>
1672 Tahuna Road TE HOE	garage
<b>APPLICANT:</b>	<b>PROJECT</b>
S L Halliday 1672 Tahuna Rd RD 4 Ohinewai 3784	Garage
<b>CONTACT:</b>	Indefinite but not less than 50 years
S L Halliday 1672 Tahuna Rd RD 4 Ohinewai 3784	
<b>LEGAL DESCRIPTION:</b>	
Property Number: 2003072  Valuation Roll Number: 04401/606.00  Legal Description: LOT 1 DPS 86488	

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

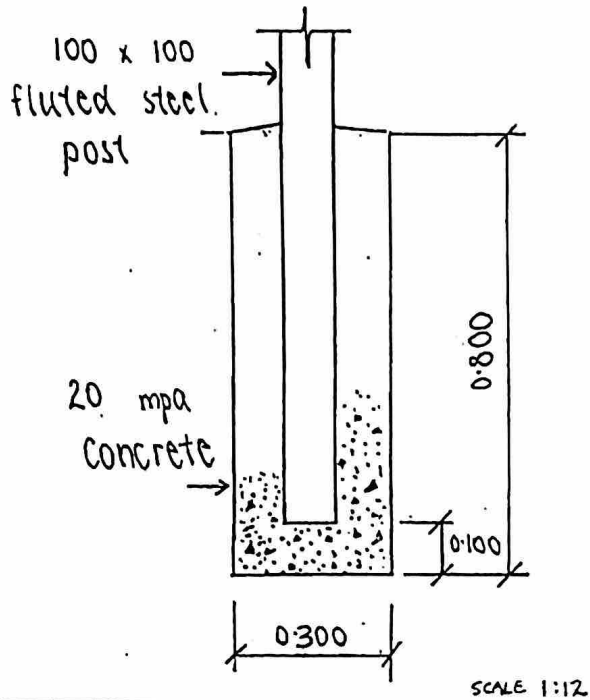
Signed for and on behalf of Council:

Signature:

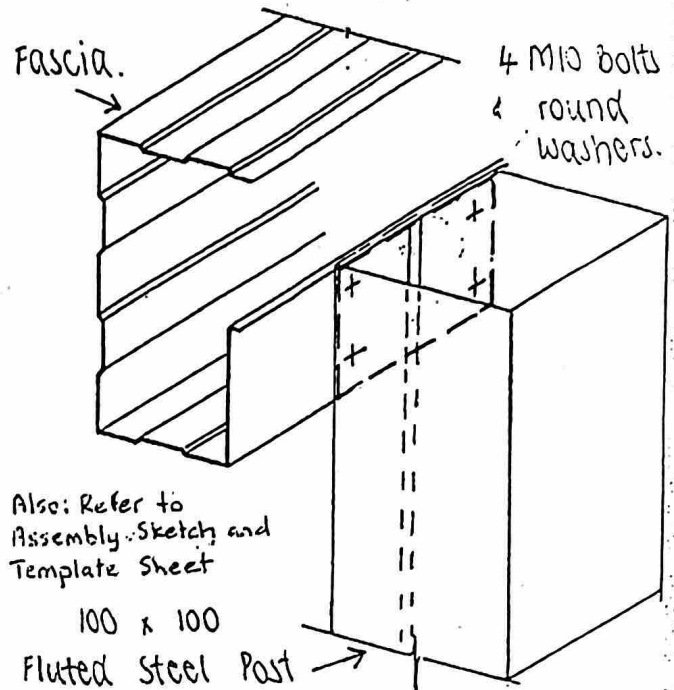
Name: Anthony Krippner  
Position: Building Control Officer  
Date: 21 August 2007



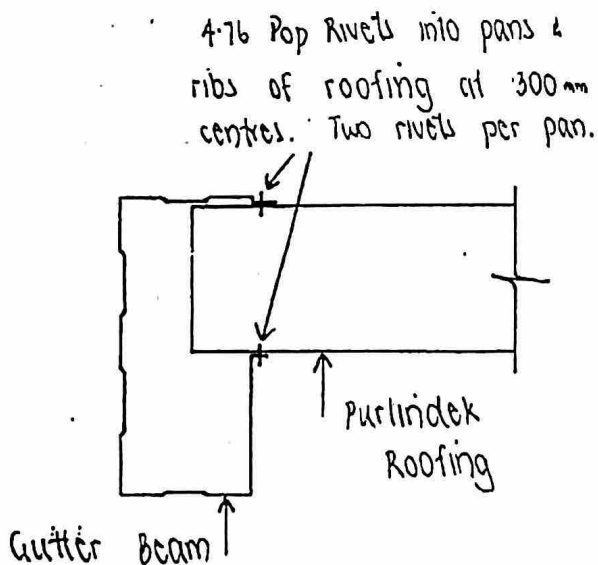
## FOUNDATION DETAIL



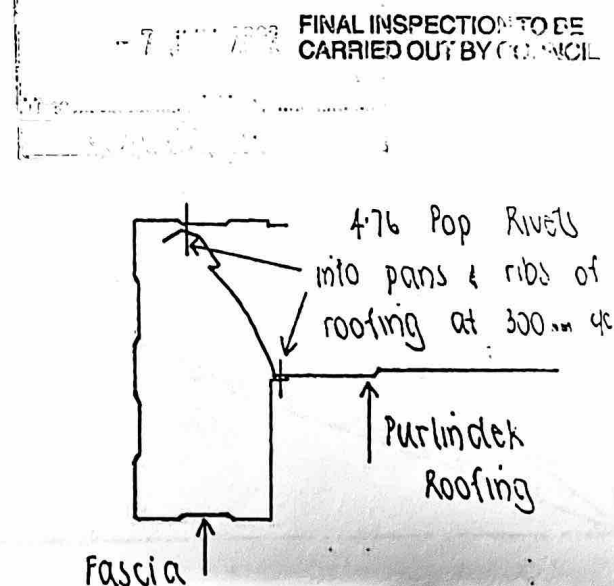
## GUTTER BEAM TO POLE FIXING



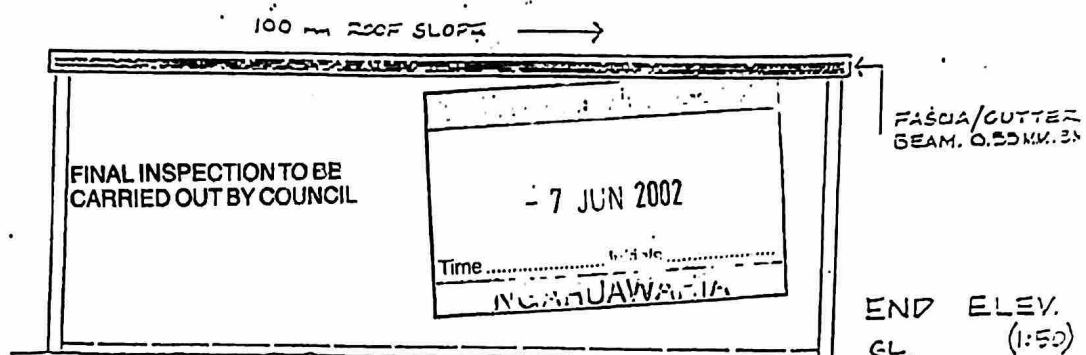
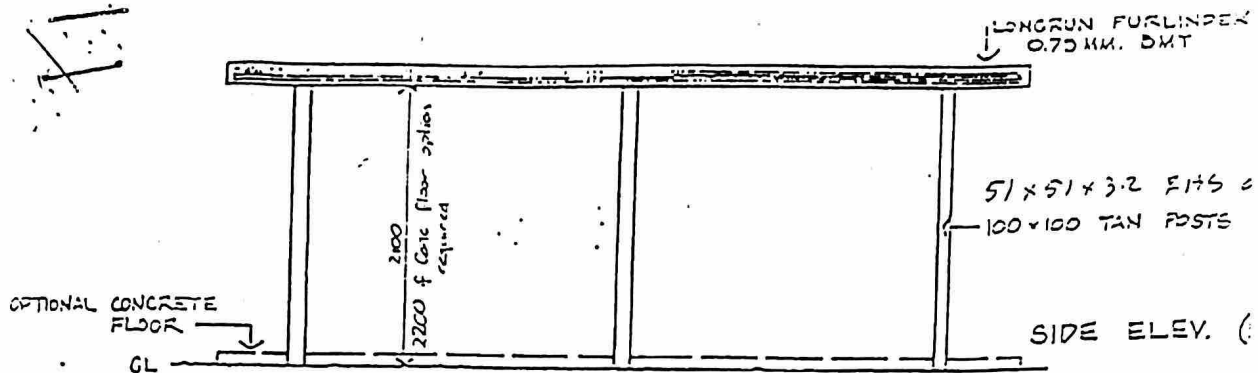
## ROOFING TO GUTTER BEAM FIXING



## ROOFING TO FASCIA FIXING



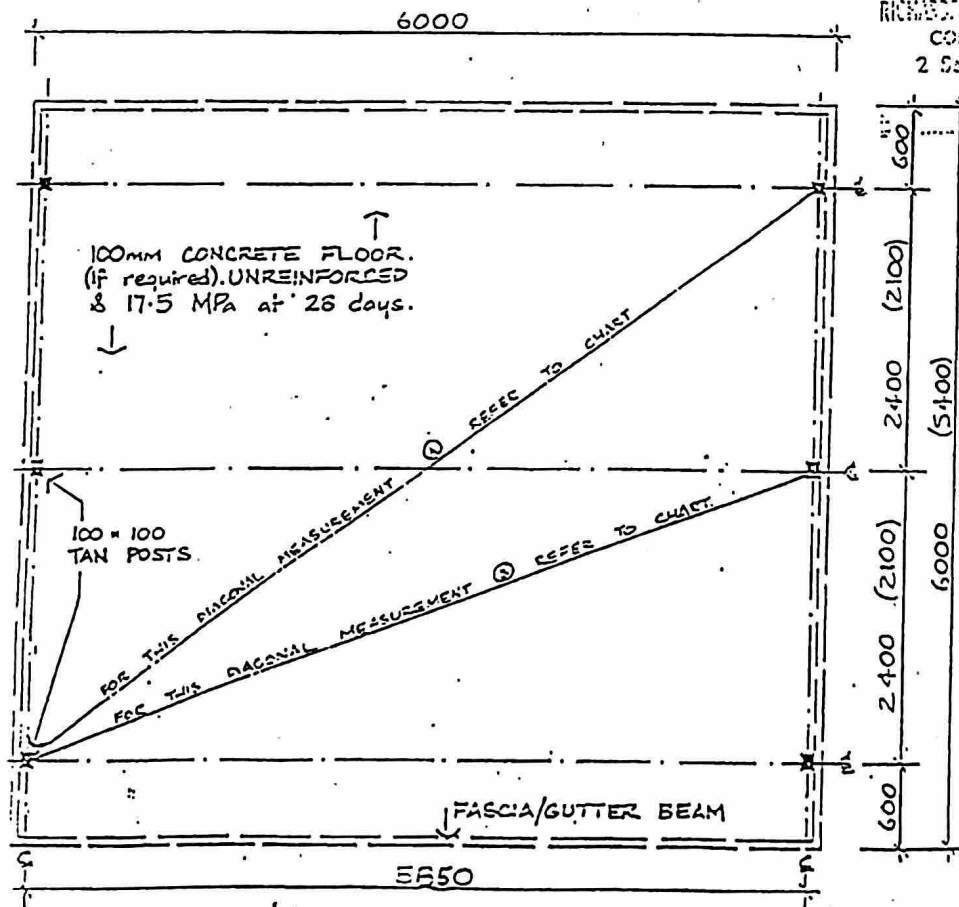
CC 002



This drawing is in accordance with my calculations where applicable.

RICHMOND, STEVENS CONSULTANTS LTD.  
CONSULTING ENGINEERS  
2 Seaview Road, Whangarei

*H. Brown*  
REGISTERED ENGINEER



6.0 <sup>m</sup> CARPORT
DIAGONAL MEASUREMENT
A/ 7225
B/ 6277

DIMENSIONS ARE IN MM.  
& TAKEN TO CENTRES.

5.4 <sup>m</sup> CARPORT
DIAGONAL MEASUREMENT
A/ 7161
B/ 6168

PLAN (1:50)



**CARPORTS**

COPYRIGHT RESERVED ©

AGENT:

TITLE:

Floor plan & Elev.'s (D)

REVISION:

Aug 90

PAGE:

2

- 
- 1 ) Can you please ensure that 24 hours notice is given prior to requiring the following inspections:
    - a) Foundation (prior to pouring concrete)
    - b) Final inspection to be called for
    - c) Owner/builder to locate boundary pegs prior to Council carrying out a foundation inspection.  
(The owner or builder shall be on site at the time of inspection)
  - 2 ) Stormwater shall be disposed of in an approved manner.
  - 3 ) Lapse and cancellation of building consent.  
This building consent shall lapse and be of no effect if:
    - a) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent; or
    - b) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced.The Council can exercise its discretion in either case.

Date: 12/ 6/02

Signed:



WAIKATO DISTRICT COUNCIL



Waikato District  
COUNCIL

BUILDING CONSENT NO. ABA 95643

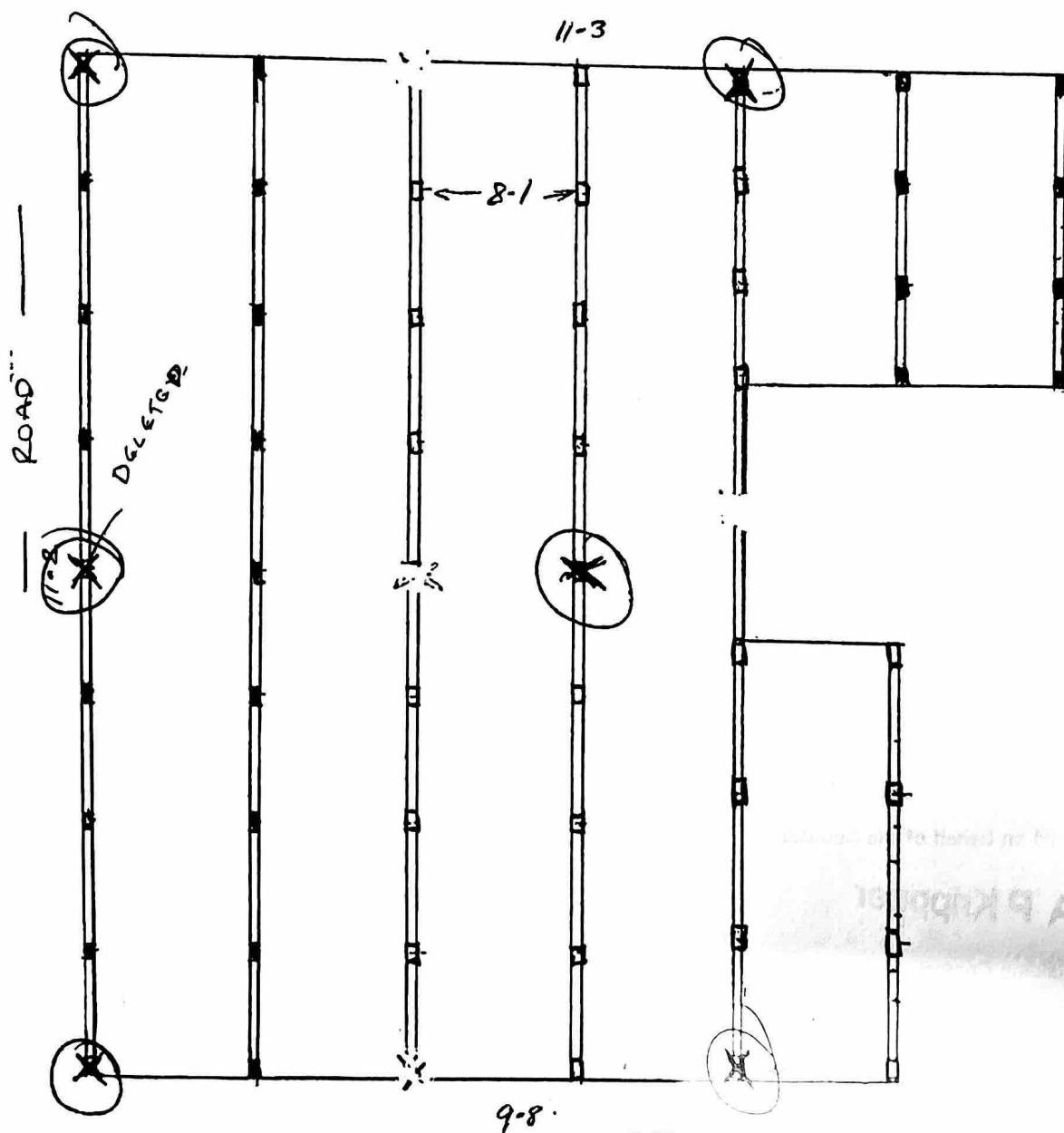
Section 35, Building Act 1991

ISSUED BY: WAIKATO DISTRICT COUNCIL

APPLICANT	PROJECT
Name: FARRELL, KEITH OWEN  Mailing Address: C/- GREENWOOD COURT, P O BOX 11-062, HAMILTON 2015	All <input type="checkbox"/>  Stage No ..... of an intended ..... stages
<b>PROJECT LOCATION</b>	
Street Address: 1672 TAHUNA ROAD, TE HOE, RANGIRIRI WARD	New or <del>Relocated</del> Building <input checked="" type="checkbox"/> Alteration/Addition <input type="checkbox"/> Demolition <input type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	
Property Number: 2003072  Valuation Roll No: 04401 60600  Legal Description: LOT 1 DPS 86488	Intended Use(s) in detail: CARPORT  Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/>  Specified as ..... years <input type="checkbox"/>  Estimated Value: \$ 2974
<b>COUNCIL CHARGES</b>	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$ <b>PAID</b>  ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council: Name: <i>L. Semck</i>  ENVIRONMENTAL ADMINISTRATION  Date: 12/06/2002

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act not permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached 1 pages headed "Conditions of Building Consent No ABA 95643"



REPAIR + PACK PLAN. FOR MR. KEITH FARRELL  
 1672 TATHUNA RD. - TEHOE. (RD 4 OHNEWAI)



Waikato District  
COUNCIL

**FINAL CODE COMPLIANCE CERTIFICATE NUMBER: 95643**

Section 43(3) Building Act 1991

ISSUED BY WAIKATO DISTRICT COUNCIL  
BUILDING CONSENT NUMBER: 95643

**FILE COPY**

POST TO	PROJECT
Owner: FARRELL, KEITH OWEN  Address: C/- GREENWOOD COURT P O BOX 11-062 HAMILTON 2015	Stage Number      of an intended stages of:  New <del>or relocated</del> building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/>  Other <input type="checkbox"/>  Intended use(s) (in detail): CARPORT
<b>PROJECT LOCATION</b>  1672 TAHUNA ROAD, TE HOE, RANGIRIRI WARD	
<b>LEGAL DESCRIPTION</b>  Property Number: <del>2003072</del> 2003372. Valuation Roll Number: 04401 60600  Legal Desc: LOT 1 DPS 86488	Intended life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as      years Demolition <input type="checkbox"/>

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council:

Name: **A P Krippner**

Position: Building Control Officer

Signature: 

Date: 08/08/2002



Conditions of Building Consent No: ABA 92176

Page: 1

- 
- 1) Can you please ensure that 24 hours notice is given prior to requiring the following inspections:
    - a) Foundation (prior to pouring concrete)
    - b) Final inspection to be called for  
(The owner or builder shall be on site at the time of inspection)
  - 2) Pile footings shall comply with Table 4.5 NZS 3604, 1990.
  - 3) Fixing of anchor and braced piles shall be in accordance with NZS 3604, 1990.
  - 4) Lapse and cancellation of building consent.  
This building consent shall lapse and be of no effect if:
    - a) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent; or
    - b) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced.The Council can exercise its discretion in either case.

Date: 17/ 1/00

Signed:



**\*\* Waikato District Council \*\*\***



# WAIKATO DISTRICT COUNCIL

BUILDING CONSENT NO. ABA 92176

Section 35, Building Act 1991

ISSUED BY: WAIKATO DISTRICT COUNCIL

APPLICANT	PROJECT
Name: FARRELL, KEITH OWEN  Mailing Address: P O BOX 458, THAMES 2815	All <input checked="" type="checkbox"/>  Stage No ..... of an intended ..... stages
<b>PROJECT LOCATION</b>	
Street Address: 1672 TAHUNA ROAD, TE HOE, RANGIRIRI WARD	New or Relocated Building <input type="checkbox"/> Alteration/Addition <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	
Property Number: 2003072  Valuation Roll No: 00000 00000  Legal Description:	Intended Use(s) in detail: REPILE DWELLING  Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/>  Specified as ..... years <input type="checkbox"/>  Estimated Value: \$ 3544
<b>COUNCIL CHARGES</b>	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$ <b>PAID</b>  ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council: Name:  Building Consents Officer  Date: 17/01/2000

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act not permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached 1 pages headed "Conditions of Building Consent No ABA 92176"

Waikato District  
COUNCIL

**FINAL CODE COMPLIANCE CERTIFICATE NUMBER: 92176**

Section 43(3) Building Act 1991

ISSUED BY WAIKATO DISTRICT COUNCIL  
BUILDING CONSENT NUMBER: 92176

POST TO	PROJECT
Owner: FARRELL, KEITH OWEN  Address: P O BOX 458 THAMES 2815	Stage Number      of an intended stages of:  New or relocated building <input type="checkbox"/> Alteration <input type="checkbox"/>  Other <input checked="" type="checkbox"/> <b>FILE COPY</b>  Intended use(s) (in detail): REPILE DWELLING
<b>PROJECT LOCATION</b>  1672 TAHUNA ROAD, TE HOE, RANGIRIRI WARD	
<b>LEGAL DESCRIPTION</b>  Property Number: <del>2003072</del> 2003372 Valuation Roll Number: 00000-00000 04401/606.00 Legal Desc:	Intended life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as      years Demolition <input type="checkbox"/>

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

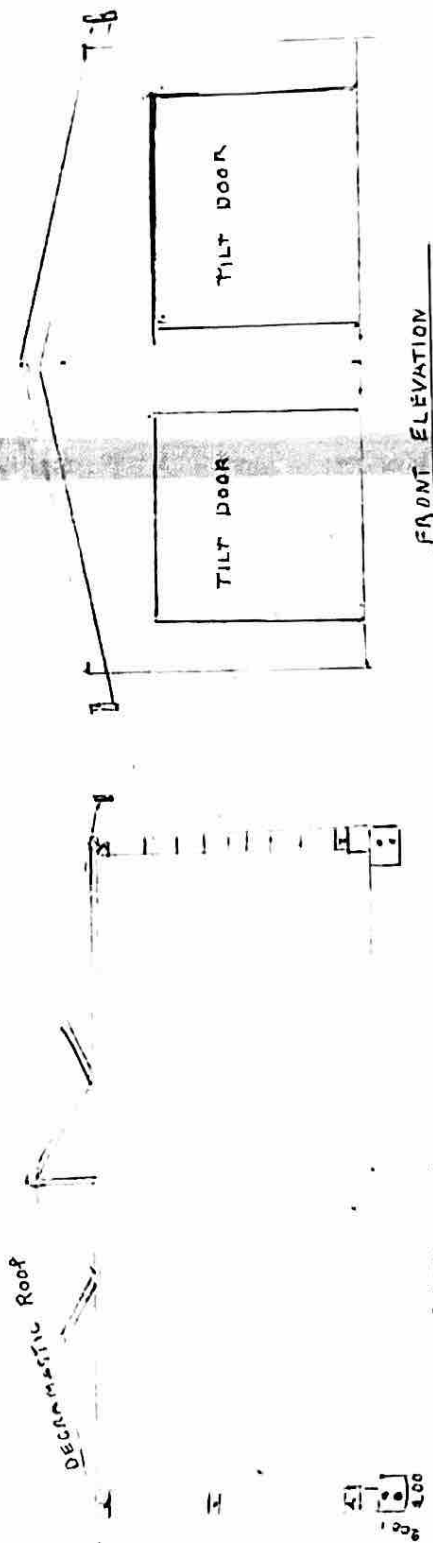
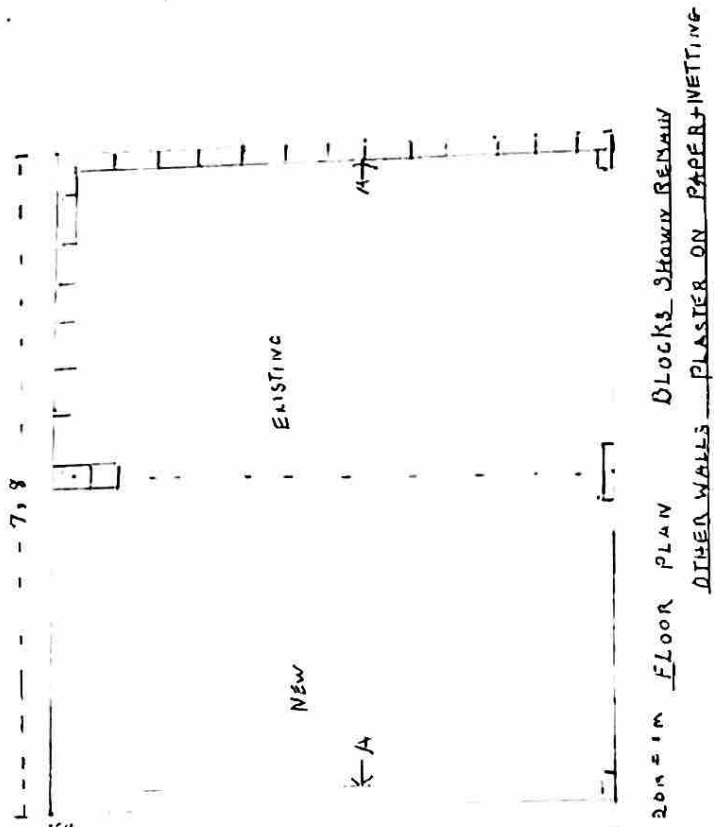
Signed for and on behalf of the Council:

Name: **N B Bowling**

Position: Building Control Officer

Signature:.....

Date: 13/04/2000



SECTION A-A

BOTTOM PLATE 75x50 TAN WALL FRAME 75x50 DORIC 600 CENTER  
ROOF FRAMING TRUSS AT 9000 RATHER 10000 INTER.M.  
FOOTING STEEL DRS 12M 150MM DIA BOLTS

PROPOSED GARAGE A. TAYLOR TÊHOE RD  
DHINEWAI.

RECEIVED

10 MAY 1953

10 MAY 1953

DATE	SCALE	CHECKED	DATE	BY

Date Inspected

17-4-91

GARAGE ADDITION FRAMED UP, ROOF IS ON, BUT  
NO EXTERIOR WALL CLADDING. WILL WRITE LETTER

5-8-91

Complete

*N. Bowley*

COMPLETED (Signature)

*N. Bowley*

Date

5-8-91

ection .....

\$	
\$	
\$	
\$	
\$	
\$	
\$	
\$	55.00
\$	

G.S.T.  
TOTAL:

Receipt No. \_\_\_\_\_

Date of Payment 10 /  /

Authorised Officer J. L.

**FILE**  
REQUIRED PRIOR TO POURING OF CONCRETE  
AT EACH CORNER OF EXTENSION.  
OF EFFLUENT FIELD.



CRANZ

SHEET A

(CIRCLE whichever is applicable)

ALTERATIONS AND ADDITIONS  
NAME: TO RESIDENCE FOR MR & MRS ADDRESS: TE HOE  
TAYLOR AND FAMILY

STOREY: Single or Uppermost  
Lower of two or middle of three  
Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / Low

W = 18 B.U.'s/m

EARTHQUAKE ZONE: A B C

E = 3 B.U.'s/m<sup>2</sup>

ROOF OR BUILDING LENGTH

BL = 7.475m

ROOF OR BUILDING WIDTH

BW = 5.34 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 63 m<sup>2</sup>

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 3 x 63 = 189 B.U.'s

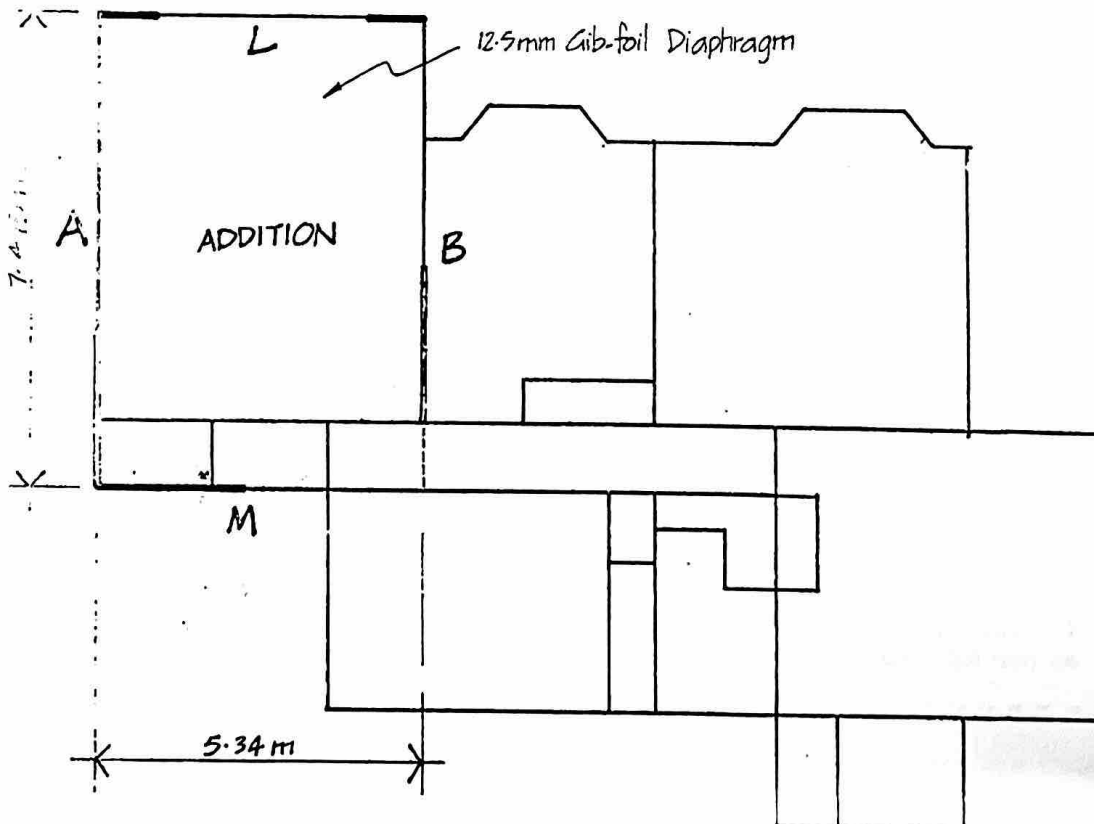
WIND: B.U.'s ALONG

W x BW = 18 x 5.34 = 96.12 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 18 x 7.475 = 134.55 B.U.'s

SKETCH PLAN (external and internal walls) :





G. B. BURTON,  
B.E., B.Sc., F.N.Z.I.E.  
County Engineer

## Waikato County Council

1 CLYDE ST. — HAMILTON EAST, NEW ZEALAND  
PRIVATE BAG, HAMILTON — PHONE 63-199

Your Ref. ....

Our Ref. Folio: 1003

If calling please contact:

Mr Ford

ATF: ps

22 May 1980

Mr & Mrs A.F. & S.J. Taylor,  
Te Hoe,  
R.D. 2 OHINEVAI.

Dear Sir/Madam,

I am pleased to advise your application for a building permit to  
~~erect~~....Extend a dwelling..... for  
.....yourself..... has now been approved  
subject to the special conditions noted below. A building permit  
will be issued upon receipt of the fees payable to the Waikato  
County Council amounting to \$ 110-00  
.....

PLEASE PRESENT THIS NOTICE WHEN PAYING FEES

Yours faithfully,

~~Building~~ Inspector

-----

### CONDITIONS

1. In accordance with NZSS 1900 Chapter 2, Clause 2.1 and 2.1.2., no work shall commence before the permit is received.
  2. Please note that the plumbing and drainage permits will not be issued until the respective tradesmen have themselves made application.
  3. The following four inspections are to be called for - Foundation, Framing, Pre-lining and Insulation.
  4. The roof framing members do not comply with NZS 3604 therefore I would suggest that roof trusses be used or increase the rafter size as per NZS 3604, Table 21.
-

3/ The roof framing members do not comply with

NZS 3604 therefore I would suggest that roof trusses be used or increase the rafter size, as per NZS 3604, ~~Table 21~~ Table 21.

4. Nail sheet braces in accordance with NZS 3604.

5. Nail sheet lining at 150mm where the sheet covers a wall brace. 12/11/80 9.17am.

OWNER A.F. & S.J. Taylor, Permit No. J 060670,  
Roll No. 440/379/1, Lot No. 1 D.P.S. 14932,  
Type of Building Building Extension Value of Permit \$ 14,250-00  
Road - Dwelling Issued 6 June 1980,  
Builder Owner, Address Te Hoe, R.D. CHINEWAI.

INSPECTION DATES:

STARTED	FOUND	FRAME	PRELININGS	OCCUPIED	COMPLETED
	<i>Roof beam</i>		<i>12/11/80</i>		
NOTICE DATES	<i>9/9/80 at</i>		<i>Living. fixed.</i>		
					<u>21 APR 1981</u>

CONDITIONS: 1/ Plumbing & drainage permits not issued until  
tradesmen make application.

2/ Four inspections to be called for - Foundation,  
Framing, Pre-lining and insulation.

DATED the 24 day of February

2018

SIGNED by Sarah Louise Halliday )  
SARAH LOUISE HALLIDAY )  
in the presence of: )

[Signature]  
Witness Signature

Margaret Mays  
Witness Name

63 Cantara Ave  
Address Northpark Ckt 2013

Transition Specialist  
Occupation

SIGNED for the **WAIKATO** )  
**DISTRICT COUNCIL** by )

G. J. Ion  
GAVIN JOHN ION  
Chief Executive

# **COVENANT**

## **(PURSUANT TO SECTION 108 OF THE RESOURCE MANAGEMENT ACT 1991)**

**BETWEEN:**      **SARAH LOUISE HALLIDAY** of 1672 Tahuna Road, Ohinewai together with her successors in title ("the Owner")

**AND:**            **WAIKATO DISTRICT COUNCIL** a local authority duly incorporated under the provisions of the Local Government Act 2002, together with its successors and territorial authority for the time being for the district within which the Land described in the Schedule is situated ("the Council").

### **BACKGROUND:**

- A**     **THE** Owner is registered as proprietor of an estate in fee simple of the Land described in the Schedule which is within the Council's district ("the Land").
- B**     **THE** Land is located in a productive rural area where agricultural management practices such as agrochemical spraying, use of farm machinery, the operation of bird scarers and other similar activities may occur.
- C**     **DUE** to reduced boundary setbacks, the dependent person's dwelling on the Land is located in closer proximity than usual to the productive rural area.
- D**     **FOR** a resource consent in respect of the land the Council has required a covenant to be given pursuant to Section 108 of the Resource Management Act 1991.

### **THE OWNER COVENANTS IN FAVOUR OF THE COUNCIL AS FOLLOWS:**

1.1 The Owner accepts the requirements imposed by the Council relative to the resource consent for the Land.

2.1 The Owner shall at the Owners' cost comply with the following covenants:

2.2 Where land use activities on land in the area surrounding the Land are carried out in accordance with the relevant requirements of the Council's district plan, the Owner shall not bring against the Council nor the owner or occupier or the employee or contractor of such owner or occupier, any proceedings for damages, negligence, nuisance, trespass or interference arising from such use of that surrounding land; or:

- (i)      make nor lodge; nor
- (ii)     be party to; nor
- (iii)    finance nor contribute to the cost of;

any application, proceeding or appeal (either pursuant to the Resource Management Act 1991 or otherwise) designed or intended to limit, prohibit or restrict the continuation of the operations of any rural activity on surrounding land, including but without limitation to, any action to require the surrounding landowners/occupiers to modify the rural operations carried out on their land.

### **SCHEDULE** **("the Land")**

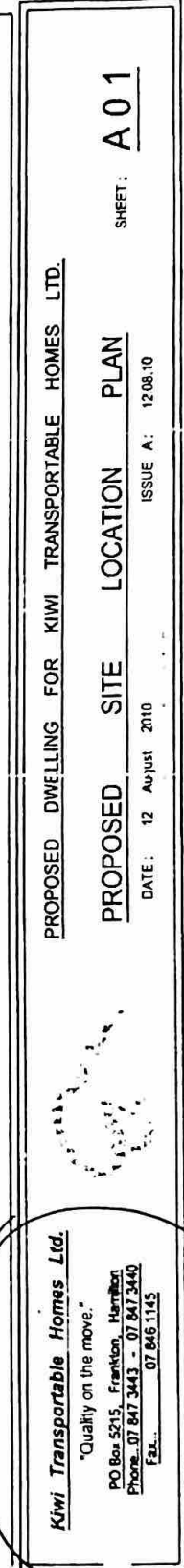
An estate in fee simple in all that parcel of land containing 8511 square metres more or less being Lot 1 Deposited Plan S86488 comprised in Identifier SA68B/915 (South Auckland Registry)



## Reasons for Decision

Resource Consent No: LUC0070/11

- 1 The proposal is considered to be a Non-Complying Activity under the Proposed District Plan. The proposal will have no more than minor adverse effects on the environment and is not contrary to the relevant objectives and policies of the Proposed Waikato District Plan. It is therefore considered to meet the tests of section 104D.
- 2 The application was processed on a non-notified basis and was approved under delegated authority without the need for a Council hearing. Written approval has been obtained from every party considered to be affected by the proposal.
- 3 The boundary encroachments will not detract from the visual amenity and rural characteristic of the surrounding neighbourhood to an extent considered greater than minor.  
The alternative (complying) option would have a greater visual impact than that proposed.
- 4 The applicant has agreed to enter into a no complaints covenant to ensure that he operations of any rural activity on the neighbouring property are not restricted as a result of any complaints made by the consent holder.
- 5 The Appeals version of the Proposed District Plan was released on the 31st of January 2007. In accordance with Section 86F of the Resource Management Act 1991 rules that are not under appeal are effectively operative. There are no rules under appeal that are relevant to this proposal therefore no weight has been given to the Operative District Plan.





(iii) Finance nor contribute to the cost of:

Any application, proceeding or appeal (either pursuant to the Resource Management Act 1991 or otherwise) designed or intended to limit, prohibit or restrict the continuation of the operations of any rural activity on surrounding land, including without limitation any action to require the surrounding landowners/occupiers to modify the rural operations carried out on their land.

The covenant shall be registered at the Applicant's cost against the Certificate of Title of the subject site, with such Memorandum or Deed to be prepared by Council at the applicant's cost and returned duly executed by the applicant within three (3) months of the date of issue of this consent.

## Conditions of Consent

Resource Consent No: LUC0070/11

### Planning Conditions

- PC1 The location, size and height of the dependent persons dwelling shall be generally in accordance with the information and plans submitted by the consent holder in support of application number LUC0070/11 and officially received by Council on 19 October 2010 with further information received on 4 November 2010. Copies of the approved plans are attached.
- PC2 The dependent persons dwelling shall be located a minimum of 15.3m from the western boundary and 8m from the southern boundary of the subject site.
- PC3 The consent holder shall notify the Waikato District Council Monitoring Department in writing two weeks prior to the commencement of activities associated with this consent.
- PC4 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder shall pay the actual and reasonable costs incurred by the Waikato District Council when monitoring the conditions of this consent.
- PC5 The consent holder shall ensure that, should any human remains or archaeological items be exposed while undertaking works to give effect to conditions of this consent, works in that area will cease immediately. The Police, New Zealand Historic Places Trust, and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained.
- PC6 A Memorandum of Encumbrance or a Deed of Covenant (at the election of Waikato District Council and in a form acceptable to the Waikato District Council) shall be registered on the Certificate of Title stating the following (or words to the effect that):

This property is located in a rural productive area and specifically due to the reduced boundary setbacks, the dependent persons dwelling is located in closer than usual proximity to the productive area where agricultural management practices such as agrochemical spraying, use of farm machinery, the operation of bird scarers and other similar activities may occur.

Where landuse activities in the surrounding area are carried out in accordance with the relevant plan requirements, the property owner, or their successor in title shall not:

Bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the use of that land; or

- (i) Make nor lodge; nor
- (ii) Be party to; nor

# Resource Consent

(Resource Management Act 1991)

COPY FOR YOUR  
INFORMATION

Waikato



Your Community Partner ■

BLD 0163/11

□

## DECISION ON APPLICATION LUC 0070/11

Pursuant to Sections 34A(1), Section 104, 104D and 108 of the Resource Management Act 1991, the Waikato District Council, under delegated authority, grants Land Use Consent for a Non-Complying Activity to:

**Activity:** Construct a dependent persons dwelling within 25 metres (m) of two rural boundaries within the Rural Zone.

**Consent Holder:** S L Halliday

**Location Address:** 1672 Tahuna Road TE HOE

**Legal Description:** LOT 1 DPS 86488

This consent is subject to the conditions detailed in the attached Schedule 1.

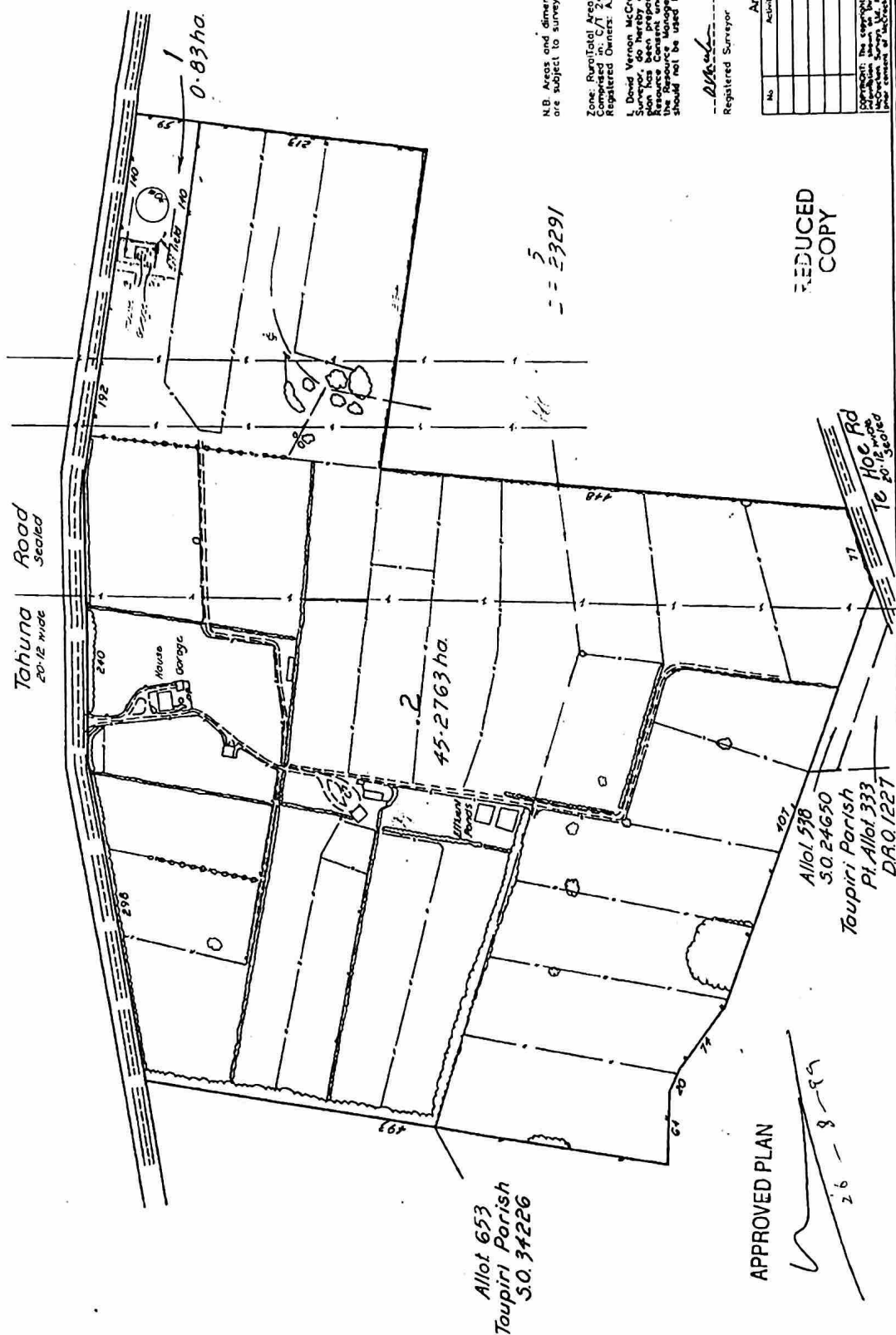
The reasons for this decision are detailed in the attached Schedule 2.

Dated at Ngaruawahia this 10th day of November 2010

For and on behalf of Waikato District Council

A handwritten signature in black ink, appearing to read 'Nath Pritchard'.

Nath Pritchard  
**GENERAL MANAGER REGULATORY**



N.B. Areas and dimensions are subject to survey

Zone: Rural/Total Area: 46,106.3 ha  
Comprised in: C/T 24C/126  
Registered Owners: A.F. & S.J. Taylor.

24/7/99  
Date

[illegible]

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PREPARED FOR:

ED FOR:  
AF & SJ TAYLOR

DATE	21 APR 1998	CHECKED	SCALES	1:2500A2	SERIES OF	AGC 90111
------	-------------	---------	--------	----------	-----------	-----------

PROPOSED SUBDIVISION OF Pt LOT 1 DP 11552  
1628 TAHUNA ROAD

**MCCRACKEN SURVEYS Ltd**  
4th Floor, ASB Bank Building  
214 Collingwood Street  
P O Box 19 182, HAMILTON.  
Phone: (07) 8380626  
Fax: (07) 8340652

**D Review of Decision on non-notified application**

Your attention is drawn to section 357(2) of the Resource Management Act 1991. This section provides that there is a right of objection to Council in respect of this decision. Section 357(5) requires:

Any such objection shall be made by notice in writing to the Council, setting out the reasons for the objection, within 15 working days after the decision or requirement being notified to that person, or within such further time as may in any case be allowed by the consent of the Council.

**E Right of Appeal**

Your attention is drawn to the Resource Management Act 1991 sections 120 and 121 and also Resource Management Regulations 1991/170 Clause 10 and Part VI. Some key provisions to note are as follows:-

- i You may appeal against the decision of the Council by lodging a Notice of Appeal in the prescribed form with the Registrar of the Environment Court and with the Council within 15 working days of the receipt by you, or the person who filed the application on your behalf, of the Council's decision. The address of the Environment Court is as follows:-

The Registrar  
Environment Court  
P O Box 5027  
Wellington

- ii The appeal must be in the form prescribed by the Resource Management (Forms) Regulations 1991/170 or to like effect. The regulations may be purchased from the Government Printing Office. The form is identified as Form '7' in the regulations.
- iii A filing fee of \$55.00 GST inclusive must accompany every document by which appeal proceedings are commenced.
- iv Regulation 11 of the Resource Management (Forms) Regulations 1991/170 sets out important information as to the persons upon whom the appeal must be served and the time when service must take place. It is essential that these provisions be adhered to. Failure to do so may result in your appeal being struck out.

If you are in any doubt as to the procedures to be followed it is strongly recommended that you consult a lawyer.

Yours sincerely



L Lucas  
SUPERVISING CONSENTS OFFICER  
POLICY AND CORPORATE SERVICES



**T** Pursuant to sections 34(4), 105(1)(b) and 108 of the Resource Management Act 1991 the Waikato District Council under delegated authority grants land use consent for a discretionary activity to locate a garage within the 12 metre side yard, on proposed Lot 1, being a lot created by the subdivision of the site legally described Part Lot 1 DP 14932 and Part Allotments 325, 326 and 327 Parish of Taupiri, being all the land comprised in Certificate of Title 24C/126, South Auckland Land Registry, subject to the following conditions:

- 1 The development shall be generally in accordance with the proposal shown on McCracken Surveys Limited plan Reference number 99154, copy attached, submitted for application 70 00 020, and received by Council on 26 July 1999, subject to amendment by conditions of this consent.

**The reasons for this decision are:**

- a) The proposal satisfies the requirements of Rules 9S2.3, 9S2.6, 9S2.7, 42.5.6 and 42.5.9 of the Waikato District Plan as they relate to the creation of Surplus House Lots and Rural Lots.
- b) Having regard to section 104(1)(a) of the Act, the actual and potential adverse effects on the environment of granting consent to subdivide will be able to be avoided, remedied, or mitigated by the imposition of the above conditions.
- c) Council is satisfied that the adverse effect on the environment of the proposal to subdivide land would be no more than minor, therefore the application was dealt with under delegated authority without notification."

**A Lapsing of Consents**

Your attention is drawn to section 125 of the Resource Management Act 1991. A summary of that section is that subject to sections 357 and 358 a resource consent lapses on the expiry of two years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent, unless

- (a) The consent is given effect to, before the end of that period;
- or
- (b) An application is made to Council up to three months after the expiry of that period which meets the criteria specified in section 125.

**B Compliance with Conditions**

Please note that unless a specific time limit is stated in the conditions imposed by the Council when granting this consent, all conditions must be complied with before the use to which the consent relates is established.

**C Changes to Conditions**

Your attention is drawn to section 127 of the Resource Management Act 1991 which enables an application to be made at any time to Council to change or cancel any condition of this consent on the grounds that a change in circumstances has caused the condition to become inappropriate or unnecessary and the other specified criteria of section 127 can be met.

99154

70 00 020

Rajiv Raman

File Copy

31 August 1999

David McCracken  
McCracken Surveys Limited  
P O Box 19-182  
HAMILTON

Dear Mr McCracken

**APPLICATION FOR RESOURCE CONSENT: A AND S TAYLOR, TAHUNA ROAD, TE HOE**

You are advised of the following decision on your application, which has been made pursuant to a delegated authority by the Development Planner.

"That pursuant to sections 34(4), 105(1)(b), 108 and 220 of the Resource Management Act 1991 the Waikato District Council under delegated authority grants subdivision consent for a discretionary activity to create a Surplus House Lot and one Rural Lot on a site legally described as Part Lot 1 DP 14932 and Part Allotments 325, 326 and 327 Parish of Taupiri, being all the land comprised in Certificate of Title 24C/126, South Auckland Land Registry, subject to the following conditions:

- 1 The Survey Plan to give effect to this Resource Consent shall be generally in accordance with the proposal shown on McCracken Surveys Limited plan Reference number 99154, copy attached, submitted for application 70 00 020, and received by Council on 26 July 1999, subject to amendment by conditions of this consent.

**ROADING**

- 2 The existing entrance to Lot 1, located at Rural Address Property Identification number 1672, shall be upgraded to a sealed standard residential vehicle entrance located as indicated on the application plan, and constructed in accordance with WDC plan No. TSG-E3 to the satisfaction of Council.
- 3 The existing entrance to Lot 2, located at Rural Address Property Identification number 1628, shall be upgraded to a sealed standard heavy commercial vehicle entrance located as indicated on the application plan, and constructed in accordance with WDC plan No. TSG-E1 to the satisfaction of Council.
- 4 The surface of the sealed entrances, shall be two coat chip seal, constructed with 180/200 grade bitumen and G3 and G5 chip. The seal shall extend not less than 5 metres from the edge of the existing seal, or to the property boundary if that is more than 5 metres.

**UTILITIES**

- 5 The existing dwellinghouse on Lot 1 shall be provided with a potable domestic water supply to the satisfaction of Council.

## Rates assessment

Description of Rate	Differential Categories and Factors for Assessment (1)	Rating Basis	Rating Factor	Factor Applicable	Assessed Amount	Remission Amount	Annual Amount
General Rate		\$0.00	rateable value**	375,000	\$918.00	\$0.00	\$918.00
Te Hoe Community Centre	residential and within Te Hoe Community Centre area	\$30.00	per SUIP*	1	\$30.00	\$0.00	\$30.00
Uniform Annual General Charge (UAGC)		\$454.49	fixed charge	1	\$454.49	\$0.00	\$454.49
(All figures include GST total)				Total	\$1,402.49	\$0.00	\$1,402.49

### Notes

- Differential categories are further defined in the funding impact statement adopted as part of the Long Term Plan.
- \* SUIP - Separately used or inhabited part of a property or building.
- \*\* Rateable Value is based on your Capital Value (which includes land and improvements) less any non-rateable value.
- ^ Water consumption will be invoiced separately on a periodic basis throughout the rating year. Please refer to the Long Term Plan for further details.

### Your rates explained

#### General Rate and Uniform Annual General Charge (UAGC)

All rateable properties are charged a general rate which is calculated on the rateable value of the property. Most properties are charged a UAGC unless there are special legislative reasons for not doing so.

#### The General Rate and UAGC pays for:

Area offices and other properties – all properties owned by WDC  
Corporate and council leadership – ensuring communities have an opportunity to influence the decision making process  
Grants and donations – For community group initiatives, upon application  
Lifestyle – animal control, environmental health, community and safety, libraries and resource management  
Parks and green spaces – Parks and reserves  
Refuse and recycling – refuse and recycling collection, closed landfill management and waste minimisation initiatives  
Transport – roads, footpaths, bridges, traffic lights, street lights, signs, pedestrian crossings, street furniture, road safety, landscaping, weeding, street cleaning  
Water management – water supply, wastewater, stormwater

#### Targeted rates

Capital works contributions – for covering the capital cost and interest charges of works not met by lump sum contributions for the projects  
Community board – for the purpose of covering the direct costs of operating all the community boards within the district  
Community facility – for the maintenance and operation of the halls and community centres within a defined rating area  
Land drainage – for the collection and disposal of stormwater within defined rating areas  
Refuse – for the collection, recycling and disposal of household refuse within defined rating areas  
Wastewater – for the sewage disposal for properties that are connected or able to be connected to the wastewater network  
Water – for the supply of water to properties that receive, or are capable of receiving a water supply  
Urban stormwater – for the collection and disposal of stormwater within defined rating areas

### What else should I know?

#### Making it easier

Rates can be paid by weekly, fortnightly, monthly or quarterly direct debit. Please complete online at [www.waikatodistrict.govt.nz/apply](http://www.waikatodistrict.govt.nz/apply) or phone or email Council.

Rates Notices can be delivered by email. If you prefer this method of delivery, email your request to [rates@waikdc.govt.nz](mailto:rates@waikdc.govt.nz).

Please note all address changes are required to be in writing. Please advise any changes to your details by emailing [rates@waikdc.govt.nz](mailto:rates@waikdc.govt.nz) or write to our Ngaruawahia Office.

#### Penalties

A 10 per cent penalty will be added to the remainder of the current charge not paid by the due date.

A 10 per cent penalty will be charged on 1 July to rates that remain unpaid from previous years. A further 10 per cent penalty will be added on 1 January to rates from previous years that remain unpaid at that date. Payments are applied to the oldest debt first.

#### Rating units in common ownership

Two or more rating units can be treated as one unit for setting a rate if those units are –

- Owned by the same person or persons; and
- Used jointly as a single unit; and
- Contiguous or separated only by a road, railway, drain, water race, river or stream.

#### Inspection and objection to rating information records

The Rating Information Database (RID) holds all the rates information on your property, including your name and address. The database can be viewed at the Ngaruawahia Office, 15 Galileo Street, Ngaruawahia. Rating information (without owner details) is also available on our website. You can ask the Council to remove your name and address details from the database, or object to any of the information in it.



Postal Address  
Waikato District Council  
Private Bag 544  
Ngaruawahia 3742  
New Zealand

0800 492 452

If calling from overseas +64 7 824 8633 ■ [www.waikatodistrict.govt.nz](http://www.waikatodistrict.govt.nz)  
■ [rates@waikdc.govt.nz](mailto:rates@waikdc.govt.nz) ■ [www.facebook.com/WaikatoDistrictCouncil](https://www.facebook.com/WaikatoDistrictCouncil)

Huntly Office  
142 Main Street  
Huntly  
Opening Hours  
Mon to Fri 9am-5pm

Ngaruawahia Office  
(Head Office)  
15 Galileo Street  
Ngaruawahia  
Opening Hours  
Mon to Thurs 8am-5pm  
Fri 9am-5pm

Raglan Office  
7 Bow Street  
Raglan  
Opening Hours  
Mon to Fri 9am-5pm

Te Kauwhata Office  
1 Main Road  
Te Kauwhata  
Opening Hours  
Mon to Fri 9am-5pm

Tuakau Office  
2 Dominion Road  
Tuakau  
Opening Hours  
Mon to Fri 8.30am-5pm

# RATES TAX INVOICE / STATEMENT ASSESSMENT / CREDIT NOTE

GST Reg No. 52-054-982

Issue Date 1 August 2017

Rating Year 1 July 2017 - 30 June 2018

Sarah Louise Halliday

Property Number 2003072  
Valuation Reference 04401/606.00  
Property Location 1672 Tahuna Road TE HOE  
Legal Description LOT 1 DPS 86488  
Area (Hectares) 0.8511 ha  
Land Value \$150,000  
Improvement Value \$225,000  
Capital Value \$375,000  
Rateable Value\* \$375,000  
Base Date Valuations 1 July 2014

\*The effective date of the rateable value for rating purposes is from 1 July 2015

Instalment due dates

**1** 25 September 2017

**2** 23 January 2018

**3** 23 May 2018

## Help save our resources

Rates notices can be  
delivered by email. If you  
prefer this method of delivery  
email your request to  
[rates@waikato.govt.nz](mailto:rates@waikato.govt.nz)



### Account Summary

Rates balance as at 1 July 2017	\$0.05 CR
Rates previous Instalment(s)	\$0.00
Rates penalties	\$0.00
Remission of rates and penalties	\$0.00
Rates adjustments	\$0.00
Rates payments received before 19 July 2017	\$108.24 CR
This rates Instalment	\$467.45
<b>No payment required</b>	<b>\$359.16</b>
GST content of this rates instalment	\$60.97
Amount required to settle rates in full	\$1,294.20

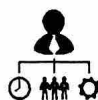
Please note

**Any instalment amount not paid by the due date may incur a 10 per cent penalty.**

Your General Rate and Uniform Annual General Charge (explained overleaf) for this year are \$1,372.49. This is how they are spent each week:



Area offices and  
other properties  
\$2.69



Corporate and  
council leadership  
\$2.83



Grants and  
donations  
\$0.37



Lifestyle  
\$4.52



Parks and  
green spaces  
\$5.78



Refuse  
\$0.31



Transport  
\$9.63



Water  
management  
\$0.24

Your calculated direct debit payment amount will change to \$118.60 effective from 07 Sep 2017.  
No payment is required as you have chosen to pay by direct debit.

## Rates assessment

Description of Rate	Commercial Categories and Factors for Assessment (1)	Rating Basis	Rating Factor	Factor Applicable	Assessed Amount	Penalties Added	Annual Amount
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Parks and green spaces – Parks and reserves  
Refuse and recycling – refuse and recycling collection, closed landfill management and waste minimisation initiatives  
Transport – roads, footpaths, bridges, traffic lights, street lights, signs, pedestrian crossings, street furniture, road safety, landscaping, weeding, street cleaning  
Water management – water supply, wastewater, stormwater

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- b) Used jointly as a single unit; and
- c) Contiguous or separated only by a road, railway, drain, water race, river or stream.

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The Rating Information Database (RID) holds all the rates information on your property, including your name and address. The database can be viewed at the Ngaruawahia Office, 15 Galileo Street, Ngaruawahia. Rating information (without owner details) is also available on our website. You can ask the Council to remove your name and address details from the database, or object to any of the information in it.



**Postal Address**  
Waikato District Council  
Private Bag 544  
Ngaruawahia 3742  
New Zealand

**0800 492 452**

■ If calling from overseas +64 7 824 8633 ■ [www.waikatodistrict.govt.nz](http://www.waikatodistrict.govt.nz)  
■ [rates@waikdc.govt.nz](mailto:rates@waikdc.govt.nz) ■ [www.facebook.com/WaikatoDistrictCouncil](https://www.facebook.com/WaikatoDistrictCouncil)

**Huntly Office**  
142 Main Street  
Huntly  
Opening Hours  
Mon to Fri 9am-5pm

**Ngaruawahia Office**  
(Head Office)  
15 Galileo Street  
Ngaruawahia  
Opening Hours  
Mon to Thurs 8am-5pm  
Fri 9am-5pm

**Raglan Office**  
7 Bow Street  
Raglan  
Opening Hours  
Mon to Fri 9am-5pm

**Te Kauhwhata Office**  
1 Main Road  
Te Kauhwhata  
Opening Hours  
Mon to Fri 9am-5pm

**Tuakau Office**  
2 Dominion Road  
Tuakau  
Opening Hours  
Mon to Fri 8.30am-5pm

# RATES TAX INVOICE / STATEMENT ASSESSMENT / CREDIT NOTE

GST Reg No. 52-054-982

Issue Date 1 August 2017

Rating Year 1 July 2017 - 30 June 2018

Sarah Louise Halliday

Property Number 2003072  
Valuation Reference 04401/606.00  
Property Location 1672 Tahuna Road TE HOE  
Legal Description LOT 1 DPS 86488  
Area (Hectares) 0.8511 ha  
Land Value \$150,000  
Improvement Value \$225,000  
Capital Value \$375,000  
Rateable Value\* \$375,000  
Base Date Valuations 1 July 2014

\*The effective date of the rateable value for rating purposes is from 1 July 2015

Instalment due dates

**1** 25 September 2017

**2** 23 January 2018

**3** 23 May 2018

## Help save our resources

Rates notices can be  
delivered by email. If you  
prefer this method of delivery  
email your request to  
[rates@waikato.govt.nz](mailto:rates@waikato.govt.nz)



### Account Summary

Rates balance as at 1 July 2017	\$0.05 CR
Rates previous Instalment(s)	\$0.00
Rates penalties	\$0.00
Remission of rates and penalties	\$0.00
Rates adjustments	\$0.00
Rates payments received before 19 July 2017	\$108.24 CR
This rates instalment	\$467.45
<b>No payment required</b>	<b>\$359.16</b>
GST content of this rates instalment	\$60.97
Amount required to settle rates in full	\$1,294.20

Please note

Any instalment amount not paid by the due date may incur a 10 per cent penalty.

Your General Rate and Uniform Annual General Charge (explained overleaf) for this year are \$1,372.49. This is how they are spent each week:



Area offices and  
other properties  
\$2.69



Corporate and  
council leadership  
\$2.83



Grants and  
donations  
\$0.37



Lifestyle  
\$4.52



Parks and  
green spaces  
\$5.78



Refuse  
\$0.31

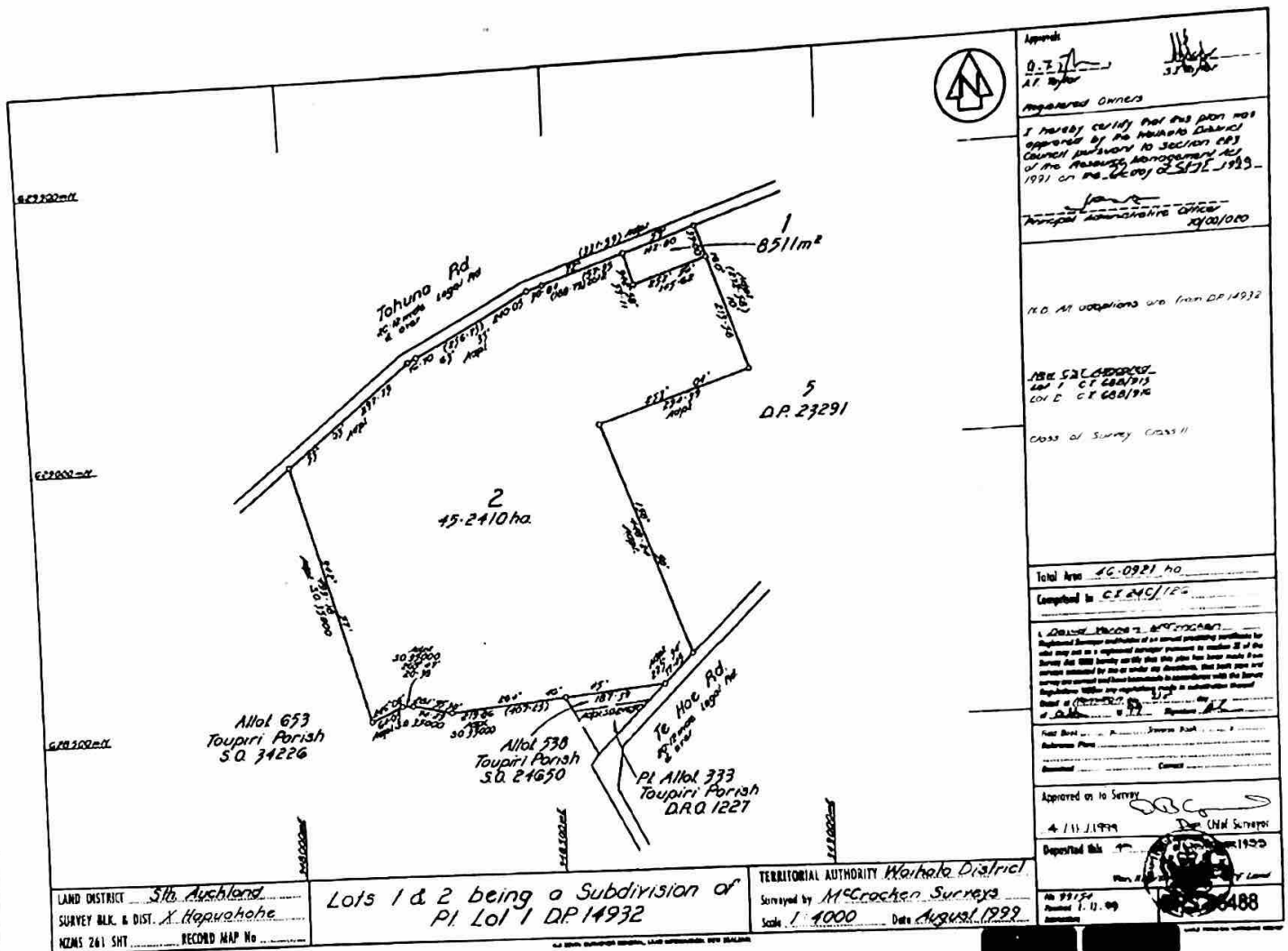


Transport  
\$9.65



Water  
management  
\$0.24

Your calculated direct debit payment amount will change to \$118.60 effective from 07 Sep 2017.  
No payment is required as you have chosen to pay by direct debit.



Approved: *[Signature]*  
 A.T. Taylor  
 Registered Owners  
 I hereby certify that this plan was approved by the Waitohu District Council pursuant to section 223 of the Resource Management Act 1991 on the 26th of July 1999.  
 Principal Administrative Officer  
 19/07/1999  
 No. 521 488000000  
 Lot 1 of DP 14932  
 Containing 15.2410ha  
 Class of Survey Class II  
 Total Area 15.2410ha  
 Completed by C.E. 14932  
 I, the Surveyor, certify that this plan was made from a survey conducted by me or under my direction, that such plan and survey are correct and true to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading.  
 Surveyor  
 Approved on 10 Survey  
 4/11/1999  
 Deposited this 4/11/1999  
 No. 521 488000000  
 Plan 1 of 1  
 1488

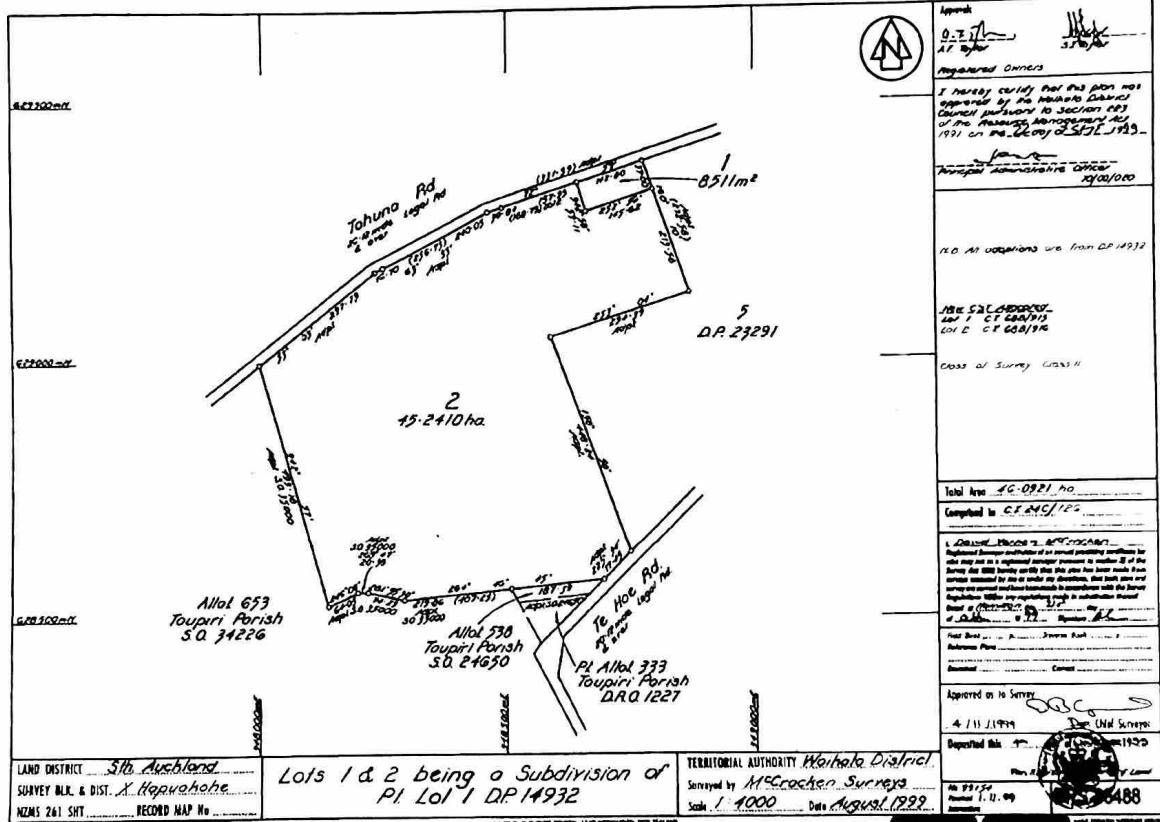
LAND DISTRICT *Sth Auckland*  
 SURVEY BLK. & DIST. *X Hapahokohe*  
 NZMS 261 SH1  
 RECORD MAP No

Lots 1 & 2 being a Subdivision of  
 Pt Lot 1 DP 14932

TERRITORIAL AUTHORITY *Waitohu District*  
 Surveyed by *McCrocker Surveys*  
 Scale 1:4000 Date *August 1999*

16 NOV 1999





Approved O.T. [Signature] A.P. [Signature]	Registered Owners I hereby certify that this plan was approved by the Waitaha District Council pursuant to Section 103 of the Resource Management Act 1991 on the 16th day of July 1999. [Signature] Regional Administrative Officer 15/07/99
N.O. All variations are from D.P. 14932	
J.M. SALAMONSON Lot 1 C.T. 688/193 Lot 2 C.T. 688/194	
Date of Survey 1999	
Total Area 46.0921 ha	
Computed by C.F. 240/125	
I, [Signature], being the Surveyor, do hereby certify that this plan has been made from correct and reliable information, that such were and are correct and reliable in accordance with the Survey Act 1980 and any regulations made in relation thereto.	
Surveyed by [Signature] Date 11/11/99 Deposited this 11th day of November 1999	
Approved on 16th day of November 1999 [Signature] District Engineer	
Registered Map No. 4488	

LAND DISTRICT 5th Auckland  
 SURVEY M.K. & DIST. N. Hapuahehe  
 NZMS 261 SHT. RECORD MAP No.

**Lots 1 & 2 being a Subdivision of  
 Pl. Lot 1 D.P. 14932**

TERRITORIAL AUTHORITY Waitaha District  
 Surveyed by McCracken Surveys  
 Scale 1:4000 Date August 1999

16 NOV 1999





**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Search Copy**

**R. W. Muir**  
Registrar-General  
of Land

**Identifier** SA68B/915  
**Land Registration District** South Auckland  
**Date Issued** 04 November 1999

**Prior References**  
SA24C/126

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<b>Estate</b>	Fee Simple
<b>Area</b>	8511 square metres more or less
<b>Legal Description</b>	Lot 1 Deposited Plan South Auckland 86488

**Proprietors**  
Sarah Louise Halliday and Cornwall Trustees 70 Limited

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**Interests**  
8816423.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 21.7.2011 at 8:56 am  
9611449.3 Mortgage to ANZ Bank New Zealand Limited - 23.12.2013 at 11:12 am

## ■ Council Utilities

Information regarding -  
44A(2)

(b) information on private and public stormwater and sewerage drains is shown in the table below, under 1, 3, 4, and 5.

### ■ Wastewater

The property is located outside an area currently served by a community system for wastewater disposal.

#### Existing System

The property has an existing on-site wastewater disposal system. Wastewater disposal systems are sized in relation to the number of bedrooms of a dwelling and the potential occupancy.

Future building works that include additional bedrooms will require an assessment from an engineer or other suitably qualified person approved by the Council, of whether the existing on-site effluent treatment system is capable of adequately treating and disposing of the increased loadings. If upgrades are required, these shall be designed, supervised and certified by an engineer or other suitably qualified person to comply with AS/NZS 1547:2012 and the Waikato Regional Plan.

It is recommended that potential purchasers engage a contractor to inspect the septic tank prior to settlement. The Waikato District Council does not maintain or monitor private wastewater disposal systems and NZ standards indicate a septic tank should be cleaned / emptied every 3 years.

### ■ Stormwater

The property is located within a land drainage area administered by the Waikato Regional Council. For further information contact Waikato Regional Council.

For any new development, Onsite Stormwater Disposal will be required under the Waikato District Plan & Waikato Regional Plan prior to connection to any public stormwater network or drains.

*For further information please contact a Project Planning & Engineering Officer at the Waikato District Council.*

## ■ Water Supply

Information regarding --

44A(2)

- (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;

The property is located outside an area currently served by a community water supply administered by Waikato District Council.

### ■ Drinking Water (potable water supply)

The property is not connected to a community water supply. It is the property owner's responsibility to ensure suitable drinking water is supplied on-site.

The construction of a bore for the taking of ground water requires consent from the Waikato Regional Council, for further information contact Waikato Regional Council.

## ■ Building

4.14A(1)

- (f) information concerning any consent, certificate, notice, order, or requisition filed under the Building Act 1991 or Building Act 2004 or any other Act;
- (g) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or Building Act 2004;
- (h) information supplied to the territorial authority under section 124 of the Weatherable Homes and Land Services Act 2006.

*It is recommended that a potential purchaser engage a building consultant to complete a pre-purchase inspection of buildings. Irrespective of code of compliance, structures are subject to deterioration over time and works may have been undertaken without building consent. If requested and supplied, a copy of this may be filed on council records for future references and Land Information Memoranda.*

Architects and designers require wind & earthquake information to establish bracing requirements for building development.

### ► Building Consents/Permits:

Number	Description	Consent/Permit issued date	CCC Issued/ Completed Date
J060670	Building Extension	06 June 1980	*
G056261	Garage Additions	10 May 1989	*
92176	Re-Pile Dwelling	17 January 2000	13 April 2000
95643	Carport	12 June 2002	08 August 2002
BLD1701/07	Garage	15 May 2007	21 August 2007
BLD0163/11	Ancillary Dwelling (Foundations & Drainage)	04 November 2010	20 November 2013

**Requisitions:** No known building requisitions to date.

**\* No completed date recorded on historic County records.**

**Please note that Council has no authority to issue Code of Compliance Certificates on Permits issued prior to the 1991 Building Act.**

### Historical dwelling/buildings

Please note that if there are buildings on this land that were erected prior to 1959, the Council records may not indicate if they had a building permit or not. For information on approximate dates of historical buildings please go to <http://www.qv.co.nz/>