

Pursuant to Local Government
Official Information and Meetings Act 1987
(Section 44A)

**Land
Information
Memorandum
No. 2024-771**

**The following information is provided to the Applicant in respect of the property
described as Lot 3 DP 463027**

Valuation Roll No: 00213-32200

Property ID No: 3359251

and located at: 436 Kapiro Road, Kerikeri 0294

Land Information Memorandum

Pursuant to Local Government Official Information and Meetings Act 1987 (Section 44A)

Date Lodged: 05-Apr-2024

Receipt No: 7845851

Issued Date: 18-Apr-2024

1. Personal details

Niall Mayson
436 Kapiro Road
RD 1
Kerikeri 0294

Email: admin@niallmayson.com

For any queries relating to the contents of this LIM please contact the relevant department in question. Contact information can be found at the end of each section.

2. Special Features or Characteristics

Refers to the NZ Land Resource Inventory Worksheet – Land Use Capability Unit 3s2.

a	Slope	Flat to undulating.
b	Rock Type	Lavas, Scoria. Older ashes or tephras.
c	Soils	Brown and red loams on basalt flows, scoria and ash. Moderately to very strongly leached brown loams of Kiripaka suite.
d	Potential Erosion	Slight when cultivated.
e	Avulsion / Alluvion	Nil
f	Falling Debris	Nil
g	Subsidence	Nil
h	Slippage	Nil
i	Inundation	Nil
j	Hazardous Contaminants	None known
k	Any other	-

Note: The above information is generic and may not be site-specific, for more information please [click here](#).

Refers to the NZ Land Resource Inventory Worksheet – Land Use Capability Unit 4e2.

a	Slope	Rolling to strongly rolling.
b	Rock Type	Lava, Basaltic lava.
c	Soils	Brown and red loams on basalt flows, scoria and ash. Moderately to strongly leached brown loams of Kiripaka suite. Strongly to very strongly leached brown loams of Kiripaka suite. Occasional weakly to moderately leached brown loams of Kiripaka suite. Moderately to strongly leached red loams of the Papakauri suite.
d	Potential Erosion	Moderate to severe when cultivated.
e	Avulsion / Alluvion	Nil
f	Falling Debris	Nil
g	Subsidence	Slight to moderate potential.
h	Slippage	Slight to moderate potential.
i	Inundation	Nil
j	Hazardous Contaminants	None known
k	Any other	-

Note: The above information is generic and may not be site-specific, for more information please [click here](#).

If you have any queries regarding Section 2, please contact askus@fndc.govt.nz Subject: LUC query.

3. Disclosure of Rates for the Purposes of a Land Information Memorandum

The Local Government Official Information and Meetings Act requires that Council provide information relating to any rates owing in relation to the land covered by the LIM.

This disclosure document sets out the rate position as at the date shown below. It should be noted that this figure must not be taken as a settlement figure for the payment of outstanding rates as at the time of settlement of any purchase of the property concerned. It remains the responsibility of the vendor and purchaser to determine the final rates figure on the settlement date and ensure that this is paid in accordance with the requirements of the Local Government (Rating) Act 2002.

Valuation Number:		00213-32200
Rate Account No:		5016247-8
Rates Levied for the Current Year:	\$	4,824.49
Date of Disclosure:		05-Apr-2024

2022 Rating Valuation Details		00213-32200
Land Value:	\$	1,040,000
Improvement Value:	\$	2,230,000
Capital Value:	\$	3,270,000
Rating Value Area:		4.0132Ha

If you have any queries regarding Section 3, please contact rates@fndc.govt.nz.

4. Consents

Resource Consents	Includes Certificates, Notices and Orders where available.	
12-Feb-2013	2130183-RMASUB	Subdivision of Lot 3 DP 179814 created DP 463027.
06-Jul-2001	2010900-RMALUC	Construct a second dwelling which contravenes the residential intensity requirements.
Monitoring	Nil	
Licenses		
SPL-7297-RES	Swimming Pool	Expiry date: 15-Sep-2025
Swimming pools and spa pools must have a barrier that complies with the Building Act 2004. Pool barrier information is available here		

If you have any queries regarding Section 4, please contact duty.planner@fndc.govt.nz.

5. Building Information

Status	Date of Issue	Number	Description
Code Compliance Certificate Issued	30-Aug-2022	CCC-2022-1329/1	Install Wagener Sparky Multi-Fuel Fire and Flue System into an Existing Solid Masonry Fireplace and Chimney.
Building Consent Issued	20-Apr-2022	EBC-2022-1329/0	Install Wagener Sparky Multi-Fuel Fire and Flue System into an Existing Solid Masonry Fireplace and Chimney.
Code Compliance Certificate Issued	07-Dec-2020	CCC-2021-54/1	Install Wagener Sparky Free Standing Fire and Flue Kit.
Building Consent Issued	31-Jul-2020	EBC-2021-54/0	Install Wagener Sparky Free Standing Fire and Flue Kit.
Code Compliance Certificate Issued	07-Dec-2020	CCC-2020-11574/1	On-Site Wastewater Disposal System.
Building Consent Issued	16-Dec-2019	EBC-2020-11574/0	On-Site Wastewater Disposal System.
Certificate of Acceptance Issued	02-Dec-2019	COA-2020-4009/0	Conversion of garage to guest accommodation.
Code Compliance Certificate Issued	07-Mar-2011	CCC-2009-1212/1	Freestanding Fireplace – Yunca/Hobson.
Building Consent Issued	16-Apr-2009	BC-2009-1212/0	Freestanding Fireplace - Yunca/Hobson (With Water Booster).
Code Compliance Certificate Issued	15-Sep-2008	CCC-2006-194/1	Swimming Pool.
Building Consent Issued	04-Nov-2005	BC-2006-194/0	Swimming Pool.
Code Compliance Certificate Issued	15-Aug-2003	BC-2001-1615/1	New Dwelling & Garage.
Building Consent Issued	03-Jul-2001	BC-2001-1615/0	New Dwelling & Garage.
Code Compliance Certificate Issued	14-Feb-2001	BC-1998-1417/1	Addition to Existing Studio.
Building Consent Issued	28-Apr-1998	BC-1998-1417/0	Addition to Studio.
Building Consent Issued	29-Nov-1993	BC-1993-559/0	Studio.
Building Consent Issued	19-Oct-1993	BC-1993-398/0	Garage.

Comments:

- See Onsite Wastewater Disposal information attached, dated 11-Apr-2024.
- Council reserves the right to serve requisitions whenever found necessary.
- Memo attached - "Information Regarding Buildings where Council Holds no Record of Consents".
- Domestic Smoke Alarms Guidance Notes attached.

Any known outstanding issues:

BC-1993-559 & BC-1993-398

Code Compliance Certificate not Issued

Are there any unauthorised building works known to Council?

None known

Note 1: The Building Act 2004 was implemented from 31 March 2005 and replaced the Building Act 1991. All applications for building consents are now processed under this Act. Code Compliance Certificates do not apply to building permits that were issued prior to the Building Act 1991.

Note 2: Where a Code Compliance Certificate (a "CCC") has not issued, reasons could be that the owner has not requested a final inspection, or that there is further work required to meet compliance.

Note 3: The Far North District Council does not copy building plans for Land Information Memoranda. Site and drainage plans are included if on file.

If you have any queries regarding Section 5, please contact building.group@fndc.govt.nz.

6. Development Contributions

From the 1st of July 2015, Council has ceased charging Development Contributions. For the term of this Policy Council will not require Development Contributions.

7. Utilities

a)	Drinking Water Supply	Not known
b)	Stormwater	Not Serviced
c)	Sewer	Not Serviced – On site

If you have any queries regarding Section 7, please email islfs@ventia.com

8. Land Uses

Far North District Plan

Land zoned as **Rural Production** under the Far North District Plan.
(Please refer to attached zone rules for Land Use and Subdivision activities).

Note: It is suggested that any queries you may have regarding any aspects of the Far North District Plan be referred to the Council's Planning Department, Ph 0800 920 029.

9. Notices under Other Acts Notified by any Statutory Organisation

Nothing on file.

10. Notices by any Network Utility Operator

Nothing on file.

11. Road Legalisation Issues

If you would like information on your road classification, please contact howcanwehelp@nta.govt.nz.

12. Other Information

See Kiwi Distribution Zone map and Advice note attached.

The Far North District Council is planning a number of new infrastructure projects across the district. When these projects are completed, the rates for the property subject to this Land Information Memorandum report may increase. These projects, and any associated estimated rates increase, are reported on in the most recent Far North District Council Long Term Plan or Annual Plan document.

See information attached re: Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.



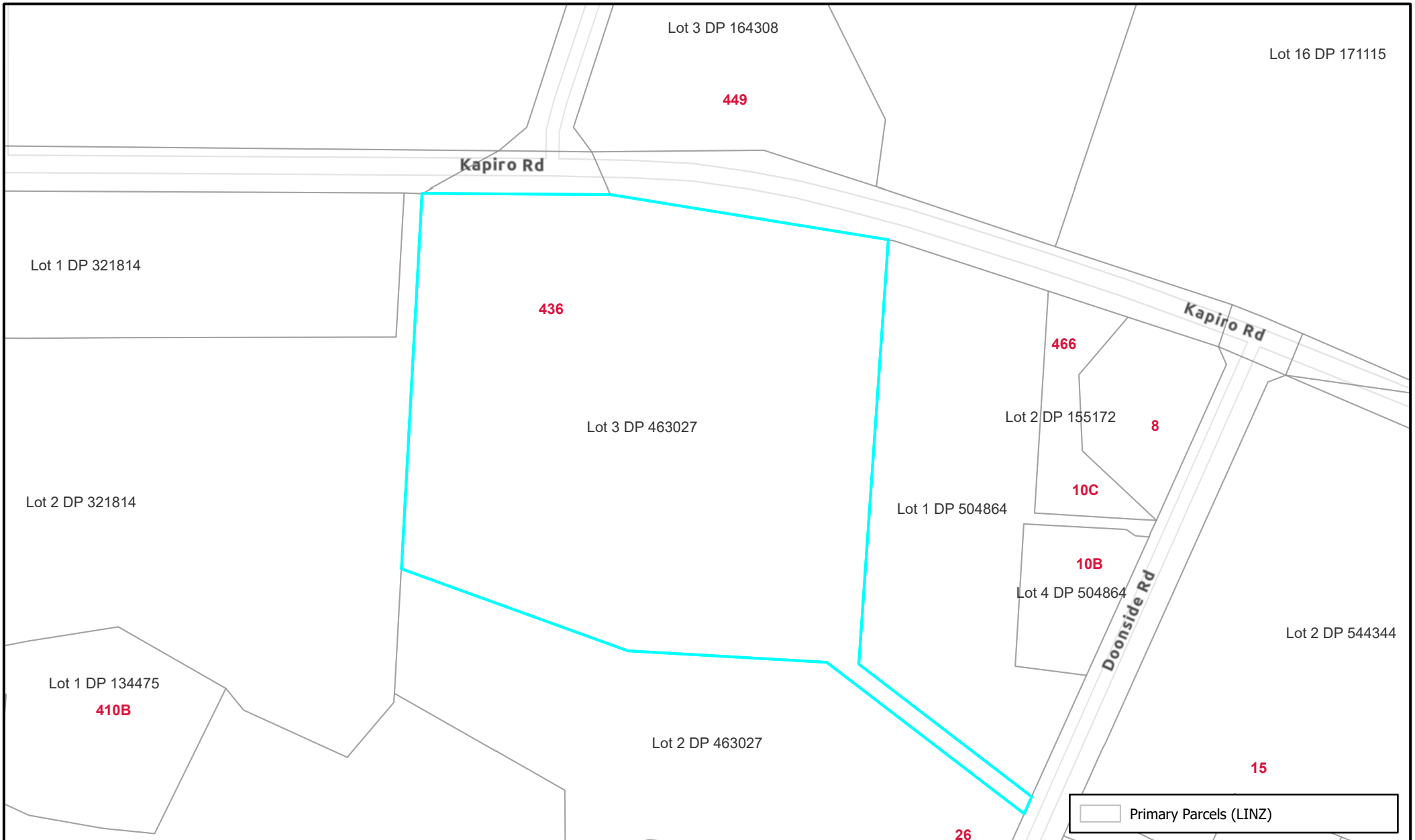
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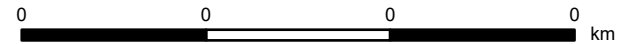
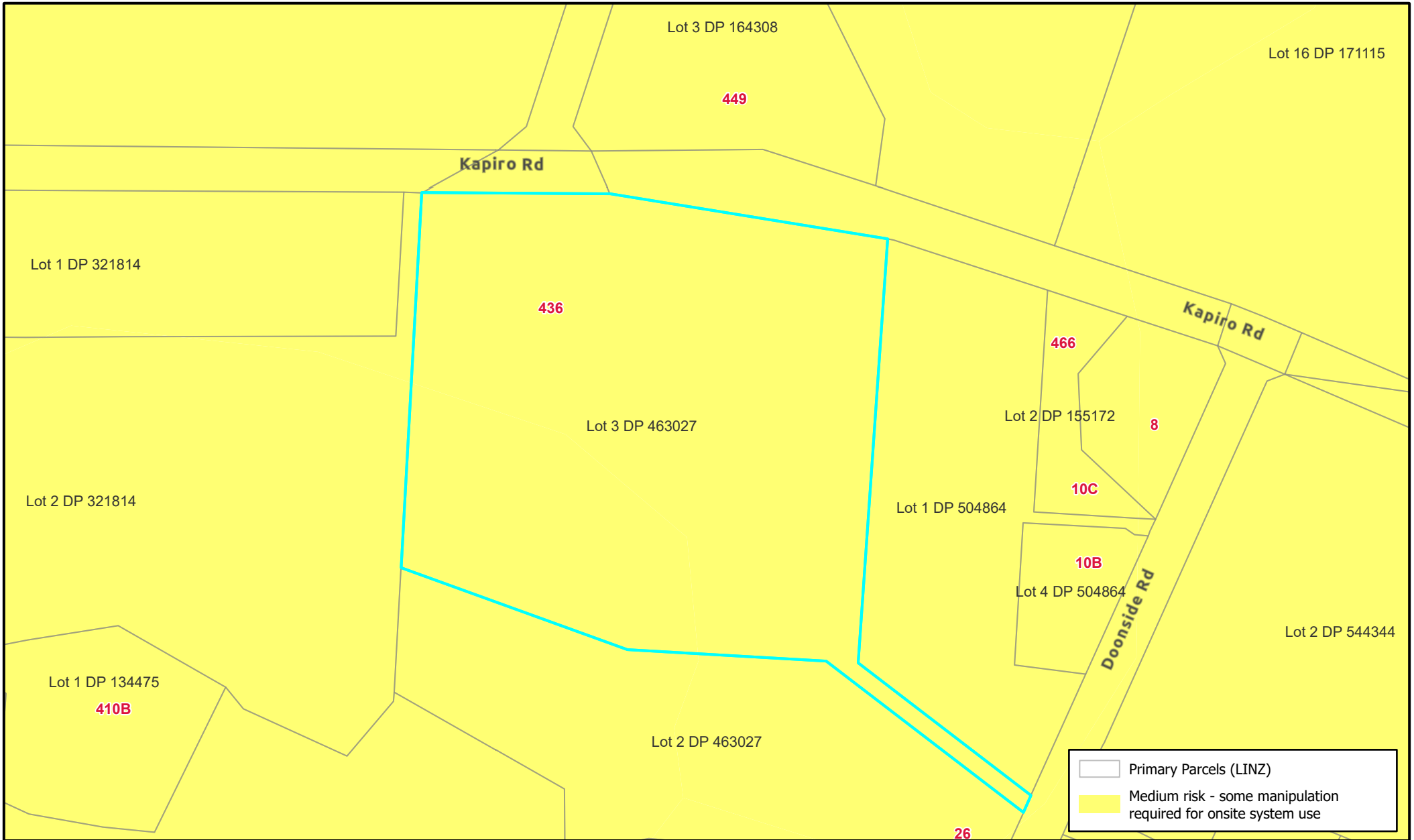
PROPERTY INFORMATION

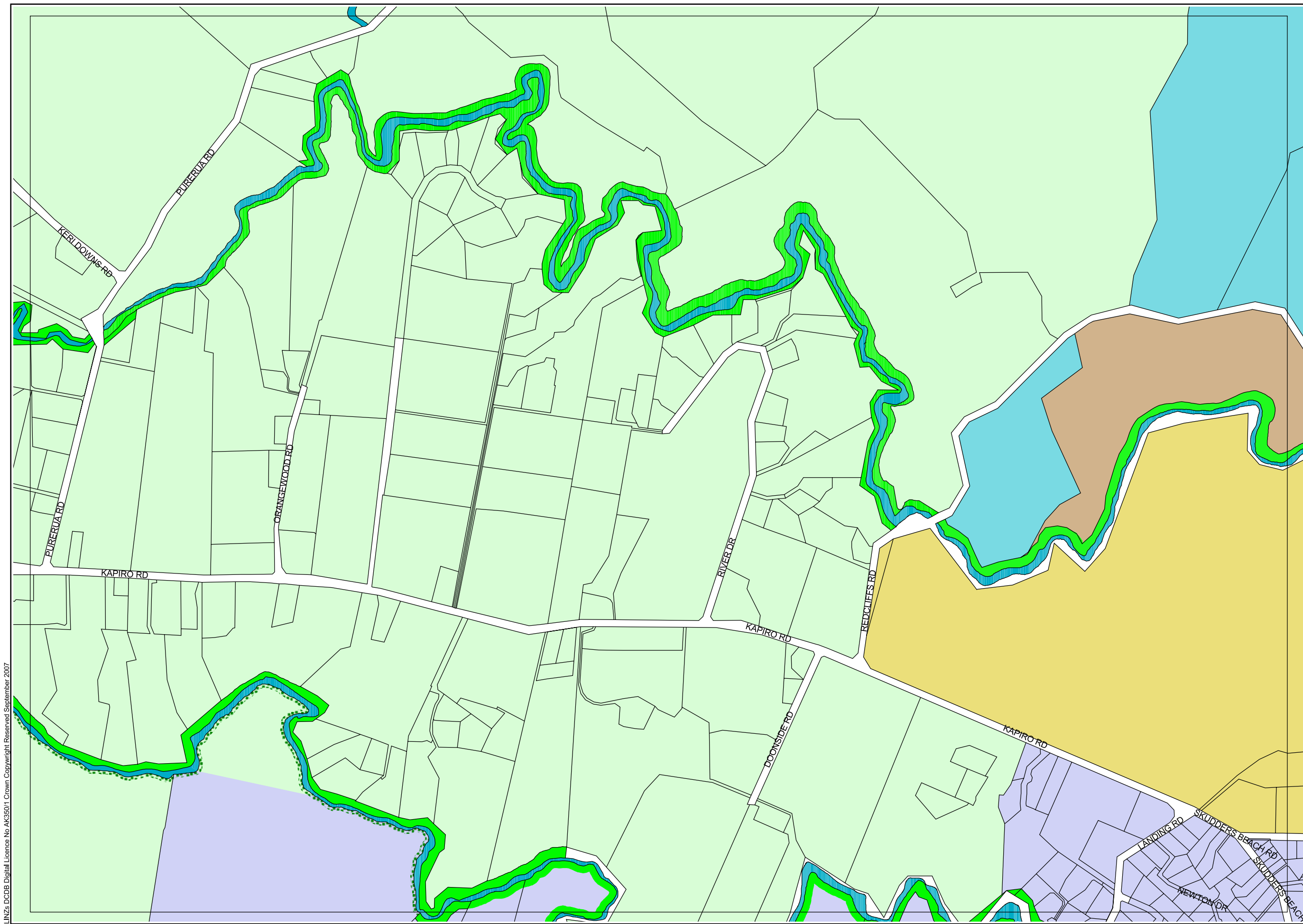
Note for Applicants: The above information represents the information held by the Far North District Council in respect of any of the categories of information listed. Where the Council has advised 'not known' in respect of any category it is the responsibility of the applicant to undertake any other enquiries. No further comment concerning this property can be made without an inspection by a Council Officer. Such inspection will be carried out if you desire and a charge will be made for this service on a cost basis.

Disclaimer

The information in this Memorandum is provided for the use of the applicant alone and is not to be relied on by any third party. The Council assumes no responsibility to any person other than the applicant. Where information has been supplied to Council by a third party it cannot guarantee the accuracy of that information and it is supplied on the understanding that no liability shall arise or be accepted by the Council for any error contained there.







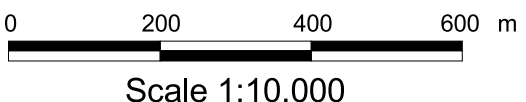
- Zone**
- Conservation
 - Coastal Living
 - Esplanade Priority
 - General Coastal
 - Lakes and Rivers
 - Minerals
 - Rural Living
 - Rural Production
 - Road

Note :-
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road

78	79	80
82	83	84
86	87	28

Map Index
Map 79
KAPIRO EAST

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DISCLAIMER
Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.