



Property Snapshot Report

Wednesday 20 September
2023

Disclaimer

The property report is a snapshot of selected Council Application and Rating Information databases, zone and planning maps pertaining to the property, as at the date this report is generated. It is made available in good faith and its accuracy and completeness is not guaranteed.

This is NOT a Land Information Memorandum (LIM report) and should not be relied on as a full clerical search of property. If you intend to use this information for purchasing a property, then we would recommend you apply for a LIM report which is a specific search of all council databases.

<https://www.waipadc.govt.nz/our-services/properties/lim>

Please contact the Revenue Department in the first instance if you have any further questions regarding the property snapshot report during office hours: Cambridge 07 8233800 Te Awamutu 07 8720030 or info@waipadc.govt.nz

Property Information

Property Address	Legal Description	Property ID	Assessment	Titles	Area sqm
17A Sheehan Street Kihikihi Te Awamutu 3800	LOT 2 DPS 18064	9908	04552/826.00	SA17C/605	2671.92

Ward

Te Awamutu-Kihikihi General Ward

District Plan Zone

RESIDENTIAL ZONE

LINZ Data

Parcel ID	LINZ Address	Legal Description	Type	Title	Area	Survey Details	Statutory
4325684	17A SHEEHAN STREET	Lot 2 DPS 18064	Freehold	SA17C/605	0.2671 HA	DPS 18064	

Valuation Data

Land Value (\$)	Capital Value (\$)	Note
440000	670000	Valuation as at 1 August 2022

Current Year Rating Data

Annual Rates 2023/2024

\$2883.35

Description	Unit Rate	Value of Factor	Rates Set
Capital Works Te Awamutu	0.000008	670000	\$5.36
General Rate	0.000999	670000	\$669.33
Recycling Charge	125.00	1	\$125.00
Sewerage Rate 1-3 Pans	910.80	1	\$910.80
Targeted Rate Te Awamutu	299.15	1	\$299.15

Area (Ward pre 2122)

Uniform Annual General Charge	700.00	1	\$700.00
Urban District Stormwater	0.000247	670000	\$165.49
Urban Town Halls	8.22	1	\$8.22

WRC Rating Information

Note:

By law, all people who pay rates to their own local council must also pay rates to their regional council. This has been the case since 1989. These rates are invoiced annually around September by Waikato Regional Council. Please use the Find Out Your Rates web page - <http://www.waikatoregion.govt.nz/Council/Rates/Find-out-your-rates/> to find out what the rates will be for the financial year (1 July to 30 June). For further information regarding the Waikato Regional Council rates, please email rates@waikatoregion.govt.nz or phone 0800 800 401.

Water Meter Information

Meter	Note
Water Meter on Property - YES	This property has its own standalone water meter and does not share with other properties. Water meters are read quarterly and invoices sent include cubic meters consumption at \$1.6560 per cubic meter and daily line charge of 0.3746/day. Water consumption invoices are separate to the property rates invoices.

Building Consents- Issued for Property since 1991

N/A

Compliance Information

N/A

Licence Information

N/A

Recycling Collection

Collection Day	Collection Area	Collection Calendar (copy and paste entire URL into your web browser)
WEDNESDAY	15	https://enterprise.mapimage.net/Web/Waipua/Images/Recycling/RecyclingCalendar2023_Route15.jpg

Rubbish Collection

Collection Type

Property is in a Urban collection area.

Rubbish collection is not paid for by ratepayers and we do not operate the district rubbish collection services. For more information on private contractor collection areas <https://www.waipadc.govt.nz/our-services/rubbish-and-recycling/rubbish>

District Plan Information

Note:

The Waipa District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps is available via the Introduction to the Planning Maps page on the Waipa District Council's website: <https://www.waipadc.govt.nz>



Aerial Map



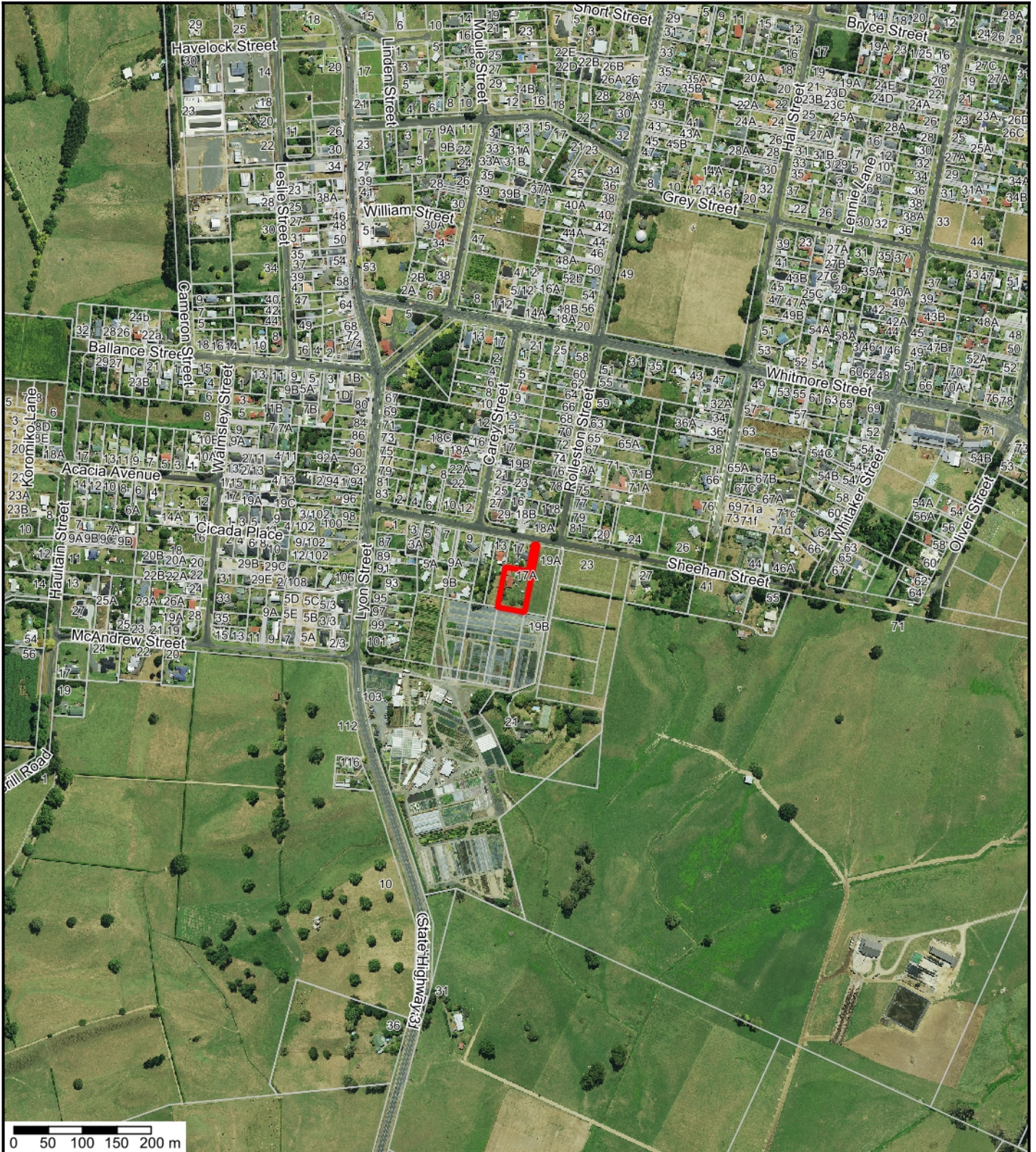
Cambridge, Hautapu, Kakepuku, Karapiro, Te Awamutu, Kihikihi, Ohaupo, Mystery Creek, Te Miro, Tokanui flown 17 February 2021.
 Puhue, Wharepapa South flown 14 February 2021.
 Kaniwhaniwha Ngahinapouri, Pirongia, Te Pahu flown 31 January 2021.
 All other rural areas of Waipā District flown between Jan-April and Dec 2017.
 Aerial photography has an accuracy of +/-0.2m in urban areas and +/-3m in all other areas.
 Position of property boundaries is INDICATIVE only and must not be used for legal purposes. Imagery sourced from NZ Aerial Surveys Ltd

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 Because of the nature of the data, accuracy varies should be interpreted conservatively. If there is any doubt, further research and a site investigation will always be warranted.

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Overview Map



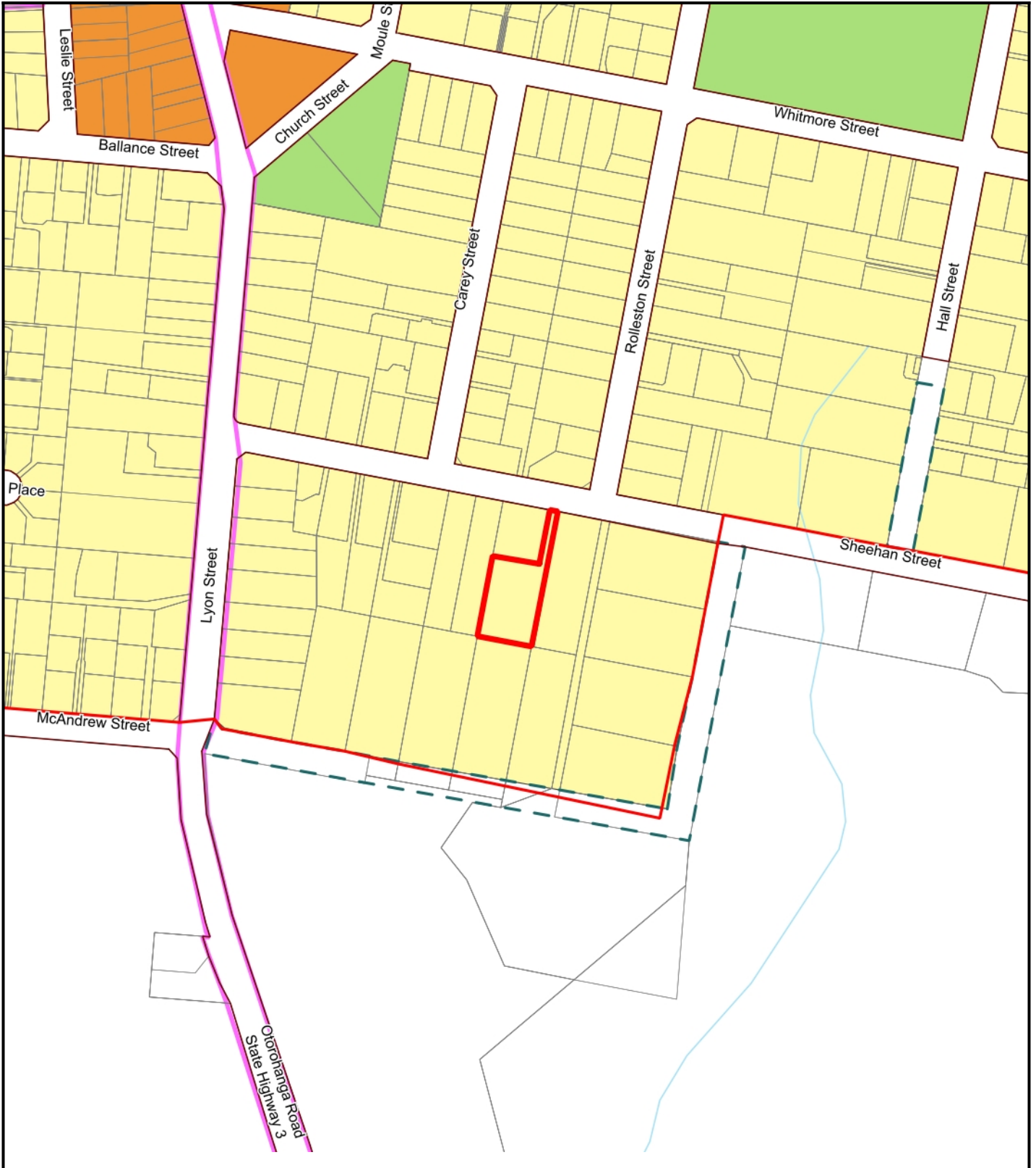
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Waipā District Plan Zones



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Zones Legend

AIRPORT

	Air Noise Boundary (ANB)
	Night Noise Boundary (SEL95)
	Outer Control Boundary (OCB)
	Airport Approach Surfaces
	Conical Surface
	Horizontal Surface
	Hamilton Airport Strategic Node
	Narrows Concept Plan Area
	Runway Protection Area
	Possible Future Airport Growth Area

DESIGNATIONS (Refer Appendix D1)

	Designation Approved
	Designation (Notice of Requirement)

OVERLAYS

	Structure Plan Area
	Core Campus Area
	Tokanui Dairy Research Centre
	Hydro Electric Power Generation Infrastructure Area
	Boundary of the Specialised Dairy Industrial Area

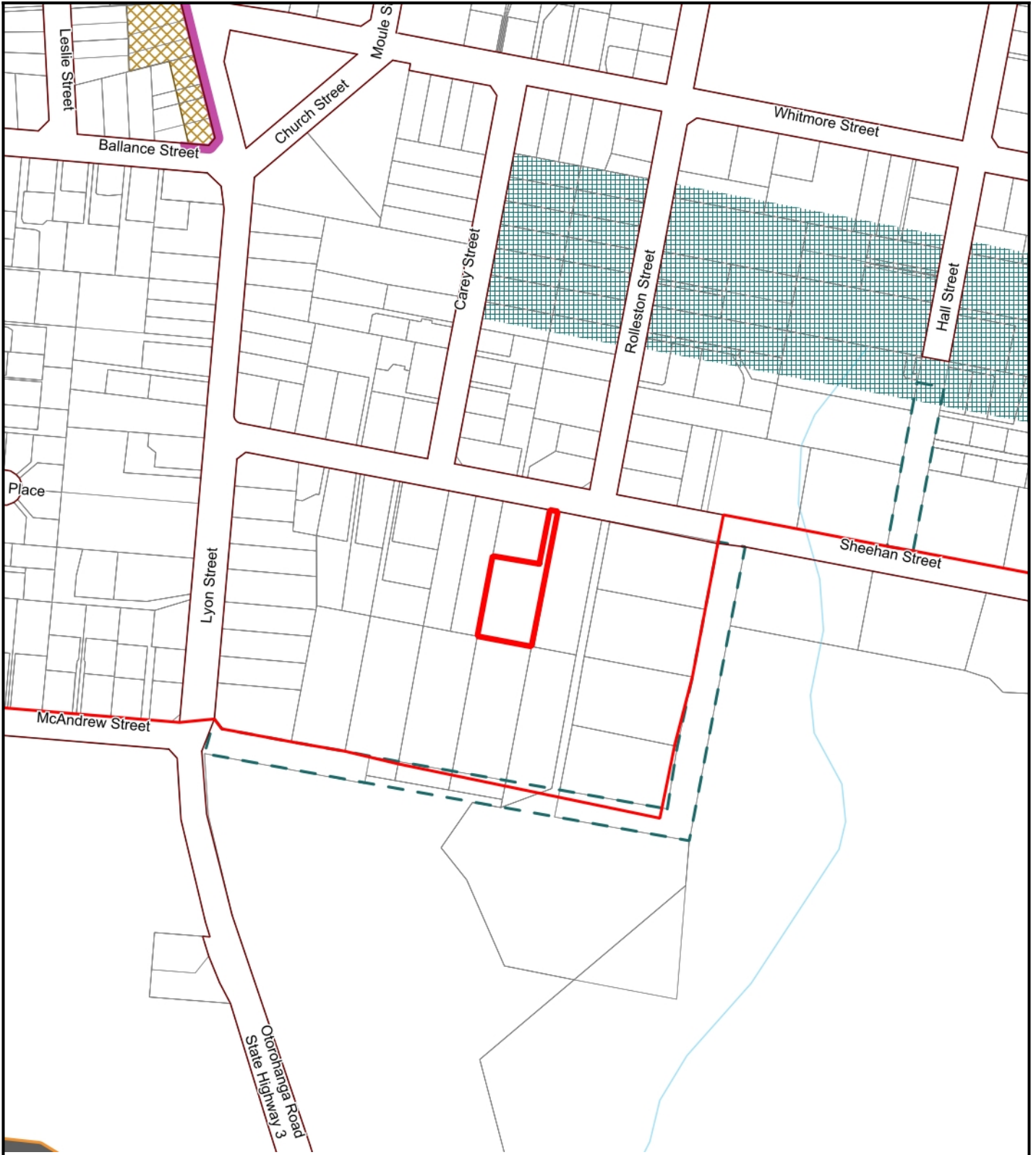
GENERAL

	District Boundary
	Other Council Boundary
	Urban Limits
	Strategic Road (Major or Minor Arterial)
	Formed Road
	Indicative Road
	Bridge
	Service Lane
	Unformed Road
	River, Lake or Stream

(Note: will appear as wave pattern over certain lakes due to them also being Reserve Zone)

ZONES

	Airport Business Zone
	Commercial Zone
	Deferred Commercial Zone
	Hydro Power Zone
	Industrial Zone
	Deferred Industrial Zone
	Lake Karapiro Events Zone
	Large Lot Residential Zone
	Deferred Large Lot Residential Zone
	Marae Development Zone
	Mystery Creek Events Zone
	Deferred Reserve Zone
	Reserve Zone
	Residential Zone
	Deferred Residential Zone
	Cambridge North Deferred Residential Zone
	Significant Mineral Extraction Zone
	St Peters School Zone
	Rural Zone



Waipā District Plan Policy Areas



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Policy Areas Legend

ESPLANADE REQUIREMENTS

- Access Strip
- Esplanade Reserve
- Esplanade Strip

LANDSCAPE AND NATURAL AREAS

- High Amenity Landscapes (includes adjacent water bodies)
- Outstanding Natural Feature and Landscape
- River and Lake Environs
- Significant Indigenous Forest (Local)
- Significant Natural Feature and Landscape (District)
- Visually Sensitive Hill Country
- Cultural Landscape Area Alert (Refer Note 4)
- Cultural Landscape Areas
- Significant Natural Area (Refer Appendix N5)
- Viewshaft and State Highway 3 Scenic Corridor
- Vista
- Significant Tree and Bush Stand

HERITAGE

- Archaeological Site (Refer Appendix N3)
- Archaeological Site - Reliability 1
(Refer Note 3 and Appendix N3)
- Cultural Sites (Refer Appendix N2)
- Heritage Item (Refer Appendix N1)
- Karapiro Hydroelectric Village Heritage Item
- Protected Tree (Refer Appendix N4)
- Character Cluster
- Character Precinct
- Character Precinct Cambridge A
- Character Precinct Cambridge B
- Character Streets
- Cambridge Residential Character Area
- Rangiaowhia Ridge Building Setback Area

GENERAL

- District Boundary
- Other Council Boundary
- Urban Limits
- Strategic Road (Major or Minor Arterial Route)
- Formed Road
- Indicative Road
- Bridge
- Service Lane
- Unformed Road
- River, Lake or Stream

OVERLAYS

- Compact Housing Area
- Dairy Manufacturing Site
- Large Format Retail Area
- Maungatautari Ecological Island Fenced Boundary
- Pedestrian Frontage
- Road Noise Effects Area
- Scheduled Industrial Site
- Special Amenity Area
- Tall Building Area
- Cambridge North Neighbourhood Centre
- Mystery Creek Events Centre Core Area
- Mystery Creek Events Lower Terrace Area
- Mystery Creek Events Upper Terrace Area
- Mystery Creek Rural Activities Overlay
- Mystery Creek Agri-Activities Overlay
- Quarry Buffer Area
- Mineral Extraction Area
- Hydro Operating Easement
- Dairy Manufacturing Noise Contour
- Mystery Creek Noise Contour
- Water Catchment Area (WCA)
- Lime Processing Site

UTILITIES

- HV Electricity Structure
- HV Electricity Transmission Line
- HV Electricity Transmission Line (Underground)
- Gas Transmission Pipeline Corridor

NATURAL HAZARDS

- Flood Hazard Area Other than along the flood hazard area around the Waipa River, the boundaries of the flood hazard may appear curved.

NOTE:

1. Referenced Sites

Some sites are shown on the maps with a reference number. These are archaeological sites, cultural sites, designations (approved and notice of requirements), historic buildings/sites, protected trees or significant natural areas.

The reference number will only appear on the detail map. If the site you are viewing is within an inset map, e.g. map 27 is within map 23, then the reference number will only appear on map 27 and not on map 23.

2. Archaeological Sites

Additional archaeological sites may have been identified since the notification of this Plan. For this reason people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

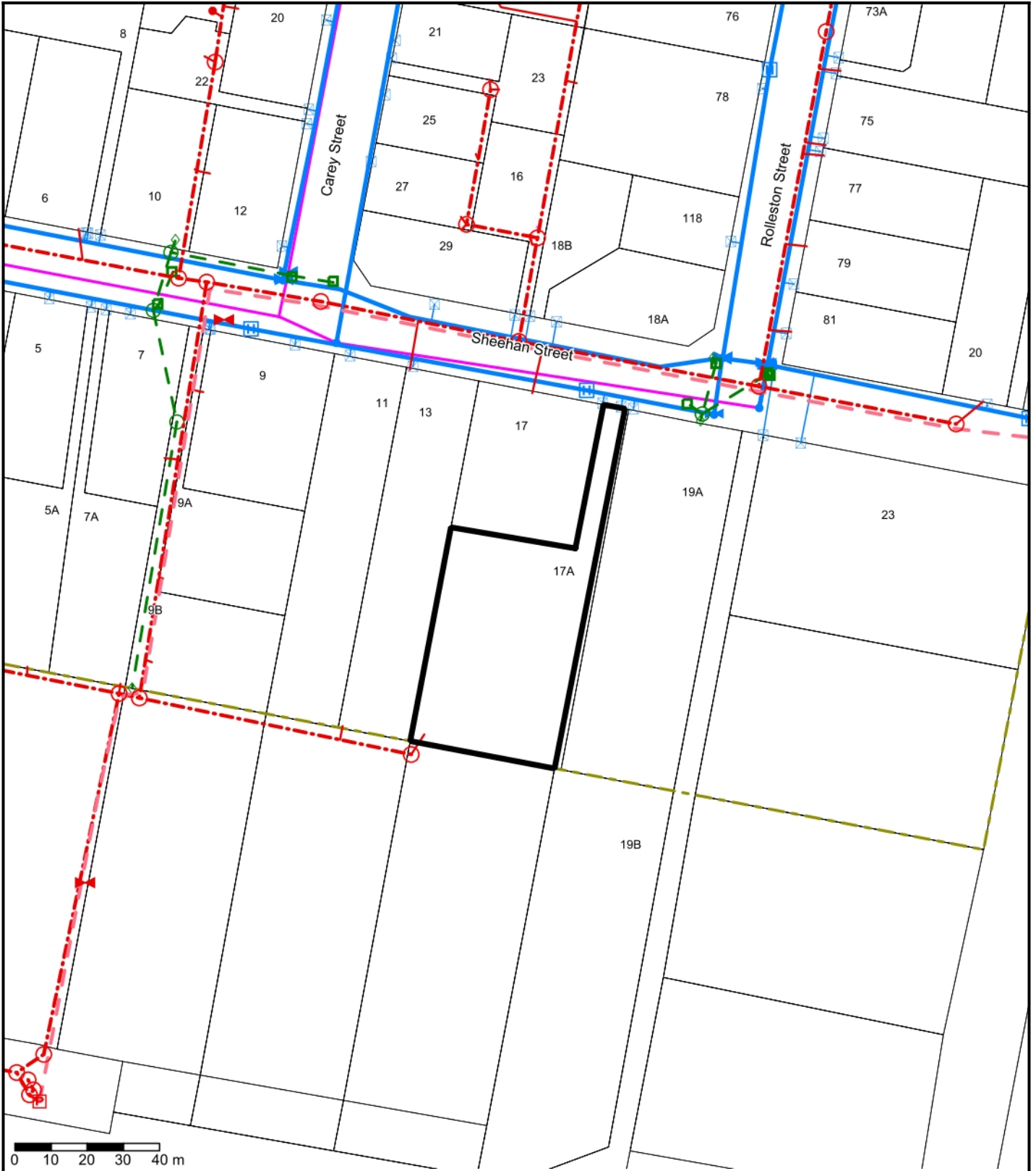
3. Reliability 1

These sites have been field checked and documentation has been completed. These sites have a higher degree than the other sites.

4. Cultural Landscape Areas

There are two types: 'Cultural Landscape Area - Alert' and 'Cultural Landscape Areas'. The Cultural Landscape Area - Alert are identified for information purposes only, while the Cultural Landscape Areas have additional resource consent requirements for some activities.

Where the Cultural Landscape Area - Alert is shown on the Planning Maps to apply to a river or stream, it includes a 50m setback on either side of the bank from the river or stream.



Utilities
(Refer to Map Legend)

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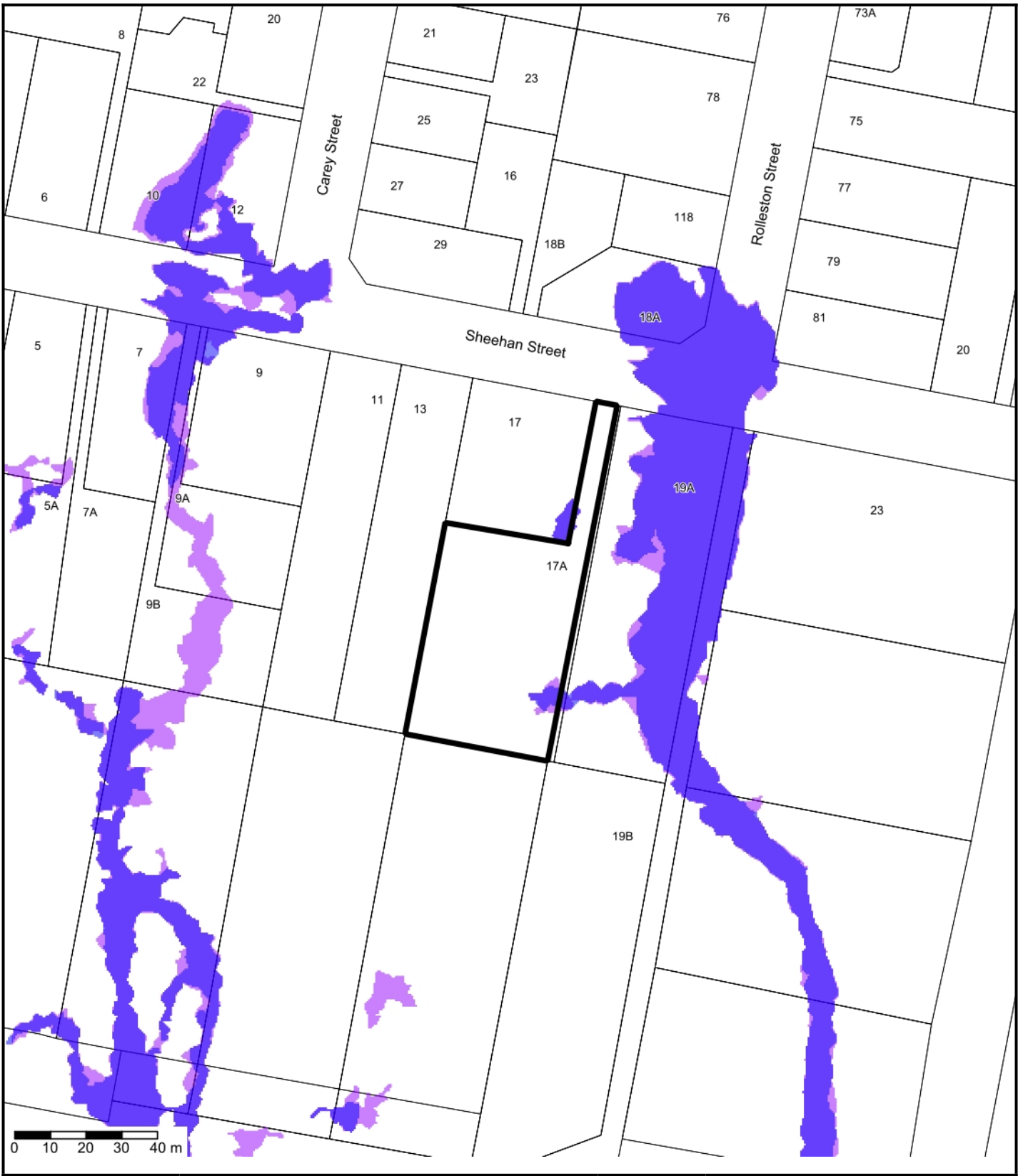
Essential Services Legend

				
Sewer Connection	Sewer Pipe	Sewer Rising Main	Abandoned Sewer Pipe	Sewer Meter
				
Sewer Node	Sewer Valve	Sewer Manhole	Abandoned Sewer Manhole	Septic Tank
				
Sewer Pump Station	Stormwater Connection	Stormwater Pipe	Abandoned Stormwater Pipe	Stormwater Node
				
Stormwater Manhole	Abandoned Stormwater Manhole	Stormwater Catchpit	Stormwater Inlet/Outlet	Water Connection
				
Water Pipe	Abandoned Water Pipe	Water Meter	Water Node	Water Valve
				
Fire Hydrant	Natural Watercourse	Public Drain	Drainage District – Waikato RC	Drainage District – Waipa DC
				
Culvert				

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Urban Stormwater Flood Modelling 1% AEP



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URBAN STORMWATER FLOOD MODELLING 1% AEP LEGEND

-  Flooding Extent: Existing
-  Flooding Extent: Climate Change

Disclaimer:

The preparation and provision of this information has been made in good faith based on flood modelling data. While due care has been taken, Waipā District Council does not give any warranty, nor accept any liability, in relation to the accuracy, completeness or reliability of this information. The use of this information is entirely at your own risk. Expert advice is recommended before seeking to rely on it.



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Disclaimer – Stormwater Flooding:

This shows the extent of flooding in an extreme 1-in-100-year rainfall event, which has a 1% probability of occurring in any given year. This mean on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The flooding extent shown uses the ground levels in 2019. Any changes to ground levels since this date (such as through development and earthworks) are not represented. If you would like further information related to your specific property, please contact info@waipadc.govt.nz

Also see the Stormwater Flooding viewer at: www.waipadc.govt.nz/floodmapping

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