



LAND INFORMATION MEMORANDUM NO: LM2101223

Received: 22 Sep 2021

Issued: 29 Sep 2021

**Section 44A, Local Government Official Information
And Meetings Act 1987**

APPLICANT

The Property Specialists Limited t/a One Agency The Property Specialists
1 Kensington Avenue
Whangarei 0112

SITE INFORMATION

Property ID: 3635

Street Address: 11 Pukemiro Road

Kamo 0112

Legal Description: LOT 21 DP 40192

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- Location Map.
- Aerial Photo.
- Deposited Plan: DP 40192 – deposited 6 September 1954
- Record of Title: NA1362/12 – issued 21 February 1957

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

This property is located in an area that is included in a report by Tonkin & Taylor Ltd on stability hazard potential, see map attached and refer <https://www.wdc.govt.nz/Services/Property/Planning/Property-Hazard-Reports-and-Map>

- Stability Hazards map - showing low & partially moderate stability hazard.

Regional Policy Statement

The Regional Policy Statement's role is to promote sustainable management of Northland's natural and physical resources. It does this by:

- Providing an overview of the region's resource management issues; and
- Setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

Refer

<https://www.nrc.govt.nz/resource-library-summary/plans-and-policies/regional-policy-statement>

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

Information relating to Council Utility Services for this property is attached.

- Pipeline Asset Services Map.

For further information regarding Council Water Supply please refer <https://www.wdc.govt.nz/Services/Water-services/Water-Supply>

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste & Drainage and/or Water Services Manager/s prior to works commencing.

Refer: <https://www.wdc.govt.nz/Council/Council-documents/Policies/Building-Over-Public-Sewers-Policy>

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

Outstanding water balance as at today's date is \$0.00.
A final reading of the water meter will be required.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

After an extensive search of Council records, we were unable to locate a building permit for an original dwelling on this property.

Copy of Building Permit issued for this property is attached.

- Erect Garage – dated 30 November 1978 – site plan only

Stormwater attenuation may be required on this property for new building work that results in an increase of > 30m² in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer
<https://www.wdc.govt.nz/Services/Water-services/Stormwater/Stormwater-flood-management>

6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.

ENVIRONMENT:

Kamo Walkability Environment - Low Density Living Precinct, see - District Plan Environments map attached and refer to Part G Environments.

<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

Please note that this property is subject to Councils Decision - District Plan Environment, see map attached.

- General Residential Zone

For further information please contact the Policy Planner, 09 430 4200.

Urban areas in Whangarei District are currently going through a proposed plan change to create new zones. Refer:

<https://www.wdc.govt.nz/Services/Property/Planning/District-Plan-changes>

7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.

Whangarei District Council is not aware of any classification attached to the land or building/s.

8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.

Further information may be available from other authorities; Northland Regional Council; Northpower; Spark; Vector Limited; etc.

DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date the LIM report is issued.

A LIM is prepared for the use of the Applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM and the information contained herewith. Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions), which is not contained in this LIM, may also be held by the Northland Regional Council. The Northland Regional Council should be contacted for that information. Ph (09)4701200 or 0800 002 004 or www.nrc.govt.nz

A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.


Signed for and on behalf of Council:



Ellen Taylor
Property Assessment Officer

Property Map



- New Subdivisions**
-  Proposed Pre-223
 -  223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

Wednesday, September 29, 2021 Scale: 1:1,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Aerial Photography



Wednesday, September 29, 2021

Scale: 1:1,000



This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

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Land Transfer Office

Received: 29. 12. 52
Title Ref: S.T. 1106/221
Referred to Draughtsman: 21. 10. 52

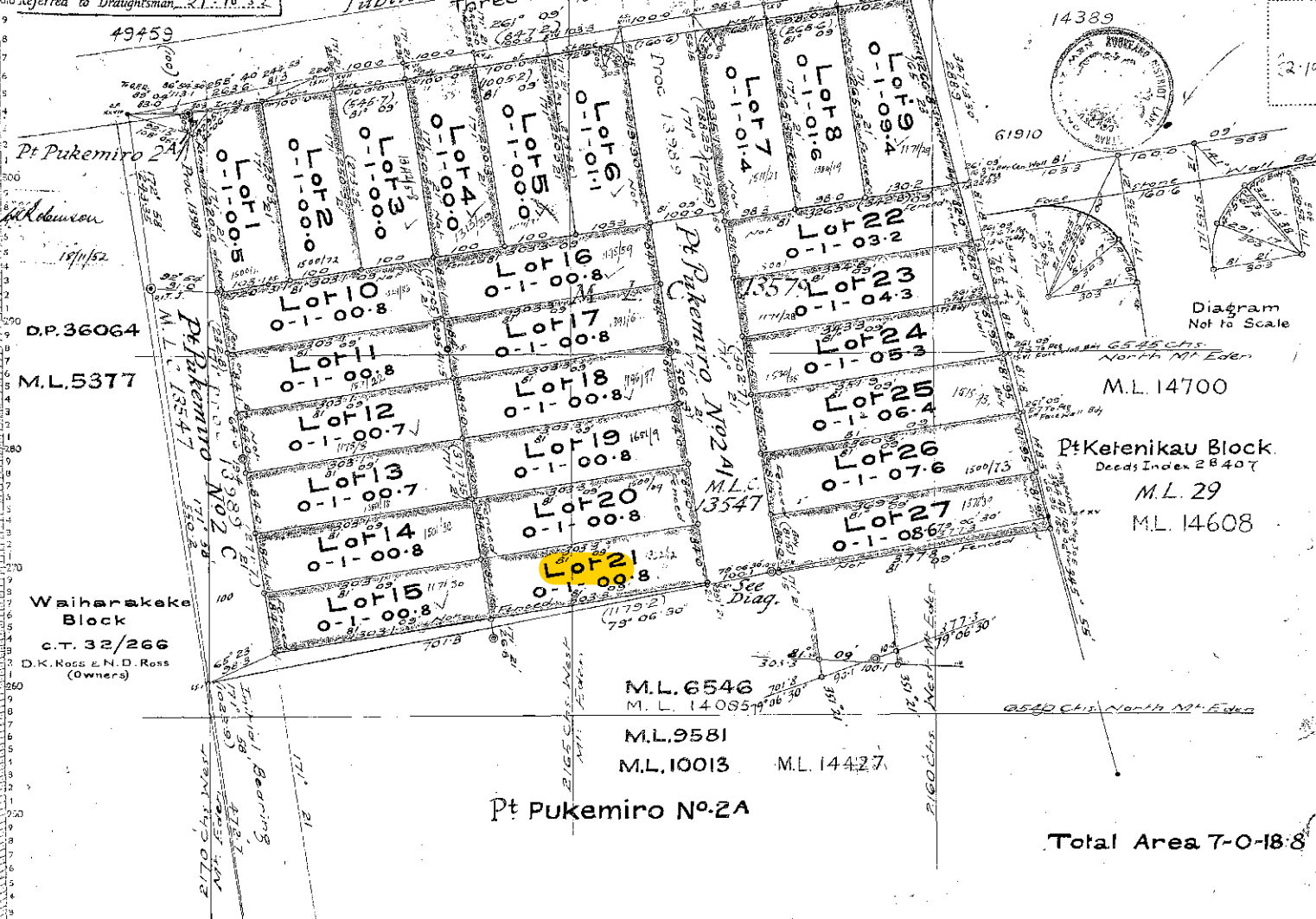
Scheme Plan 4598

M.L. 2630

96 Maori Land Act 1886

Deposited this 21st day of September 1952

District Land Registrar.



Pt Pukemiro 2A

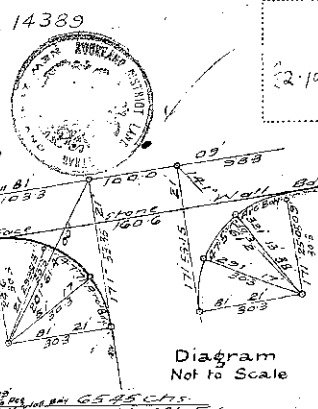
D.P. 36064

M.L. 5377

Waiharakeke Block
C.T. 32/266
D.K. Ross & N.D. Ross (Owners)

Pt Pukemiro No 2 C
M.L. 13547

Pt Pukemiro No 2 A
M.L. 13547



M.L. 14700
Pt Ketenikau Block
Deeds Index 28407
M.L. 29
M.L. 14608

M.L. 6546
M.L. 14085
M.L. 9581
M.L. 10013

Pt Pukemiro No 2A

Total Area 7-0-18-8

Plan of Subdn. of Pukemiro 2AN^o 1 Blk.

Approved as to Survey
 Chief Surveyor:
 L.T. Draughtsman.
 Received:
 Reference plans M.L. 2360, 5377,
 6546, 9581, 10013, 13547, 14608,
 14700
 Field books: 246, 135-137
 Traveller book: p. 1-4
 Examined by Thomas P. 1952
 Recorded in M.L. 13547
 Correct.
 L. T. Draughtsman

Comprised in
 SURVEY DIST. & BLK. VIII. Purua S.D.
 LAND DIST. Nth. Auckland LOCAL BODY Whangarei... County Council
 Scale: 1 Chain to an Inch Surveyed by K.L. Simpson Date: May 1952
 I, Kenneth L. Simpson, of Whangarei, Registered Surveyor and a holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1938.
 And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutes in that behalf made.
 Declared at Whangarei... this 21st day of June 1952
 before me
 Justice of the Peace (or Solicitor or Notary Public)

Approved,
 Applicant (or Registered Owner)
 40192



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




R. W. Muir
Registrar-General
of Land

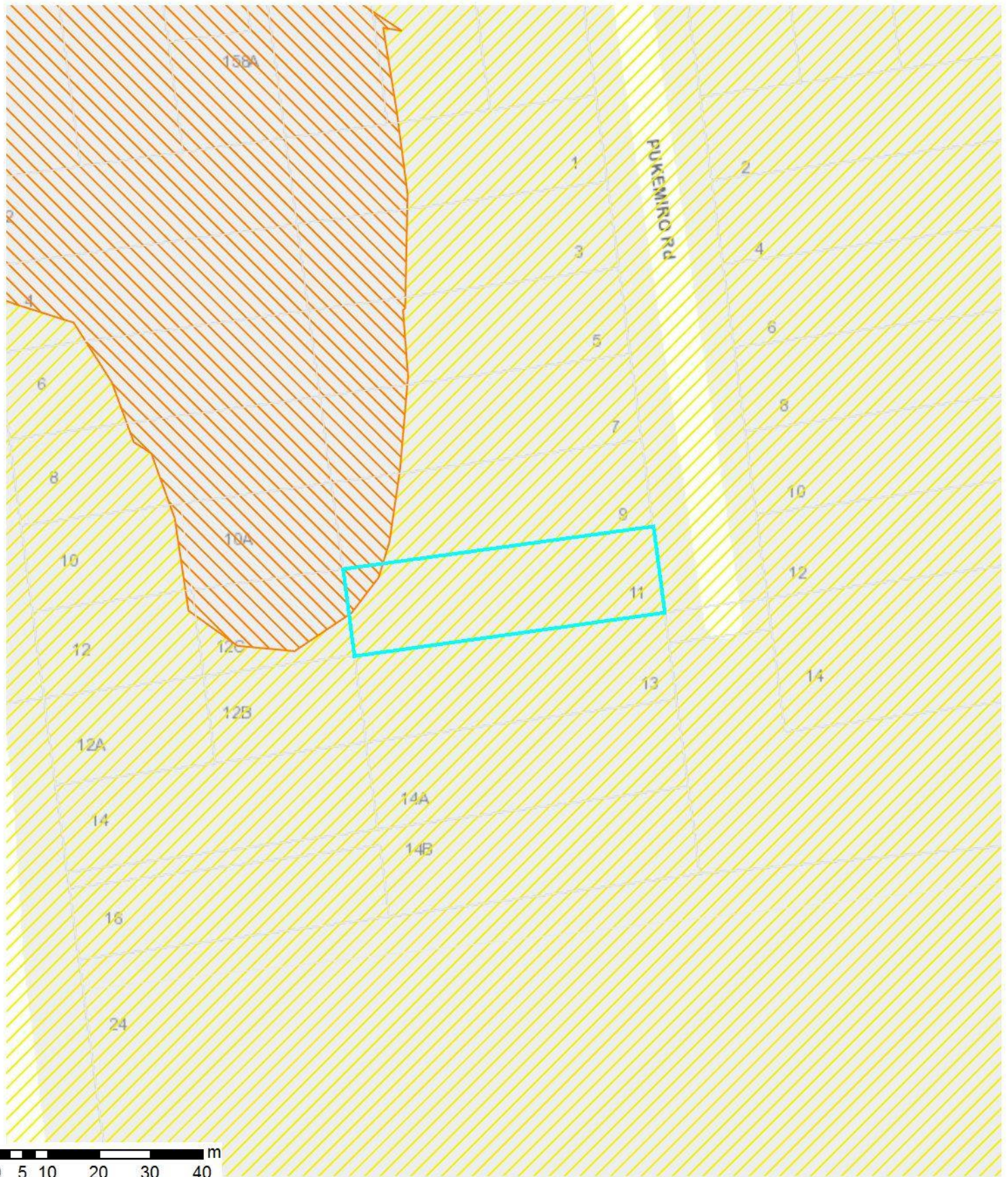
Identifier NA1362/12
Land Registration District North Auckland
Date Issued 21 February 1957

Prior References
NA1106/221

Estate Fee Simple
Area 1032 square metres more or less
Legal Description Lot 21 Deposited Plan 40192
Registered Owners
TD Hang Limited

Interests
Fencing Agreement in Transfer 584426 - 21.2.1957
10458465.8 Mortgage to Bank of New Zealand - 16.6.2016 at 9:15 am




Land Stability



This Land Stability hazard information was prepared by Tonkin and Taylor Engineers Ltd.

Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

Land InStability

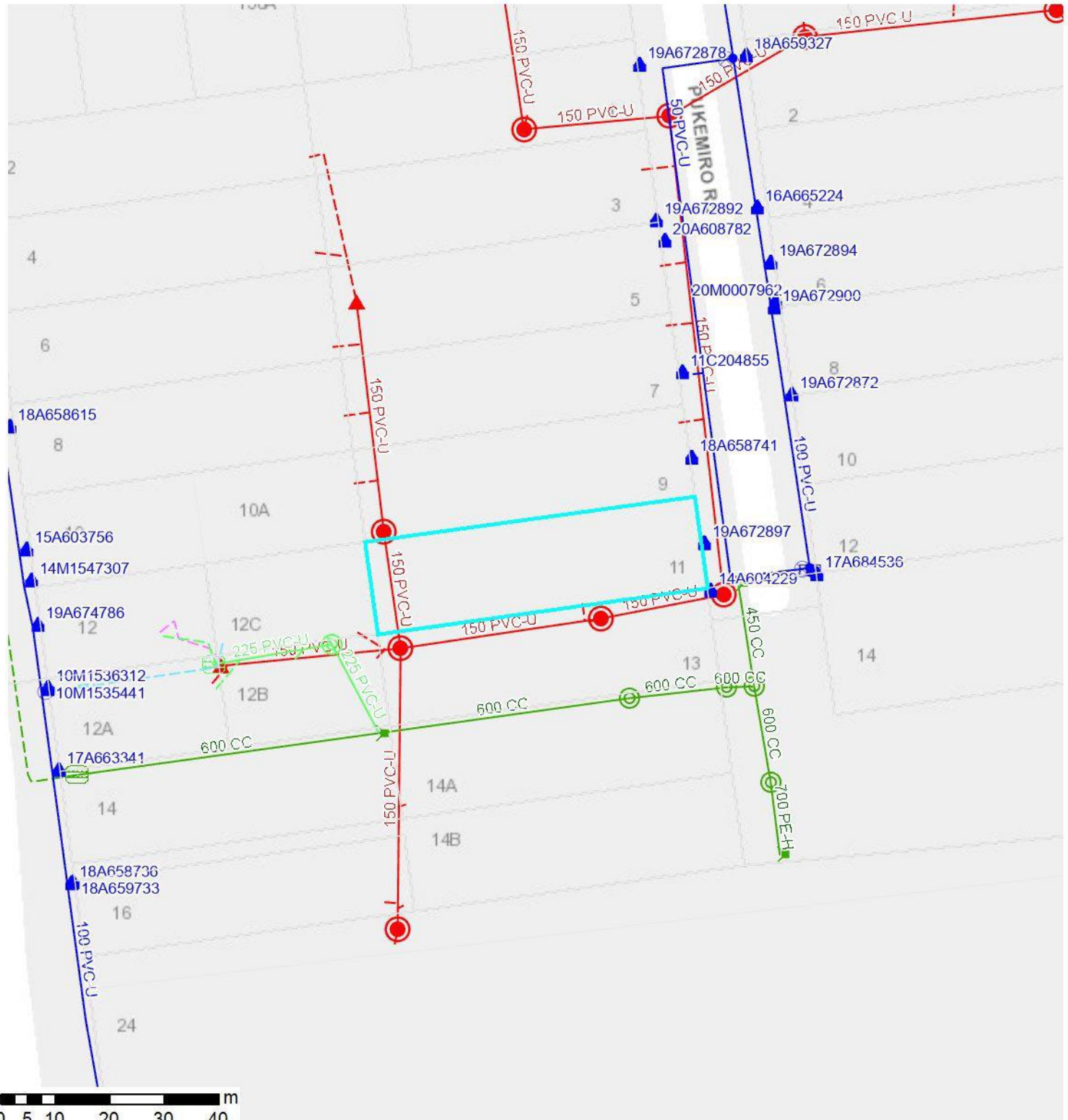
-  High Hazard
-  Moderate Hazard
-  Low Hazard

Wednesday, September 29, 2021 Scale:1:1,000

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Pipeline Assets



- | | | |
|----------------------|------------------------------|----------------------|
| Water | Stormwater | Wastewater continued |
| Dark blue = WDC | Dark green = WDC | Red = WDC |
| Light blue = Private | Light green = Private | Pink = Private |
| Water Node | Other | Manhole |
| Other | Sump | Nodes |
| Main Valves | Inlet/Outlet Node | Valve |
| Toby Valves | Manhole | Pump |
| Hydrants | Storm Water Service Line | Backflow Preventer |
| Pump | Storm Water Line | Water Service Line |
| Water Meter | Wastewater | Gravity |
| WaterBackFlow | Public Pressure Sewer System | Rising |
| Water Service Line | Private Pumping Unit | Waste Water Line |
| Water Line | | Gravity |
| | | Rising |

This information is generalized and shows the approximate location of the Public pipeline services. For digging, the As-Built engineering drawings must be used to accurately locate the services. See WDC Customer Services.

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Whangarei District Council
Forum North - Private Bag 9023
Whangarei New Zealand
Ph:0-9-430 4200 Fax:0-9-438 7632
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Wednesday, 29 September, 2021

Property Number 3635
Legal Description LOT 21 DP 40192 BLK VIII PURUA SD
Assessment Number 0032045120
Address 11 Pukemiro Road Kamo 0112
Record of Title(s) 1362/12
Land Value \$180,000
Capital Value \$309,000
Date of Valuation 01-August-2018
Effective Date (used for rating purposes) 01-July-2019
Meter Location 11 OPP STEPS

Rates Breakdown (up to 30 June 2022)

Rates Charge	Charge Total
General Residential	\$463.28
Sewage Disposal - Residential	\$803.00
Uniform Annual General Charge	\$724.00
Regional Civil Defence & Hazard Management	\$37.88
Regional Council Services	\$132.69
Regional Economic Development	\$4.32
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$68.31
Regional Pest Management	\$76.40
Regional River Management - General Catchment Area	\$42.22
Regional Sporting Facilities	\$16.95
Regional Transport Rate	\$23.07
Annual Charge Total	\$2,435.15

Opening Balance as at 01/07/2021 **\$0.00**

Rates Instalments	Total
20/07/2021 Instalment	\$611.15
20/10/2021 Instalment	\$608.00
20/01/2022 Instalment	\$608.00
20/04/2022 Instalment	\$608.00

Rates Total **\$2,435.15**

Balance to Clear **\$1,824.00**

1113/10
103035

APPROVED - PERMIT NO. _____
COUNCIL ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL

WHANGAREI
(P.O. BOX 4102, KAIMO, NORTHLAND)

APPLICATION FOR BUILDING PERMIT

32/451/20

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 BRIAN MAXWELL LORD
Postal Address 7 PUCKEMIRO RD KAIMO Phone _____

BUILDER Name Frank Mulcaire
Postal Address Box 4273 Kaimo Phone 51977

EXISTING USE OF SITE & BUILDINGS Residential

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

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 32/451/20

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) Lot 21 D.P. 40192 Part Blk Pukemiro 2A Blk VIII Pukemiro
Road or Street: Pukemiro Rd Town or Locality: Kaimo

AREA OF SITE: 1 road 8 patches Hectares 1022 Square Metres

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

FLOOR AREA: (proposed work — square Metres)	Basement	Ground floor	Other floors	Total
Main Building		<u>54 172</u>		<u>54 172</u>
Accessory Buildings				

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage)	\$ <u>1500</u>
Accessory Buildings (excluding plumbing & drainage)	\$ _____
Plumbing and drainage	\$ <u>100</u>
Total Value of Work	\$ <u>1500</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 Whangarei County Council by-law governing and regulating all matters the subject of the foregoing.

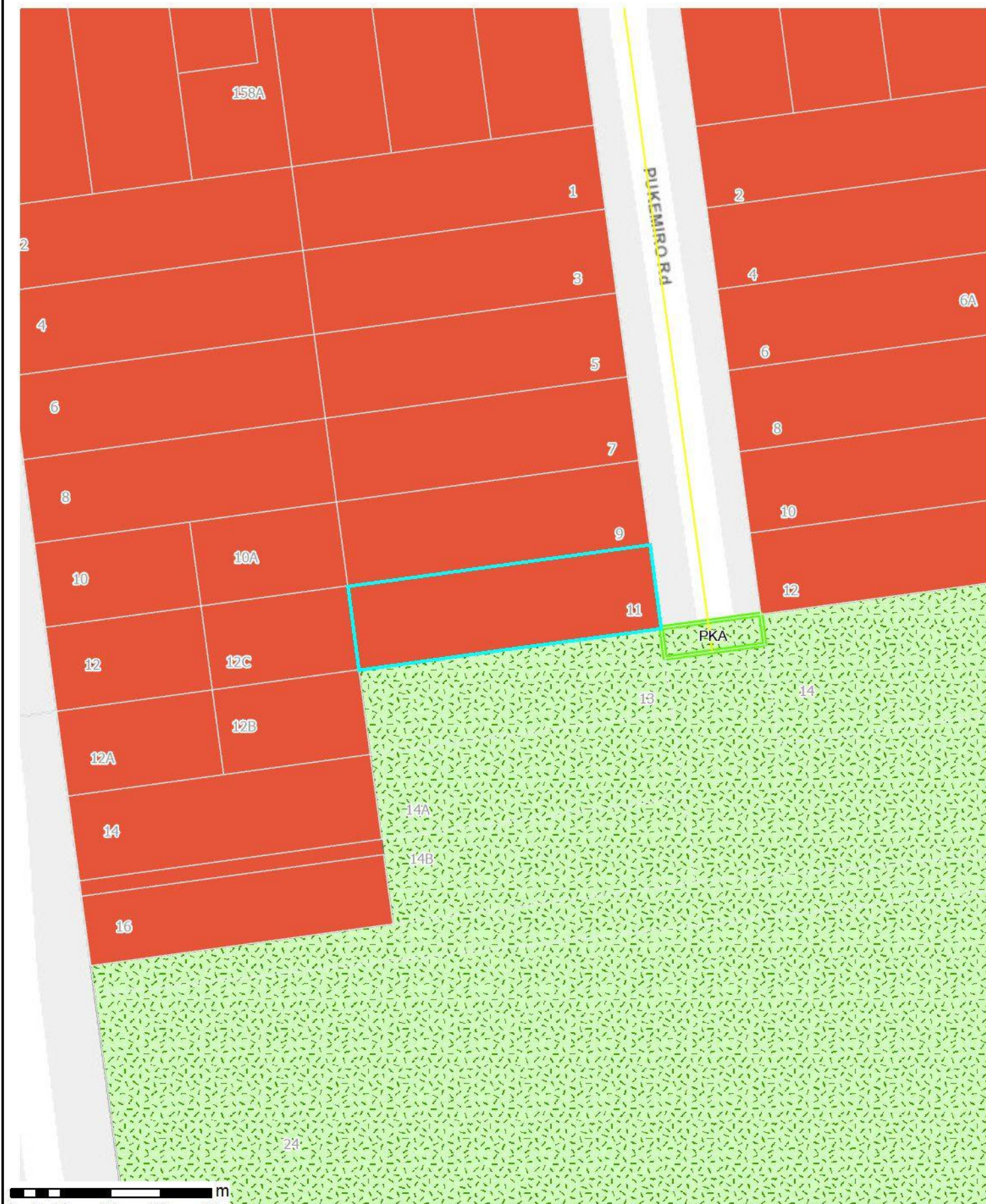
Signature of Applicant B Lord Date: 30-11-78

FOR OFFICE USE ONLY

FEES:	Amount	Receipt No.	Date	Permit No.
10-030-12 Building Permit	\$ <u>1300</u>	<u>7503</u>	<u>15/10/78</u>	<u>I 043845</u>
22-005-20 Building Research Levy	\$ _____			
10-031-12 Plumbing Permit	\$ _____			
10-031-12 Drainage Permit	\$ _____			
10-030-12 Dispensation planning Scheme	\$ _____			
10-018-05 Footpath Crossing Permit	\$ _____			
22-002-20 Deposit Against damage to Street, Road or Footpath	\$ _____			
16-004-05 Water Connection	\$ _____			
10-031-12 Sewer Connection	\$ _____			
Miscellaneous	\$ _____			
TOTAL	\$ _____			

Fees Paid by: Mulcaire Garage - shed etc

Operative District Plan - Environments



Wednesday, September 29, 2021

Scale: 1:1,000



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Land Information New Zealand, Eagle Technology

Kamo Low Density



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Wednesday, September 29, 2021



Scale: 1:1,128
Projection: NZGD2000 / NZTM 2000











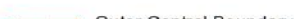







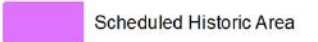
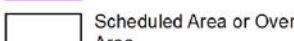






Original Sheet Size 210x297mm

Operative District Plan – Map Legend

Environment Maps

 Northpower Critical Overhead Lines CEL	 Strategic Rural Industry
 Northpower Critical Underground Lines CEL	 Fonterra Kauri Milk Processing SRIE – Ancillary Irrigation Farms
 Multi Title Site	 Business 1
 Rescue Helicopter Flight Path	 Business 2
 State Highway	 Business 3
 Arterial Road	 Business 4
 Collector Road	 Town Basin
 Local Road	 Port Nikau
 Designation	 Marsden Point Port
 Scheduled or Overlay Area: S# label	 Airport
 Oil Refinery Overlay	 Living 1
 Living Overlay	 Living 2
 Rural (Urban Expansion)	 Living 3
 Rural Living	 Kamo Walkability
 Rural Production	 Marsden Primary Centre
 Rural Village Centre	 Urban Transition
 Rural Village Industry	 Ruakaka Equine
 Rural Village Residential	 Open Space
	 Papakāinga <small>Rule PKA 1.5.1 indicative only, Maori Land Court data</small>
	 Future Marine Village
	 Future Environment <small>The colour indicates the particular environment</small>



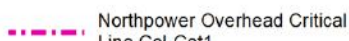




Resource Areas Maps

 Notable and Public Trees	 Coastal Area
 Heritage Buildings, Sites & Objects	 Outstanding Natural Feature
 Sites of Significance to Maori	 Outstanding Natural Landscape
 Building Line Restriction	
 Esplanade Priority Area	
 Runway	
 Air Noise Boundary	
 Outer Control Boundary	
 Coastal Hazard 1	
 Coastal Hazard 2	
 Flood Susceptible Areas	
 Mining Hazard Area 1	
 Mining Hazard Area 2	
 Mining Hazard Area 3	
 Scheduled Historic Area	
 Scheduled Area or Overlay Area	
 Fonterra Noise Control Boundary	
 Helicopter Hovering Area	
 QRA Quarrying Resource Area	
 QRA Mining Area	
 QRA Buffer Area	
 QRA 500m Indicative Setback	
 Goat Control Areas	

Coastal Areas Maps

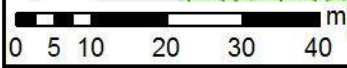
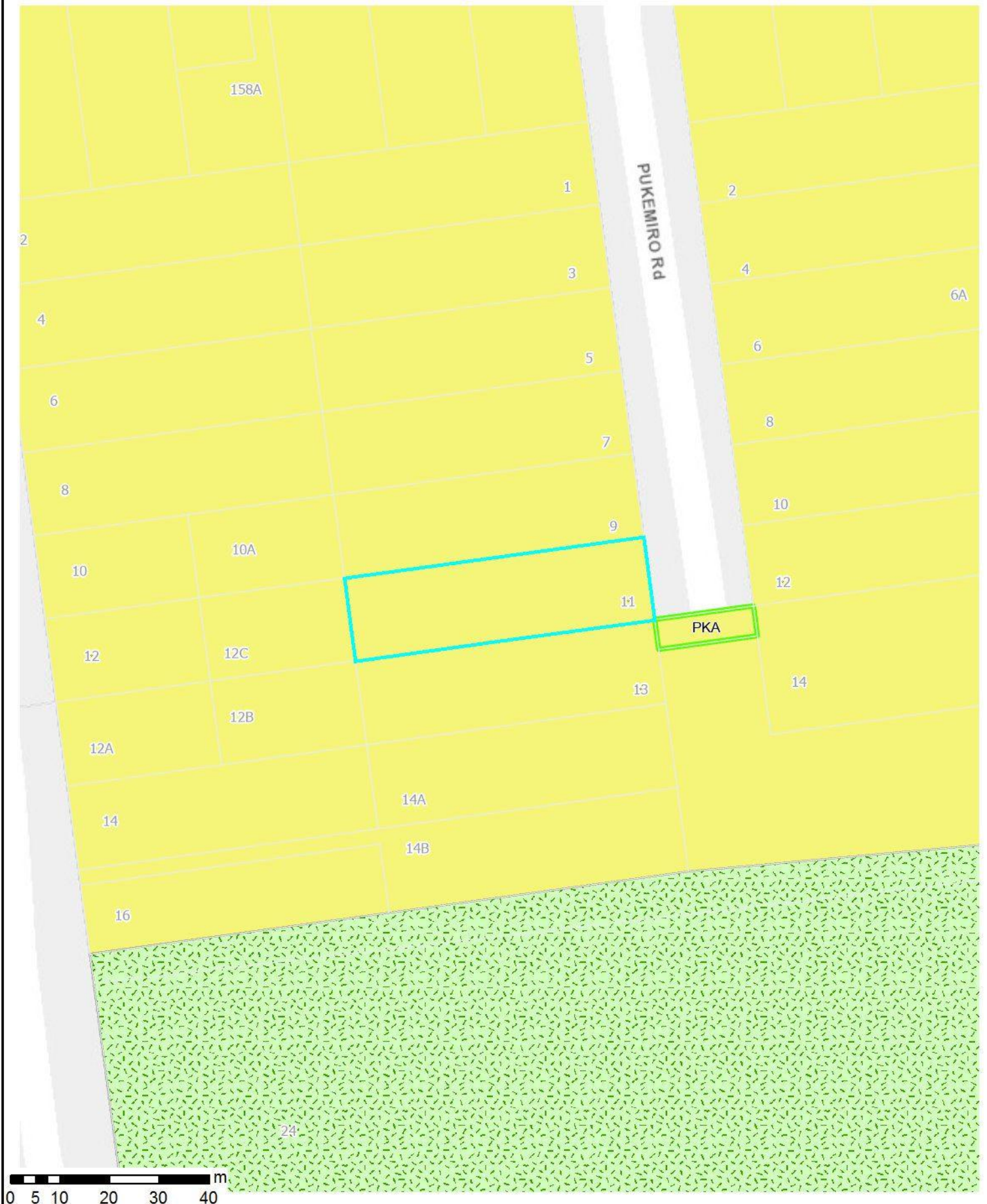
 Coastal Area	Coastal Area
 Outstanding Natural Character Area	Outstanding Natural Character Area
 High Natural Character Area	High Natural Character Area

All District Plan Maps

 Northpower Tower CEL-Cat1	Northpower Tower CEL-Cat1
 National Grid Tower	National Grid Tower
 Northpower Overhead Critical Line Cel-Cat1	Northpower Overhead Critical Line Cel-Cat1
 National Grid Line	National Grid Line
 Indicative Road	Indicative Road
 Coastline	Coastline
 Coast, rivers and streams	Coast, rivers and streams

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District Plan Appeals Version - Zones



Wednesday, September 29, 2021

Scale: 1:1,000






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District Plan Appeals Version – Map Legend


























Zone Maps

 Northpower Critical Overhead Lines CEL	 Ruakaka Equine Zone
 Northpower Critical Underground Lines CEL	 Large Lot Residential Zone
 Multi Title Site	 Low Density Residential Zone
 Rescue Helicopter Flight Path	 General Residential Zone
 Designation	 Medium Density Residential Zone
 Papakainga <small>Rule PKA 1.5.1 indicative only, Maori Land Court data</small>	 Neighbourhood Centre Zone
 Precincts and Development Areas	 Local Centre Zone
 Rural (Urban Expansion) Zone	 Commercial Zone
 Rural Living Zone	 Shopping Centre Zone
 Rural Production Zone	 Mixed Use Zone
 Rural Village Centre Sub-Zone	 Waterfront Zone
 Rural Village Industry Sub-Zone	 City Centre Zone
 Rural Village Residential Sub-Zone	 Light Industrial Zone
 Strategic Rural Industries Zone	 Heavy Industrial Zone
 Fonterra Kauri Milk Processing SRIE – Ancillary Irrigation Farms	 Airport Zone
 Marsden Primary Centre	 Hospital Zone
	 Port Zone
	 Development
	 Open Space Zone
	 Sport and Active Recreation Zone
	 Natural Open Space Zone




Appeals

 NZTA and KiwiRail
 Kainga Ora
 Other







Resource Areas Maps

 Notable and Public Trees	 Flood Susceptible
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 Sites of Significance to Maori	 Mining Hazard Area 2
 Runway	 Mining Hazard Area 3
 Air Noise Boundary	 Scheduled Historic Area
 Outer Control Boundary	 Fonterra Noise Control Boundary
 Esplanade Priority Area	 Helicopter Hovering Area
 Coastal Hazard 1	 QRA Quarrying Resource Area
 Coastal Hazard 2	 QRA Mining Area
 Strategic Railway Line Protection Area	 QRA Buffer Area
 Strategic Road Protection Area	 QRA 500m Indicative Setback
 Indicative Road	 Goat Control
Road Hierarchy	 Coastal Area
 National	 Outstanding Natural Feature
 Regional	 Outstanding Natural Landscape
 Arterial	
 Primary Collector	
 Secondary Collector	
 Low Volume	
 Access	

Coastal Areas Maps

 Coastal Area
 Outstanding Natural Character Area
 High Natural Character Area

All District Plan Maps

 Northpower Tower CEL-Cat1
 National Grid Tower
 Northpower Overhead Critical Line Cel-Cat1
 National Grid Line
 Coastline
 Coast, rivers and streams

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