

Land Information Memorandum

Application

	No.	L240076
	Application date	9/02/2024
	Issue date	19/02/2024
	Phone	027 495 3488
	Fax	

Please Note: This LIM report contains information for the entire legal description below.

Property

Valuation No.	0121006204
Location	16 Kaiwaka-Mangawhai Road, Kaiwaka
Legal Description	LOT 2 DP 41063
Owner	
Area (hectares)	0.0809

Rates

Government Valuation	
Land	\$240,000
Capital Value	\$710,000
Improvements	\$470,000
Current Rates Year 2023 to 2024	
Annual Rates	\$3,071.44
Current Instalment	\$ 767.86
Current Year - Outstanding Rates	\$ 300.39
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/02/2024

Note: Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year.

Please refer to the Kaipara District Council Long Term Plan 2021/2031 and to the Kaipara District Council Development Contribution Policy 2021 which can be found at the Council website www.kaipara.govt.nz.

STATEMENT OF PASSING OVER INFORMATION
This information has been supplied by the vendor or the vendor's agents. Accordingly, Schultz Realty Limited is merely passing over this information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law, Schultz Realty Limited does not accept any responsibility to any person for the accuracy or use of the information herein.

Planning/Resource Management

Zoning: **Kaipara District Plan 2013:** Residential. See attached information regarding the District Plan.

Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance can be found at the Council [website](http://www.kaipara.govt.nz).

No other planning information located.

Building

3/07/13	BUILDING CONSENT 130282: open deck: Code Compliance Certificate issued 3/02/14.
29/09/03	BUILDING CONSENT 030700: DWELLING ADDITIONS: Code Compliance Certificate issued 29/07/04.

6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive).
7. Any Resource or Building consents run with the land; if the project is incomplete, there may be existing/additional charges to pay for which the new owner will be liable.
8. A Development Contribution and or Financial Contribution may be payable if development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for. Future rating policies are outlined in Council's Long Term Plan 2021-2031.

Name:



Date: 19/02/2024.

9/04/1986 BUILDING PERMIT D 37618 V M TOLHOPF DWELLING WITH GARAGE.

No other information located.

Sewer and Water

Sewer Connected – Kaiwaka Wastewater.

Stormwater No information located.

Water Private Communal Scheme, not maintained by Council.

Copy of drainage plan attached.

No other information located.

Land and Building Classifications

No information located.

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

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

No information located.

Special Land Features

No information located.

Licences/Environmental Health

No information located.

Network Utility Operators

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

Other Information

No title search has been done on this property.

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested of Council at any time, after paying the appropriate fee.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Please note that the property was neither inspected nor visited in the course of the preparation of this Land Information Memorandum.
4. Other information may be held by other authorities, for example the Northland Regional Council or Heritage New Zealand.
5. This Land Information Memorandum is a disclosure of information (which may be historical) held by the Council at the time of application and is subject to change.

Performance Standards of the Kaipara District Plan 2013

To view the performance standards (rules) for each zone please refer to the relevant chapter of the Kaipara District Plan 2013:

Rural - Chapter 12

Residential - Chapter 13

Business: Commercial and Industrial - Chapter 14

Maori Purposes: Maori Land – Chapter 15A

Maori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

All Zones - Chapter 10 Network Utilities and Chapter 11 Transport Network

How can I view the Kaipara District Plan 2013?

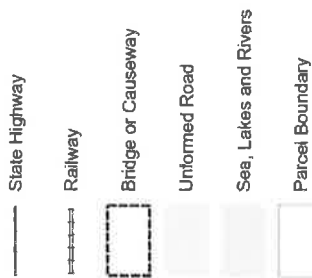
If you have access to the internet and want access to the most up to date information, visit the website

www.kaipara.govt.nz

If you do not have access to a computer you can visit one of the following locations to view a hard copy of the Plan:

Venue	Opening Hours
Kaipara District Council Office - Dargaville 32 Hokianga Road Dargaville Telephone (09) 439 7059	Monday - Tuesday 8.00am to 4.30pm Wednesday 9.00am to 4.30pm Thursday - Friday 8.00am to 4.30pm
Kaipara District Council Office - Mangawhai Unit 5, The Hub 6 Molesworth Drive Telephone (09) 431 3161	Monday - Tuesday 8.30am to 4.30pm Wednesday 9.00am to 4.30pm Thursday - Friday 8.00am to 4.30pm
Kaiwaka Library Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone: (09) 431 2539	Sunday - Tuesday Closed Wednesday – Saturday 10:00am to 2:00pm
Maungaturoto Library Centennial Building Hurdall Street Maungaturoto Telephone: (09) 431 8811	Monday to Thursday 10:30am to 12:00 noon Friday 10:30am to 4:00 pm Saturday 10:00am to 1:00pm Sunday Closed
Paparoa Library Brook House State Highway 12 Paparoa Telephone: (09) 439 2216	Monday 1:30pm to 4:30pm Wednesday 10:00am to 12:00 noon Friday 9:30am to 1:00pm Tuesday / Thursday Closed Saturday / Sunday Closed
Ruawai Library Ruawai College State Highway 12 Ruawai Telephone: (09) 439 2216	Monday to Friday 8:45am to 3:15pm Saturday / Sunday Closed
Dargaville Library Corner Poto and Normanby Streets Dargaville Telephone: (09) 439 3150	Monday to Friday 9.30am to 5.30pm Saturday 9.30am to 12.30pm Sunday Closed

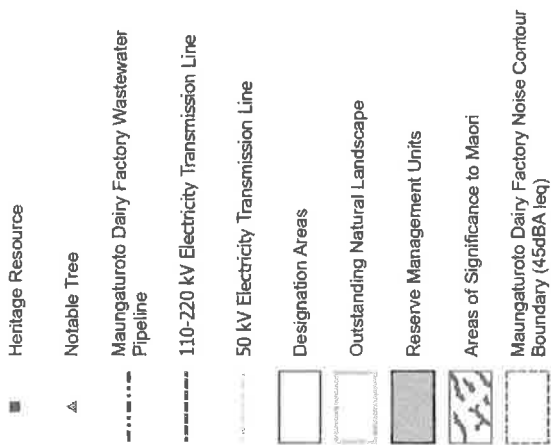
All Maps



Map Series One - Land Use



Map Series Two - Sites, Features and Units





Map 51 of 60

KAIPARA DISTRICT PLAN - OPERATIVE VERSION - JULY 2013

Map Series One

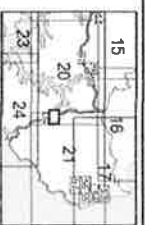
Land Use : Kaiwaka

Scale: 1:5,000 @ A3
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Cadastre from 10 March 2021.

Sites, Features and Units Kaiwaka



Rates Information - 2023/24

Valuation ID	0121006204	Old Valuation ID	C:0121006202
Property Description			
Location (GIS)	16 Kaiwaka-Mangawhai Road, Kaiwaka		
	View in Google Maps		
Legal Description	LOT 2 DP 41063		
Certificate of Title	51B/876		
Use	91 Residential: Single Unit (other than bach)	Category	RD198
TORAS	111000	Category Group	Residential Dwelling fully or semi detached
Tenure	Property is not leased. Owner is also occupier.		
Ownership	Private: Individual	Ward	4
Rateability	Rateable	Region	1
Apportionment	Std property - Not Applicable, Not apportionment	Zone	9A

Valuations

	Current		New
Area (Hectares)	0.0809		
Land Value	143,000	Land Value	240,000
Improvements	437,000	Improvements	470,000
Nature of Improvements	(DWG OI)		
Capital Value	580,000	Capital Value	710,000
Valuation Date	1/09/20	Valuation Date	1/09/23

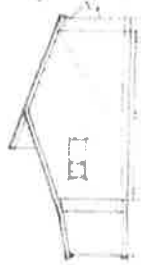
Rates for Current Year - 2023/24

Type	Description (Basis)	Factor	Amount \$
002	Uniform Annual General Charge - Rating Unit	1.00	800.00
017	Kaiwaka Stormwater - (L)	143,000.00	128.04
207	Kaiwaka Wastewater Connected - SUIP	1.00	1,283.53
230	General Rate Residential & Small Sized Lifestyle - (L)	143,000.00	408.06
	** Kaipara District Council Sub-Total		2,619.63
250	NRC Targeted Council Services Rate - (U)	1.00	186.25
253	NRC Pest Management Rate - (U)	1.00	91.68
254	NRC Targeted Flood Infrastructure Rate - (U)	1.00	36.56
255	NRC Targeted Emergency and Hazard Management Rate - (U)	1.00	52.58
256	NRC Targeted Emergency Services Rate - (U)	1.00	11.44
257	NRC Targeted Regional Sporting Facilities Rate - (U)	1.00	16.37
259	NRC Targeted Land and Freshwater Management Rate - (L)	143,000.00	52.90
260	NRC Targeted Regional Economic Development Rate - (L)	143,000.00	4.03
	** Regional Council Sub-Total		451.81
	Total Rates Levied 2023/24		3,071.44
	(GST on Rates Levied)		400.62
	Rates Last Year 2022/23		2,841.20
	Last Year's Final Instalment		710.30

Rates Last Year 2,841.20 Instalments YTD 2,303.58 Current Instalment 767.86

History

Year	Land Value	Capital Value	Annual Rates
2022/23	143,000	580,000	2,841.20
2021/22	143,000	580,000	2,665.42
2020/21	95,000	440,000	2,563.02
2019/20	95,000	440,000	2,510.87
2018/19	95,000	440,000	2,476.60
2017/18	44,000	275,000	2,062.19
2016/17	44,000	275,000	1,888.11
2015/16	44,000	275,000	1,992.36
2014/15	44,000	265,000	2,062.13
2013/14	44,000	255,000	1,918.96



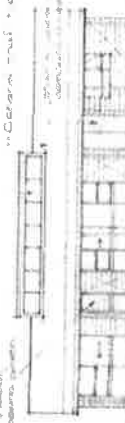
ELEVATION A



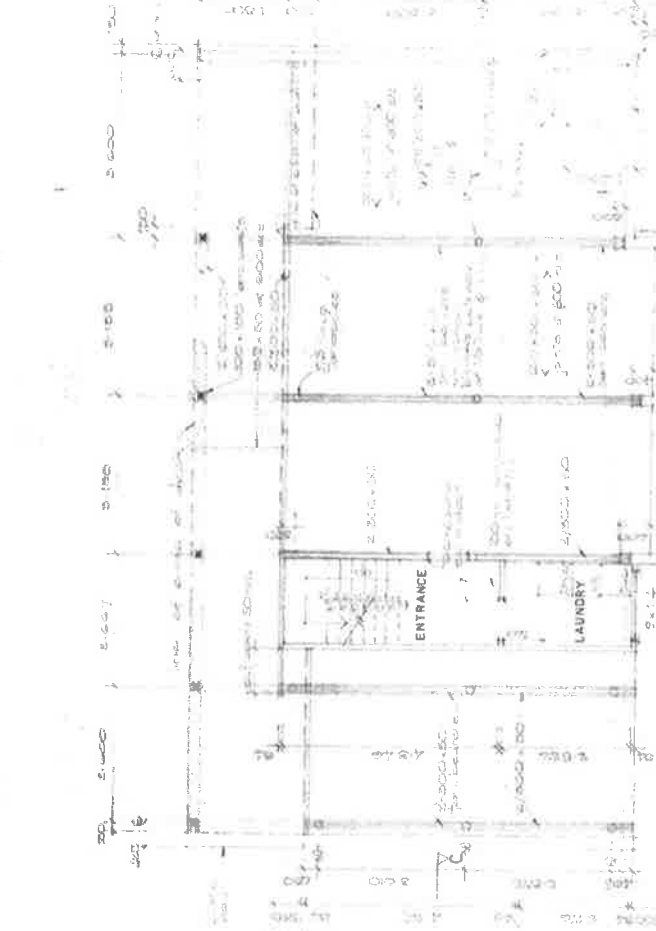
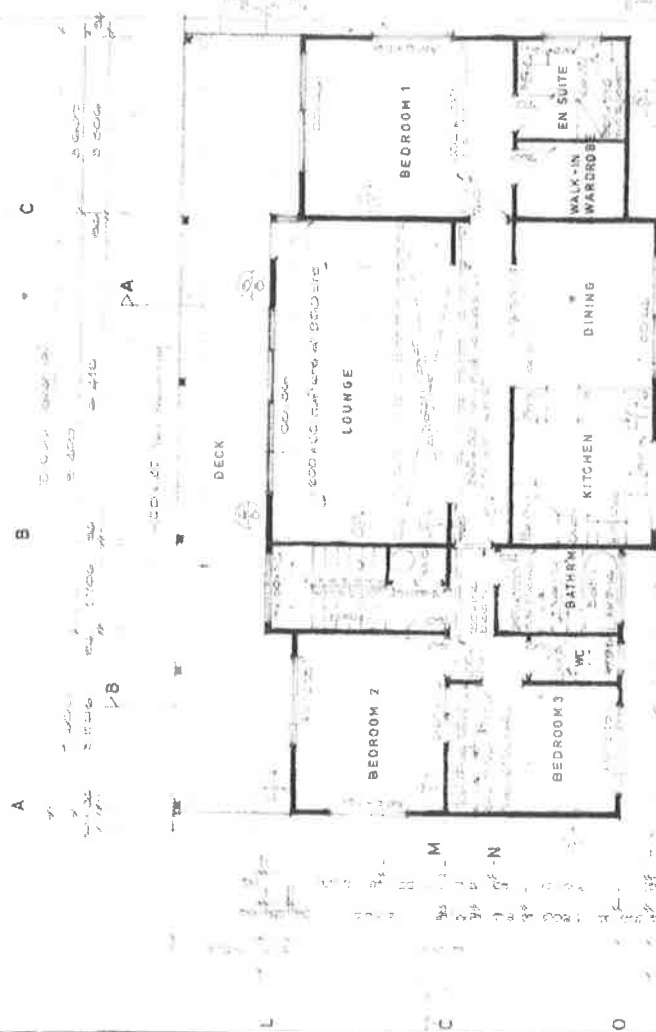
ELEVATION B



ELEVATION C



ELEVATION D



1/8

1/8

UPPER FLOOR PLAN

LOWER FLOOR PLAN

EMADDREN & SONS LTD.
 1000 ROAD, KAIWAKA, NEW ZEALAND
 TEL: 06 836 1234

PROPOSED RESIDENCE
 MANGAWHAI ROAD - KAIWAKA

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

	No.	030700
	Issue date	29/07/04

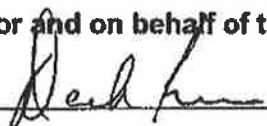
Project

Description	3100 - DWELLINGS - ALTERATIONS & ADDITIONS Being Stage 1 of an intended 1 Stages DWELLING ADDITIONS
Intended Life	Indefinite, but not less than 50 years
Intended Use	OWNERS USE
Estimated Value	\$5000
Location	16 KAIWAKA-MANGAWHAI ROAD, KAIWAKA
Legal Description	LOT 1 DP 41063
Valuation No.	0121006202

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 the Council:

Name:



Date: 29.7.04.

ELEVATION A

GROUND FLOOR

SECTION A-A

2005

2005

2005

2005

2005

2005

2005

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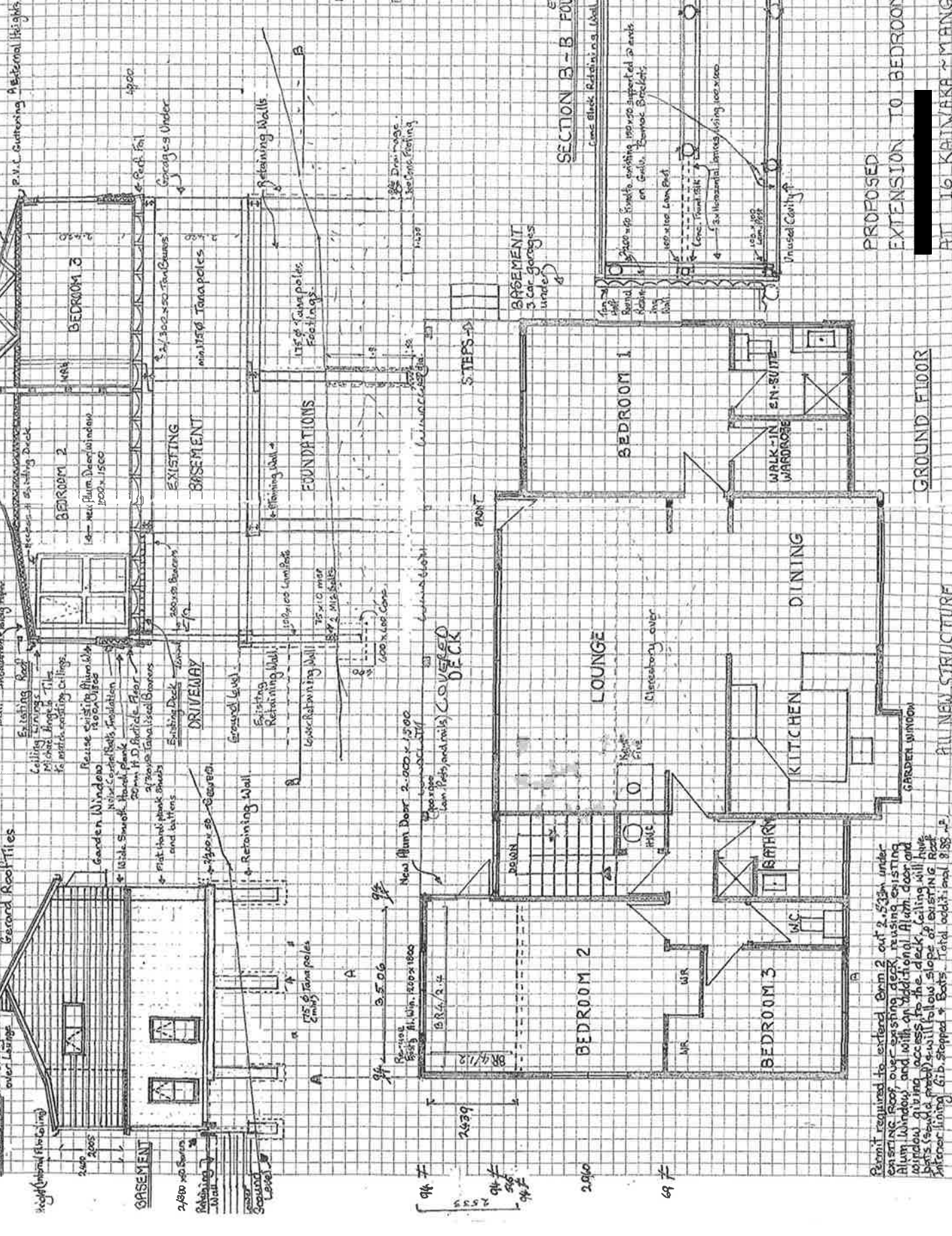
2005

2005

2005

2005

2005



KAITIAKI DISTRICT COUNCIL
EC 016000

SECTION B-B FOUNDATIONS

BASEMENT
3 car garages
under

STEPS

GROUND FLOOR

LOUNGE

KITCHEN

DINING

BEDROOM 1

EN-SUITE

WALK-IN WARDROBE

BEDROOM 2

BEDROOM 3

BATH

WC

WC

PROPOSED
EXTENSION TO BEDROOM TWO

GROUND FLOOR

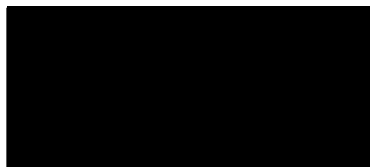
ALL NEW STRUCTURE
AS PER 3604 CODE

Permit required to extend Room 2 out 2.53m under
existing roof over existing deck, raising existing
aluminum window and with an additional aluminum door and
window giving access to the deck. Ceiling will have
beams (beams will follow slope of existing roof
Anterior lining 615 stepped + Batts. Total additional 8.85 m².

AT 16 KAINAKA MANGAWHAI RD KAITIAKI

Code Compliance Certificate 130282

Form 7, Section 95, Building Act 2004



Issue Date: 3/02/14

Overseer: Central

THE BUILDING:

Street Address of Building:	16 KAIWAKA-MANGAWHAI ROAD, KAIWAKA
Valuation Number:	0121006204
Legal Description:	LOT 2 DP 41063
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Housing detached deck
Year First Constructed:	

THE PROJECT:

Description:	open deck DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Intended Use:	Housing detached deck
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stage

THE OWNER:

Owners Name:			
Owners Mailing Address:			
Street Address/Registered Office:			
Phone Number	Landline:	Daytime:	After Hours:
	Mobile:	Fax:	
Email:	Website:		

FIRST POINT OF CONTACT:

First Point of Contact:	
-------------------------	--

BUILDING WORK:

Building Consent Number:	130282
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that:

- the building work complies with the Building Consent 130282

Signature

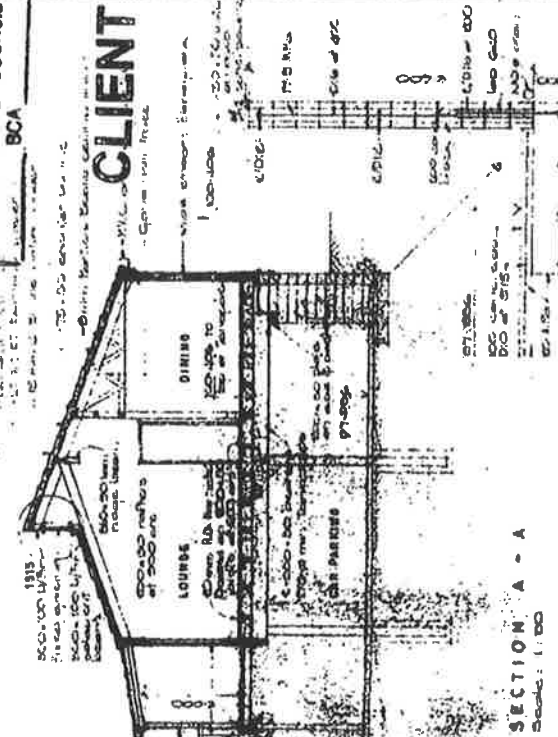
Date: 3/02/14

Position Building Services Officer

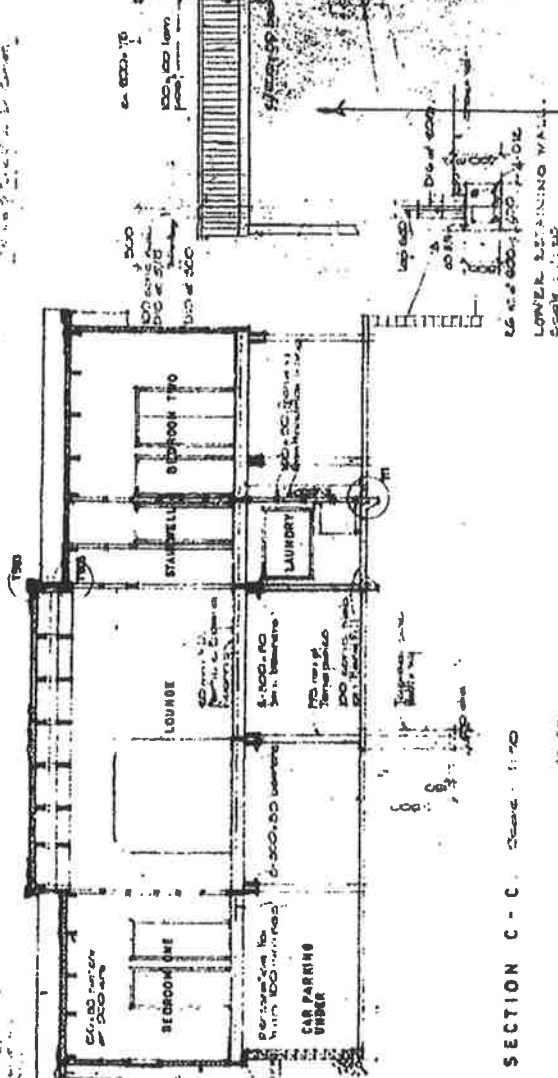
On behalf of: Kaipara District Council

APPROVED 2013
RECEIVED 1 MAY 1 1974
13 02 82 02 07
KAIPARA DISTRICT COUNCIL
BCA

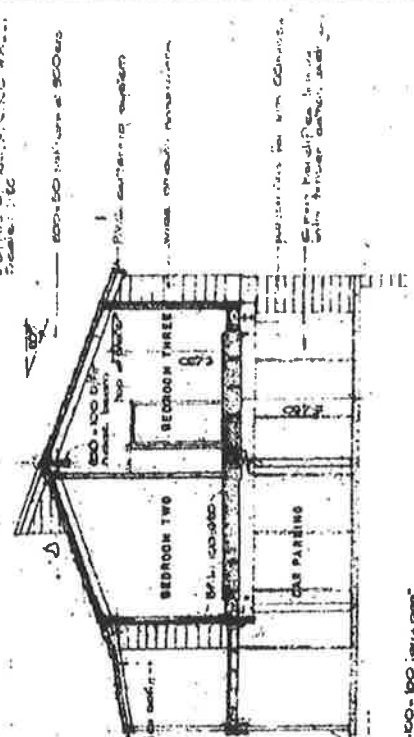
CLIENT



SECTION A - A
Scale: 1:100



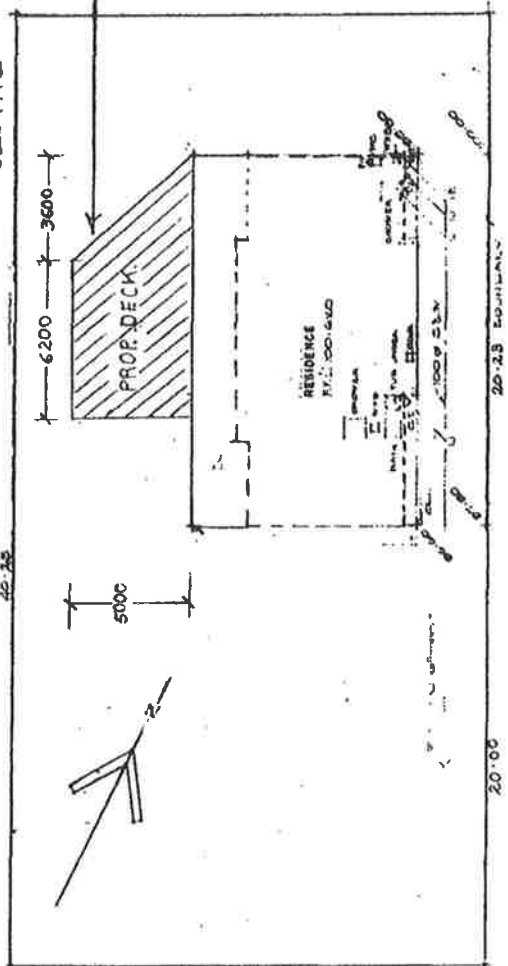
SECTION C - C
Scale: 1:100



SECTION B - B
Scale: 1:100

STANDARD DETAILS
(To be used in accordance with the following table)

101	102	103	104	105	106	107	108	109	110	111	112
101	102	103	104	105	106	107	108	109	110	111	112



SITE PLAN

Nº 16 MANGAWHAI KAIWAKA ROAD
REGA-2 DESCRIPTION:
D.P. 4/10/15
Area: 800 sq. m.

Asset Map 0121006204



Legend

Stormwater Point

Catchpit

Dummy Node

Manhole

Stormwater Line

Culvert

Gravity Main

Open Drain

Wastewater Point

Boundary Kit

Inspection Shaft / Manhole

Wastewater Line

Gravity Main

Service



Map Technology and Information New Zealand, GNS30, Community Maps Contributors

Scale: 1:564
Original Sheet Size: A4

Projection: NZGD 2000 New Zealand Transverse Mercator
Bounds: 1729944.907303E 5997273.427826N
1730105.886297E 5997177.068274N

The information provided is an indication only and needs to be validated in the field. Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting from the use of this information. All information is derived from LINZ's Digital Cadastral Record System (CRS) CROWN COPYRIGHT RESERVED.

Asset Map 0121006204



Legend

Stormwater Point

- Catchpit
- Dummy Node
- Manhole

Stormwater Line

- Culvert
- Gravity Main
- Open Drain

Wastewater Point

- Boundary Kit
- Inspection Shaft / Manhole

Wastewater Line

- Gravity Main
- Service

