

Land Information Memorandum

Application

Rhonda Bradley	No.	L240547
Raine and Horne Dargaville	Application date	26/09/2024
68 Victoria Street	Issue date	8/10/2024
Dargaville 0310	Phone	
	Fax	

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

Property

Valuation No.	0100012302
Location	124 Opouteke Road, Whatoro
Legal Description	LOT 1 DP 549202
Owner	Bye Jason Lee: Bye Kym Angela
Area (hectares)	1.6410

Rates

Government Valuation	
Land	\$225,000
Capital Value	\$750,000
Improvements	\$525,000
Current Rates Year 2024 to 2025	
Annual Rates	\$2,101.20
Current Instalment	\$ 525.30
Current Year - Outstanding Rates	\$ 576.86
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/11/2024
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 .	

Planning/Resource Management

Zoning:	Kaipara District Plan 2013: Rural. 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 .	
RESOURCE CONSENT 200032: Proposed noncomplying subdivision to adjust the boundaries of two adjoining lots breaching telecommunications rule 12.15.8 as no telecommunication will be available to lot 2 at Lot 1 DP 332313 and Opaneke 1B4 Block. Created DP 549202: Section 224 Issued 10/12/20	
RM200032 Pt 1 b) Consent Notices pursuant to Section 221 of the Act shall be prepared for registration against the title of Lot 1 and Lot 2 of the subdivision. The consent notices shall draw attention to and require compliance with respect to the following matters: 1. In respect of Lots 1 and 2 on the Plan (each a "Lot"). a) Dogs	

shall not be kept on the lots unless the following conditions are complied with. i). The owner shall provide details of the dog, including registration number, to the Council's Team Leader Monitoring and Compliance for ongoing monitoring purposes. ii). Any dogs shall have completed kiwi aversion training before being introduced onto the lot. iii). Any dog kept on the lot shall be secured/contained at all times to ensure that they cannot roam into the covenant area on the lot or beyond the boundaries of the lot. iv). B Containment shall be demonstrated to the satisfaction of the Council's Team Leader Monitoring and Compliance and may be in the form of an "electronic pet containment fence", secure fenced area or dog run. v). For the purposes of this condition, "electronic pet containment fence" means a system installed or attached to the perimeter of a defined area (or wireless equivalent) which is designed to prevent dogs escaping by transmitting a digital or electronic signal to a receiver collar worn by the dog. vi). Ongoing compliance with this condition will be monitored by Council. There will be a Council charge for this monitoring payable by the lot owner.

RM200032 Consent Notice 2. In respect of **Lot 1** on the Plan (the "Lot"). a) The owners of Lot 1 shall not and nor shall any occupier of, or visitor to the site make, and surrenders the right to make, a complaint to the relevant consent authority or the Environment Court as to reverse sensitivity effects, including any emission of noise, vibration or any effect associated with any activity which is expressly allowed by a rule in a regional or district plan, a resource consent, a designation or regulations made under the Resource Management Act 1991 (RMA) and shall not seek that a declaration or enforcement order be made by the Environment Court under Sections 311 or 316 of the RMA nor seek that an abatement or infringement notice be served by a duly authorised enforcement officer under Sections 322 or 343C of the RMA, or that criminal proceedings be commenced in the District Court by the relevant consent authority under section 338 of the RMA in respect of any activity lawfully undertaken within Lot 2. b) The existing dwelling on Lot 1 is subject to an identified flood hazard in the Northland Regional Council Hazard Maps.

RM200032 Consent Notice 3. In respect of Lot 2 on the Plan (the "Lot"). a) The number of dwellings on Lot 2 shall be restricted to seven (7) in total. b) Prior to the occupation of a habitable building on Lot 2, a driveway is to be provided that complies with the requirements of the Kaipara District Council Engineering Standards 2011. c) Earthworks, the location of buildings, building foundations and stormwater disposal on Lot 2 to be subject to specific engineering design by a suitably qualified Chartered Professional Engineer and having regard to any soil instability/saturation issues that may exist or arise as a result of the development. d) Future owners of Lot 2 are advised that no physical telecommunication connections are provided. Kaipara District Council will not be responsible for ensuring nor providing telecommunication connections to the lots.

No other planning information located.

Building

28/06/18	BUILDING CONSENT 180370: New Versatile Lean-to pole shed: Code Compliance Cert Issued 7/08/18.
6/07/11	BUILDING CONSENT 110157: Addition to house, bedroom and ensuite: Code Compliance Certificate issued 3/09/14.
17/04/97	BUILDING CONSENT 970196: ADD DINING ROOM, PORCH & EXTEND KITCHEN: Code Compliance Certificate issued 10/09/98.
28/07/1983	BUILDING PERMIT A 74390 GARAGE.
17/12/1971	BUILDING PERMIT ADD CARPORT TO DWELLING.
No other information located.	

Sewer and Water

Sewer Not available

Stormwater No information located.

Water Not available

Copy of drainage plan attached.

Any on-site wastewater system for the property may need to comply with Council inspection and maintenance regime under the Councils [Wastewater Drainage Bylaw 2016](#). This bylaw is located on [KDC website](#).

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

8/10/24 The pool and fencing on this property is unknown to Council via a Building consent or other. Pool will be added to Council swimming pool register and Building Compliance to investigate. - Email sent to owner.

No other information located.

Land Transport Requirements

No information located.

Special Land Features**Flood Susceptible Land – See map attached.**

This identification may affect any proposed building work on the property in relation to both resource consent and building consent. For further information you may want to visit the [Natural Hazards website](#).

You may also wish to contact the Northland Regional Council on Freephone 0800 002 004 and ask to speak with the Natural Hazards Advisor.

No other 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

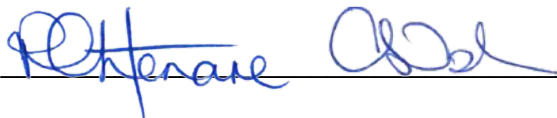
No title search has been done on this property.

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.
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: 8/10/2024.

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

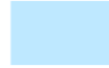
Monday to Friday	8:45am to 3:15pm
Saturday / Sunday	Closed

Dargaville Library

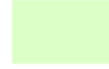
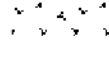
Corner Poto and Normanby Streets
Dargaville
Telephone: (09) 439 3150

Monday to Friday	9.30am to 5.30pm
Saturday	9.30am to 12.30pm
Sunday	Closed

All Maps

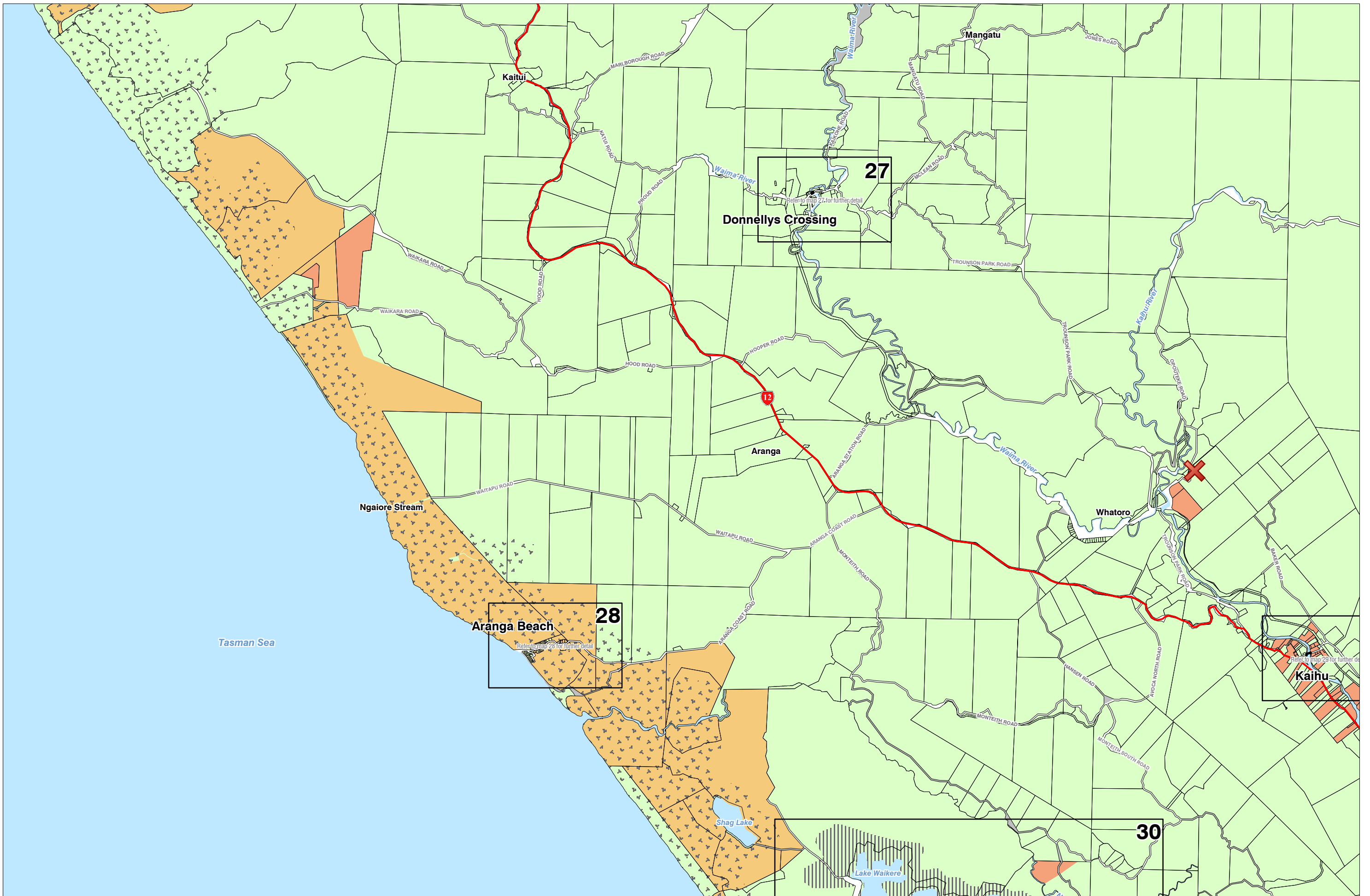
-  State Highway
-  Railway
-  Bridge or Causeway
-  Unformed Road
-  Sea, Lakes and Rivers
-  Parcel Boundary

Map Series One - Land Use

-  Estuary Estates
-  Rural
-  8m Height Restriction
-  Business: Commercial
-  Business: Industrial
-  Residential
-  Maori Land
-  Treaty Settlement
-  Estuary Estates
-  East Coast Overlay
-  Harbour Overlay
-  Kai Iwi Lakes Overlay
-  West Coast Overlay

Map Series Two - Sites, Features and Units

-  Heritage Resource
-  Notable Tree
-  Maungaturoto Dairy Factory Wastewater Pipeline
-  110-220 kV Electricity Transmission Line
-  50 kV Electricity Transmission Line
-  Designation Areas
-  Outstanding Natural Landscape
-  Reserve Management Units
-  Areas of Significance to Maori
-  Maungaturoto Dairy Factory Noise Contour Boundary (45dBA leq)



Rates Information - 2024/25

Valuation ID	0100012302	Old Valuation ID	C:0100012300B
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Property Description

Location (GIS)	124 Opouteke Road, Whatoro
	View in Google Maps
Legal Description	LOT 1 DP 549202
Certificate of Title	943801

Use	21 Lifestyle: Single Unit	Category	LI196
TORAS	111000	Category Group	Lifestyle Improved with Residential Accommodation
Tenure	Property is not leased. Owner is also occupier.	Ward	1
Ownership	Private: Individual	Region	1
Rateability	Rateable	Zone	1A
Apportionment	Std property - Not Applicable, Not apportionment		

Valuations

Area (Hectares)	1.6410	Land Value	225,000
Improvements	525,000	Capital Value	750,000
Nature of Improvements	DWG FG OBS OI POOL		
Valuation Date	1/09/23		

Rates for Current Year - 2024/25

Type	Description (Basis)	Factor	Amount \$
002	Uniform Annual General Charge - Rating Unit	1.00	725.00
230	General Rate Residential & Small Sized Lifestyle - (L)	225,000.00	428.65
235	CCTV Dargaville - (U)	1.00	7.70
238	Parks and Libraries Targeted Rate - (U)	1.00	372.77
	** Kaipara District Council Sub-Total		1,534.12
143	NRC Kaihu River Class F - (A)	1.6410	2.63
250	NRC Targeted Council Services Rate - (U)	1.00	242.60
253	NRC Pest Management Rate - (U)	1.00	117.87
254	NRC Targeted Flood Infrastructure Rate - (U)	1.00	40.67
255	NRC Targeted Emergency and Hazard Management Rate - (U)	1.00	66.69
256	NRC Targeted Regional Rescue Services Rate - (U)	1.00	11.30
257	NRC Targeted Regional Sporting Facilities Rate - (U)	1.00	16.18
259	NRC Targeted Land and Freshwater Management Rate - (L)	225,000.00	63.65
260	NRC Targeted Regional Economic Development Rate - (L)	225,000.00	5.49
	** Regional Council Sub-Total		567.08
	Total Rates Levied 2024/25		2,101.20
	(GST on Rates Levied)		274.07
	Rates Last Year 2023/24		1,630.59
	Last Year's Final Instalment		407.64

Rates Last Year 1,630.59 Instalments YTD 525.30 Current Instalment 525.30

History

Year	Land Value	Capital Value	Annual Rates
2023/24	130,000	595,000	1,630.59
2022/23	130,000	580,000	1,554.14
2021/22	130,000	580,000	1,488.15
2020/21	830,000	1,260,000	

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IN THE MATTER of the Resource Management
Act 1991 ("**Act**")

A N D

IN THE MATTER of the subdivision of land
shown in Deposited Plan
549202 (North Auckland
Registry) ("**Plan**")

CONSENT NOTICE
(Section 221 of the Act)

KAIPARA DISTRICT COUNCIL ("**Council**") being the territorial authority of the district within which the land described in the First Schedule below ("**Land**") is located has consented to the subdivision of the Land as shown in the Plan subject to the conditions of the Second Schedule below to be complied with on a continuing basis by the Owner (as defined in the Act).

FIRST SCHEDULE
(Land)

ALL Opanake 1B4 Block (being 77.2950 hectares more or less) being all of Record of Title NA1D/1102 and Lot 1 DP 332313 (being 25.5300 hectares more or less) being all of Record of Title 132469

SECOND SCHEDULE
(Conditions)

The Owner (as defined in the Act) must, on a continuing basis, to the satisfaction of the Council, comply with the following conditions of the Council's Subdivision Consent RM200032, namely:

1. In respect of Lots 1 and 2 on the Plan (each a "Lot").
 - a) Dogs shall not be kept on the lots unless the following conditions are complied with:
 - i. The owner shall provide details of the dog, including registration number, to the Council's Team Leader Monitoring and Compliance for ongoing monitoring purposes.

- ii. Any dogs shall have completed kiwi aversion training before being introduced onto the lot.
- iii. Any dog kept on the lot shall be secured/contained at all times to ensure that they cannot roam into the covenant area on the lot or beyond the boundaries of the lot.
- iv. Containment shall be demonstrated to the satisfaction of the Council's Team Leader Monitoring and Compliance and may be in the form of an "electronic pet containment fence", secure fenced area or dog run.
- v. For the purposes of this condition, "electronic pet containment fence" means a system installed or attached to the perimeter of a defined area (or wireless equivalent) which is designed to prevent dogs escaping by transmitting a digital or electronic signal to a receiver collar worn by the dog.
- vi. Ongoing compliance with this condition will be monitored by Council. There will be a Council charge for this monitoring payable by the lot owner.

2. In respect of Lot 1 on the Plan (the "Lot").

- a) The owners of Lot 1 shall not and nor shall any occupier of, or visitor to the site make, and surrenders the right to make, a complaint to the relevant consent authority or the Environment Court as to reverse sensitivity effects, including any emission of noise, vibration or any effect associated with any activity which is expressly allowed by a rule in a regional or district plan, a resource consent, a designation or regulations made under the Resource Management Act 1991 (RMA) and shall not seek that a declaration or enforcement order be made by the Environment Court under Sections 311 or 316 of the RMA nor seek that an abatement or infringement notice be served by a duly authorised enforcement officer under Sections 322 or 343C of the RMA, or that criminal proceedings be commenced in the District Court by the relevant consent authority under section 338 of the RMA in respect of any activity lawfully undertaken within Lot 2.
- b) The existing dwelling on Lot 1 is subject to an identified flood hazard in the Northland Regional Council Hazard Maps.

3. In respect of Lot 2 on the Plan (the "Lot").

- a) The number of dwellings on Lot 2 shall be restricted to seven (7) in total.
- b) Prior to the occupation of a habitable building on Lot 2, a driveway is to be provided that complies with the requirements of the Kaipara District Council Engineering Standards 2011.

- c) Earthworks, the location of buildings, building foundations and stormwater disposal on Lot 2 to be subject to specific engineering design by a suitably qualified Chartered Professional Engineer and having regard to any soil instability/saturation issues that may exist or arise as a result of the development.
- d) Future owners of Lot 2 are advised that no physical telecommunication connections are provided. Kaipara District Council will not be responsible for ensuring nor providing telecommunication connections to the lots.

DATED the 2nd day of December 2020

SIGNED by
KAIPARA DISTRICT COUNCIL
by its authorised signatory

)
)
)



Dina Tetzner

Form 7

Code compliance certificate

Section 95, Building Act 2004



The building

Street address of building: 112 Opouteke Road, Whatoro
Legal description of land where building is located: Lot 1 DP 114312
Building name: N/A
Location of building within site/block number: 112 Opouteke Road
Whatoro
Level/unit number: N/A
Current, lawfully established, use: Unknown
Year first constructed: Unknown

The owner

Name of owner: Simon Hayward (Highfield Trust)
Contact person: Simon Hayward (Highfield Trust)
Mailing address: 112 Opouteke Road, RD 9, Dargaville
Street address/registered office: N/A
Phone number: Landline: 094395969 Mobile: N/A
Daytime: Landline: 094395969 Mobile: N/A
After hours: Landline: 094395969 Mobile: N/A
Facsimile number: N/A
Email address: tracyhwr9@gmail.com
First point of contact for communications with the council/building consent authority:
Simon Hayward (Highfield Trust); Mailing Address: 112 Opouteke Road
RD 9
Dargaville 0379; Phone: 094395969; Email: tracyhwr9@gmail.com

Building work

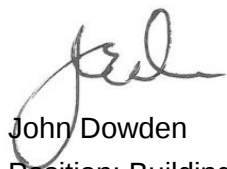
Building consent number: BC180370
Description: New Versatile Lean-to pole shed
Issued by: Kaipara District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- the building work complies with the building consent.

Signature:

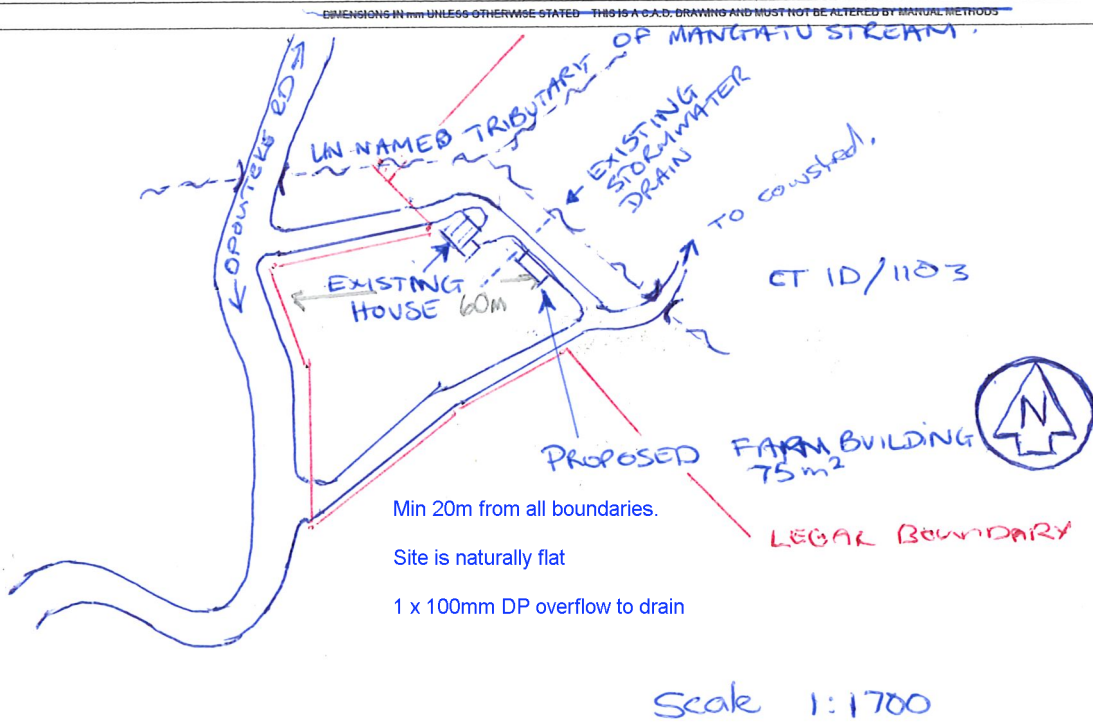


John Dowden

Position: Building Control Officer

On behalf of: Kaipara District Council

Date: 07 August 2018



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VERSATILE
HOMES & BUILDINGS

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RD9
Dargaville

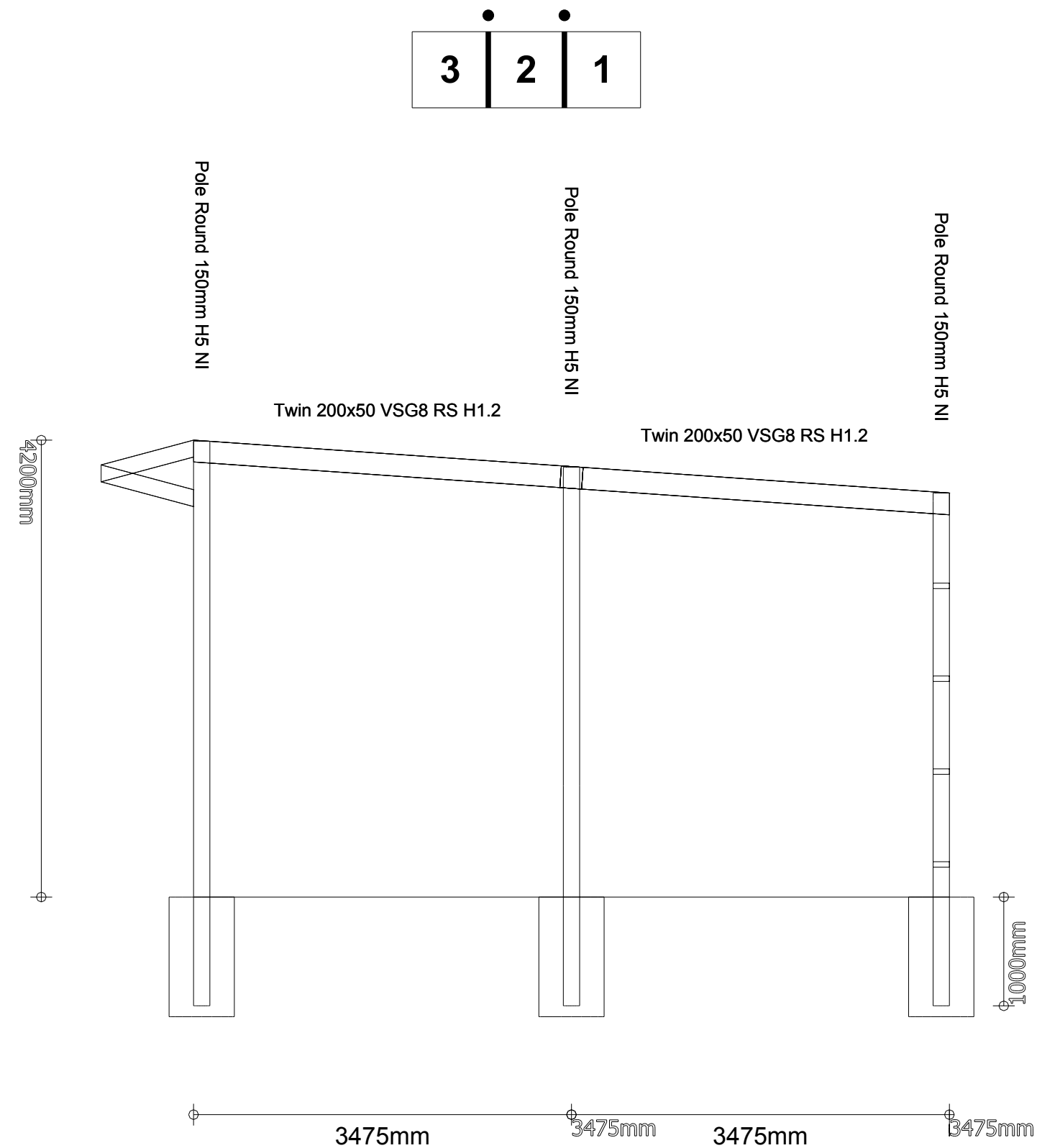
Project Ref: Project Ref: 162353

StandTough Farm Building

Site Plan

4 of 19

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



Member codes refer to legend on pg18

Std Frame Section

Scale 1:50

**VERSATILE**
HOMES & BUILDINGS

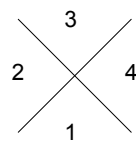
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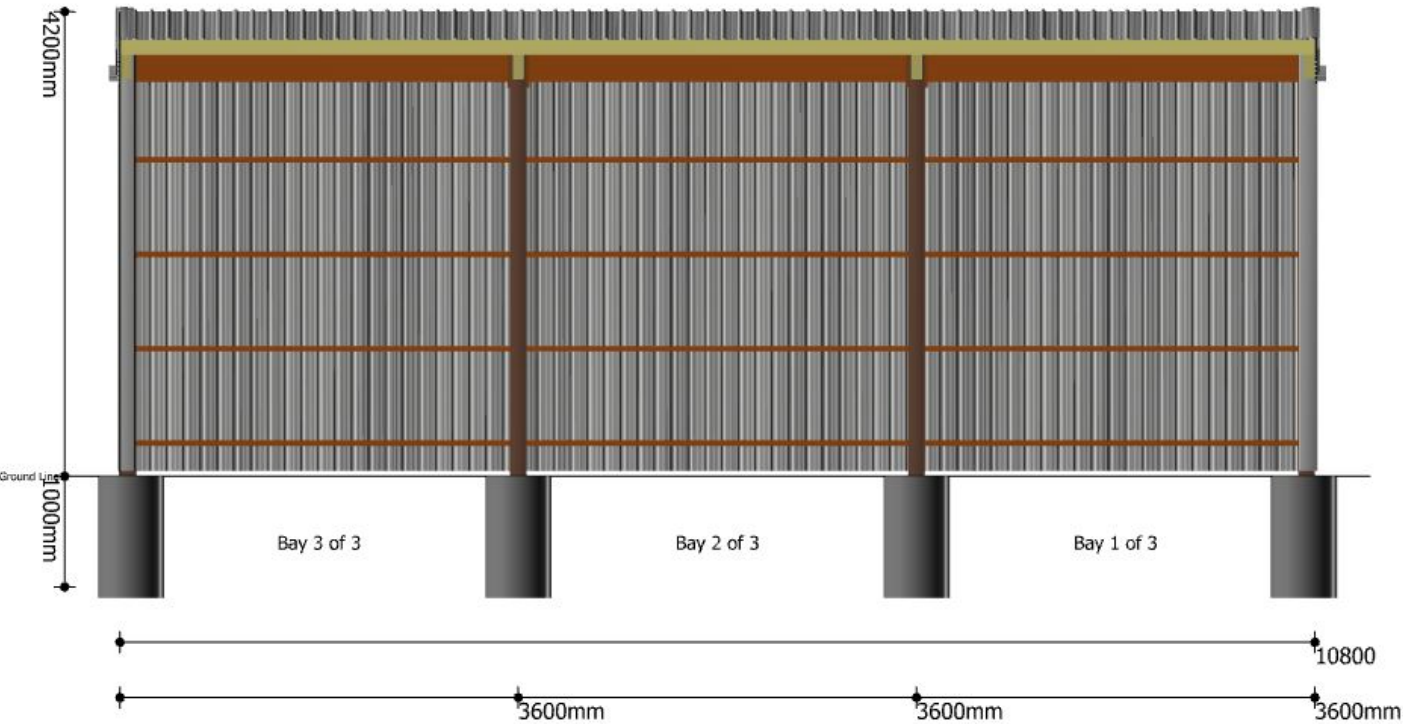
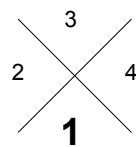
For: Simon Hayward 112 Oputeke Rd
RD9
Dargaville

Project Ref: Project Ref: 162353

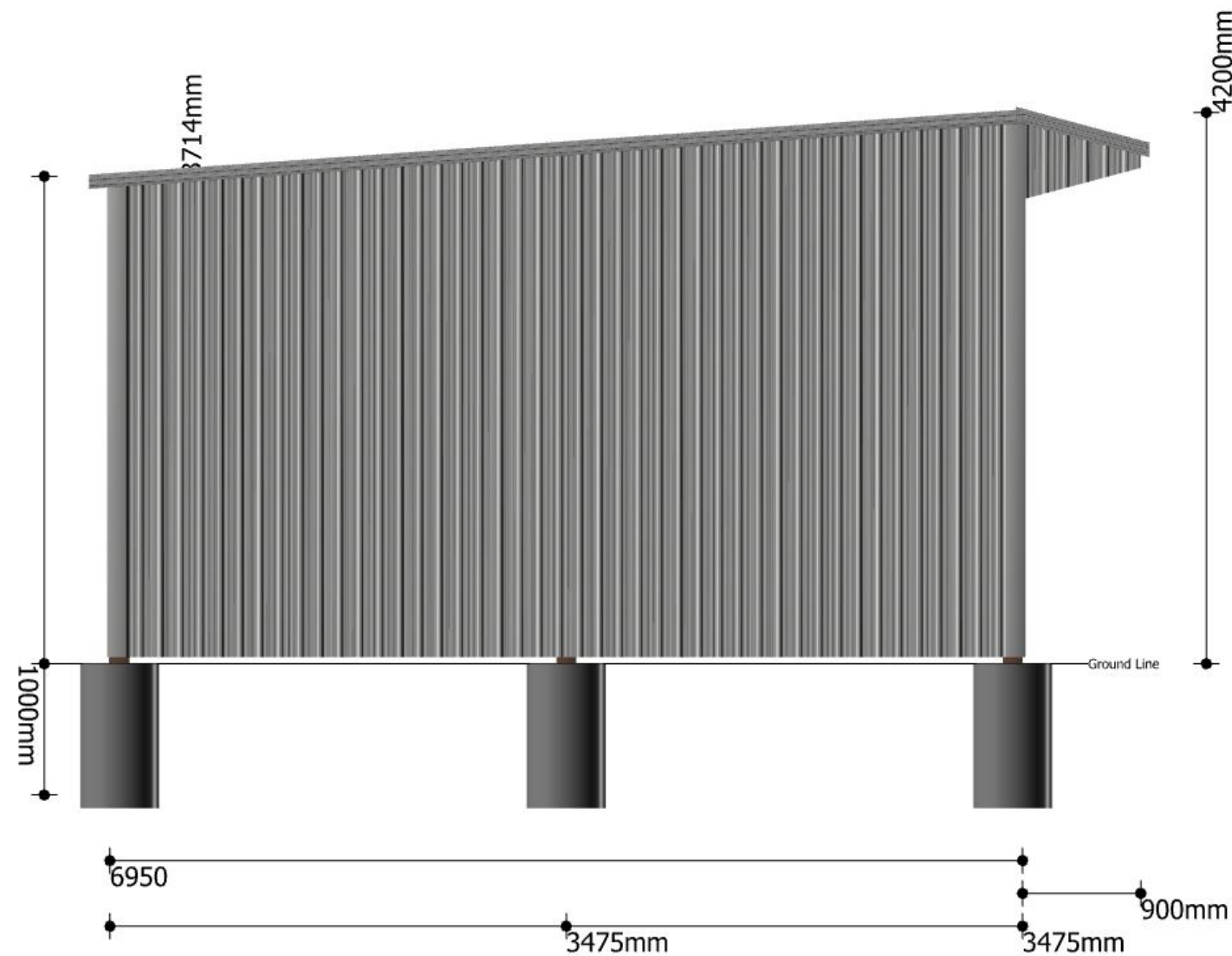
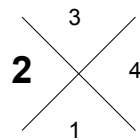
StandTough Farm Building
Cross Sections
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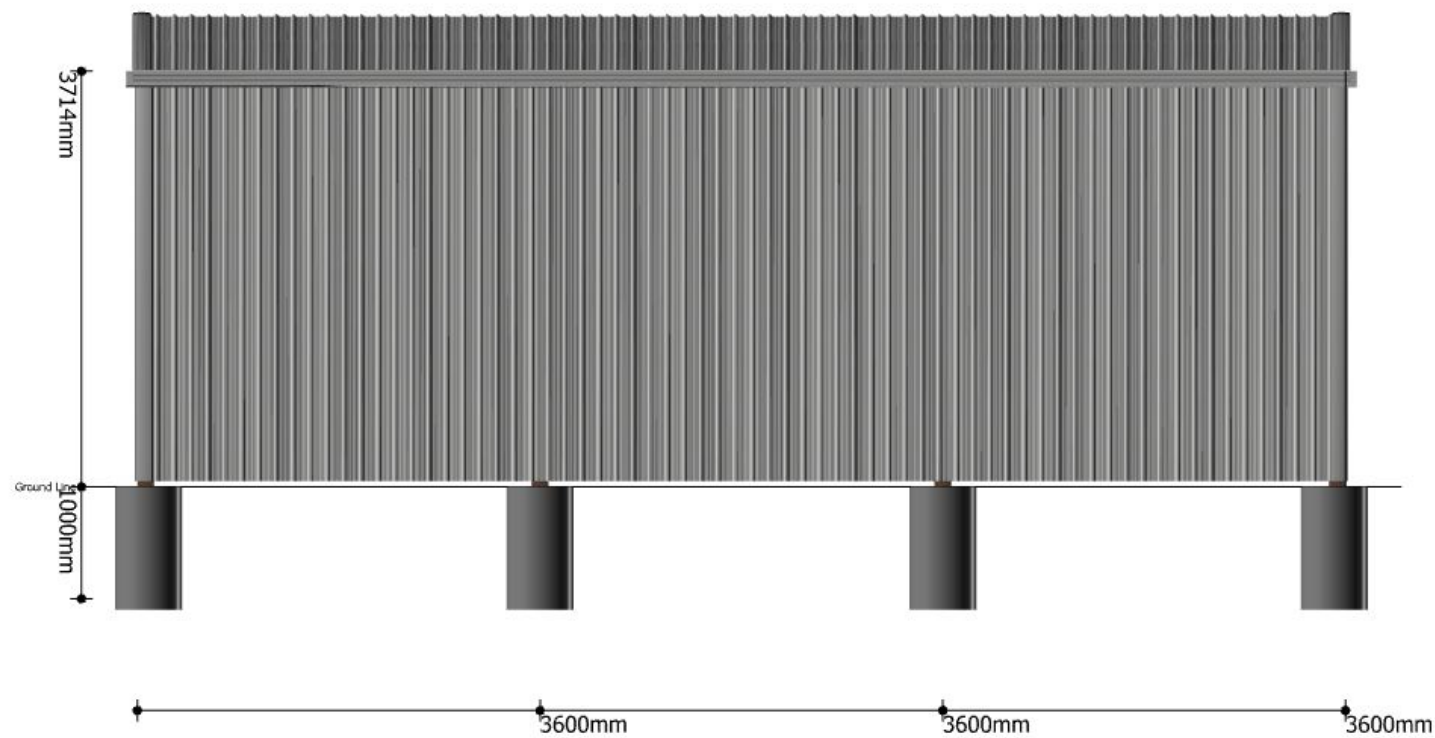
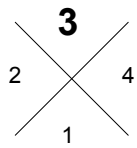


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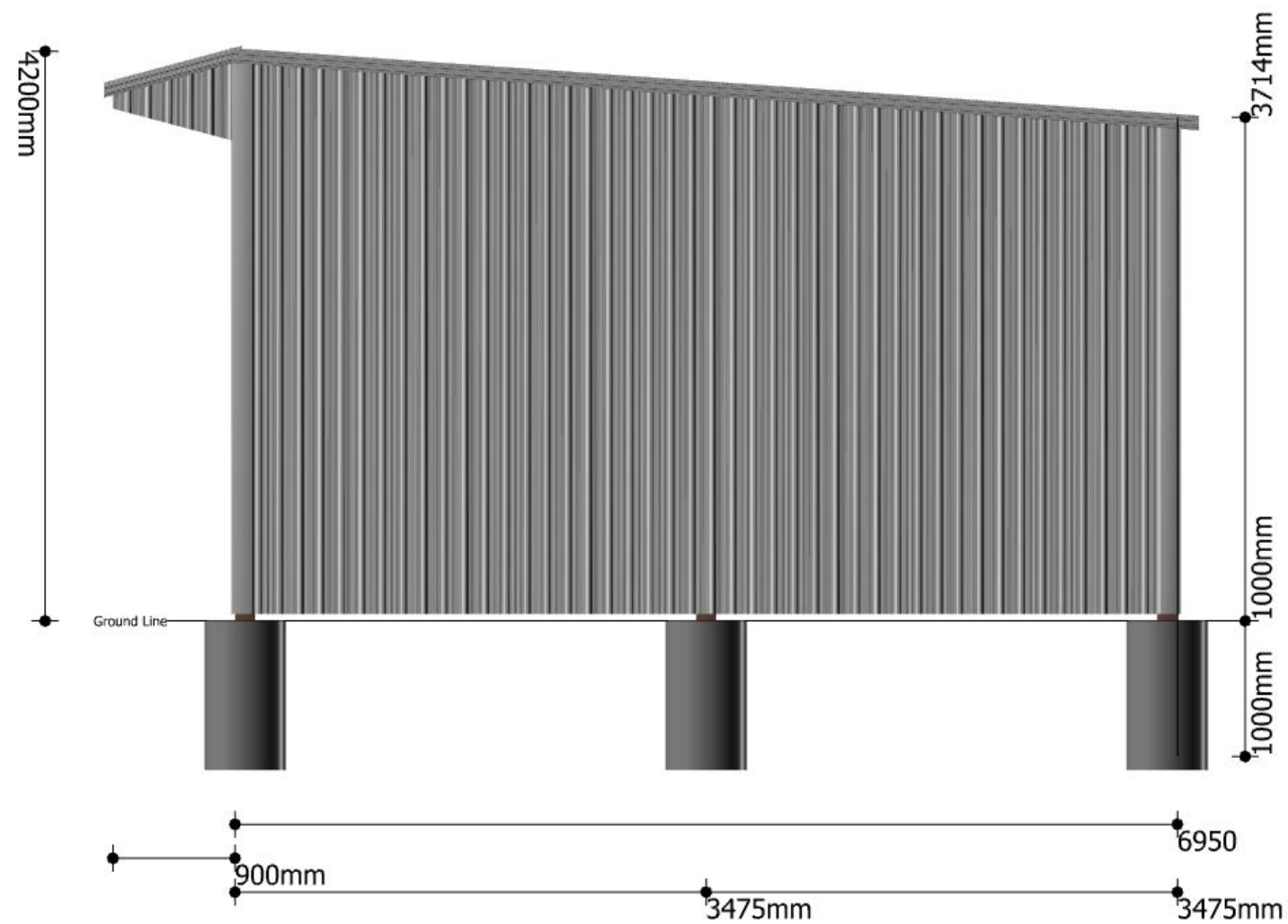
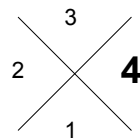


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ENGINEERED BY:



PRODUCER STATEMENT
AND
STRUCTURAL DETAILS

CLIENT:

Simon Hayward □ 112 Oputeke Rd
RD9
Dargaville

BUILDING:

Model: Versatile StandTough Lean-To Farm Building
Size: 10800mm long x 6950mm deep x 4200mm high
Roof Pitch: 5 Degr
Wind Zone: High Wind Zone
Snow Zone: 0kPa
Earthquake Zone: 1
Concrete Strength: 17.5 MPa

Project Ref: Project Ref: 162353

BUILDING CONSENT AUTHORITY:
Kaipara District Council

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StandTough Farm Building
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INTRODUCTION.

To satisfy the requirements of Clause B2:'Durability' of the New Zealand Building Code, the following provisions must apply to the metal cladding.

RANGE OF PRODUCT AND USE.

Specification: AS1397:2001
Coating Type: Zinc/Aluminium & Painted
Steel Thickness Range: 0.35mm - 0.95mm BMT
Steel Grade Range: G300 - G550
Application: Cladding for Building Importance Level 1, with a 50 year working life.
Refer AS/NZS 1170.0:2002
Fasteners: Galvanised clouts. Aluminium rivets for all steel components.
IFI114:1986

REQUIREMENTS, LIMITATIONS AND EXCLUSIONS.

- " Applicable to buildings in sea-spray Zone D and exposure Zones B and C in accordance with Section 4, Durability, NZS 3604:2011 which is an acceptable solution under Clause B2 of the NZBC.
- " Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.
- " Normal and regular maintenance must be carried out on the exterior surface of the cladding, and the following guide must be followed to ensure the durability requirements are met.

REGULAR MAINTENANCE.

Exposure Zones B and C. (All areas other than sea-spray zones - see below)

- " Rain washing only required on the exposed sections. Sheltered or protected areas such as under spouting , top cladding boards and tops of doors require washing every three months.

Sea-spray Zone D (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of geothermal activity.

- " Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when corrosive salts are present.

EXTENDED MAINTENANCE, PAINTING OR REPAINTING.

Extended Durability

- " Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material painting of the entire surface is required to extend the life of the cladding product. Paint manufacturer's recommendations are to be followed for the surface preparation and paint type to be used.

Evident Corrosion

- " Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products. Present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the paint manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may have started, due to moisture and dirt entrapment. If evident corrosion is not treated quickly, rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

REFERENCES.

1. NZBC - Compliance Document - Clause B2 - Durability.
2. NZS 3604:2011, Section 4, Durability*

*NZS3604 has been used as a reference only to identify Corrosion zones, Sea-spray zones.



MiTek New Zealand Limited

Correspondence from: CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone : 03-348 8691
Fax : 03-348 0314

AUCKLAND
40 Neales Road, East Tamaki 2013
PO Box 58014, Botany 2163
Phone : 09-274 7109
Fax : 09-274 7100
www.mitekznz.co.nz

MITEK® LUMBERLOK® BOWMAC®

Producer Statement - PS1 - Design

ISSUED BY: MiTek New Zealand Ltd.

TO BE SUPPLIED TO: Building Consent Authorities in New Zealand

IN RESPECT OF: Proposed Building (Farm Building)

FOR: Simon Hayward

AT: 112 Oputeke Rd, RD9 , Dargaville

MiTek New Zealand Ltd has been engaged to provide engineering design services in respect of the requirements of Clause(s) B1 of the Building Regulations 1992.

☒ Part only as specified, purlins, rafters, girts, poles, columns (including fixings as specified) and building stability (including foundations) of the proposed building work.

The design has been prepared in accordance with AS/NZS 1170, NZS 3603, NZS 3604, approved documents of the NZ Building Code and the work is described on MiTek New Zealand Ltd drawings titled 162353 and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$500,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

1.the verification of the following design assumptions:

- Importance Level 1, Design working Life 50 years
- Light roof and no ceiling
- Modified High Wind Zone
- Snow Load sg = 0kPa
- The structure is supporting on good ground- NZS 3604 Section 3, with a soil ultimate bearing capacity 300 kPa, $\Phi b = 0.5$.

2. All proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code, including B2 - Durability.

On behalf of MiTek New Zealand Ltd

27Jun2018

Claude Antony Carter Cook
Senior Engineer
BE (Hons), CPEng, IntPE
CP Eng 240891

MITEK®

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BOWMAC®



MiTek New Zealand Limited

Correspondence from: CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone : 03-348 8691
Fax : 03-348 0314

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www.mitekznz.co.nz

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DESIGN INFORMATION - FARM BUILDINGS

Project Ref: 162353

LOADS and TIMBER

- Poles : Poles, Outer Zone Density Normal 350 kg/m = 38 MPa, Pole taper 6mm per 1.0m length
- Purlins : Radiata Pine or Douglas Fir - SG8
- Girts : Radiata Pine or Douglas Fir - SG8
- Rafters : Radiata Pine or Douglas Fir - SG8
- Moisture content can be green. Our recommendation is 20% or less at time of installation.

DESIGN LOADS

- Dead loads for Light Roof - 0.25kPa (includes weight of purlins, associated framing and galvanized iron roof).
- Live loads - 1.1kN concentrated load.
- The enclosed charts have been designed for a Building Importance level 1, with 50 years working life. Refer to AS/NZS 1170.0:2002.
- Wind loads - building designed for a modified High Wind Zone
- Snow Loads - building designed for sg= 0kPa
- Seismic Zone 1 (Annual Probaility of Exceedance - 1/100)
- Soil conditions - ALL foundations to be into natural ground with a minimum bearing capacity of 300 kPa, $\Phi b = 0.5$.

DESIGN LOAD REFERENCES

Compliance Document for the New Zealand Building Code Clause B1 Structure Amendment 8

NZS3603:1993 Amendment 4	Cited Verification Method
NZS3604 Amendment 2	Cited Acceptable Solution
AS/NZS 1170 Part 0: 2002	Cited Verification Method
AS/NZS 1170 Part 1: 2002	Cited Verification Method
AS/NZS 1170 Part 2: 2002	Cited Verification Method
AS/NZS 1170 Part 3: 2003	Cited Verification Method
ANSI/TPI1 - 2002	Alternative Solution
Rutledge Method	Alternative Solution - Footing Design for Cantilever Poles

BUILDING ERECTION

Proper bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixings must be installed before applying any loads.

LOAD DETAILS

These drawings have been prepared using the above design loads.
It is the responsibility of the user to ensure that the design data and loads are still correct at the time of construction.

PRODUCT SPECIFICATION

These details have been designed using specific MITEK®, LUMBERLOK® and BOWMAC® products and the performance of the building and validity of the Producer Statement is reliant on the correct choice of product.

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MITEK®

LUMBERLOK®

BOWMAC®



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VERSATILE[®]
HOMES & BUILDINGS



MiTek[®]

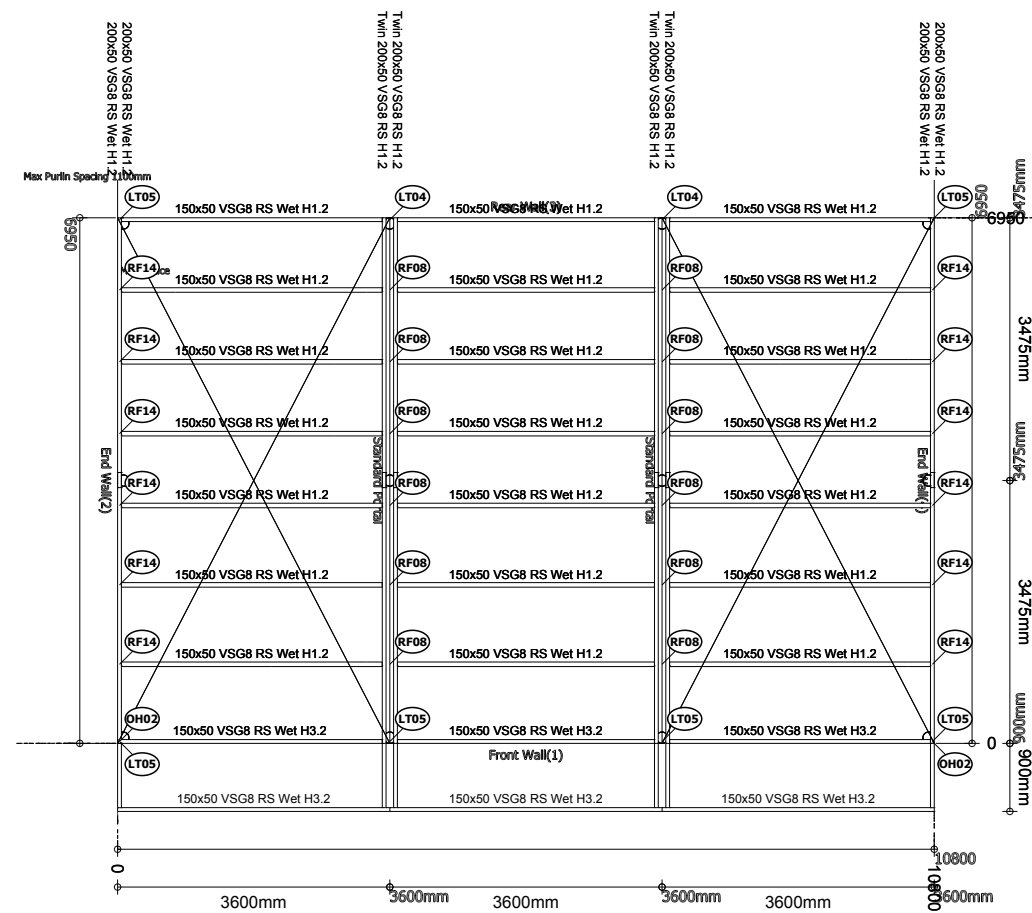
MiTek New Zealand Limited
GANG-NAIL[®] LUMBERLOK[®] BOWMAC[®]
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For: Simon Hayward 112 Oputeke Rd
RD9
Dargaville

Project Ref: Project Ref: 162353

StandTough Farm Building
Site Plan
4 of 18

3	2	1
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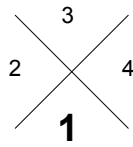


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Project Ref: Project Ref: 162353

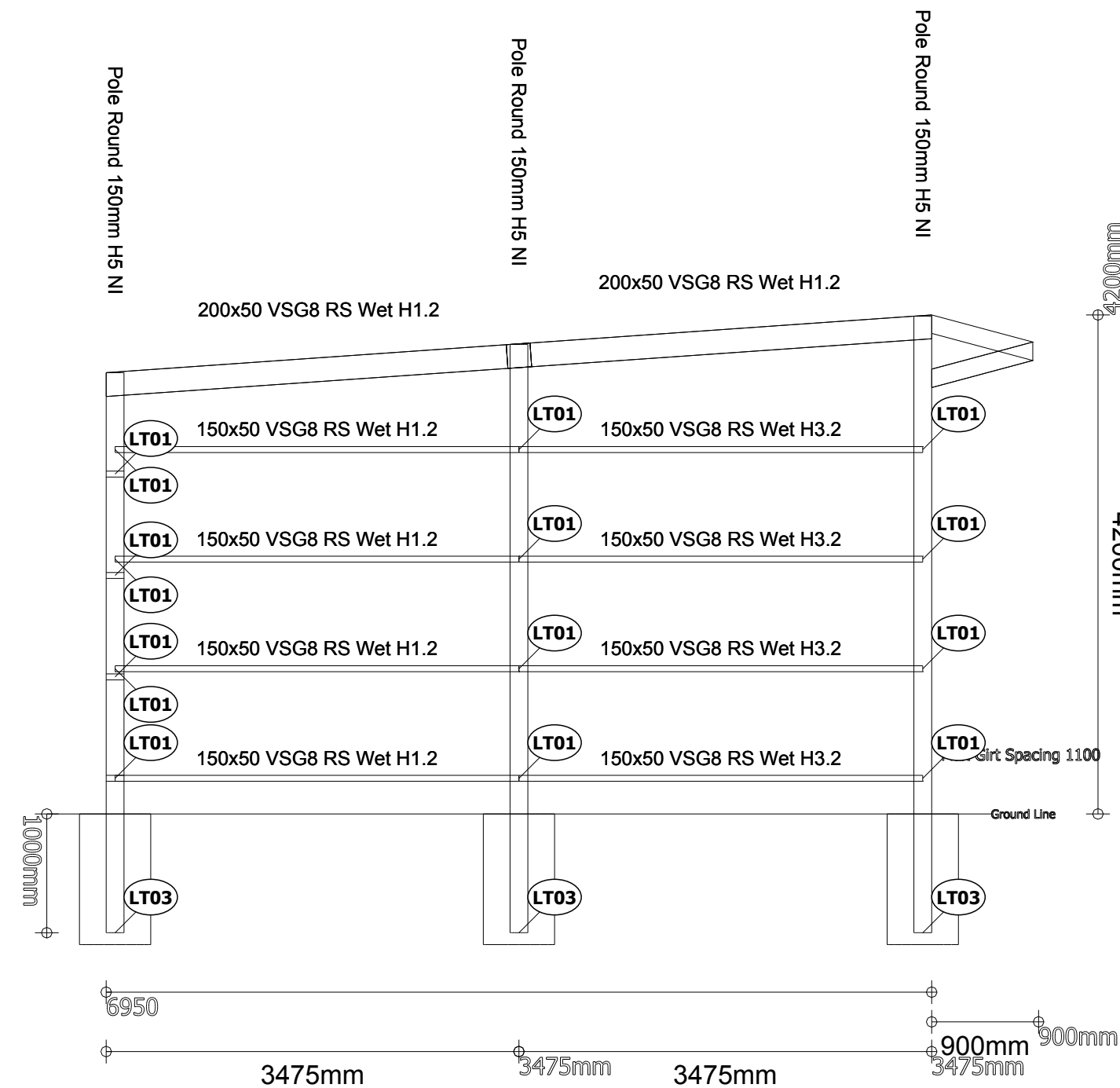
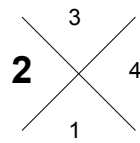
5 of 18



3	2	1
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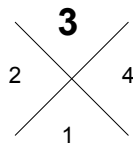


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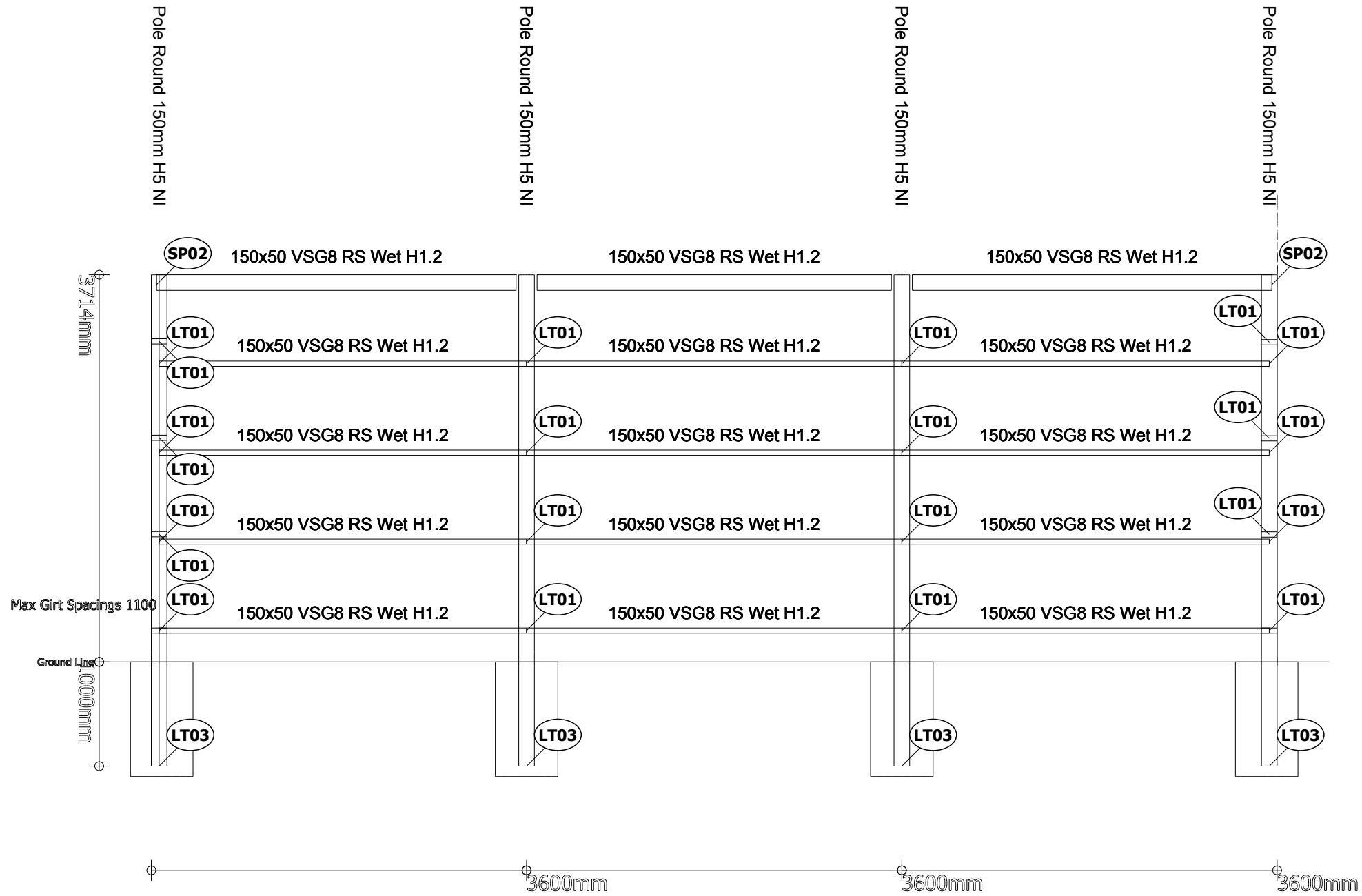


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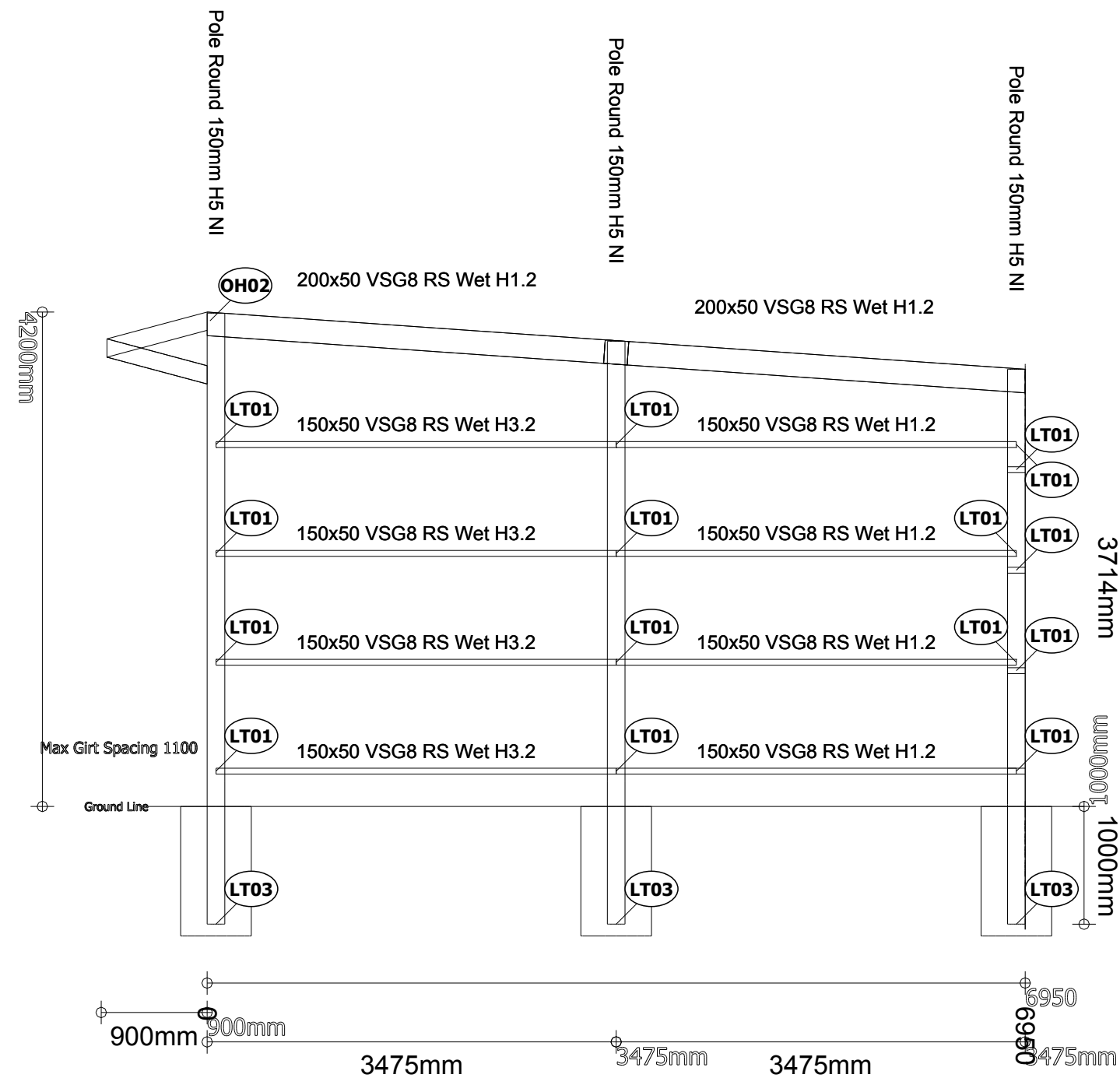
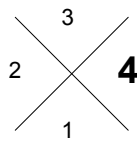
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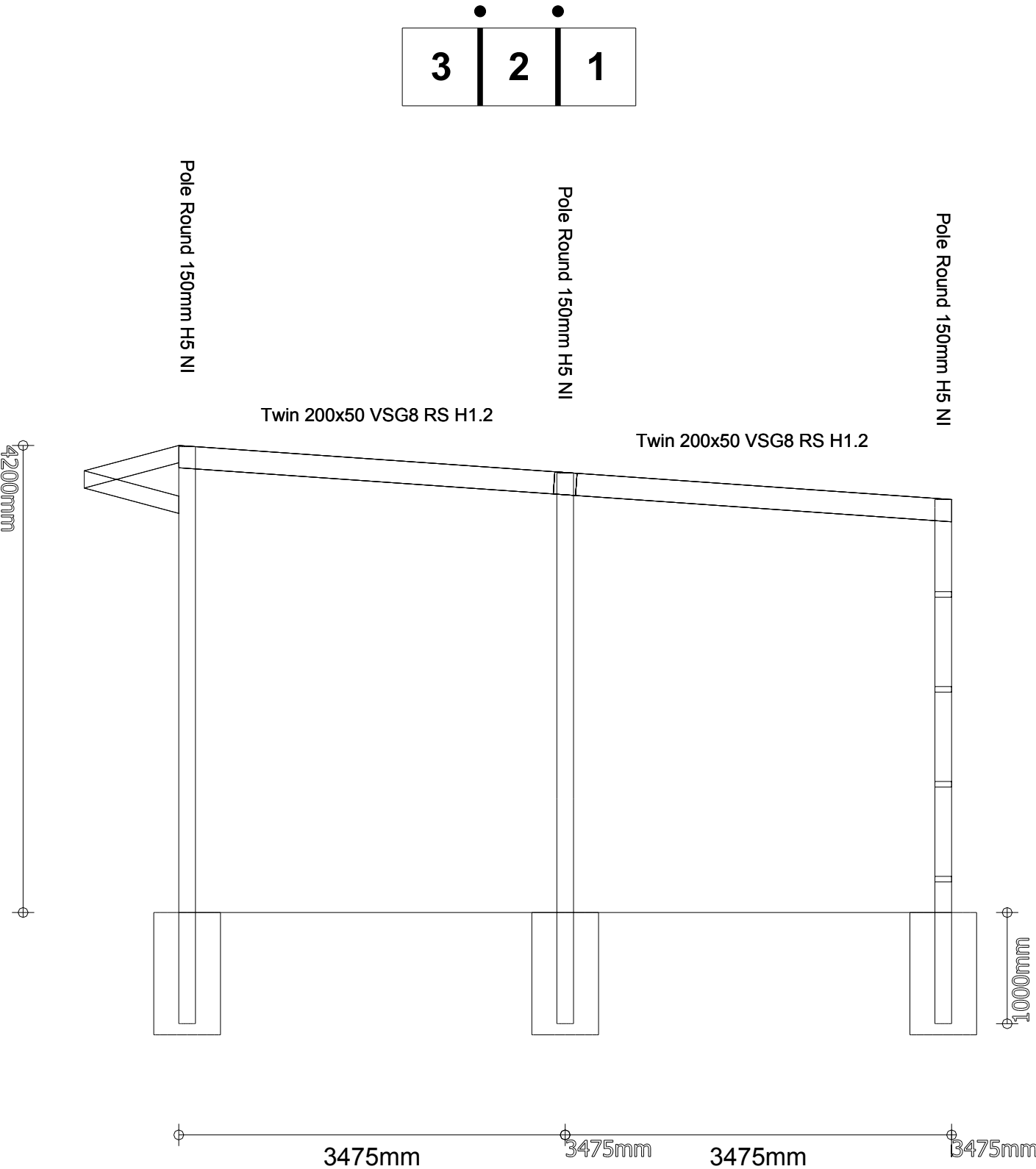
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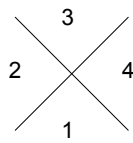
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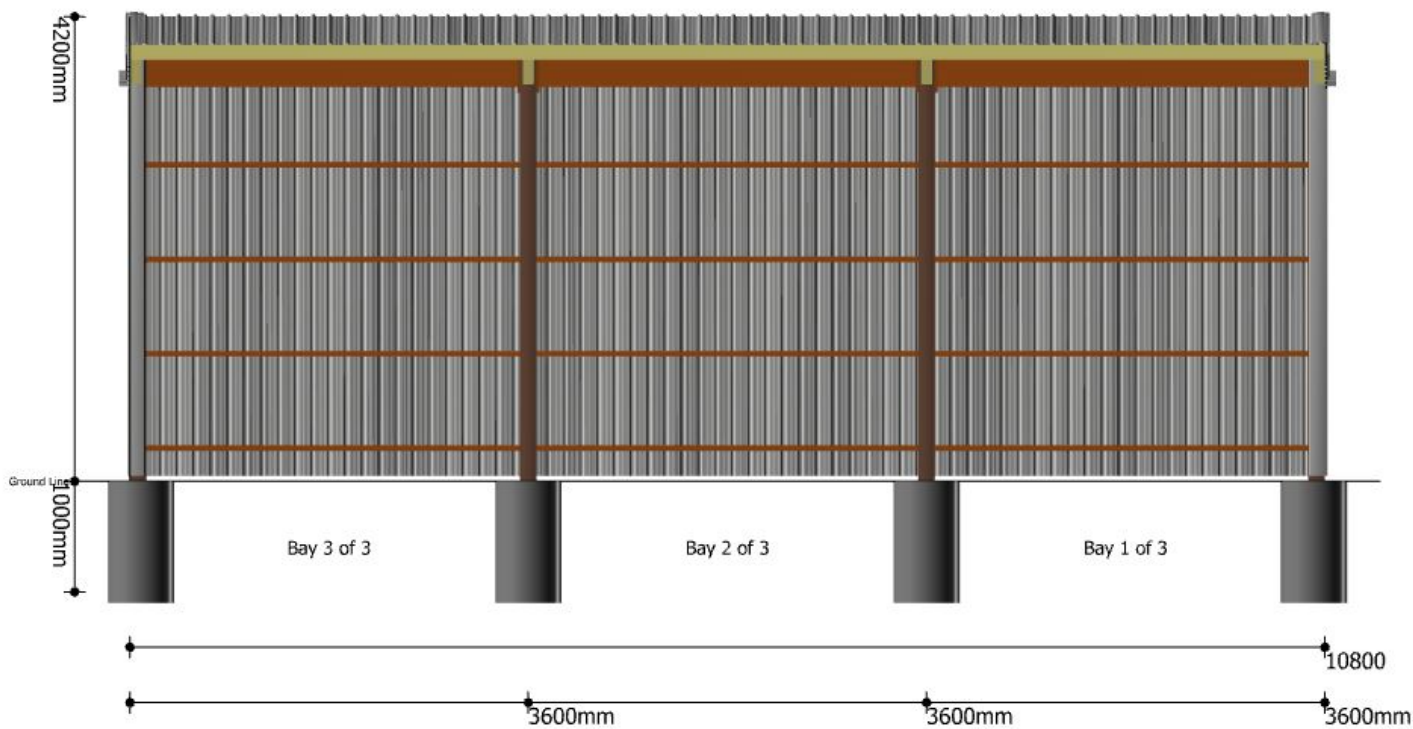
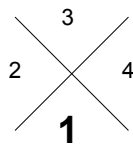
Member codes refer to legend on pg18

Std Frame Section

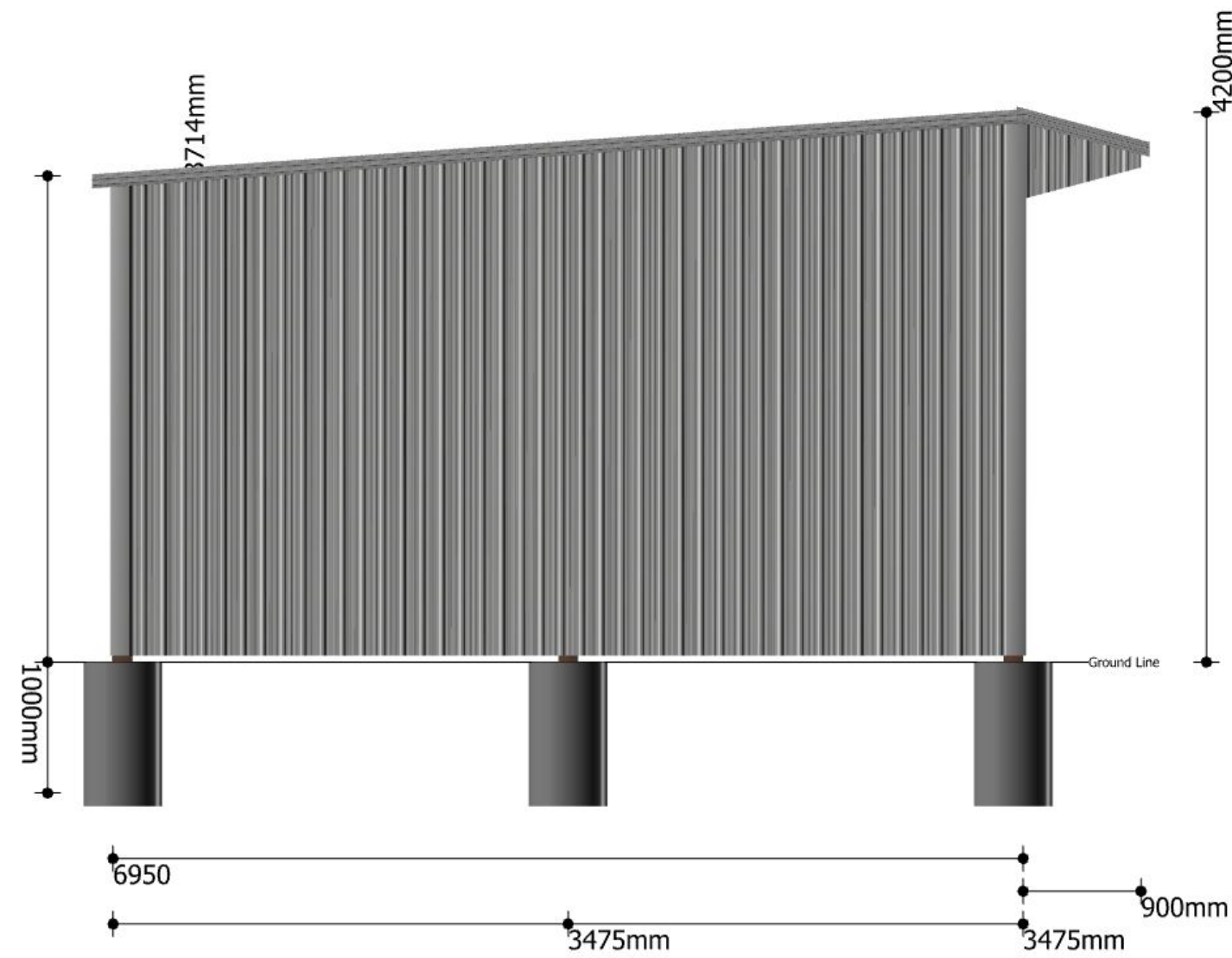
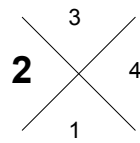
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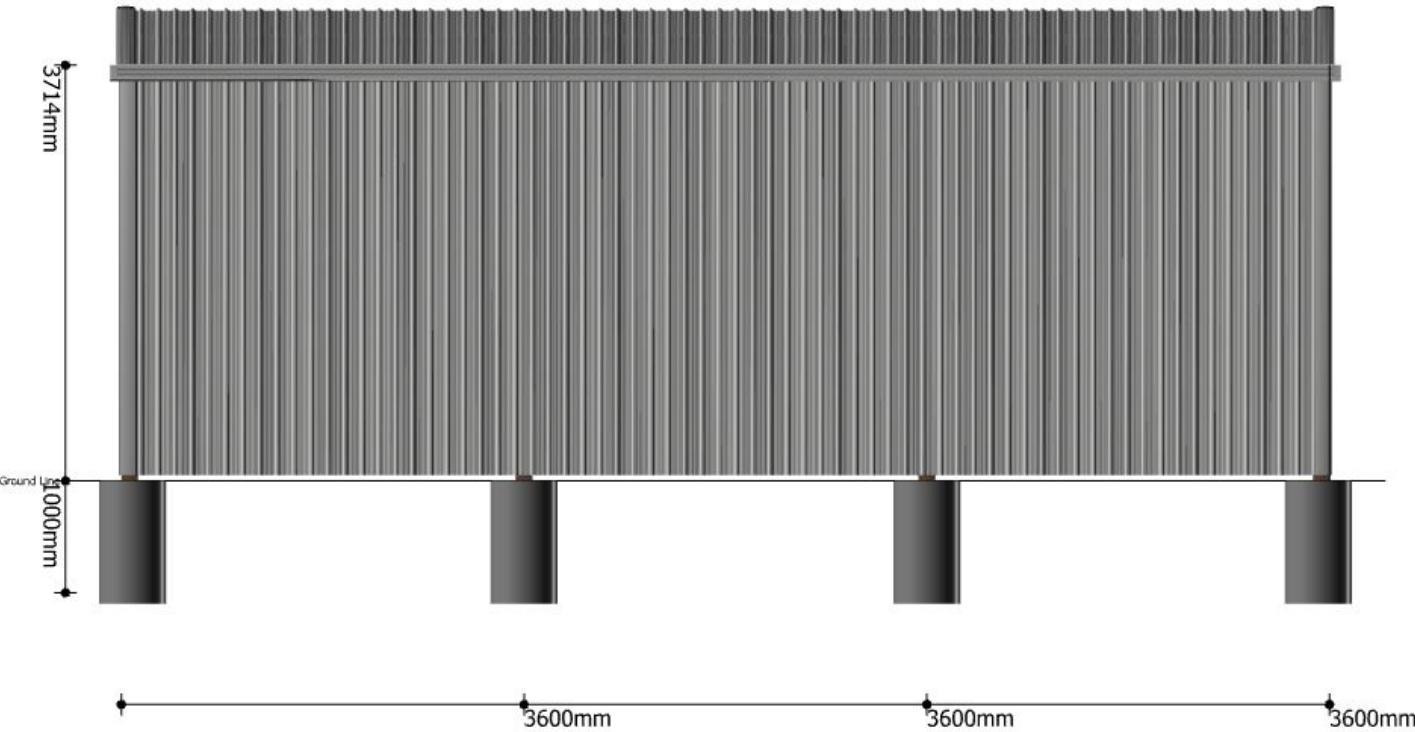
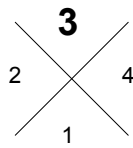
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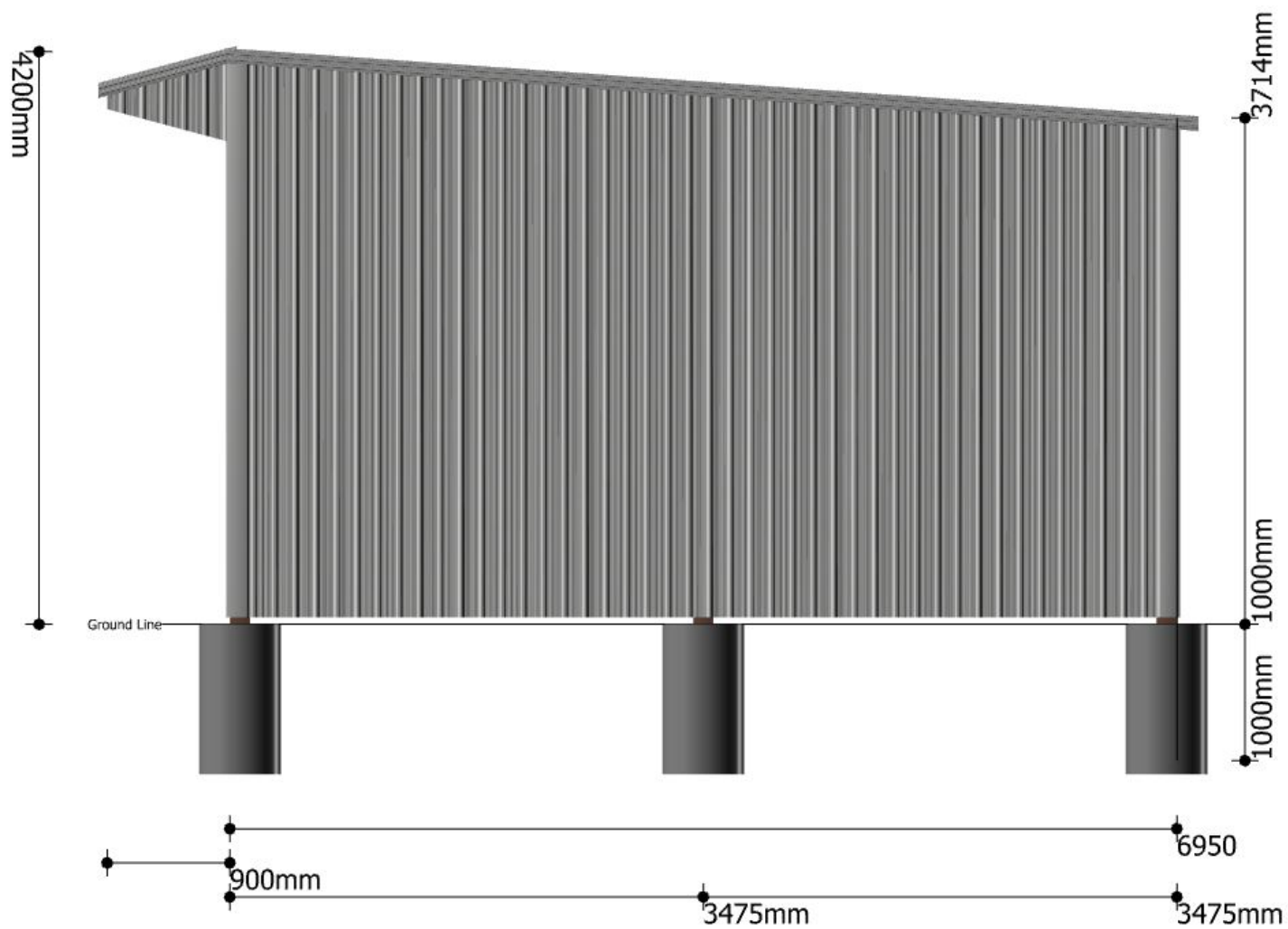
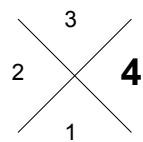
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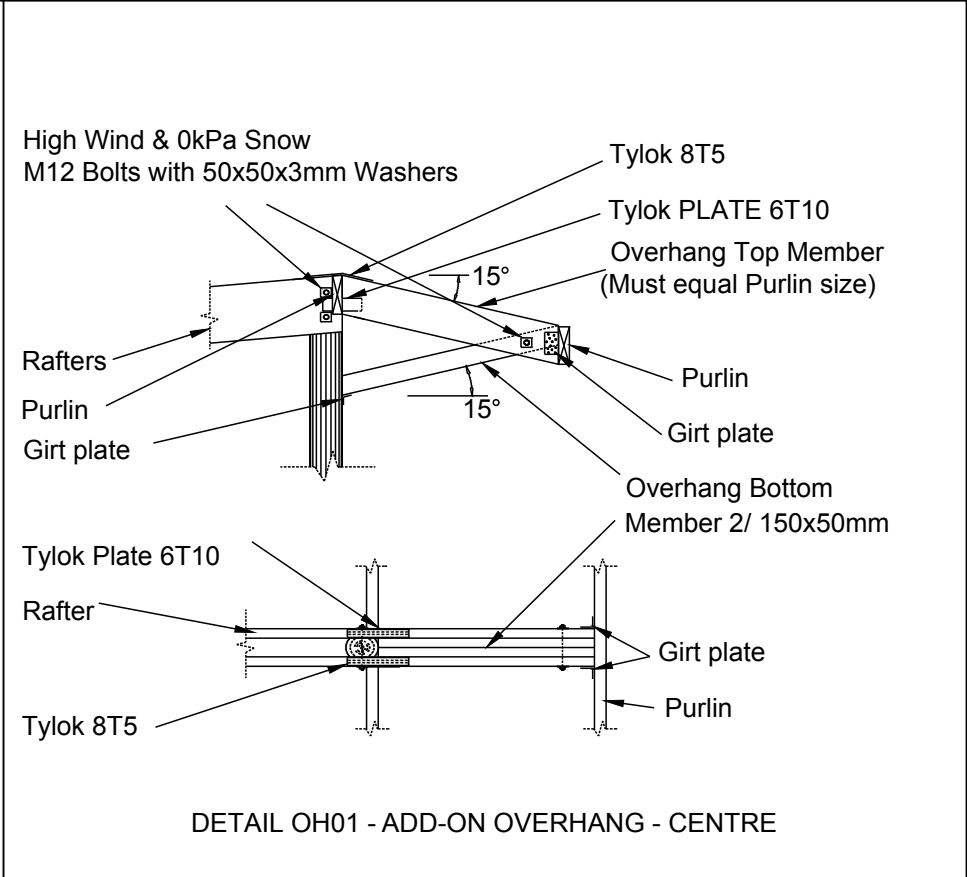
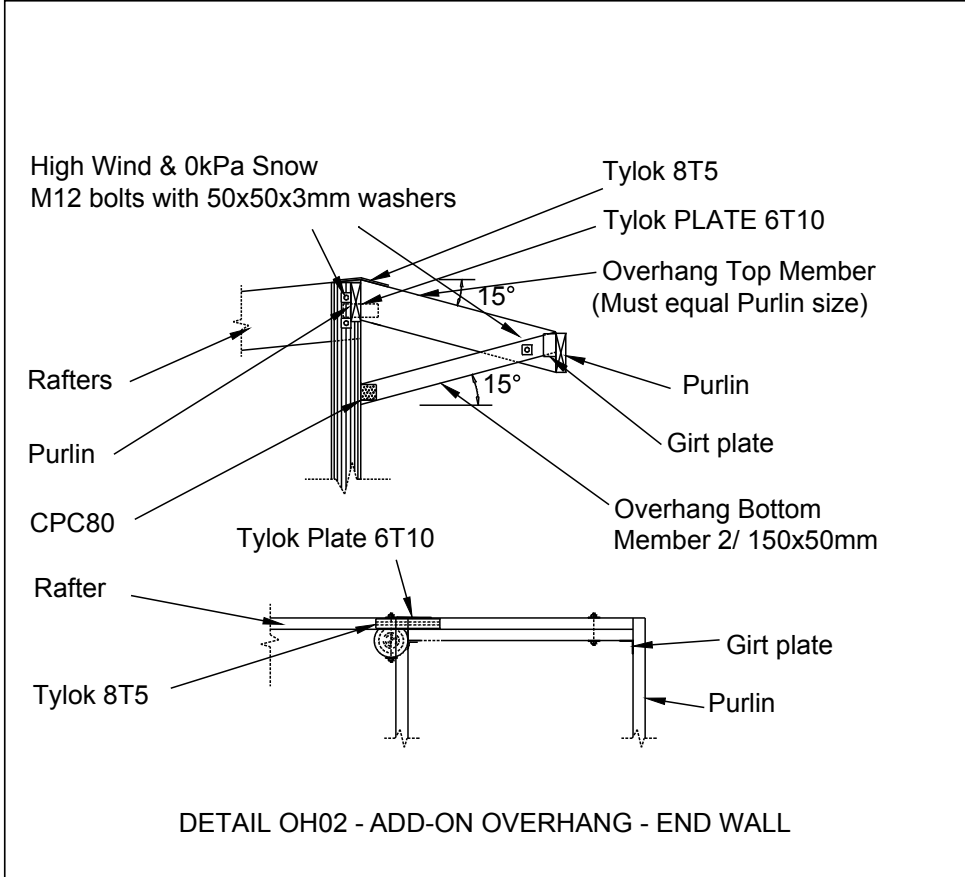
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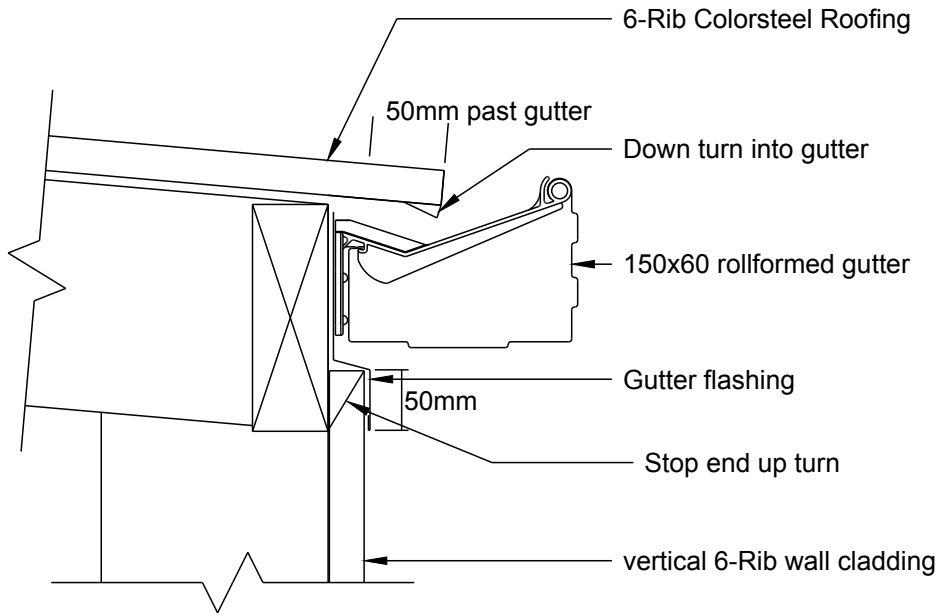
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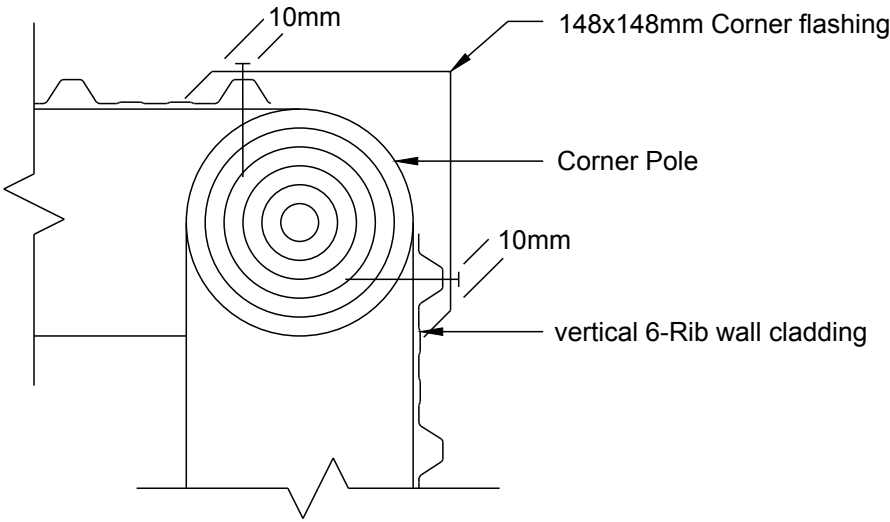


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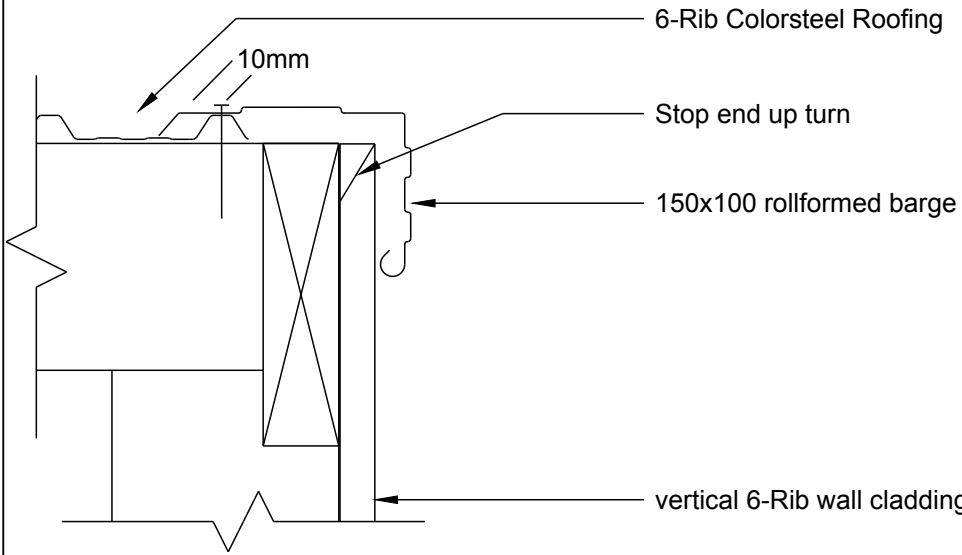
GUTTER DETAIL

Scale A3-1:5



CORNER FLASHING DETAIL

Scale A3-1:5



SIDE BARGE DETAIL

Scale A3-1:5

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rfg-0	Roof Cladding 6 rib Roofing - 0.35mm
pur-0	Purlin 150x50 VSG8 RS Wet H1.2
pol3-43	Pole Round 150mm H5 NI
mrf-1	Rafter Twin 200x50 VSG8 RS H1.2
gut-0	Roof and Trim Gutter
gir-0	Girt 150x50 VSG8 RS Wet H1.2
flgut-0	ST Gutter Flashing
flcor-0	ST Corner Flashing
exp-0	Purlin 150x50 VSG8 RS Wet H3.2
erf-1	Rafter 200x50 VSG8 RS Wet H1.2
cps-0	Strut Double 150x50 VSG8 RS H3.2
cdg-0	Wall Cladding 6 rib Cladding - 0.35mm
c6-0	Girt 150x50 VSG8 RS Wet H3.2
brg-0	Barge Rollformed
99-0	150x50 VSG8 RS Wet H1.2
55-0	Rafter Twin 150x50 VSG8 RS H3.2
4d-0	Girt 150x50 VSG8 RS Wet H1.2
29-0	Ampelite 6Rib

Code Type

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Code Compliance Certificate 110157

Form 7, Section 95, Building Act 2004

S & T Hayward
112 Opouteke Road
RD 9
Dargaville 0379

Issue Date: 3/09/14
Overseer: Western

THE BUILDING:

Street Address of Building:	112 OPOUTEKE ROAD, WHATORO
Valuation Number:	0100012300B
Legal Description:	LOT 1 DP 332313 PT OPANAKE 1E3 1B4 1E2 B LKS IX XIII TUTAMOE SD - balance of land
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Housing Detached - Addition of bedroom and ensuite.
Year First Constructed:	2011

THE PROJECT:

Description:	Addition to house, bedroom and ensuite
Type of Work:	DWELLINGS - ALTERATIONS & ADDITIONS
Intended Use:	Housing Detached - Alteration and Addition
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE OWNER:

Owners Name: S & T Hayward			
Owners Mailing Address: 112 Opouteke Road, RD 9, Dargaville 0379			
Street Address/Registered Office:			
Phone	Landline: 09 439 5969	Daytime:	After Hours:
Number	Mobile: 021 234 1716	Fax:	
Email: tulipa@slingshot.co.nz		Website:	

FIRST POINT OF CONTACT:

First Point of Contact: As above

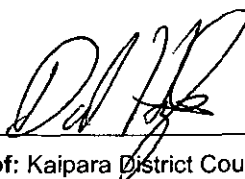
BUILDING WORK:

Building Consent Number: 110157
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 110157

Signature



Date: 3/09/14

Position Building Services Officer

On behalf of: Kaipara District Council

Building Consent 110157

(Form 5) Section 51, Building Act 2004

S & T Hayward
112 Opouteke Road
RD 9
Dargaville 0379

Issue Date: 6/07/11
Application Date: 21/04/11
Overseer: Western

THE PROJECT: (the following Building Work is authorised by this Building Consent)

Description:	Addition to house, bedroom and ensuite DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Estimated Value:	\$40,000
Intended Use:	Housing Detached - Alteration and Addition
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	112 OPOUTEKE ROAD, WHATORO
Valuation Number:	0100012300B
Legal Description:	LOT 1 DP 332313 PT OPANAKE 1E3 1B4 1E2 B LKS IX XIII TUTAMOE SD - balance of land
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

THE OWNER:

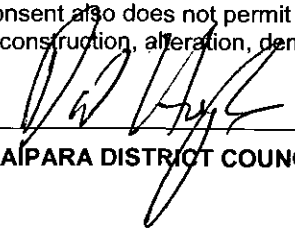
Owners Name: S & T Hayward			
Owners Mailing Address: 112 Opouteke Road, RD 9, Dargaville 0379			
Street Address/Registered Office:			
Phone	Landline: 09 439 5969	Daytime:	After Hours:
Number	Mobile: 021 234 1716	Fax:	
Email: tulipa@slingshot.co.nz		Website:	

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact: Simon or Tracy			
Mailing Address: 112 Opouteke Road, RD 9, Dargaville 0379			
Phone	Landline: 09 439 5969	Daytime:	After Hours:
Number	Mobile: 021 234 1716	Fax:	
Email: tulipa@slingshot.co.nz		Website:	

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.

Signature  **Date:** 6/07/11 **Position** Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

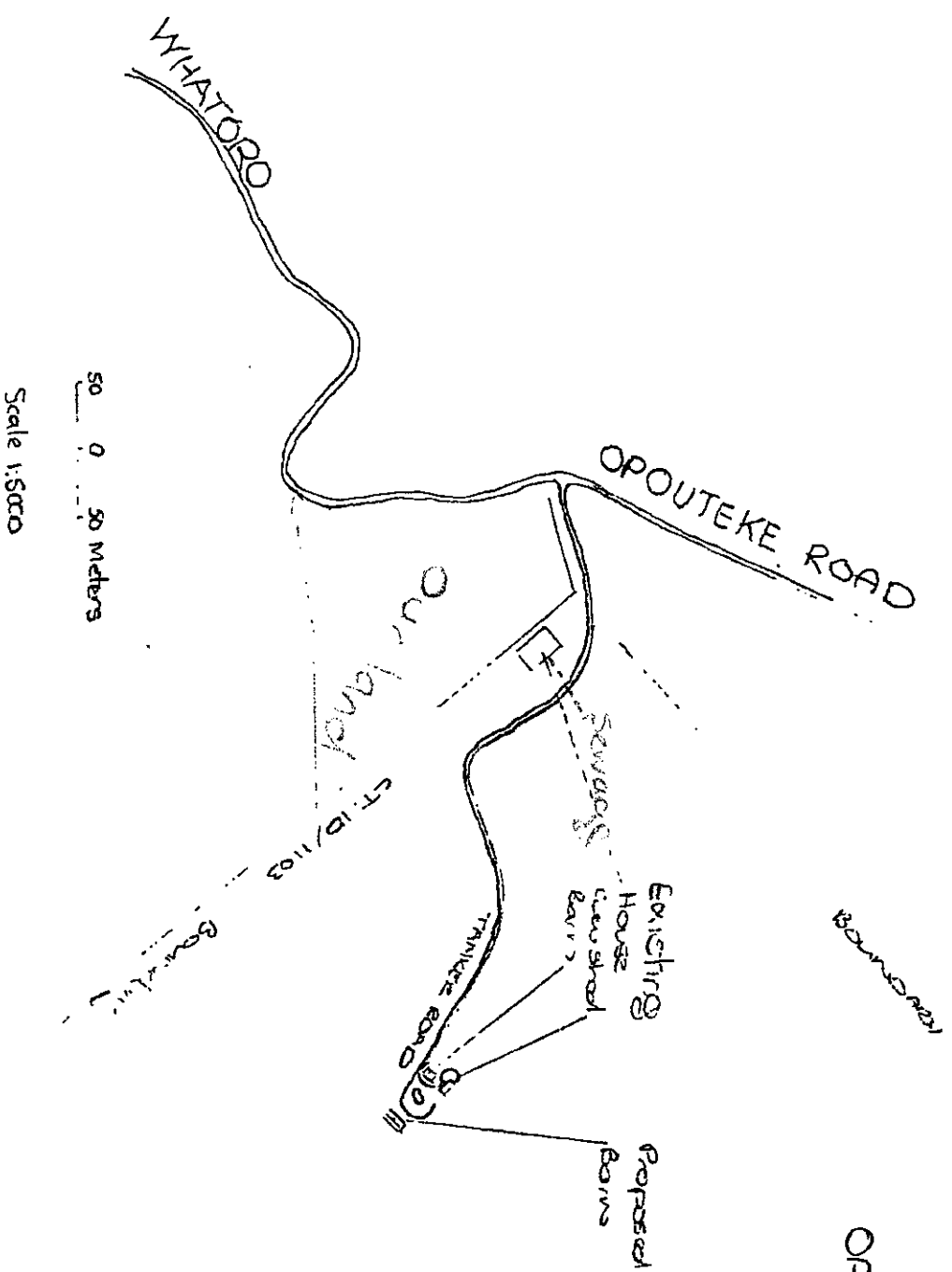
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Hayward Barn.

Val # 01000 - 123006



133
OPUTEKE

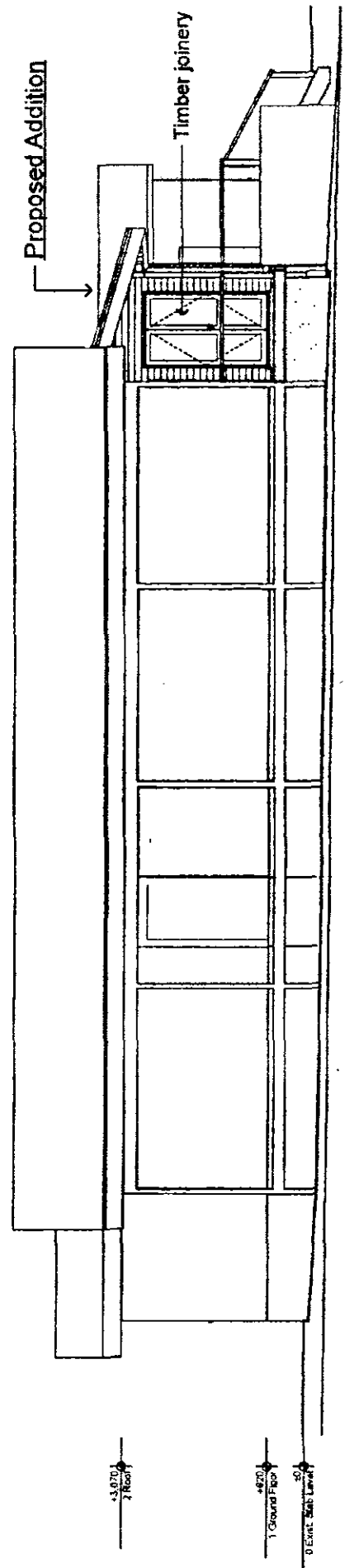
LOT 1
DP 1



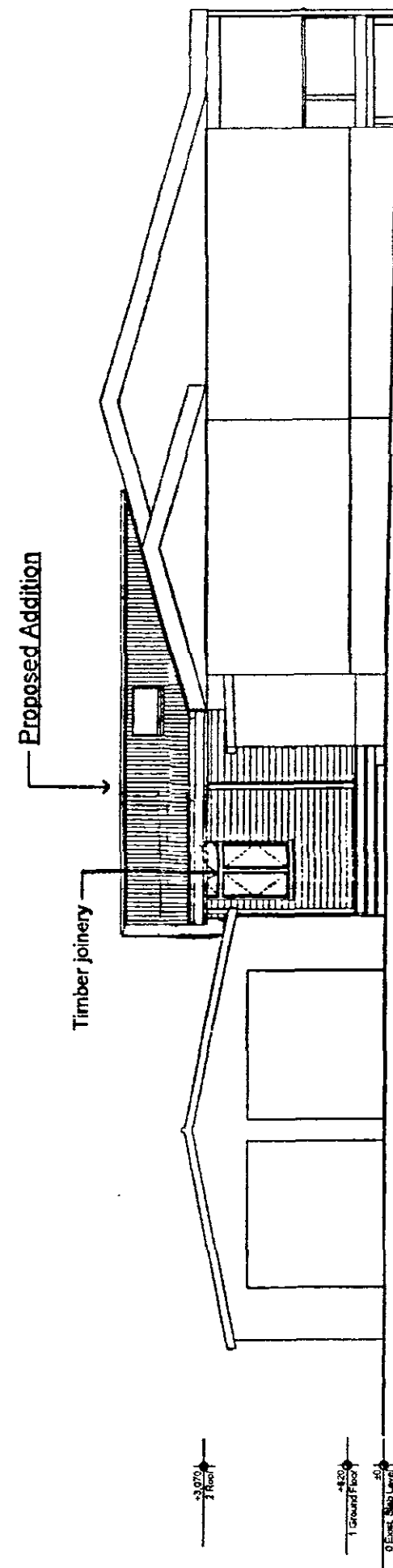
KAIPARA DISTRICT COUNCIL

BC 050410

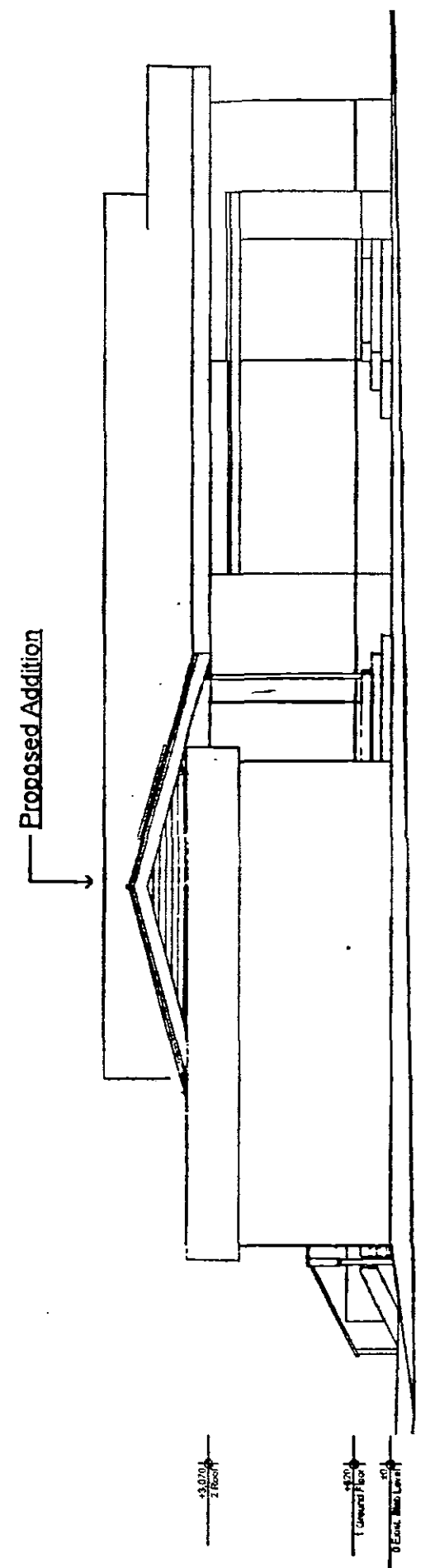
Building Inspector



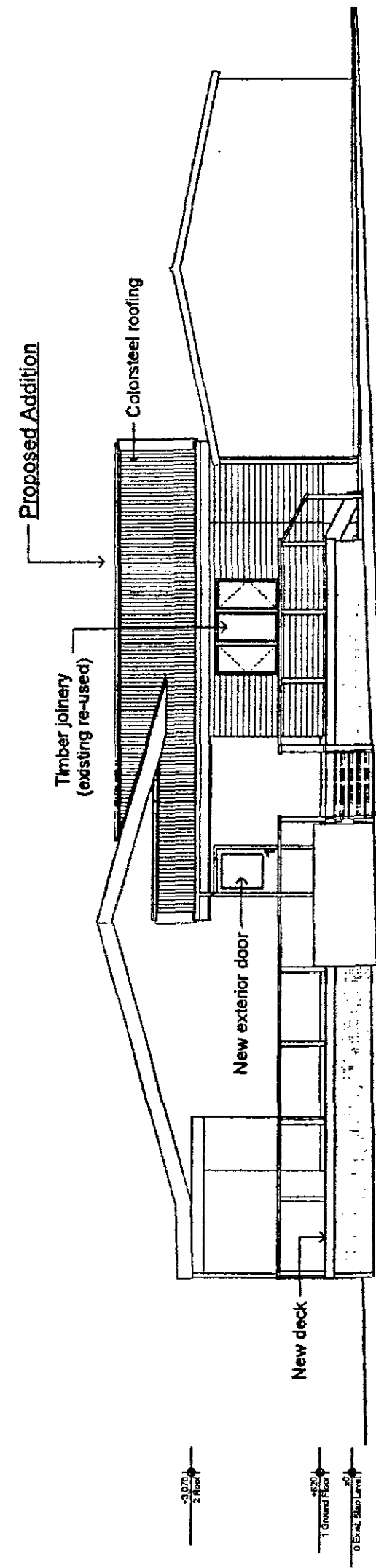
North Elevation



East Elevation



South Elevation



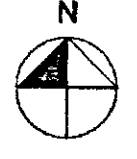
West Elevation

•CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE COMMENCING WORK
•ALL BUILDING WORK TO COMPLY WITH NZS3604-1999, THE NZ BUILDING CODE AND CURRENT BEST TRADE PRACTICE

NOTES

KAIPARA DISTRICT COUNCIL
BC 1101571
BUILDING INSPECTOR

Tender

No	Description	Date
Revisions		
Pah Hill Design		
421 Pah Hill Road, Wellsford 0973 Phone/fax: 09 423 8994 email: haywards.6@slingshot.co.nz		
Job Title Bedroom Addition For Simon and Tracy Hayward At 112 Opouteke Road Dargaville		
	Designed	AJH
	Drawn	AJH
	Series of	7
	Plot Date	18/10/2010
Drawing Title Elevations		
Drawing Number E-01		Scale (A2) 1:100

-CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE COMMENCING WORK
-ALL BUILDING WORK TO COMPLY WITH NZS3604:1999, THE NZ BUILDING CODE AND CURRENT BEST TRADE PRACTICE

NOTES

Tender

Kaipara District Council
BC 1157
BUILDING INSPECTOR

No	Description	Date

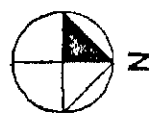
Revisions

Pah Hill Design
421 Pah Hill Road, Wellsford 0973
Phone/fax: 09 423 8994
email: haywards.6@slingshot.co.nz

Job Title
Bedroom Addition
For
Simon and Tracy Hayward

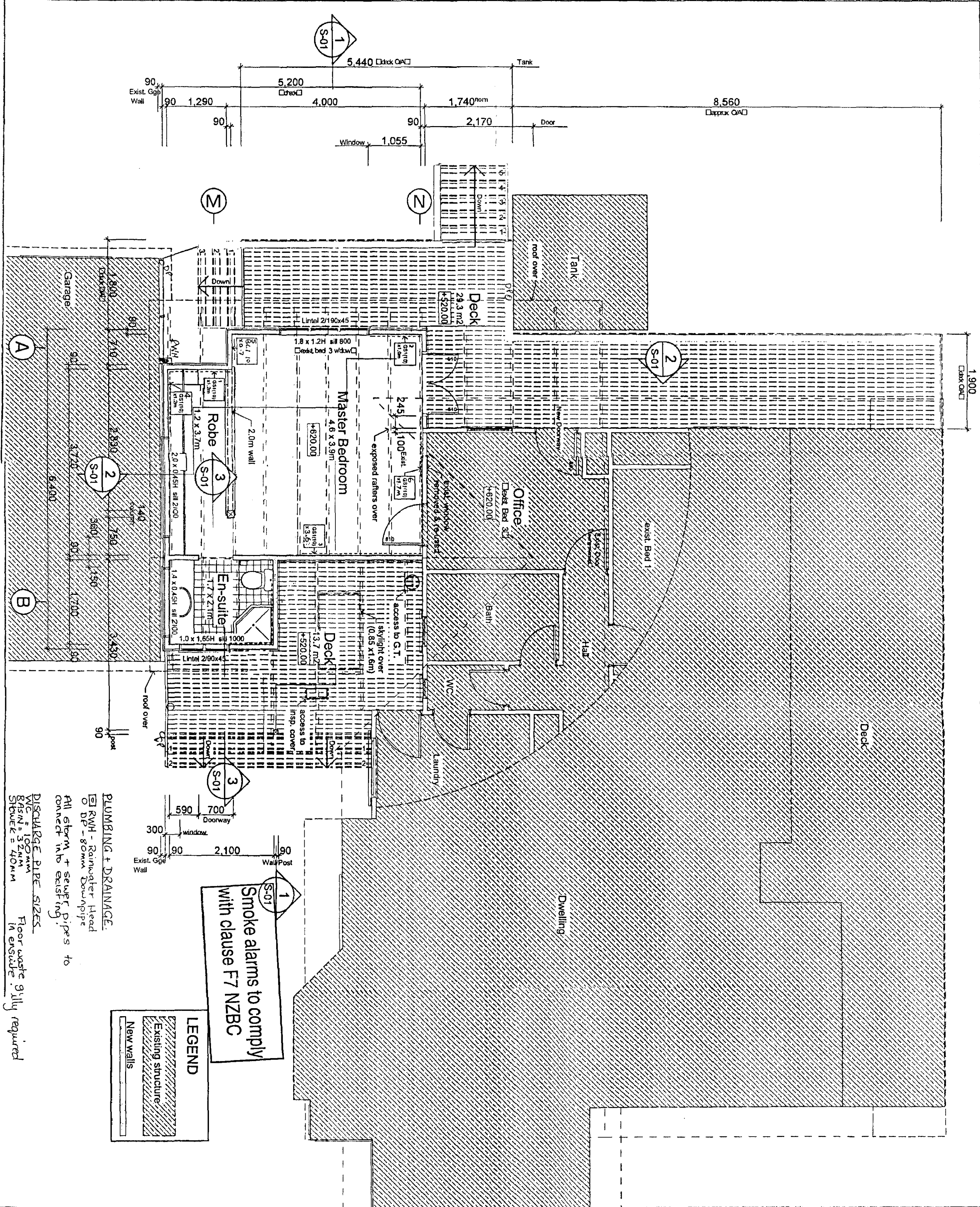
At
112 Opouteke Road
Dargaville

Designed	ALH
Drawn	ALH
Series of	7
Plot Date	18/10/2010

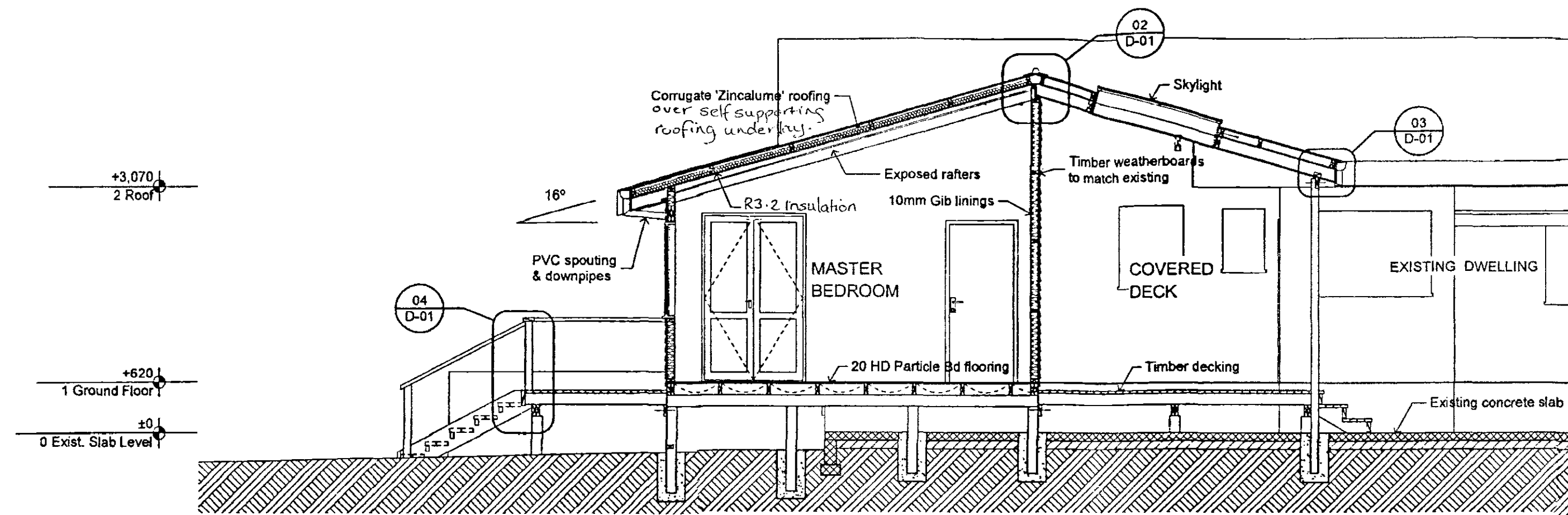


Ground Floor

Drawing Number	Scale (A2)
L-01	1:50



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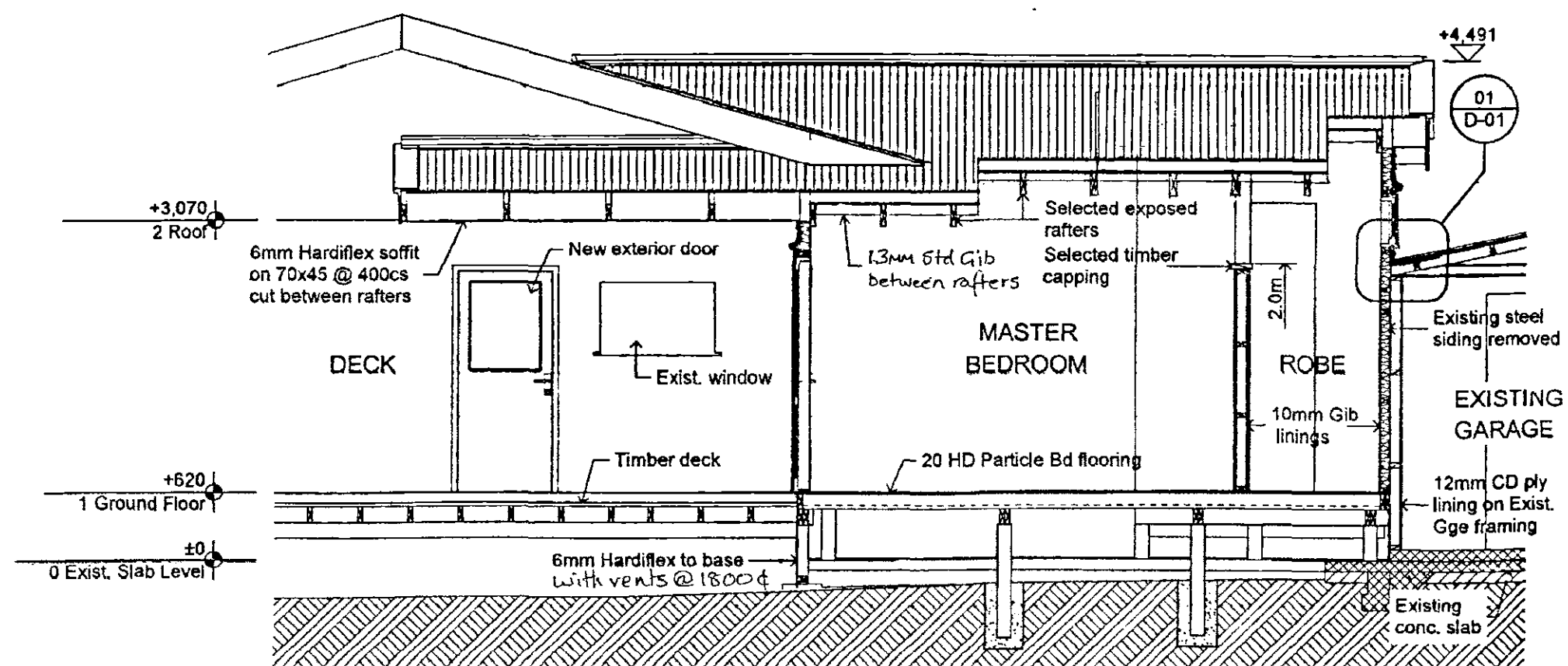


Section 1

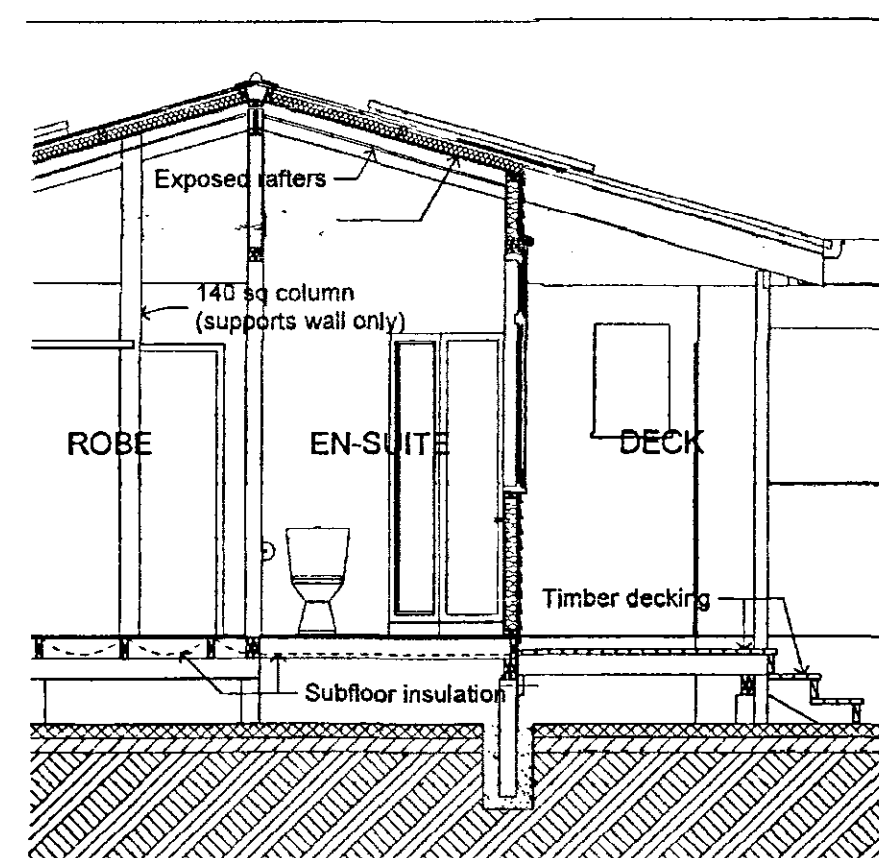
KAIPARA DISTRICT COUNCIL

BC 110 157

BUILDING INSPECTOR



Section 2



Section 3

•CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE COMMENCING WORK
•ALL BUILDING WORK TO COMPLY WITH NZS3604-1999, THE NZ BUILDING CODE AND CURRENT BEST TRADE PRACTICE

NOTES

No	Description	Date
----	-------------	------

Revisions

Pah Hill Design

421 Pah Hill Road, Wellsford 0973
Phone/fax: 09 423 8994
email: haywards.6@slingshot.co.nz

Job Title
Bedroom Addition

For
Simon and Tracy Hayward

At
**112 Opouteke Road
Dargaville**



Designed	AJH
Drawn	AJH
Series of	7
Plot Date	18/10/2010

Drawing Title

Sections

Drawing Number

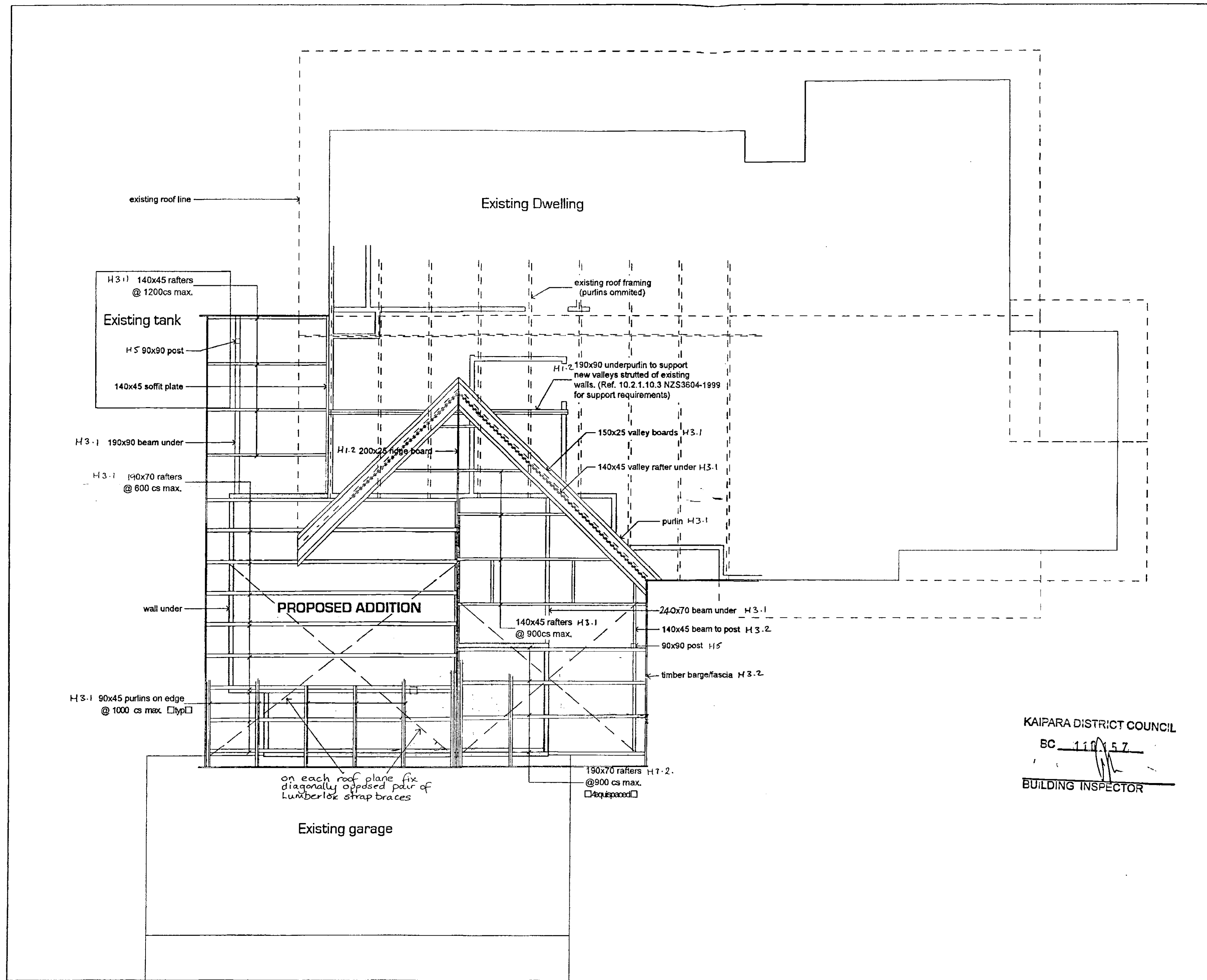
S-01

Scale (A2)

1:50

Tender

RECEIVED: 5 Jan 2016 SCANNED: 5 Jan 2016 BOX: 1 BATCH: 136262 DOC: KDCAXXJ



•CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE COMMENCING WORK
•ALL BUILDING WORK TO COMPLY WITH NZS3604-1999, THE NZ BUILDING CODE AND CURRENT BEST TRADE PRACTICE

NOTES

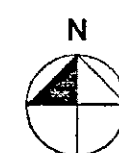
No	Description	Date
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Revisions

Pah Hill Design

421 Pah Hill Road, Wellsford 0973
Phone/fax: 09 423 8994
email: haywards.6@slingshot.co.nz

Job Title
Bedroom Addition
For
Simon and Tracy Hayward
At **112 Opouteke Road Dargaville**



Designed	AJH
Drawn	AJH
Series of	7
Plot Date	18/10/2010

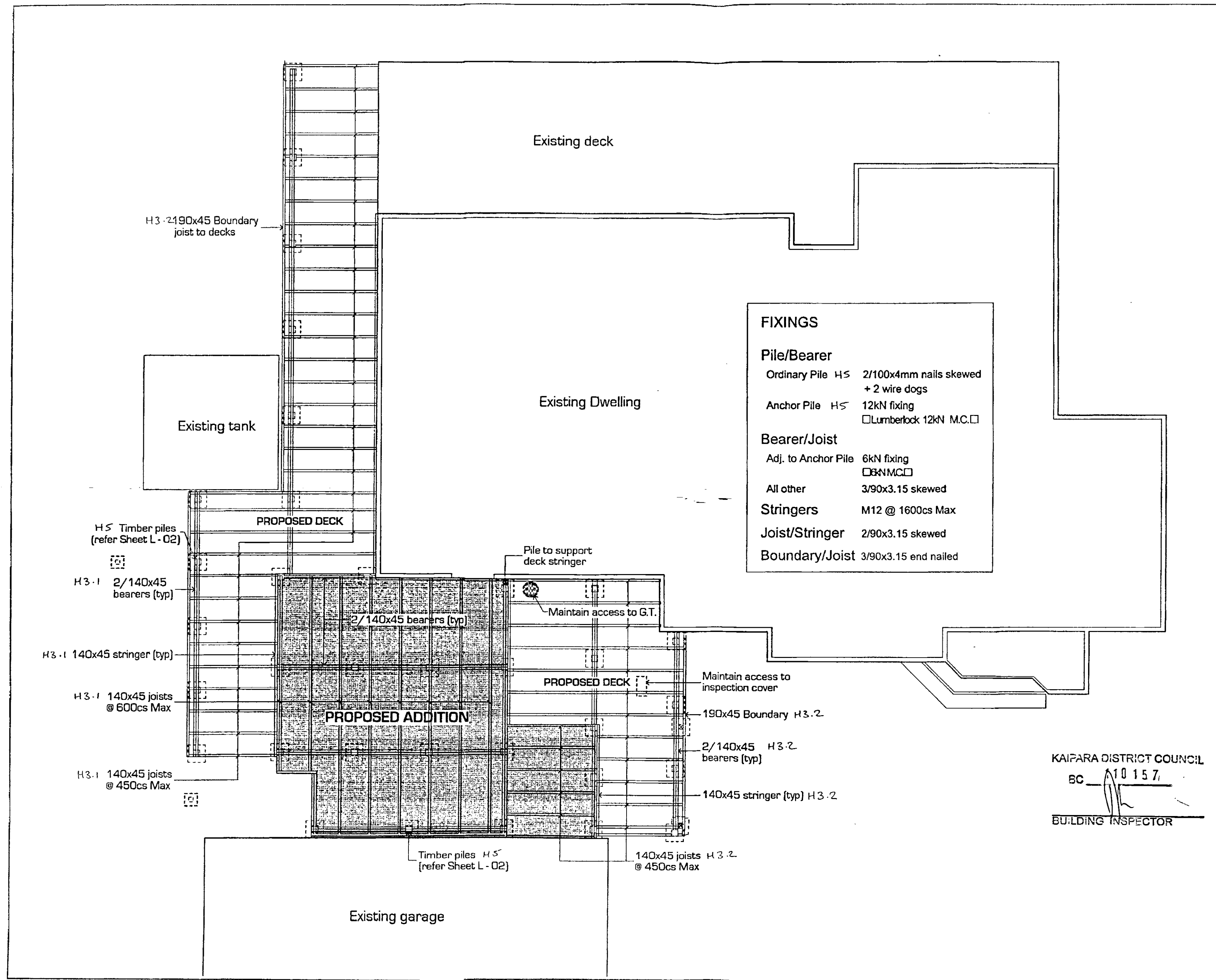
Drawing Title
Roof Framing Plan

Drawing Number L-04	Scale (A2) 1:50
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Tender

KAIPARA DISTRICT COUNCIL
BC 110157
BUILDING INSPECTOR

RECEIVED: 5 Jan 2016 SCANNED: 5 Jan 2016 BOX: 1 BATCH: 136262 DOC: KDCAUXJ



FIXINGS	
Pile/Bearer	
Ordinary Pile H5	2/100x4mm nails skewed + 2 wire dogs
Anchor Pile H5	12kN fixing □ Lumberlock 12kN M.C.□
Bearer/Joist	
Adj. to Anchor Pile	6kN fixing □ 8NM.C.□
All other	3/90x3.15 skewed
Stringers	M12 @ 1600cs Max
Joist/Stringer	2/90x3.15 skewed
Boundary/Joist	3/90x3.15 end nailed

KAIPARA DISTRICT COUNCIL
BC 10 15 7
BUILDING INSPECTOR

• CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE COMMENCING WORK

• ALL BUILDING WORK TO COMPLY WITH NZS3604-1999, THE NZ BUILDING CODE AND CURRENT BEST TRADE PRACTICE

NOTES

No	Description	Date
Revisions		

Pah Hill Design

421 Pah Hill Road, Wellsford 0973
Phone/fax: 09 423 8994
email: haywards.6@slingshot.co.nz

Job Title
Bedroom Addition

For
Simon and Tracy Hayward

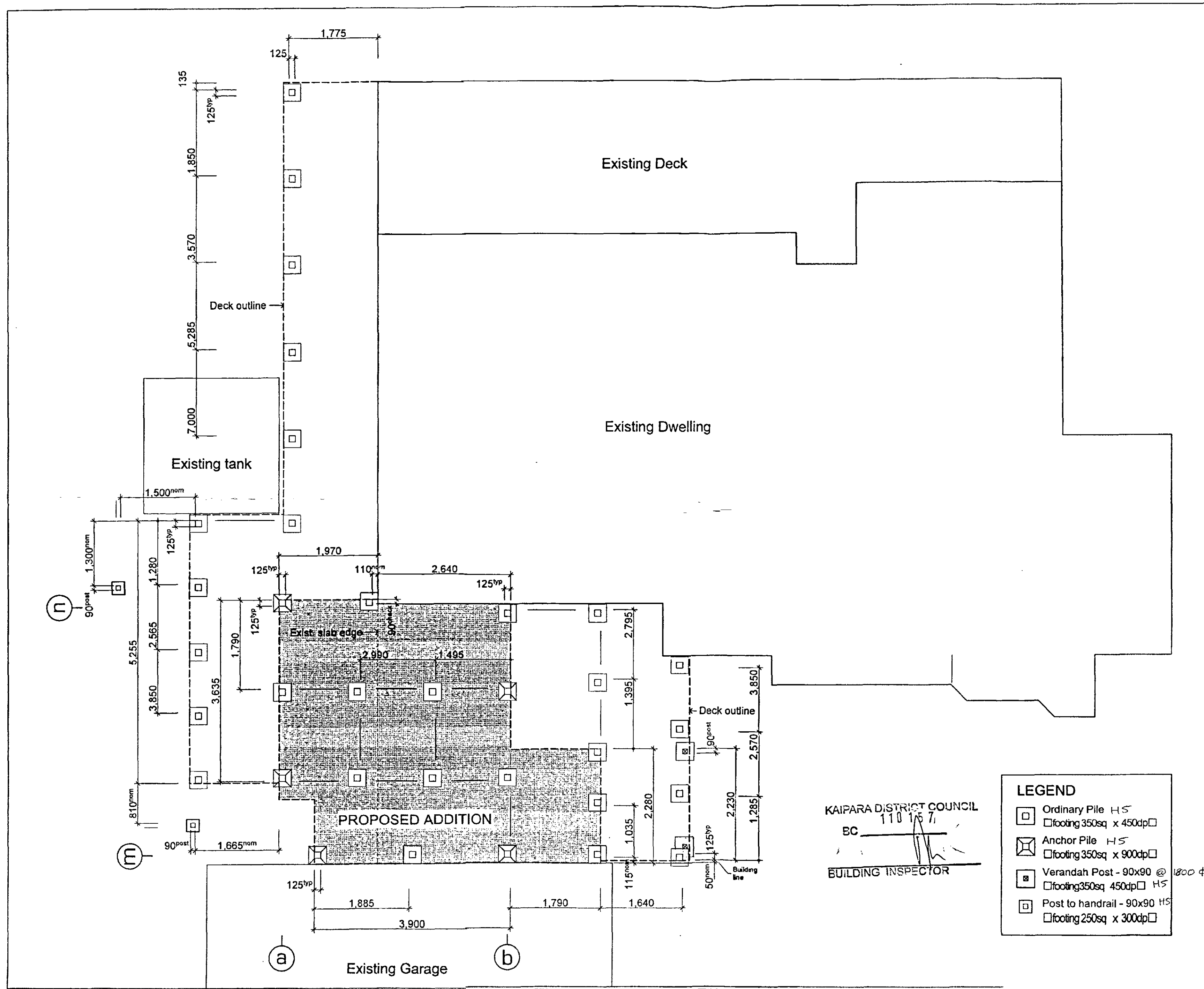
At
112 Opouteke Road Dargaville

Designed	AJH
Drawn	AJH
Series of	7
Plot Date	18/10/2010

Drawing Title Floor Framing Plan	
Drawing Number L-03	Scale (A2) 1:50

Tender

RECEIVED: 5 Jan 2016 SCANNED: 5 Jan 2016 BOX: 1 BATCH: 136262 DOC: KDCAAUXJ



•CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE COMMENCING WORK
•ALL BUILDING WORK TO COMPLY WITH NZS3604-1999, THE NZ BUILDING CODE AND CURRENT BEST TRADE PRACTICE

NOTES

No bracing required to decks as per 7.4.2.1 NZS3604 1999

Tender

No	Description	Date
----	-------------	------

Revisions

Pah Hill Design

421 Pah Hill Road, Wellsford 0973
Phone/fax: 09 423 8994
email: haywards.6 @slingshot.co.nz

Job Title
Bedroom Addition

For
Simon and Tracy Hayward

At **112 Opouteke Road Dargaville**

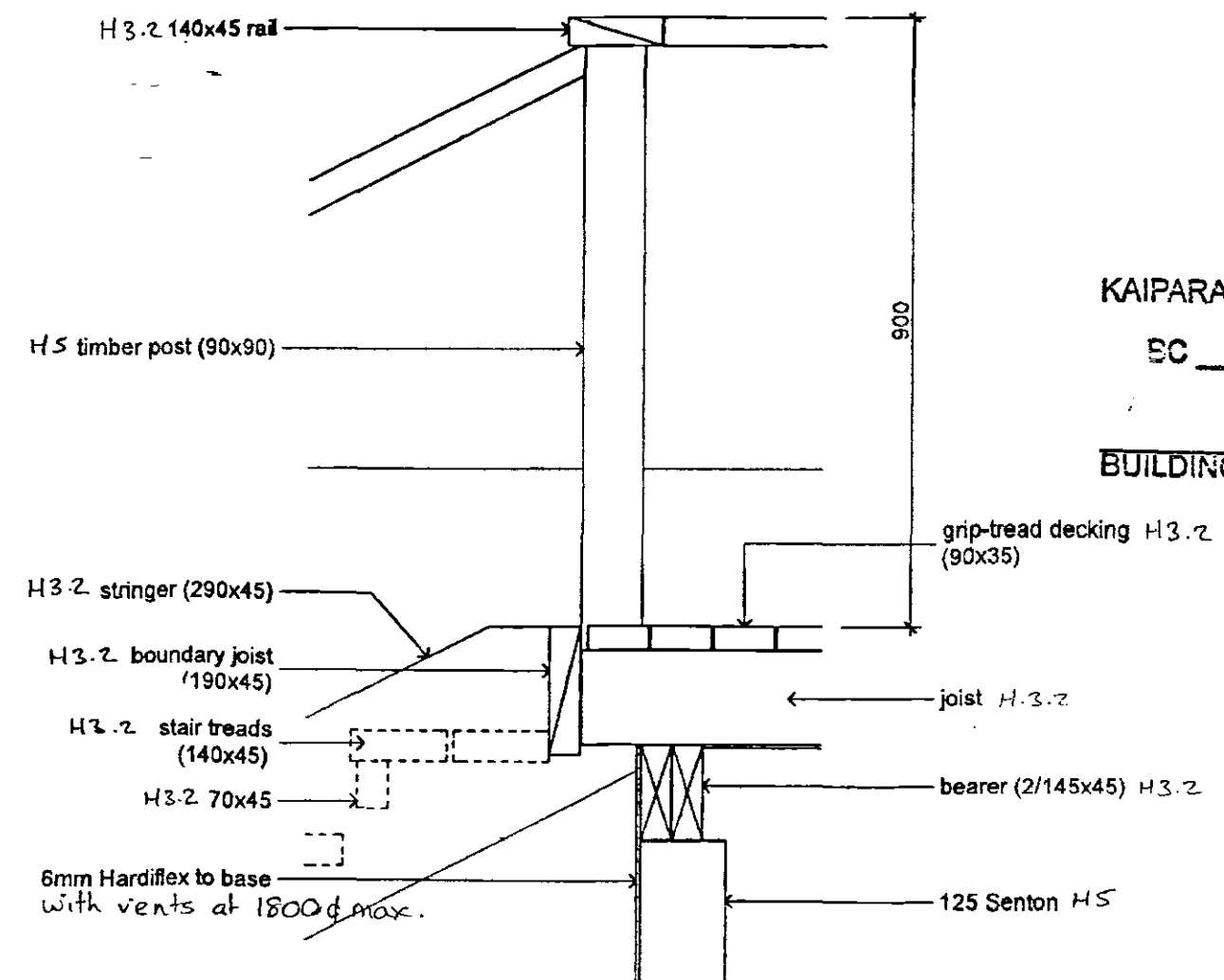
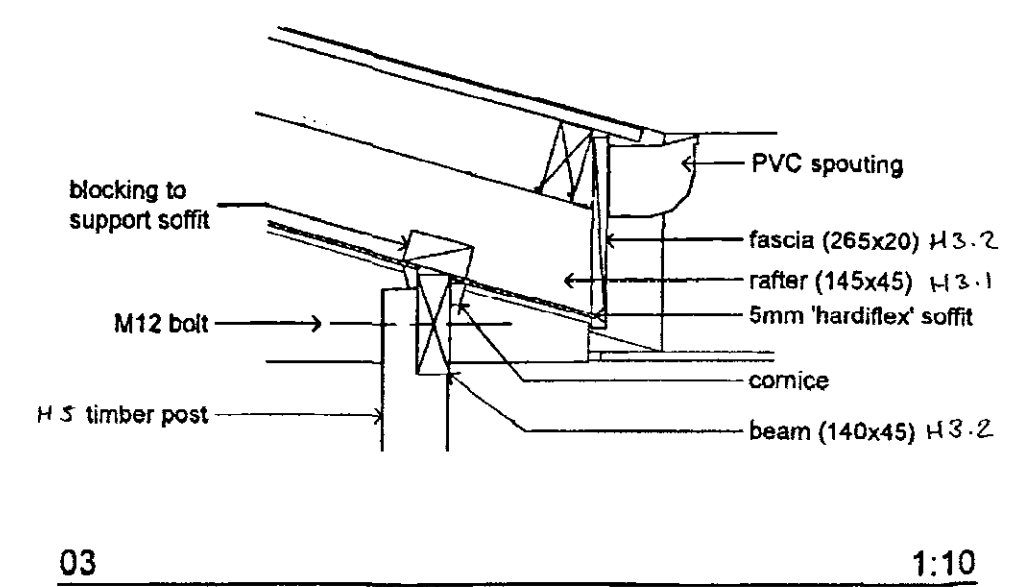
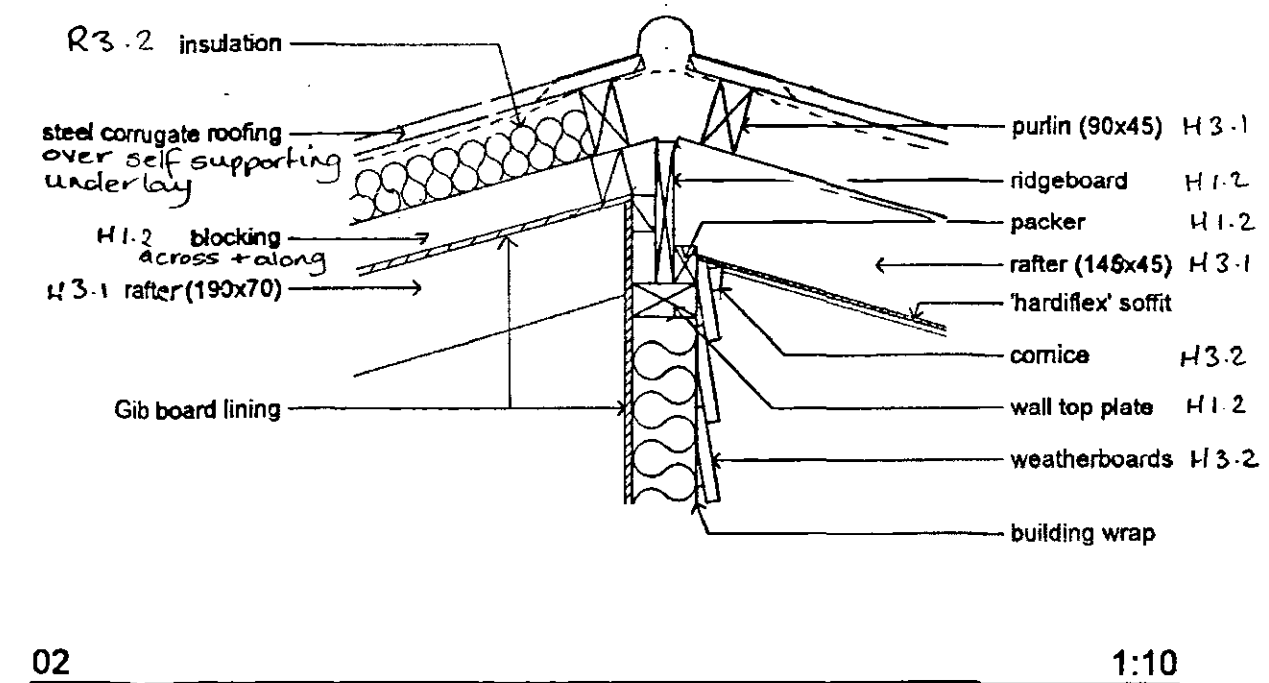
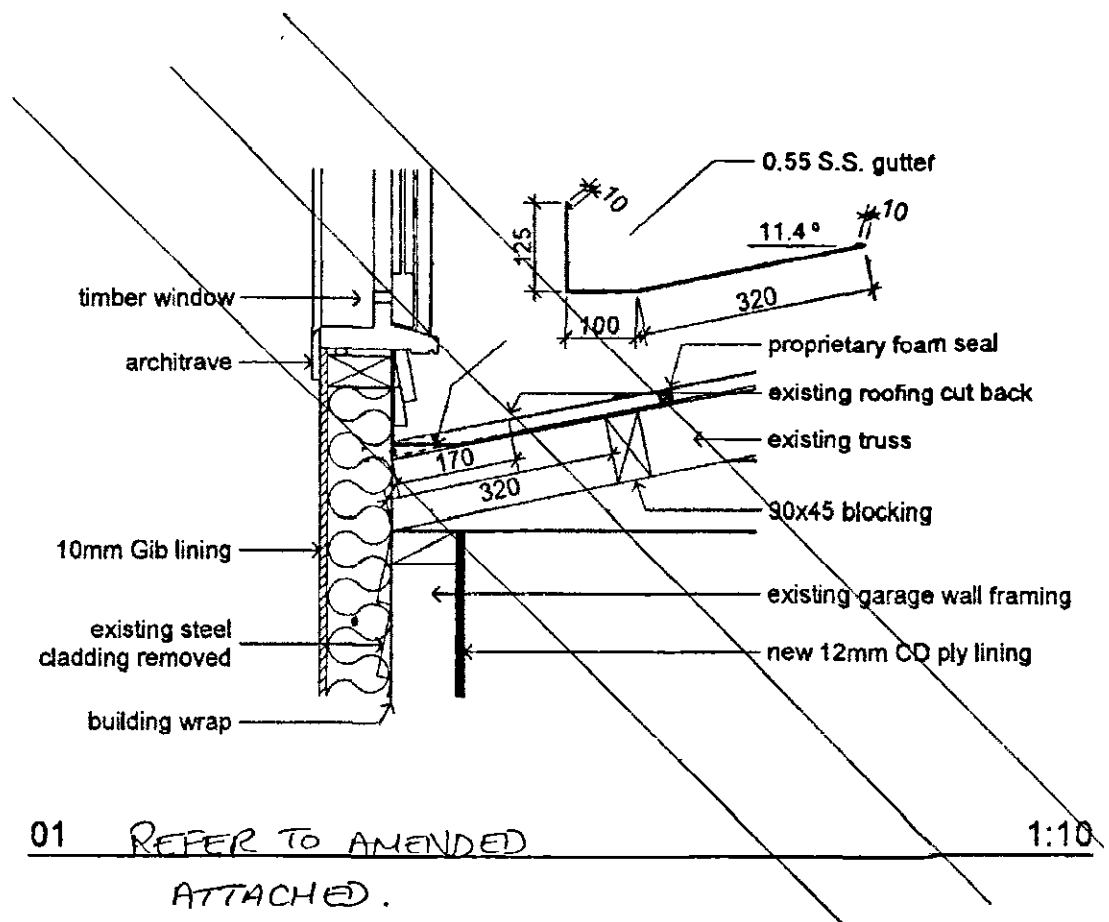


Designed	AJH
Drawn	AJH
Series of	7
Plot Date	18/10/2010

Drawing Title
Foundation Plan

Drawing Number L-02	Scale (A2) 1:50
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RECEIVED: 5 Jan 2016 SCANNED: 5 Jan 2016 BOX: 1 BATCH: 136262 DOC: KDCAAUJ



KAIPARA DISTRICT COUNCIL
EC 110 137
BUILDING INSPECTOR

CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL BUILDING WORK TO COMPLY WITH NZS3604-1999, THE NZ BUILDING CODE AND CURRENT BEST TRADE PRACTICE

NOTES

No	Description	Date
Revisions		
Pah Hill Design		
421 Pah Hill Road, Wellsford 0973 Phone/fax: 09 423 8994 email: haywards.6@slingshot.co.nz		
Job Title Bedroom Addition		
For Simon and Tracy Hayward		
At 112 Opouteke Road Dargaville		
	Designed	AJH
	Drawn	AJH
	Series of	7
	Plot Date	18/10/2010

Drawing Title	
Details	
Drawing Number	Scale (A2)
D-01	1:10

Tender

Private Reg Office DARGAWILLE Phone 0-9-439-7059 Fax 0-9-439-6756	KAIPARA DISTRICT COUNCIL APPLICATION FOR A BUILDING CONSENT	Paparoa Office: P.O.Box 1 PAPAROA Phone 0-9-431-7019 Fax 0-9-431-7017
---	--	---

OWNER Name: <u>J & H Coates Ltd</u> Postal Address: <u>Whatoro</u> <u>R.D. 9. Dargaville</u> Phone Number: <u>4390631</u> Fax Number: <u>-1-</u>	CONTACT (if not owner) Contact Name: <u>Heather or John Coates</u> Postal Address: <u>Same</u> Phone Number: _____ Fax Number: _____
--	---

PROJECT LOCATION Address: <u>Openteke Road</u> <u>Whatoro</u>	DESCRIPTION OF WORK & INTENDED USE <u>Add dining room porch & extend kitchen</u> <u>of farm dwelling</u>
--	---

Valuation Number: 100/123

Lot(s): _____ DP: S

Section: Openteke 1B3 Block: XIII

Survey District: Intancee

AREA OF SITE: _____ hectares/square metres

NATURE OF SOIL: (rock, clay, sand, loam, etc) _____

FLOOR AREA: (proposed work - square meters)

	Basement	Ground Floor	Other Floors	Total
Main Building				//
Accessory Buildings				

ESTIMATE VALUE OF WORK:

Main Buildings (excluding plumbing & drainage)	\$	
Accessory Buildings (excluding plumbing & drainage)	\$	
Plumbing & Drainage - Labour	\$	
- Materials	\$	
Total value of Work		<u>\$10,000</u>

- ☐ Application for building consent only, in accordance with Project Information Memorandum No: _____
- ☐ Application for Building Consent and Project Information Memorandum

Signed for and on behalf of the owner

Signature: [Signature]

Name: Heather Coates Date: 10.4.97

(Please Print)

☐ New Building - exclude domestic garages & domestic outbuildings	Intended Life: Indefinite, but not less than 50 yrs ☒ OR Specified as _____ yrs Demolition ☐ Being stage..... of an intended..... Stages _____
☐ Foundations only	
☒ Alterations, repairs, extensions, conversions, residing, installation of heating appliances	
☒ Domestic garages & domestic outbuildings	

OFFICE USE ONLY

Property ID: _____

FEES PAID ON APPLICATION

(including GST)

	\$	c
P.I.M.	50	00
Building Consent	160	00
Street Crossing		
BRANZ Levy		
e I A Levy		
Foroarth Oecair		
Photocopying		
Water Connection		
Structural Check		
Plumbing		
Drainage (Labour only)		
TOTAL	\$ 210	00

RECEIPT NO: 257194

DATE: 12-4-97

Code Compliance Certificate

Section **43(3)**, Building Act 1991

Application

J & H COATES LTD
WHATORO
RD 9
DARGAVILLE

No. 970196
Issue date 10/09/98

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES ADD DINING ROOM, PORCH & EXTEND KITCHEN
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	OWNERS USE
Estimated Value	\$10,000
Location	OPOUTEKE RD
Legal Description	OPANAKE 1B3 BLK XIII TUTAMOE SD
Valuation No.	0100012300

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: 10-9-98

INSPECTORS' FIELD SHEET

NAME:

J. & A. COATKS LTD.

CONSENT NO:

970196 DWELLING ADDITIONS

[illegible]

HOBSON COUNTY COUNCIL

P.O. Box 39,
Dargaville

(Office, Hokianga Road, Dargaville)

Phone 7059
Dargaville

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR
Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:

OWNER Name J. J. M. Coates
Postal Address Whotaro RD 9 Dargaville Phone 36531

BUILDER Name DOUGLAS J. J. J.
Postal Address 15 TIRAPAL STREET Phone 7903 04 7673

EXISTING USE OF SITE AND BUILDINGS Farm Residence

NATURE OF PROPOSED BUILDING WORK New "Shedline" garage
e.g., additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 100/123

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) OPANAKE 183

Road or Street: OPANAKE RD WHOTARO DIST

AREA OF SITE: Acres _____ Roods _____ Perches _____
Hectares _____

NATURE OF SOIL (rock, clay, sand, loam, etc.) _____

FLOOR AREA: (proposed work — square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building	_____	_____	_____	_____
Accessory Buildings	_____	<u>64.8</u>	_____	<u>64.8</u>

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing and drainage)	\$ _____
Accessory Buildings (excluding plumbing and drainage)	<u>\$4500.00</u>
Plumbing and drainage	\$ _____
Total Value of Work	<u>\$4500.00</u>

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Hobson County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant N. W. Doonan
Date 20-7-83

FOR OFFICE USE ONLY

FEU:

Building Permit	\$ <u>47.00</u>	Receipt No. <u>0807</u>	Date <u>28-7-83</u>	Permit No. <u>74396</u>
Plumbing and Drainage Permit	\$ _____	Receipt No. _____	Date _____	Permit No. _____
Building Research Levy	\$ _____	Receipt No. _____	Date _____	
TOTAL	<u>47.00</u>			

BUILDING PERMIT

(Office Copy)

AUTHORITY

Stats. No. A

74390Hobson, County Council No. _____Receipt No. 0907**OWNER**

Name J + H Carles
Address Whotaro.
209
Dargaville

BUILDER

Name Doaks + Winkler
Mailing Address 19 Tiviana Street
Dargaville

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED**SITE**

Street No. _____
Street Name Opake Road
Town/District Whotaro.
Riding Tutanui

LEGAL DESCRIPTION

Valuation Roll No. 100/123
Opake 183
Lot _____ D.P. _____
Section _____ Block XIII
Survey District tutanui

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USEnew skyline garage**FLOOR AREA****DWELLING UNITS**Whole
Sq. Metres648Number
Erected

**ESTIMATED
VALUES
\$**

Building
Drainage
Plumbing
TOTAL

4500 00

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING
- include dwelling added, exclude domestic garages
- ☐ FOUNDATIONS ONLY
- ☒ ALTERED, REPAIRED, EXTENDED
- include conversions and domestic garages
- ☐ NEW CONSTRUCTION
OTHER THAN
BUILDINGS
- include demolitions

FEES APPLICABLE

Building Permit (etc) \$ 41-00
Building Research Levy \$ _____
Sewer Connection \$ _____
Water Connection \$ _____
Street Damage Deposit \$ 47-00
TOTAL \$ _____

Authorised Officer

[Signature]

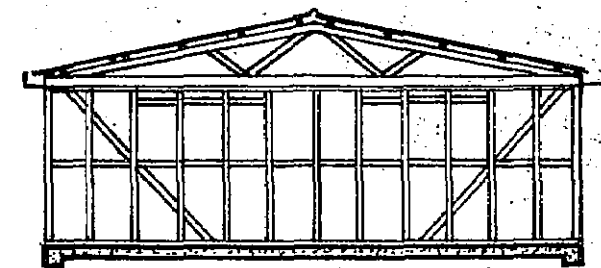
Date

28-7-Special Conditions: (In addition to those noted on reverse): _____

_____**NOTICE TO APPLICANT**

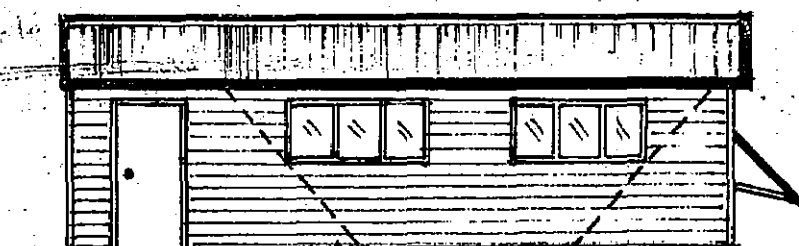
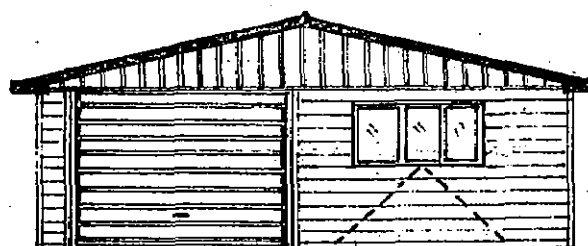
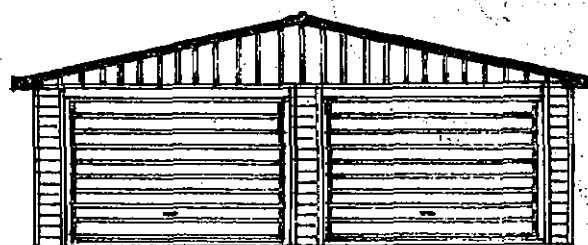
PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted. and With any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in Strict conformity with the requirements of the Council By-Laws

IMPORTANT — YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

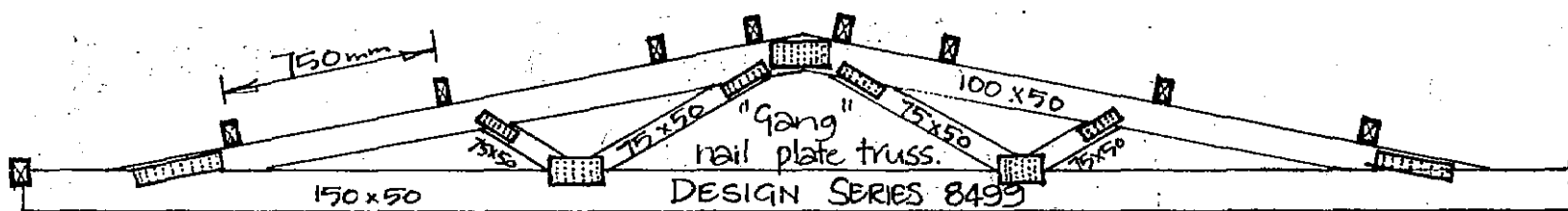


SECTION

ELEVATIONS



SCALE 1:100



SPECIFICATION:-

- FOUNDATIONS : 75mm thick concrete slab with reinforced footing or continuous concrete ring wall.
- DAMPCOURSE : 2 ply d.p.c. under all plates.
- FRAMING : All timber boric treated machine gauged pinus radiata. All framing is housed i.e. studs checked into plates & noes checked into studs. 100x50 studs @ 600 centres top & bottom plates and noes all 100x50.
- WALL BRACES : 75x50 "cut-in" type at 50° angle in opposed pairs.
- ROOF TRUSSES : As detailed above, spaced at 1800 centres.
- PURLINS : 100x50 on edge at 750 centres.
- TRUSS STIFFENERS : Two rows 100x50 on edge.
- DRAGON TIES : 75x50 at 45° angle either side of centre truss.
- SPOUTING : 24 gauge galvanised steel channel over top plates at each corner.
- RIDGING : 26 g. galu. lead edged.
- ROOFING : 26 g. galu. steel long run roofing "SKYRIB".
- EXTERIOR SHEATHING : 26 g. galu. steel weather boards.
- DOWNPIPES : 75x50 galu. steel at each side.
- DOORS : 26 g. galu. metal on overhead gear or galu. roller doors.

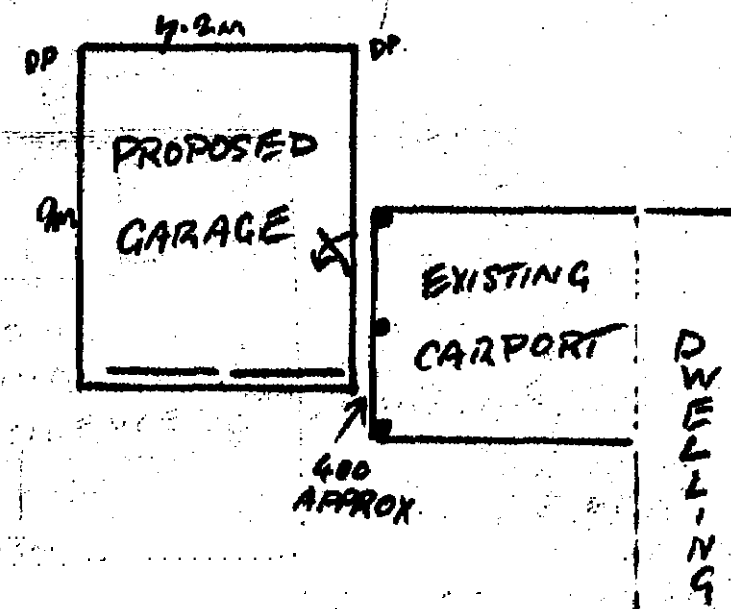
garage

FOR J. H. COATES
AT WHATARO

SKYLINE GARAGES

MANUFACTURED BY SKYLINE BUILDINGS LTD

DOUGSS & WINDUST
18 TIRARAU STREET.
DARGAVILLE.
PHONE 7958 OR 7673



site plan

SCALE 1:200

H O B S O P

C O U N T Y

C O U N C I L

APPLICATION FOR BUILDING PERMIT

DATE 17-12-71

I HEREBY APPLY for permission to carry out the work described hereunder:

Owner's Name and Address

J & H COATES

RD PRIVATE BAG

DARGAVILLE

Name and Address of Builder

OWNER

Address of Proposed Work

WHOTORI

Purpose for which building is to be used

FEE M DWELLING

AND CAR PORT

Description of Property (See rate demand)

OPANAKE 1B3

BLK XIII TITIRAOE SD

Area of Property

(See rate demand)

Valuation Roll No. (See rate demand)

100 / 123

Area of Building

200.

Square feet

Estimated value of Work \$ 100.00

Fees Payable \$ 1.50

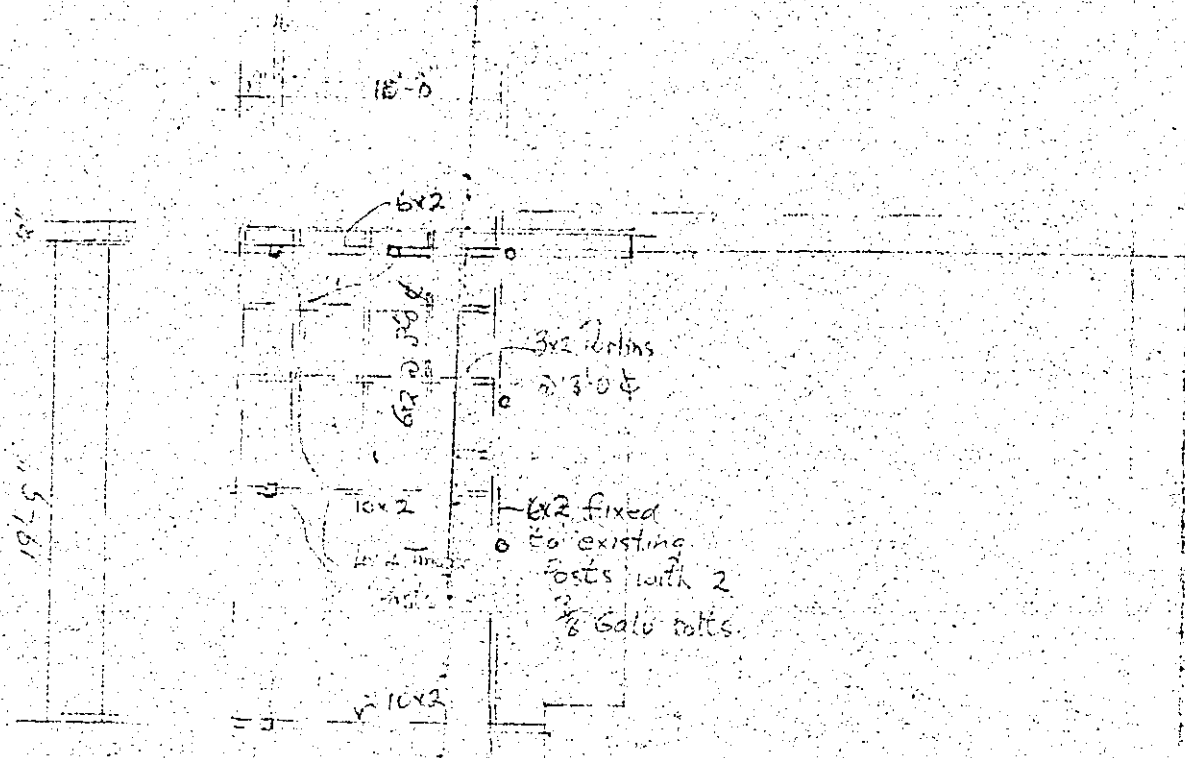
(See scale of fees on reverse side)

Receipt No.

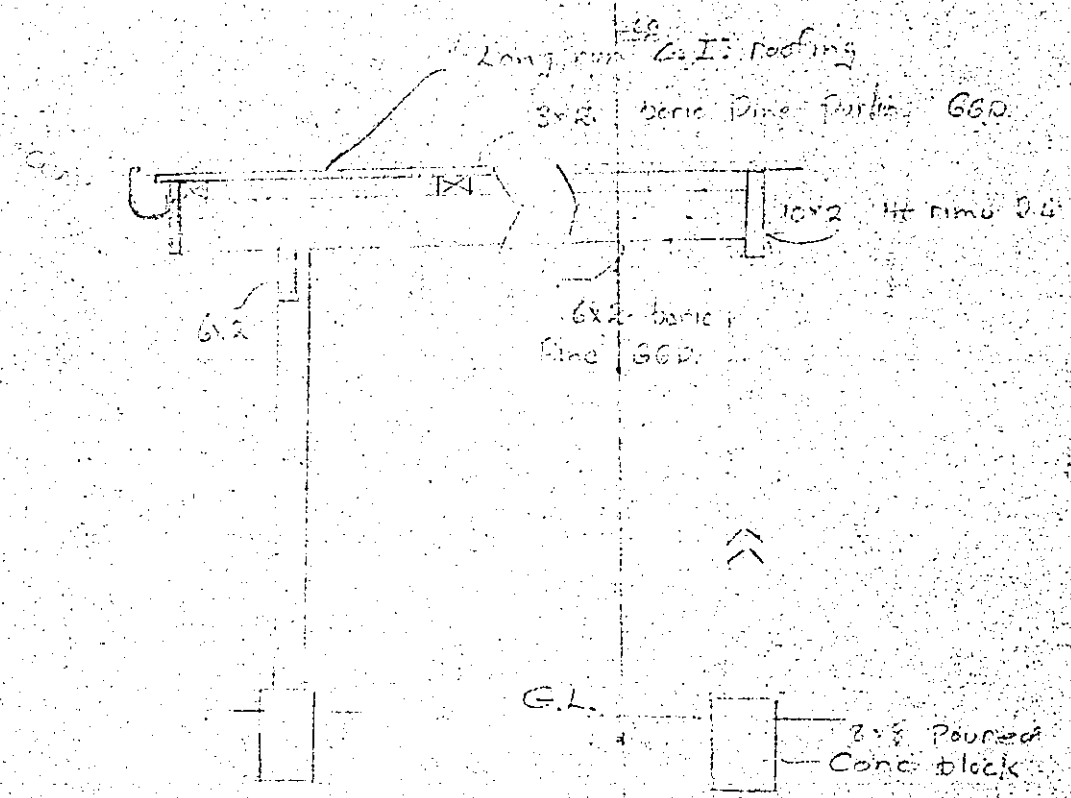
3034

Signature of Applicant

A. H. Pate

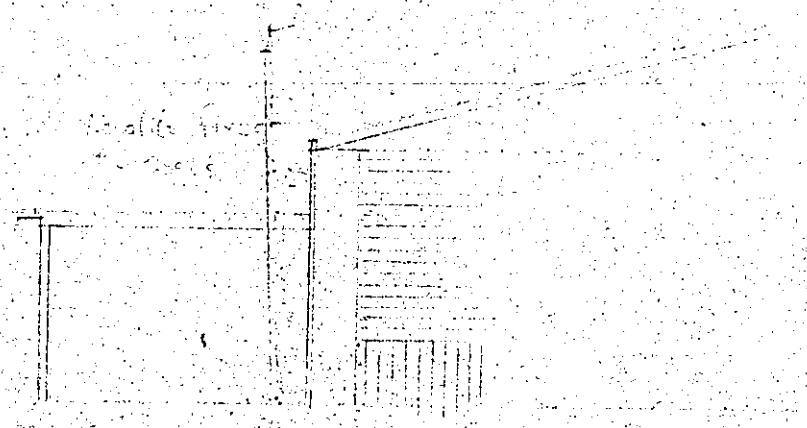


Existing dwelling

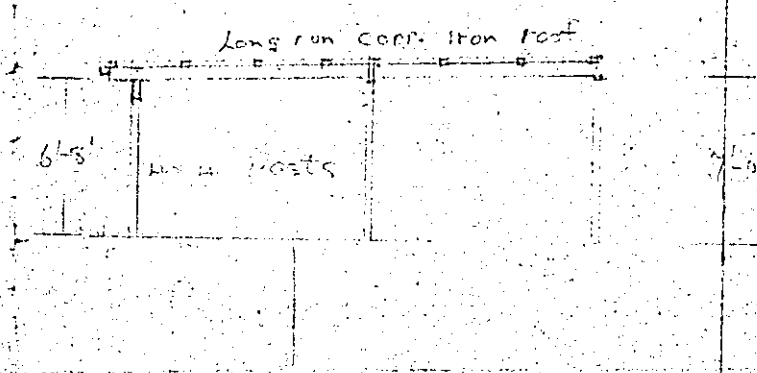


Plan of Proposed Carport

PROPOSED CARPORT
AT WHOTONS
MR M.J. COATES



Front Elevation



Section

Asset Map 0100012302

Legend

-  Property Boundaries (Internal)
-  Parcel Boundaries



Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Asset Map 0100012302

Legend

-  Property Boundaries (Internal)
-  Parcel Boundaries



Deprecated Basemap - Eagle Technology, Land Information New Zealand, Kiwirail, OpenStreetMap Contributors

Roads and driveways

District councils are responsible for local roads and Transit New Zealand is responsible for state highways. Private driveways are the responsibility of private landowners.

Check whether the access driveway from the public road is part of the property or crosses other land.

Make sure any right of way is recorded on the title.

Check that any right of way shown on paper matches up with the formed access.

Check the location of any dwelling in relation to other people's or shared driveways – vehicles using driveways can cause dust.

Will my green rural outlook change?

The rural landscape is constantly changing. Change is a necessary and inevitable part of living in the country -

- farming methods change
- new types of rural production will occur
- crops (including trees) will be harvested
- land may be subdivided
- new people and new ideas will come

The council's rules are not intended to preserve things as they are now but to manage the environmental effects of ongoing changes.

Ask the council about its rules for rural subdivision and the location of buildings on adjoining land.



Other things to check:

- Requirements for controlling serious weeds
- Responsibilities to control dogs and livestock
- The use of chemical sprays
- The location of emergency services (doctor, rural fire service)
- Power connection to the property



How can I find out about all of that?

Visit your district council – they will be able to answer many of your questions.

The district council can give you a Land Information Memorandum (a 'LIM') which describes important details about any property. There will usually be a small fee – but it is a small price to pay for accurate information.

You might also like to talk to the regional council.

Published by the
Ministry for the Environment
Manatū Mō Te Taiao
PO Box 10362, Wellington
Tel: (04) 917 7400, www.mfe.govt.nz



Ministry for the
Environment
Manatū Mō Te Taiao



Ministry for the
Environment
Manatū Mō Te Taiao

Thinking about living in the country?

Some things to check

This brochure answers some of the frequently asked questions about living in the country



REAL ESTATE INSTITUTE OF NEW ZEALAND





it's paradise – right?

It can be but remember - the rural environment is where people live and work. That means it's both a beautiful landscape and a place of production.

Some production activities create effects that are noticeable on adjoining properties. Many of these effects are a necessary and legitimate part of rural production. Maybe not all day or all year – but sometimes, depending on the season, there might be:

- Noise** Dogs barking, farm machinery operating, planting or harvesting activities, stock being moved, bird scaring devices, truck movements in the early or late hours, stock noise at weaning time, helicopters
- Smell** Animal enclosures, silage, effluent disposal
- Smoke** Stubble burn-off or other fires
- Dust** Cultivation, planting and harvesting, vehicles on unsealed roads and driveways
- Spray** Agrichemical spraying of crops and paddocks

Look around the rural neighbourhood and see what's there. Think about how established activities might affect you.

Ask around – find out what day-to-day life is like in that rural area in all seasons.

Spend some time there – check it out in good weather and bad weather days and all wind directions.

Can I do anything I want on my land?

It might pay to check. Usually you can – provided your activities don't cause adverse environmental effects.

Councils are responsible for managing the effects of activities and may have rules and bylaws controlling things like:

- house location and number of houses
- location of farm buildings and stock yards
- disposal of household sewage and stock effluent
- taking water from the ground or rivers
- discharges to ground and water
- burning of open fires
- distance of shelter belts and plantation forestry from boundaries
- noise
- removal of scrub or trees
- earthworks to build access tracks

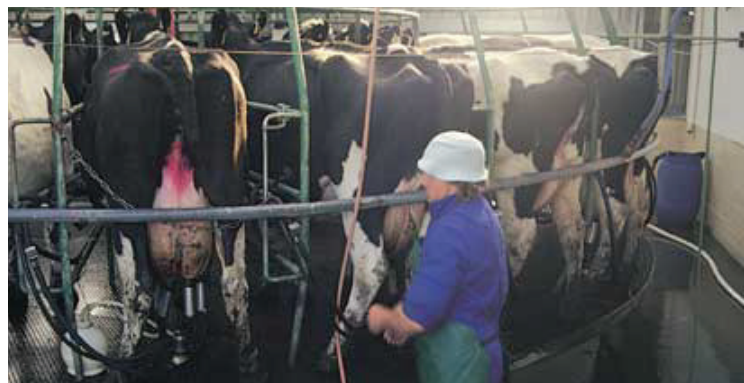
There may be particular or additional controls in areas that have special landscape or ecological importance.

Ask the council for a copy of the rules applying to your property and rural neighbourhood.

Just as in town, it's important to get on with neighbours. The council can set basic guidelines or standards but, when it comes to managing minor matters, it's up to you and your neighbours.

Make sure you can get hold of your neighbours if anything happens on their property that might affect you.

Why not tell your neighbours about anything you plan to do that might affect them?



Water and sewerage

Most rural properties have to provide for their own water supply and sewage disposal.

This usually means rain water has to be collected in tanks or water has to be pumped from waterways or an underground bore. If water is already piped onto the property from elsewhere, find out where it comes from and check that there is an easement or permission that allows this to continue – even in summer dry periods.

Sewage disposal is often to a septic tank. Septic tanks need to be emptied periodically.

It may be that you will need to install a new water supply or sewage disposal system – especially if the property is bare land.

water supply and sewage disposal systems meet required standards and actually work.

Rural landowners are responsible for the ongoing maintenance of water supply and sewage disposal systems – you'll need to know how to maintain pumps and clear blocked drains.



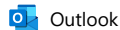
PLEASE NOTE:

Prior pages Customer Copy

1. LIM Template
2. District Plan LIM Info & Key
3. District Plan Map S1 and S2 - Site location marked
4. Public Rates info sheet
5. RMA Attachments (Landuse, 223, 221, covenant, Reports, Asbuilts, other
6. Building Attachments.
7. LUC maps
8. NRC Disclosure statement and maps
9. KDC GIS Asset and Aerial Maps
10. Rural Living

Following pages record Copy

1. Applicant correspondence
2. Payment
3. LIM Comment Pack
4. Internal Emails in order RMA, Building, Water, Monitoring, Roding, Linda
5. Further internal emails eg rates, health
6. Private septic system inspection sheet
7. Checklist



Standard LIM order for 124 Opouteke RoadKaihu, Kaipara, Northland

From Mike Pero Real Estate | Admin <MPREadmin@mikepero.com>
Date Wed 25/09/2024 17:03
To LIM <lms@kaipara.govt.nz>
Cc Mike Pero Real Estate | VPA <vpa@mikepero.com>

2 attachments (581 KB)

Title for - 124 Opouteke RoadKaihu, Kaipara, Northland.pdf; Standard LIM for 124 Opouteke RoadKaihu, Kaipara, Northland.pdf;

CAUTION: This email originated from outside Kaipara District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Team,

Can we order a LIM for

Raine and Horne – Dargaville Office

124 Opouteke Road

Kaihu, Kaipara, Northland

Katherine Jariel
Systems & Network Support



Mike Pero Real Estate Ltd. Licensed REAA (2008)

P 0800 374 665
www.mikepero.com

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From: Rhonda Bradley <rhonda.bradley@dargaville.rh.co.nz>
Sent: Wednesday, September 25, 2024 4:36 PM
To: Mike Pero Real Estate | Admin <MPREadmin@mikepero.com>
Subject: LIM for 124 Opouteke Road

Afternoon,

Can you please order the LIM for 124 Opouteke Road.

Kind regards,
Rhonda

Raine&Horne®

Rhonda Bradley
Licensed Salesperson , Raine & Horne Dargaville



A: 68 Victoria Street Dargaville
M: 021 456 265
E: rhonda.bradley@dargaville.rh.co.nz
W: rh.co.nz/Dargaville



This communication may contain privileged and confidential information and is intended for the named addressee only. If you have received this communication in error, please notify the sender and destroy this communication immediately. Any confidentiality, privilege or copyright is not waived or lost if this communication has been sent to you in error.

I/We request that a Land Information Memorandum (LIM) be carried out on the following property:

Street Address 124 Opouteke Road Kaihu, Kaipara, Northland

Legal Description Lot 1 DP 549202

Section Block

Valuation No Area

Certificate of Title 943801 We request that a copy of the Certificate of Title is included with all applications.

Present Owners Jason Lee Bye and Kym Angela Bye

Client's Name Jason Lee Bye and Kym Angela Bye

Site Details: *Please tick where applicable / known*

Dwelling	☐	Apartment	☐	Fireburner	☐
Minor Dwelling	☐	Carport	☐	Swimming Pool	☐
Resited Dwelling	☐	Garage	☐	Spa	☐
Commercial (Specify)	☐	Conservatory	☐	Farm Building	☐
Industrial (Specify)	☐	Deck	☐	Outbuildings (Specify)	☐
Education (Specify)	☐	Bare Land	☐	Other (Specify)	☐

Land Information Memorandum to be sent to:

Name on LIM Rhonda Bradley

Address Raine and Horne Dargaville

Email: rhonda.bradley@dargaville.rh.co.nz

Telephone No Fax No

Signature Date

Would you like a copy printed and couriered? (an additional \$25 charge applies) Yes ☐ No ☒

All applications are supplied via email unless advised otherwise.

The Council charges payable for application are found in the current years [Fees and Charges](#).

The application will not be processed until the fee is paid.

A maximum of 10 working days may be required for the processing of this application. If you would like to pay by Direct Credit our Bank Account Details are as follows: Kaipara District Council, **02-0308-0090743-007** please place **LIM** (surname) as the reference. Please ensure that the form is completed fully. For further

information regarding LIMs please contact the Dargaville Office:

Kaipara District Council
Private Bag 1001
Dargaville 0340

Freephone 0800 727 059
Telephone 09 439 3123
Fax 09 439 6756
e-mail lims@kaipara.govt.nz

Completed LIM Application Forms can be sent to lims@kaipara.govt.nz

\$ Receipt No Date 25/09/2024

This information is intended to help you complete the application form correctly so that your application can be processed quickly and the LIM returned to you without delay.

Location	Where a street number has not yet been allocated please supply a locality plan showing the location of the land.
Legal Description	This section should be completed in full to ensure that the memorandum provided is for the land you require. The information can be obtained from the Certificate of Title for the land. We request a copy of the Certificate of Title be supplied with your application. A copy of the Certificate of Title can be obtained from Land Information NZ, Oracle Tower, 56 Wakefield Street, Auckland City. Telephone 0800 665 463. If the property is a cross lease or unit title the exact area or unit must be identified. If part of a current subdivision the underlying Certificate of Title is required or a 224(c) Certificate.
Site Details	Please tick (✓) where applicable / known. The details will assist the Council to identify any building permits / consents applicable to the land as the Council does not carry out a site inspection as part of the application.
Present Owner	These details will assist Council to clearly identify the land.
Contact Details	This information is important in case Council needs to communicate with anyone regarding details or enquiries to do with the application.
Charge	The fee for a new LIM is payable when the application is lodged. The application will not be processed until the fee is paid. The current fee can be found at Fees and Charges .
Processing Time	Providing all the necessary information is supplied with your application, the LIM will be prepared by the Council within 10 working days and forwarded to you as quickly as possible.

Privacy Act 1993

- Personal information obtained in this application is primarily for establishing applicant identity and, when the application has been granted or declined, for administration, monitoring and enforcement.
- The information may be released to any inquirer about the application, the refusal of the application, or in relation to the use of any consent or approval of the application.
- The information will be held by Kaipara District Council, 32 Hokianga Road, Dargaville.
- The information will be used for verifying and amending the Council's ownership and occupier records (the Rating Roll) and will be released in accordance with the Rating Powers Act 1988 and to Valuation New Zealand.
- You have the right to access the information and to request its correction.

Disclaimer

The information in the Land Information Memorandum (LIM) will be produced as a result of a request under Section 44A Local Government Official Information and Meetings Act 1987 and contains information known to the Council about the land. It is based on a search of Council records only and no inspection of the land or any building on it will be undertaken for the purpose of preparing the LIM.

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 therein.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

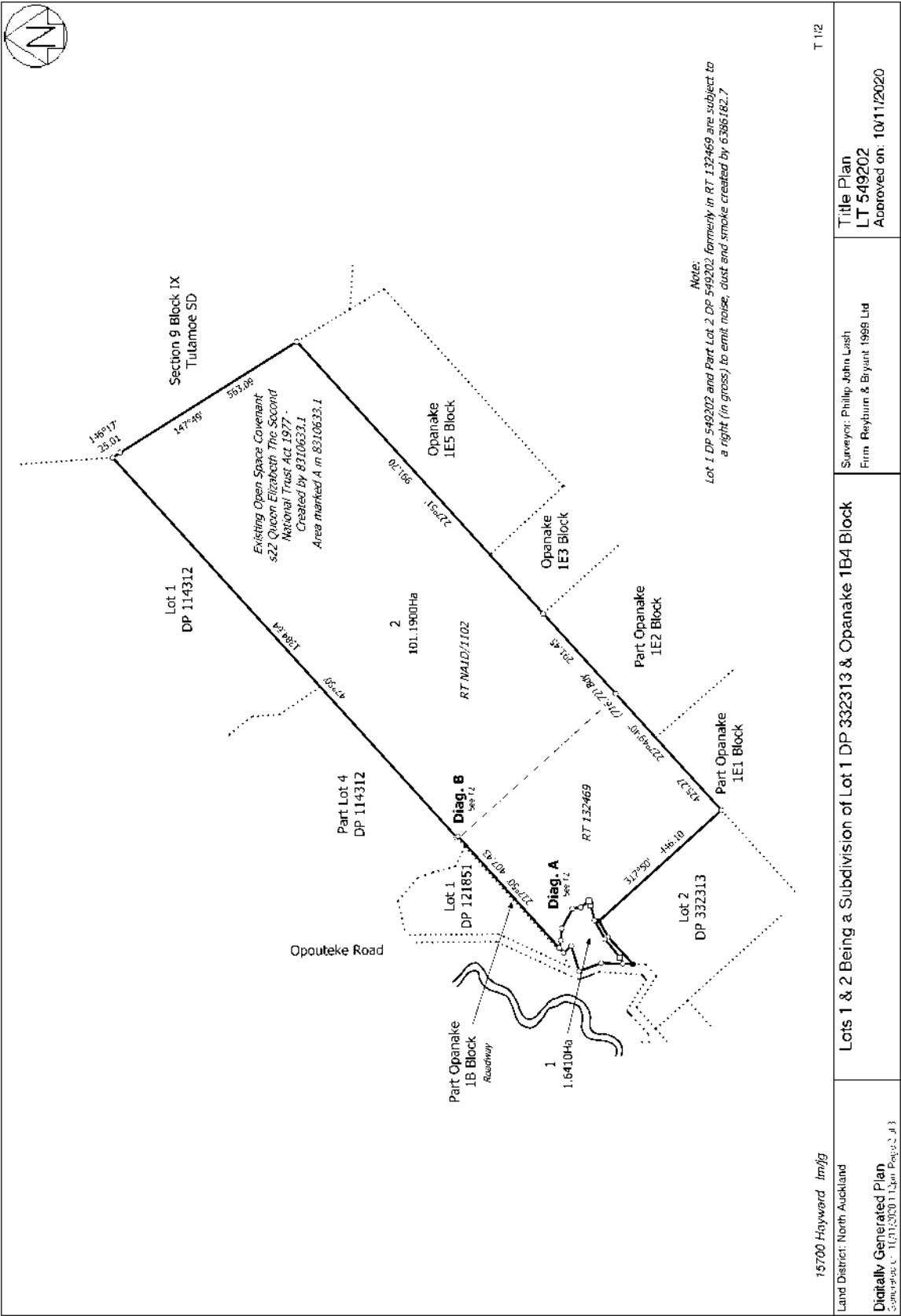
Identifier **943801**
Land Registration District **North Auckland**
Date Issued 18 January 2021

Prior References
132469

Estate Fee Simple
Area 1.6410 hectares more or less
Legal Description Lot 1 Deposited Plan 549202
Registered Owners
Jason Lee Bye and Kym Angela Bye

Interests

Subject to a right (in gross) to emit noise, dust and smoke over within land in favour of Mangakahia Forest Limited created by Transfer 6386182.7 - 18.4.2005 at 9:00 am
11991635.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.1.2021 at 2:36 pm
12022156.3 Mortgage to ASB Bank Limited - 26.2.2021 at 5:26 pm



General Property Information: 0100012300

Hayward Simon John & Hayward Tracy

Property

Valuation No	0100012300 : GIS
Location	112 Opouteke Road, Whatoro
Legal Description	LOT 2 DP 549202 OPANAKE 1E3 1E4 1E5 PT 1 E2 BLKS - pt subj to open space covenant
Area (Hectares)	175.8507

Rates

Government Valuation

Land	1,465,000
Improvements	295,000
Capital Value	1,760,000

Current Rates Year 2024 to 2025

Annual Rates	0.00
Current Instalment	0.00
Outstanding Balance	0.00
Arrears for Previous Years	0.00
Next Instalment Date	20/11/24

Planning/Resource Management

5/11/03	RESOURCE CONSENT 030159 : Sub of Opanake 1B2, 1B3 and easements over Lot 1 DP 114311 Opanake 1E3 & 1E4 into 2 lots. Created DP 332313. : Section 224 Issued 11/01/05
	RESOURCE CONSENT 200032 : Proposed non complying subdivision to adjust the boundaries of two adjoining lots breaching telecommunications rule 12.15.8 as no telecommunication will be available to lot 2 at Lot 1 DP 332313 and Opanake 1B4 Block. Created DP 549202. : Section 224 Issued 10/12/20
	PLANNING NOTES FOREST SHRUBLAND N12 KAIHU FOREST NATIONAL SIGNIFICANCE
	PLANNING NOTES Consent Notice RM 200032 Pt 1 b) Consent Notices pursuant to Section 221 of the Act shall be prepared for registration against the title of Lot 1 and Lot 2 of the subdivision. The consent notices shall draw attention to and require compliance with respect to the following matters: (i) The number of dwellings on Lot 2 shall be restricted to seven (7) in total. (ii) The owners of Lot 1 shall not and nor shall any occupier of, or visitor to the site make, and surrenders the right to make, a complaint to the relevant consent authority or the Environment Court as to reverse sensitivity effects, including any emission of noise, vibration or any effect associated with any activity which is expressly allowed by a rule in a regional or district plan, a resource consent , a designation or regulations made under the Resource Management Act 1991 (RMA) and shall not seek that a declaration or enforcement order be made by the Environment Court under Sections 311 or 316 of the RMA nor seek that an abatement or infringement notice be served by a duly authorised enforcement officer under Sections 322 or 343C of the RMA, or that criminal proceedings be commenced in the District Court by the relevant consent authority under section 338 of the RMA in respect of any activity lawfully undertaken within Lot 2. (iii) Prior to the occupation of a habitable building on Lot 2, a driveway is to be provided that complies with the requirements of the Kaipara District Council Engineering Standards 2011.
	PLANNING NOTES Consent Notice RM 200032 Pt 2 (iv) Earthworks, the location of buildings, building foundations and stormwater disposal on Lot 2 to be subject to specific engineering design by a suitably qualified Chartered Professional Engineer and having regard to any soil instability/saturation issues that may exist or arise as a result of the development. (v) Future owners of Lot 2 are advised that no physical telecommunication connections are provided. Kaipara District Council will not be responsible for ensuring nor providing telecommunication connections to the lots. (vi) The existing dwelling on Lot 1 is subject to an identified flood hazard in the Northland Regional Council Hazard Maps. (vii) Dogs shall not be kept on the lots unless the following conditions are complied with: The owner shall provide details of the dog, including registration number, to the Council's Team Leader Monitoring and Compliance for ongoing monitoring purposes. Any dogs shall have completed kiwi aversion training before being introduced onto the lot. Any dog kept on the lot shall be secured/contained at all times to ensure that they cannot roam into the covenant area on the lot or beyond the boundaries of the lot. Containment shall be demonstrated to the satisfaction of the Council's Team Leader Monitoring and Compliance and may be in the form of an "electronic pet containment fence", secure fenced area or dog run. For the purposes of this condition, "electronic pet containment fence" means a system installed or attached to the perimeter of a defined area (or wireless equivalent) which is designed to prevent dogs escaping by transmitting a digital or electronic signal to a receiver collar worn by the dog. Ongoing compliance with this condition will be monitored by Council. There will be a Council charge for this monitoring payable by the lot owner.
Building	
28/06/18	BUILDING CONSENT 180370 : New Versatile Lean-to pole shed : Code Compliance Cert Issued 7/08/18
30/03/05	BUILDING CONSENT 050220 : New Farm Barn : Code Compliance Certificate issued 5/08/05
23/05/00	BUILDING CONSENT 001302 : REPLACE HEATER WITH METRO PIONEER : Code Compliance Certificate issued 28/07/00
14/05/99	BUILDING CONSENT 990265 : BRIDGE OVER WAINGARA STREAM FOR FARM : Code Compliance Certificate issued 3/02/00
17/04/97	BUILDING CONSENT 970196 : ADD DINING ROOM, PORCH & EXTEND KITCHEN : Code Compliance Certificate issued 10/09/98
25/07/94	BUILDING CONSENT BC 00236 J & H COATES LTD J GREENWOOD VERSATILE GARAGE FOR CALF SHED

4/02/87	BUILDING PERMIT D 046141 ALTER DAIRY SHED
28/07/83	BUILDING PERMIT A 74390 GARAGE
8/07/83	BUILDING PERMIT ALTER DAIRY SHED
17/12/71	BUILDING PERMIT ADD CARPORT TO DWELLING

Licences

No information located

Sewer and Drainage

No information located

Land and Building Classifications

No information located

Transport

No information located

Special Land Features

No information located

Swimming Pools

No information located

Other

No information located

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General Property Information: 0100012302

Bye Jason Lee & Bye Kym Angela

Property

Valuation No	0100012302 : GIS
Location	124 Opouteke Road, Whatoro
Legal Description	LOT 1 DP 549202
Area (Hectares)	1.6410

Rates

Government Valuation

Land	225,000
Improvements	525,000
Capital Value	750,000

Current Rates Year 2024 to 2025

Annual Rates	2,101.20
Current Instalment	525.30
Outstanding Balance	524.46
Arrears for Previous Years	0.00
Next Instalment Date	20/11/24

Planning/Resource Management

No information located

Building

No information located

Licences

No information located

Sewer and Drainage

No information located

Land and Building Classifications

No information located

Transport

No information located

Special Land Features

No information located

Swimming Pools

No information located

Other

No information located

Rates Information - 2024/25

Valuation ID	0100012302	Old Valuation ID	C:0100012300B
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Property Description

Location (GIS)	124 Opouteke Road, Whatoro
	View in Google Maps
Legal Description	LOT 1 DP 549202
Certificate of Title	943801

Use	21 Lifestyle: Single Unit	Category	LI196
TORAS	111000	Category Group	Lifestyle Improved with Residential Accommodation
Tenure	Property is not leased. Owner is also occupier.	Ward	1
Ownership	Private: Individual	Region	1
Rateability	Rateable	Zone	1A
Apportionment	Std property - Not Applicable, Not apportionment		

Valuations

Area (Hectares)	1.6410	Land Value	225,000
Improvements	525,000	Capital Value	750,000
Nature of Improvements	DWG FG OBS OI POOL		
Valuation Date	1/09/23		

Rates for Current Year - 2024/25

Type	Description (Basis)	Factor	Amount \$
002	Uniform Annual General Charge - Rating Unit	1.00	725.00
230	General Rate Residential & Small Sized Lifestyle - (L)	225,000.00	428.65
235	CCTV Dargaville - (U)	1.00	7.70
238	Parks and Libraries Targeted Rate - (U)	1.00	372.77
	** Kaipara District Council Sub-Total		1,534.12
143	NRC Kaihu River Class F - (A)	1.6410	2.63
250	NRC Targeted Council Services Rate - (U)	1.00	242.60
253	NRC Pest Management Rate - (U)	1.00	117.87
254	NRC Targeted Flood Infrastructure Rate - (U)	1.00	40.67
255	NRC Targeted Emergency and Hazard Management Rate - (U)	1.00	66.69
256	NRC Targeted Regional Rescue Services Rate - (U)	1.00	11.30
257	NRC Targeted Regional Sporting Facilities Rate - (U)	1.00	16.18
259	NRC Targeted Land and Freshwater Management Rate - (L)	225,000.00	63.65
260	NRC Targeted Regional Economic Development Rate - (L)	225,000.00	5.49
	** Regional Council Sub-Total		567.08
	Total Rates Levied 2024/25		2,101.20
	(GST on Rates Levied)		274.07
	Rates Last Year 2023/24		1,630.59
	Last Year's Final Instalment		407.64

Rates Last Year 1,630.59 Instalments YTD 525.30 Current Instalment 525.30

History

Year	Land Value	Capital Value	Annual Rates
2023/24	130,000	595,000	1,630.59
2022/23	130,000	580,000	1,554.14
2021/22	130,000	580,000	1,488.15
2020/21	830,000	1,260,000	

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Asset Map 0100012302

Legend

-  Property Boundaries (Internal)
-  Parcel Boundaries



Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Asset Map 0100012302

Legend

- Property Boundaries (Internal)
- Parcel Boundaries

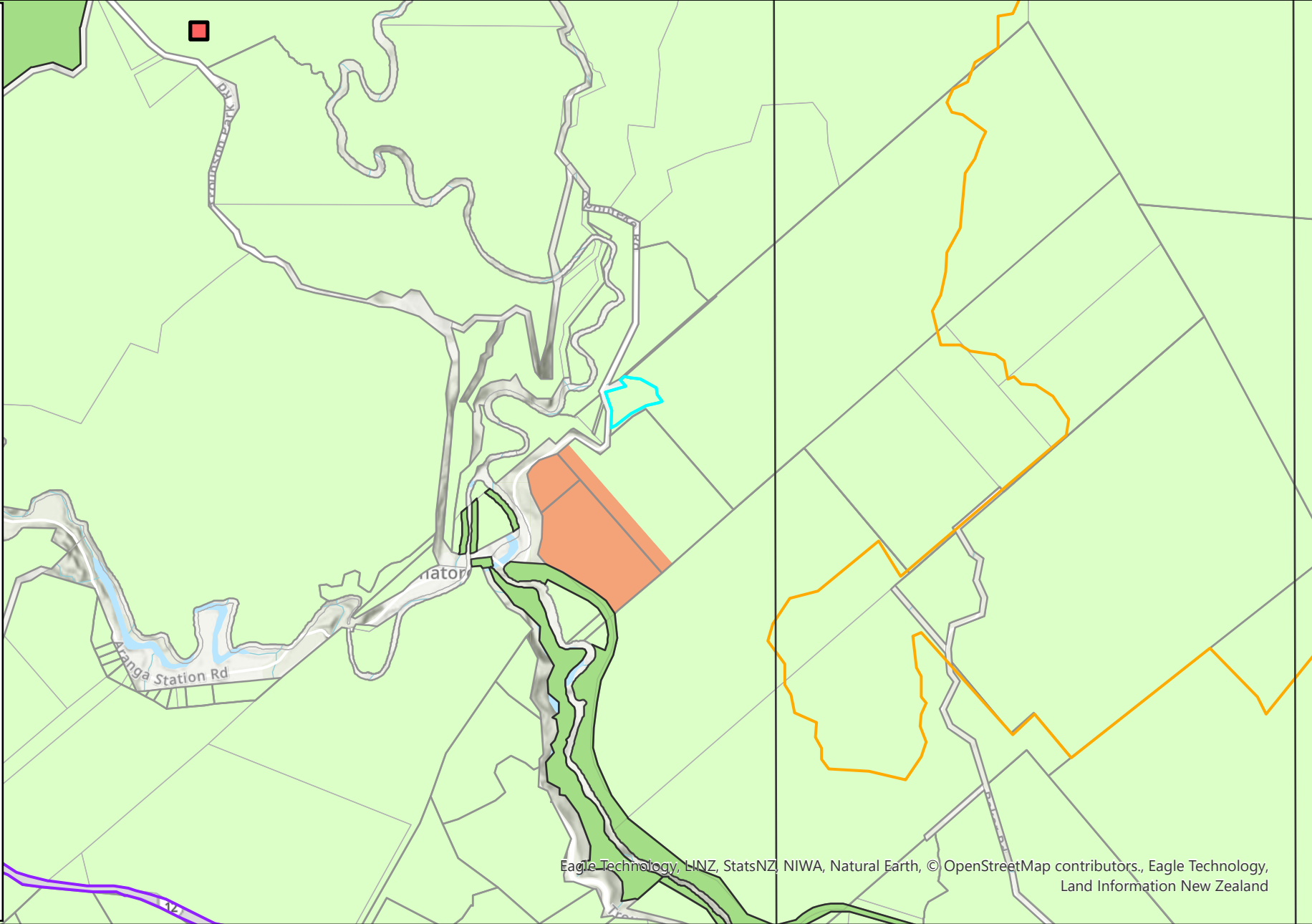


Legend

- District Plan Map Index
- District Plan Heritage Resource
- District Plan Outstanding Natural
- District Plan Designation Areas
- District Plan Reserve Management
- Property Boundaries
- Parcel Boundaries
- Regional Council Boundary

District Plan Zones

- Rural
- Maori Purpose: Maori Land



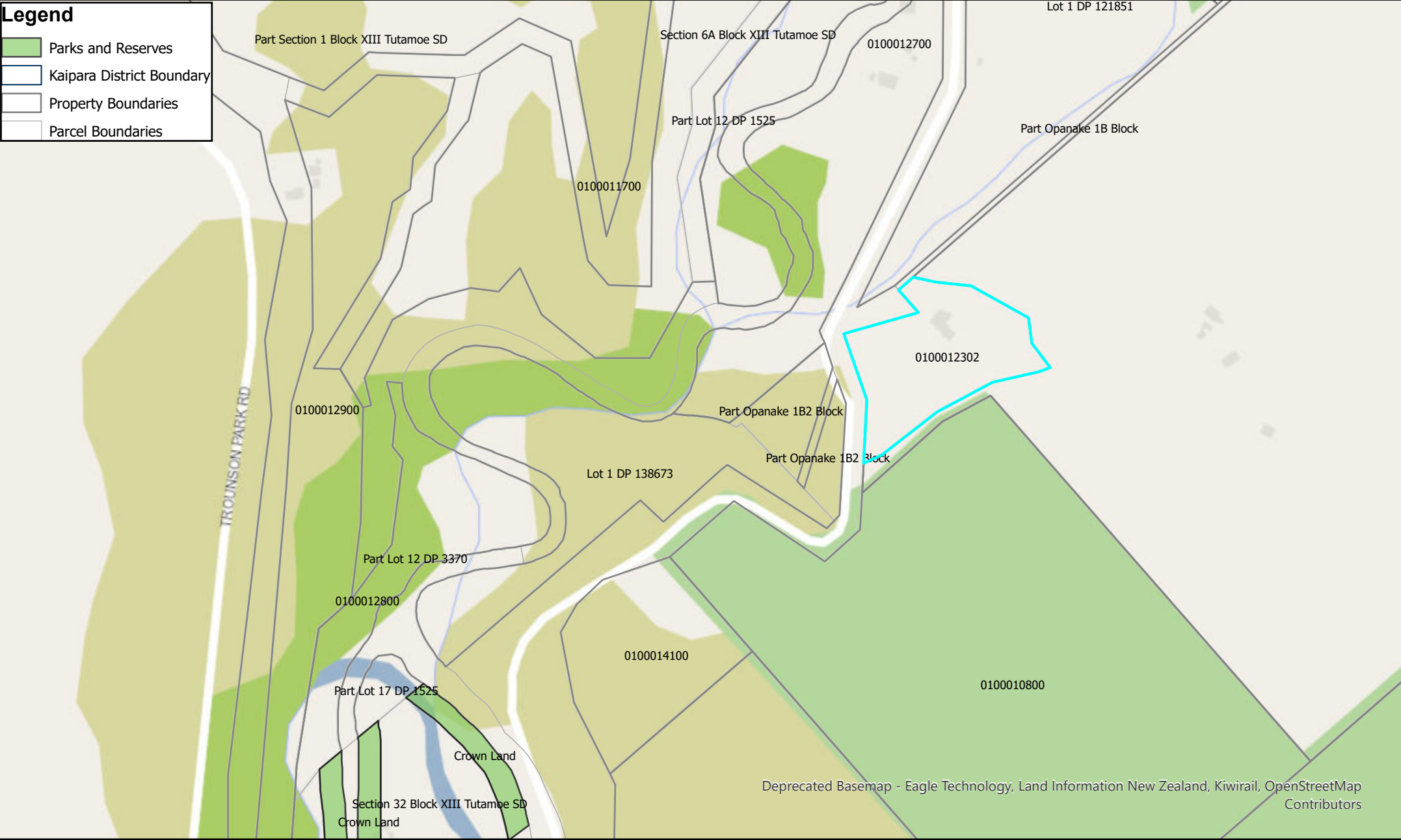
Legend

 Parks and Reserves

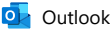
 Kaipara District Boundary

 Property Boundaries

 Parcel Boundaries



Deprecated Basemap - Eagle Technology, Land Information New Zealand, Kiwirail, OpenStreetMap Contributors



FW: L240549 - 1 Bodan Lane, Mangawhai - 0122184076

From Frank Yan <fanfeng@kaipara.govt.nz>
Date Mon 07/10/2024 11:28
To LIM <lims@kaipara.govt.nz>
Cc Arthur Koutsenko <akoutsenko@kaipara.govt.nz>

5 attachments (10 MB)
L240459 Comment Pack.pdf; 050220-1.SCAN.TIF 221.pdf; 050220-Stormwater Report 20 May 2005.pdf; 221 DP 352077 CONO 6552222.5.pdf; Cook Costello Reports 20.05.05 and 12.05.05.pdf;

Hi Team,

No issues.

Ngā mihi nui,

Frank



Frank Yan | Graduate Planner - Resource Consents

Kaipara District Council, Private Bag 1001, Dargaville 0340

Freephone: 0800 727 059 | DDI: 9-4391156 | Cell: 027 262 1728

fanfeng@kaipara.govt.nz | council@kaipara.govt.nz | www.kaipara.govt.nz

From: LIM <lims@kaipara.govt.nz>
Sent: Friday, October 4, 2024 3:34 PM
To: RMA Consents <rmaconsents@kaipara.govt.nz>
Subject: Fw: L240549 - 1 Bodan Lane, Mangawhai - 0122184076

Sorry there are some things missing I have picked up so have amended for you.

Nga mihi



Pamela Henare | Kairukuku Parongo Whenua | LIM Coordinator

Kaipara te Oranganui | Kaipara District Council, Private Bag 1001, Dargaville 0340

Freephone: 0800 727 059 | DDI 09 439 1140

phenare@kaipara.govt.nz | council@kaipara.govt.nz | www.kaipara.govt.nz

From: LIM <lims@kaipara.govt.nz>
Sent: 03 October 2024 17:13
To: RMA Consents <rmaconsents@kaipara.govt.nz>
Cc: LIM <lims@kaipara.govt.nz>
Subject: FW: L240549 - 1 Bodan Lane, Mangawhai - 0122184076

Hi Team

Please see below RMA comments for review.

Zone	Residential – Mangawhai Harbour Overlay		
Subdivision - What RC created subject Lot? (provide consent notices, Plans, geotechnical reports etc for subject lot only if required).	LOT 85 DP 370335	Not linking	
	RESOURCE CONSENT 7/03/06 RESOURCE CONSENT 050220 : Subdivision of Lot 80 DP 352077 being a subdivision of Lot 6 DP 170309 into 7 lots. Created DP 370335 : Section 224 Issued 20/12/06 Copy of 221 attached. SW Cook Costello Mgment Report 20 th May 2005 RM040022 Subdivide Lot 6 DP 170309 CT103D/618 Into 40 New allotments. Completed via RM040340 RESOURCE CONSENT 040340: Variation to RM040022 condition 1(a) - Subdivide		

		Lot 6 DP 170309 into 38 Lots - Created DP 352077 221 & Reports Attached. 26/07/07 RESOURCE CONSENT 952927 : Lot 1-7 being a sub of Lot 1 DP 99103. Created DP 170309. : Section 224 Issued 22/11/95 (Found on related property: 0122184125)	
Land use		No	
Linking or Not		No	0122184075
Planning notes correct and complete?		Yes	
Access		Access is private and not maintained by Council.	
Planning Maps		Map 55	
Hazard Area (NRC Maps)		No	
NRC Hail Site		No	
Rural Land Zones Baseline HPL LUC		N/A	
Notified Resource Consents on adjoining properties? Delete one		No	

Kind Regards



Monique Antonio | LIMs Coordinator
Kaipara District Council, Private Bag 1001, Dargaville 0340
Freephone: 0800 727 059 | 09 439 3123
council@kaipara.govt.nz | www.kaipara.govt.nz

From: LIM <lms@kaipara.govt.nz>
Sent: Monday, September 30, 2024 12:10 PM

10/7/24, 1:08 PM

Email - LIM - Outlook

To: Building Support <buildingsupport@kaipara.govt.nz>; Daniel Dreadon - NTA <Daniel.Dreadon@nta.govt.nz>; George Lewis <glewis@kaipara.govt.nz>; Kimberley Mills <kmills@kaipara.govt.nz>; Roading <roading@kaipara.govt.nz>; Linda Osborne <losborne@kaipara.govt.nz>; Monique Antonio <mantonio@kaipara.govt.nz>
Subject: L240549 - 1 Bodan Lane, Mangawhai - 0122184076

Hi Team

Please see attached LIM for your review and comment.

Kind Regards

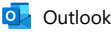


Monique Antonio | LIMs Coordinator

Kaipara District Council, Private Bag 1001, Dargaville 0340

Freephone: 0800 727 059 | 09 439 3123

council@kaipara.govt.nz | www.kaipara.govt.nz



FW: L240547 - 124 Opouteke Road, - 0100012302

From Building Support <buildingsupport@kaipara.govt.nz>
Date Mon 07/10/2024 09:09
To LIM <lms@kaipara.govt.nz>

Sorry, this one shouldn't have been sent. I hadn't completed it. As I can't get the link I have to copy n paste the insert.
Cheers Sharon Won't belong.

From: Building Support <buildingsupport@kaipara.govt.nz>
Sent: 26 September 2024 10:19
To: LIM <lms@kaipara.govt.nz>
Subject: FW: L240547 - 124 Opouteke Road, - 0100012302

Hello LIM Team,

Building

Building Consents/Permits and attachments (CCC, Floor Plan, Site Plan, Geotechnical Report)	
Molesworth Peninsula Urban Capability Survey (Planning Map A)	

	Yes	No
Wastewater connection shown on plan?		X
Stormwater connection shown on plan?		X
Drainage/As Built Plan attached?	X	

	Yes	No	Not Known
Is there asbestos in any existing buildings?			X
Are there any other hazardous materials on site?			X

Additional Comments: **YES All previous consent / Building permits are no longer relevant to the site, so I have not included them.**

Cheers Sharon



Sharon Martin | Building Technical Support Officer
Kaipara te Oranganui | Kaipara District Council, Private Bag 1001, Dargaville 0340
Freephone: 0800 727 059 | smartin@kaipara.govt.nz | council@kaipara.govt.nz | www.kaipara.govt.nz

From: LIM <lms@kaipara.govt.nz>
Sent: Wednesday, September 25, 2024 5:49 PM
To: Monique Antonio <mantonio@kaipara.govt.nz>; Building Support <buildingsupport@kaipara.govt.nz>; Kimberley Mills <kmills@kaipara.govt.nz>; George Lewis <glewis@kaipara.govt.nz>; Daniel Dreadon <daniel.dreadon@kaipara.govt.nz>
Subject: L240547 - 124 Opouteke Road, - 0100012302

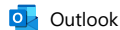
Hello Team

Please see attached for review and comment.

Nga mihi



Pamela Henare | Kairukuku Parongo Whenua | LIM Coordinator
Kaipara te Oranganui | Kaipara District Council, Private Bag 1001, Dargaville 0340
Freephone: 0800 727 059 | DDI 09 439 1140
phenare@kaipara.govt.nz | council@kaipara.govt.nz | www.kaipara.govt.nz



RE: L240547 - 124 Opouteke Road, - 0100012302

From Building Compliance <buildingcompliance@kaipara.govt.nz>
Date Tue 08/10/2024 11:04
To LIM <lms@kaipara.govt.nz>

Hello Pam

I have not been able to locate anything for this property either. We have made a property file note and will follow up with the owner.

Many thanks,

Hannah



Hannah Davies
Building Compliance Coordinator
Kaipara District Council, Private Bag 1001, Dargaville 0340
Freephone: 0800 727 059 | 09 439 3123 | DDI 09 439 1230
buildingcompliance@kaipara.govt.nz | www.kaipara.govt.nz
Mangawhai Office: Unit 6, The Hub, 6 Molesworth Drive, Mangawhai 0505

From: LIM <lms@kaipara.govt.nz>
Sent: Monday, October 7, 2024 12:54 PM
To: Building Compliance <buildingcompliance@kaipara.govt.nz>
Subject: Fw: L240547 - 124 Opouteke Road, - 0100012302

Hi Hannah

Have a little influx here sorry! - The listing for this property and the QV info on rates show a pool - Not sure whether this is sitlling on a different valuation as the BC info was (Notintin on 0100012300) You might have more luck then me - Pretty pool

<https://www.raineandhorne.co.nz/dargaville/properties/124-opouteke-road-kaihu-0310-northland>

Nga mihi



Pamela Henare | Kairukuku Parongo Whenua | LIM Coordinator
Kaipara te Oranganui | Kaipara District Council, Private Bag 1001, Dargaville 0340
Freephone: 0800 727 059 | DDI 09 439 1140
phenare@kaipara.govt.nz | council@kaipara.govt.nz | www.kaipara.govt.nz

From: LIM
Sent: 25 September 2024 17:48
To: Monique Antonio <mantonio@kaipara.govt.nz>; Building Support <buildingsupport@kaipara.govt.nz>; Kimberley Mills <kmills@kaipara.govt.nz>; George Lewis <glewis@kaipara.govt.nz>; Daniel Dreadon <daniel.dreadon@kaipara.govt.nz>
Subject: L240547 - 124 Opouteke Road, - 0100012302

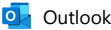
Hello Team

Please see attached for review and comment.

Nga mihi



Pamela Henare | Kairukuku Parongo Whenua | LIM Coordinator
Kaipara te Oranganui | Kaipara District Council, Private Bag 1001, Dargaville 0340
Freephone: 0800 727 059 | DDI 09 439 1140
phenare@kaipara.govt.nz | council@kaipara.govt.nz | www.kaipara.govt.nz



RE: L240547 - 124 Opouteke Road, - 0100012302

From Kimberley Mills <kmills@kaipara.govt.nz>
Date Wed 02/10/2024 12:45
To LIM <lms@kaipara.govt.nz>

Infrastructure Services

	Connection				As-built Plan
	Existing	Available	Not Available	Not Known	
Wastewater			x		
Stormwater				x	
Water			x		

	Yes	No
Public sewer/drain/works across property? If yes, please detail:		x
Are there any plans for changes/upgrades to Utilities or Roads that could affect this property? If yes, please detail:		x

Special features or characteristics concerning the subject property known to Council	Yes	No	Not Known
Inundation		x	

Additional Comments

Ngā mihi



Kimberley Mills-Pattison | Wai Kaihāpai Hangahanga - Water Infrastructure Administrator |
Kaipara te Oranganui | Kaipara District Council, Private Bag 1001, Dargaville 0340
Freephone: 0800 727 059 | 0800 105 890
council@kaipara.govt.nz | www.kaipara.govt.nz
Dargaville Office: 32 Hokianga Road, Dargaville 0310
Mangawhai Office: Unit 6, The Hub, 6 Molesworth Drive, Mangawhai 0505

Let's maintain patience, be kind and stay safe – we are all in this together.

From: LIM <lms@kaipara.govt.nz>
Sent: Wednesday, September 25, 2024 5:49 PM
To: Monique Antonio <mantonio@kaipara.govt.nz>; Building Support <buildingsupport@kaipara.govt.nz>; Kimberley Mills <kmills@kaipara.govt.nz>; George Lewis <glewis@kaipara.govt.nz>; Daniel Dreadon <daniel.dreadon@kaipara.govt.nz>
Subject: L240547 - 124 Opouteke Road, - 0100012302

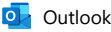
Hello Team

Please see attached for review and comment.

Nga mihi



Pamela Henare | Kairukuku Parongo Whenua | LIM Coordinator
Kaipara te Oranganui | Kaipara District Council, Private Bag 1001, Dargaville 0340
Freephone: 0800 727 059 | DDI 09 439 1140
phenare@kaipara.govt.nz | council@kaipara.govt.nz | www.kaipara.govt.nz



RE: L240547 - 124 Opouteke Road, - 0100012302

From George Lewis <glewis@kaipara.govt.nz>
Date Thu 26/09/2024 09:15
To LIM <lms@kaipara.govt.nz>

Monitoring

Special features or characteristics concerning the subject property known to Council	Yes	No	Not Known
Potential Erosion			x
Avulsion			x
Falling Debris			x
Subsidence			x
Slippage			x
Alluvion			x
Inundation			x
Likely presence of hazardous contaminants			x

	Yes	No
Are there any active complaints for this property?		x

Additional Comments

None

Ngā mihi

George Lewis



George Lewis | Manager Bylaws Compliance
Kaipara District Council, Private Bag 1001, Dargaville 0340
Freephone: 0800 727 059 | Mobile: 021 781 864
george.lewis@kaipara.govt.nz | council@kaipara.govt.nz | www.kaipara.govt.nz



We have moved

Our Dargaville office is now located at 32 Hokianga Road.

From: LIM <lms@kaipara.govt.nz>
Sent: Wednesday, September 25, 2024 5:49 PM
To: Monique Antonio <mantonio@kaipara.govt.nz>; Building Support <buildingsupport@kaipara.govt.nz>; Kimberley Mills <kmills@kaipara.govt.nz>; George Lewis <glewis@kaipara.govt.nz>; Daniel Dreadon <daniel.dreadon@kaipara.govt.nz>
Subject: L240547 - 124 Opouteke Road, - 0100012302

Hello Team

Please see attached for review and comment.

Nga mihi

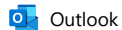


Pamela Henare | Kairukruku Parongo Whenua | LIM Coordinator

Kaipara te Oranganui | Kaipara District Council, Private Bag 1001, Dargaville 0340

Freephone: 0800 727 059 | DDI 09 439 1140

phenare@kaipara.govt.nz | council@kaipara.govt.nz | www.kaipara.govt.nz



RE: L240547 - 124 Opouteke Road, - 0100012302

From Daniel Dreadon <daniel.dreadon@kaipara.govt.nz>
Date Thu 26/09/2024 08:35
To LIM <lims@kaipara.govt.nz>

Good morning,

No issues from the road reserve at this address.

Regards,



Daniel Dreadon | Roading Contract Manager

Kaipara te Oranganui | Kaipara District Council, Private Bag 1001, Dargaville 0340
Freephone: 0800 727 059 | daniel.dreadon@kaipara.govt.nz | council@kaipara.govt.nz | www.kaipara.govt.nz

From: LIM <lims@kaipara.govt.nz>

Sent: Wednesday, 25 September 2024 5:49 pm

To: Monique Antonio <mantonio@kaipara.govt.nz>; Building Support <buildingsupport@kaipara.govt.nz>; Kimberley Mills <kmills@kaipara.govt.nz>; George Lewis <glewis@kaipara.govt.nz>; Daniel Dreadon <daniel.dreadon@kaipara.govt.nz>

Subject: L240547 - 124 Opouteke Road, - 0100012302

Hello Team

Please see attached for review and comment.

Nga mihi



Pamela Henare | Kairukruku Parongo Whenua | LIM Coordinator

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Land Information Memorandum Checklist

LIM #

	Yes	No	N/A
Comment emails (RMA, Building, Infrastructure, Monitoring, Roding and Linda (if in MCWWS))			
Check legal description, rate value (current) and whether in MCWWS catchment. Add any necessary wording (Development contributions/UAGC/A&B Plates etc)			
Check Certificate of Title - Are there consents or encumbrances to council, if yes then add consents and anything related to in the consent e.g. Encumbrance or Reports mentioned?			
Does the property have road access i.e. right of way, paper / private road? licence to occupy.			
If in Maungaturoto Dairy Factory Noise Boundary, then add wording / if pipeline through property.			
General Property Enquiry checked against LIM			
- RMA (Which created DP, check all RMs / Land Use consents if on subject lot, add words) - Building (Check buildings plans relate etc.) - Any historical notes/monitoring?			
Any Additional Information?			
Does the property have a Vehicle Crossing? if not does it require on in consent notice e.g. permit to be obtained.			
Any Public service on lot (Wastewater / Stormwater Etc.) if pipes in boundary add wording.			
Sewer and Water (Check connections, ADD wastewater Bylaw words for septic tanks)			
Any Private Water/Wastewater Supply – add appropriate wording. (Known Private water schemes in Kaiwaka, Rehutai, Mahuta,) Any Water Agreements? (Kaihu Raw line, Turiwiri, Gorge Road Maungaturoto etc).			
Check District Plan map 2 for archaeological sites, designations, features etc. – add wording			
Checked Maps – Property layer and District Plan layer for and SLU or Heritage sites etc			
Coastal Hazard Erosion/Flood/River area/ Tsunami, Ruawai Pathways (NRC) - If yes add standard words and maps			
Land Use Capability - Is Property within Rural Class 2 or 3? If yes add wording and map			
Check Service Requests using valuation number Checked Property file (only check building envelopes if necessary). Check Te Aka,			
District Plan Information, Map legend and Rural if applies			
If Mangawhai Property			
Is Property within proximity to Mangawhai Central? Add wording			
If no Geotechnical Report then add standard words that apply (residential only).			
Is it within Mangawhai Wastewater Drainage Area? If so check:			
- Standard words for contribution paid or not paid - Standard words for area under extension review - Standard words for Development Contributions Policy			
Is Property within Mangawhai Park- EUO? (71 Moir St, Mangawhai) Send to Revenue for comment			
Comments:			