

LIM Fax : 09 401 2137

Date Logged: 13-Apr-2018
OUR REF: LIM 2018/1063
YOUR REF:
Receipt No 5087503

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01-May-2018

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Email: farmdude12@gmail.com

Maps & documents by courier

LAND INFORMATION MEMORANDUM - N°. 2018/1063
Pursuant to Local Government Official Information and Meetings Act 1987
(Section 44A)

The following information is provided **to the Applicant** in respect of the property described as:

LOT 2 DP 159504

Valuation Roll N°. 00419-12206 Prop ID N°. 3341964
and located at 50 Albert Street, Kawakawa 0210

1. Special Features or Characteristics

Refers to 1991 NZ Land Resource Inventory Worksheet – Land Use Capability Unit 4e6, indicating rolling land with weakly to strongly leached and weakly podzolised yellow-brown earths of Omu Suite overlying argillites and sandstones.

Note that this site lies within a zone identified as “Coalmines” in the Far North District Council Hazard Register. The nature and severity of this hazard is not identified and independent expert advice should be sought if additional information is needed.

a)	Potential Erosion	Moderate – may be severe when cultivated
a)	Avulsion	Nil
b)	Falling Debris	Nil
c)	Subsidence	Moderate potential
d)	Slippage	Moderate potential
e)	Alluvion	Nil
f)	Inundation	Nil
g)	Hazardous Contaminants	None known
h)	Any other	-

Note: The above information is generic and may not be site-specific.

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

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

This disclosure document sets out the rate position as at the date shown below. It should be noted that this figure must not be taken as a settlement figure for the payment of outstanding rates as at the time of settlement of any purchase of the property concerned.

It remains the responsibility of the vendor and purchaser to determine the final rates figure on the settlement date and ensure that this is paid in accordance with the requirements of the Local Government (Rating) Act 2002.

Valuation Number:	00419-12206
Rate Account No:	2436066
Rates Levied for the Current Year: \$	2,728.28
Rate Arrears: \$	68.16
Date of Disclosure:	16-Apr-2018

Notes re Rating Units:

Rating units may consist of land contained within a single certificate of title or, in the case of a farm or in certain other circumstances may consist of land contained within several certificates of title.

Rates are always calculated on the basis of a rating unit, Council has no power under the Local Government Rating Act 2002 to apportion these rates and charges to separate parts of a single rating unit. Care needs to be taken when considering any rate arrears where a LIM is issued in respect of only part of a rating unit, in particular:

Rate Arrears:

Where the LIM is provided for land that is part of a rating unit, the rate arrears and water meter charges shown overleaf relate to the entire rating unit. It is the responsibility of the applicant to determine how to address the issue of arrears in respect of the part of the property covered by the LIM.

Postponed Rates

Where there are postponed rates on the rating unit Council will have placed a statutory land charge over the rating unit to protect Council's interest in respect of these rates.

Where the rating unit in its entirety is being sold, transferred or otherwise disposed, the total postponed rates will be repayable together with all accumulated charges.

Where only part of the rating unit is being sold, transferred or otherwise disposed of, the amount of postponed rates to be repaid will depend on the relative values of the land being retained by the original owner and that portion being disposed of,

AND

Whether Council considers that the land that remains in the ownership of the original owner continues to comply with the Conditions and Criteria set out in the Rates postponement Policy. If Council is of the view that the land no longer qualifies, the total postponed rates will be repayable together with all accumulated charges. Where Council is of the view that the land does continue to qualify, the amount of the postponed rates to be repaid, together with the accumulated charges, will be determined in accordance with the provisions set out in the respective policy.

Note: Council has determined that it will add a postponement fee to the total postponed rates as set out in Section 88 of the Local Government Rating Act 2002. These fees will continue to accumulate and will become payable as set out above and/or as determined in the policy.

Local Government Rating Act Section 20

In certain circumstances some rating units are rated with land value charges only, as they fall under the criteria of the Local Government Rating Act Section 20:

"20 Rating units in common ownership

• Two or more rating units must be treated as 1 unit for setting a rate if those units are—

(a) owned by the same person or persons; and

(b) used jointly as a single unit; and

(c) contiguous or separated only by a road, railway, drain, water race, river, or stream."

If the rating unit is sold and no longer fits the criteria of the Local Government Rating Act Section 20, the rating unit will attract full rate charges from the next rating year beginning 1 July.

2016 Rating Valuation Details

Land Value (\$)	35,000
Improvement Value (\$)	125,000
Capital Value (\$)	160,000
Rating Valuation Area	0.0633Ha

3. Consents

a) **Resource Consents** Nil on File

b) **Certificates** -

c) **Notices** -

d) **Orders** -

e) **Licences** -

f) **Requisitions** -

Note: Council reserves the right to serve requisitions whenever found necessary.

4. Building Consents, Permits & Code Compliance Certificates (CCC)

Description	Date of Issue	Number	Type of Structure
Nil on File			

Comments: -

Memo attached - "Information Regarding Buildings where Council Holds no Record of Consents".

Domestic Smoke Alarms Guidance Notes attached.

Any known outstanding issues:

None known

Are there any unauthorised building works known to Council?

None known

Note 1:

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

Note 2:

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

Note 3:

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

5. Development Contributions

Information attached.

6. Utilities

- | | | |
|----|--------------------------------|--------------------------------|
| a) | <u>Drinking Water Supply</u> | Connected / Metered |
| b) | <u>Drinking Water Supplier</u> | Far North District Council |
| c) | <u>Stormwater</u> | See Stormwater management plan |
| d) | <u>Sewer</u> | Connected |

7. Land Uses:

Far North District Plan

Land zoned as **Residential** under the Far North District Plan.

(Please refer to attached zone rules for Land Use and Subdivision activities).

Note 1:

It is suggested that any queries you may have regarding any aspects of the Far North District Plan be referred to the Council's Planning Department.

8. Notices under Other Acts Notified by any Statutory Organisation:

Nothing on file.

9. Notices by any Network Utility Operator

Nothing on file.

10. Road Legalisation Issues

No known issues.

11. Other Information

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

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

MARIE BOYD

INFORMATION MANAGEMENT UNIT

Note for Applicants:

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

The information in this Memorandum is provided for the use of the applicant alone and is not to be relied on by any third party. The Council assumes no responsibility to any person other than the applicant.

Where information has been supplied to Council by a third party it cannot guarantee the accuracy of that information and it is supplied on the understanding that no liability shall arise or be accepted by the Council for any error contained therein.