

LAND INFORMATION MEMORANDUM

152 Arapohue Road

DISCLAIMER

This document has been obtained on behalf of the Vendor and copies have been made available to prospective Purchasers and interested parties for general information purposes only. However, neither the Vendor nor Pocklington Real Estate (trading under Ownly Ltd, REAA 2008), warrant the accuracy of this copy and they accept no liability for any errors or omissions in the report.

It is recommended to all prospective Purchasers and interested parties that they obtain and rely on their own reports and make their own independent enquiries for due diligence purposes.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Pocklington
REAL ESTATE

Land Information Memorandum

Application

No.	L260159
Application date	9/03/2026
Issue date	12/03/2026
Phone	
Fax	

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

Property

Valuation No.	0105008301
Location	152 Arapohue Road, Arapohue
Legal Description	LOT 1 DP 113158 BLK XIII MAUNGARU SD
Owner	House Shawn Brian: House Trisha Lesley & Others
Area (hectares)	0.5500

Rates

Government Valuation	
Land	\$275,000
Capital Value	\$800,000
Improvements	\$525,000
Current Rates Year 2025 to 2026	
Annual Rates	\$2,520.09
Current Instalment	\$ 630.03
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/05/2026
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 2024/2027 and to the Kaipara District Council Development Contribution Policy 2024 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 .	
Note: Kaipara District Proposed District Plan was publicly notified Monday 28 April 2025. Submissions on the Proposed District Plan closed Monday June 30, 2025. Please refer to the Kaipara District Plan Review in relation to potential changes that may affect this property.	
2/05/86	RESOURCE CONSENT 951184: SUBDIVISION OF 1 LOT Section 306(LGA) Certificate Issued 9/06/86 Created DP 113158: APPROVED BY COUNCIL 2/05/86.
No other information located.	

Building

15/02/05	BUILDING CONSENT 050045: Additions of two bedrooms, bathroom and rumpus to the existing dwelling: Code Compliance Certificate issued 4/05/10.
17/04/01	BUILDING CONSENT 010243: INSTALL MASPORT UTOPIA WOODFIRE AND FLUE KIT: Code Compliance Certificate issued 28/09/01.
11/12/92	BUILDING PERMIT J 60276 G & F SHEPHERD W BYCROFT ADD TO DWELLING-BEDROOM & DECK.
No other information located.	

Sewer and Water

Sewer	Not available
Stormwater	Within Hore Hore drainage district.
Water	Not available.
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 .	
Road culvert may discharge water across property.	
No other information located.	

Land and Building Classifications

No information located.
Refer to copy of map from District Plan for other classifications in the immediate vicinity.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

No information located.

Natural Hazards

A Natural Hazard as defined under the Resource Management Act 1991 as meaning any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Territorial authorities are required under sections 44A(2)(a) and section 44B of the Local Government Official Information and Meetings Act 1987 to include information that identifies the following, to the extent it is known by the territorial authority;

- natural hazards and potential natural hazards.
- impacts of climate change that exacerbate natural hazards or potential natural hazards; and
- the cumulative or combined effects of natural hazards or potential natural hazards as exacerbated by the impacts of climate change.
- information included in the District Plan identifying natural hazards is no longer excluded from the information to be included in a LIM.

Natural Hazard information for this property, to the extent it is known by the Kaipara District Council, is attached.

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

Māori Purposes: Māori Land – Chapter 15A

Māori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

Estuary Estates - Chapter 16A – Trifecta Development Area

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

How can I view the Kaipara District Plan 2013?

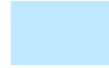
If you have access to the internet and want access to the most up to date information, visit the website

www.kaipara.govt.nz

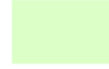
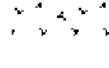
If you do not have access to a computer, you can visit one of the following locations to view a hard copy of the Plan:

Venue	Opening Hours	
Kaipara District Council Office – Dargaville 32 Hokianga Road Dargaville Telephone 0800 727 059	Monday – Tuesday Wednesday Thursday - Friday	8.00am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
Kaipara District Council Office – Mangawhai Unit 5, The Hub 6 Molesworth Drive Telephone 0800 727 059	Monday – Friday	9.30am to 3.00pm
Dargaville Library Corner Poto and Normanby Streets Dargaville Telephone 0800 534 542	Monday – Wednesday Thursday Friday Saturday	9.30am to 5.00pm 9.30am to 6.00pm 9.30am to 5.00pm 9.30am to 12.30pm
Mangawhai Library 45 Moir Street Mangawhai Telephone 0800 532 542	Tuesday - Wednesday Thursday Friday Saturday	10.00am to 5.00pm 10.00am to 6.00pm 10.00am to 5.00pm 10.00am to 1.00pm
Kaiwaka Library Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone (09) 431 2539	Monday Tuesday Wednesday - Saturday	4.00pm to 6.00pm Closed 10.00am to 2.00pm
Maungaturoto Library Centennial Building Hurdall Street Maungaturoto Telephone (09) 431 8811	Monday – Tuesday Wednesday Thursday – Saturday Friday Terms 1 & 4 also	10.30am to 1.00pm 10.30am to 4.00pm 10.30am to 1.00pm 4.00pm to 6.00pm
Paparoa Library Brook House 1980 Paparoa Valley Road State Highway 12 Paparoa Telephone (09) 431 7555	Monday Tuesday Wednesday Thursday Friday Saturday	2.00pm to 4.30pm 10.00am to 1.00pm 2.00pm to 4.30pm 10.00am to 4.00pm 11.00am to 1.30pm 10.00am to 12.00pm

All Maps

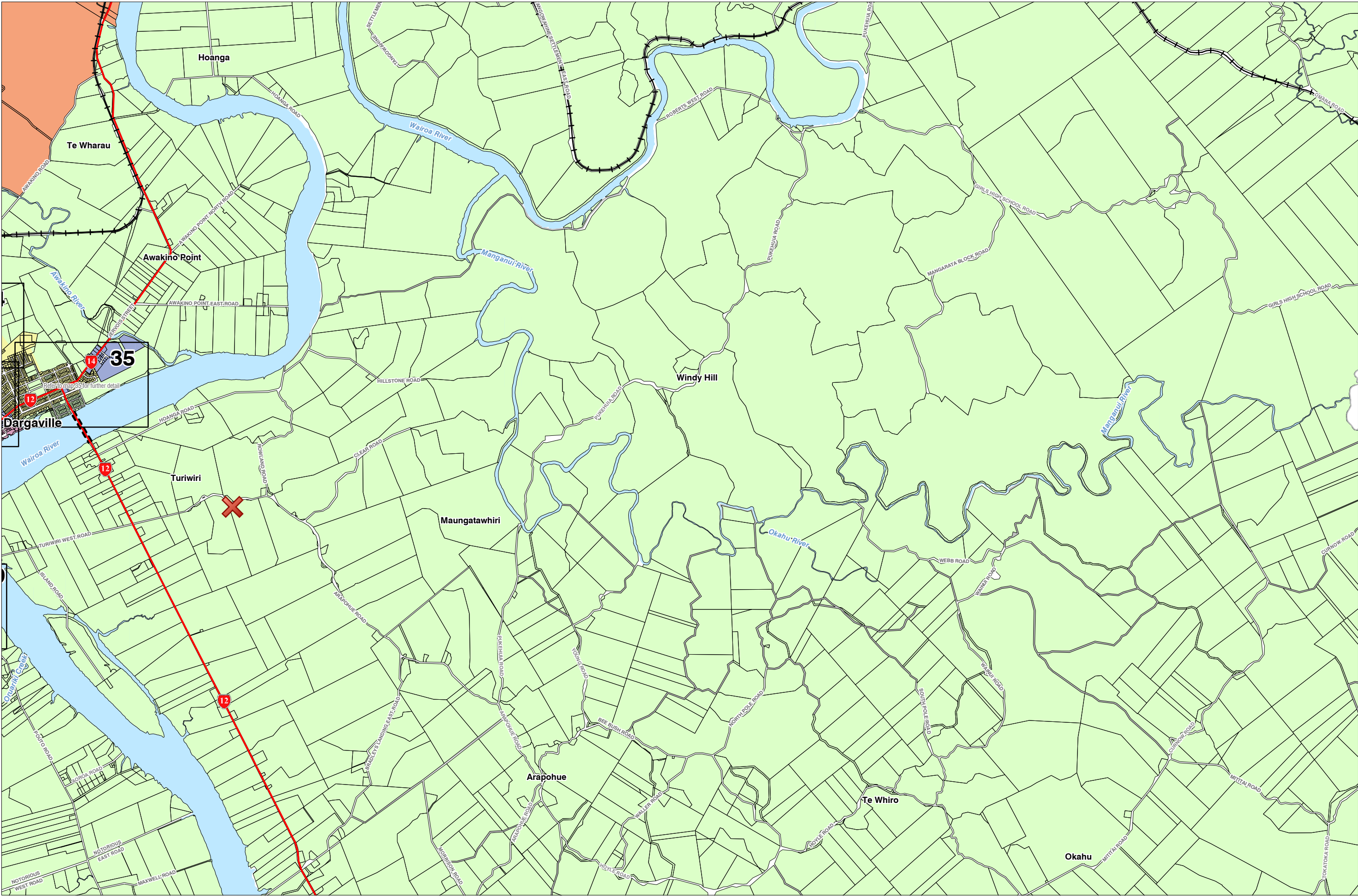
-  State Highway
-  Railway
-  Bridge or Causeway
-  Unformed Road
-  Sea, Lakes and Rivers
-  Parcel Boundary

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 - 2025/26

Valuation ID		0105008301		
Property Description				
Location (GIS)		152 Arapohue Road, Arapohue		
		View in Google Maps		
Legal Description		LOT 1 DP 113158 BLK XIII MAUNGARU SD		
Certificate of Title		63C/760		
Use	21 Lifestyle: Single Unit		Category	LIXXX
TORAS	111000		Category Group	Lifestyle Improved with Residential Accommodation
Tenure	Property is not leased. Owner is also occupier.			
Ownership	Private: Individual		Ward	2
Rateability	Rateable		Region	1
Apportionment	Std property - Not Applicable, Not apportionment		Zone	1A

Valuations

Area (Hectares)	0.5500	Land Value	275,000
Improvements	485,000	Capital Value	760,000
Nature of Improvements	DWG FG OBS OI		
Valuation Date	1/09/23		

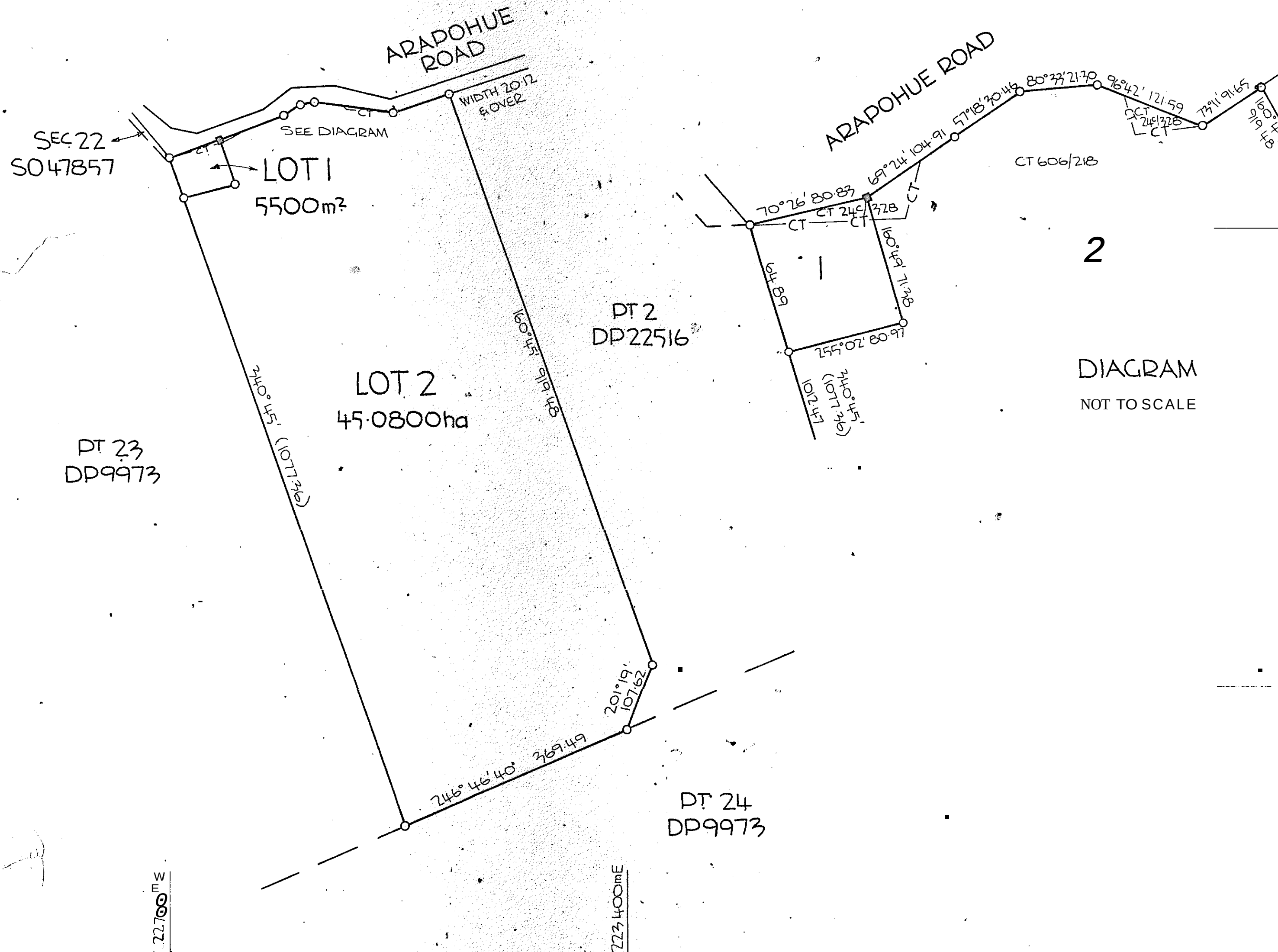
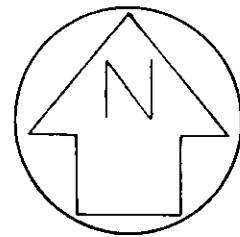
Rates for Current Year - 2025/26

Type	Description (Basis)	Factor	Amount \$
002	Uniform Annual General Charge - Rating Unit	1.00	725.00
115	Horehore Drainage District - (L)	275,000.00	148.83
230	General Rate Residential & Small Sized Lifestyle - (L)	275,000.00	617.76
235	CCTV Dargaville - (U)	1.00	7.70
238	Parks and Libraries Targeted Rate - (U)	1.00	384.34
242	Museums Targeted Rate - (U)	1.00	14.00
	** Kaipara District Council Sub-Total		1,897.63
250	NRC Targeted Council Services Rate - (U)	1.00	262.32
253	NRC Pest Management Rate - (U)	1.00	125.86
254	NRC Targeted Flood Infrastructure Rate - (U)	1.00	41.66
255	NRC Targeted Emergency and Hazard Management Rate - (U)	1.00	77.38
256	NRC Targeted Regional Rescue Services Rate - (U)	1.00	8.87
257	NRC Targeted Regional Sporting Facilities Rate - (U)	1.00	16.09
259	NRC Targeted Land and Freshwater Management Rate - (L)	275,000.00	82.03
260	NRC Targeted Regional Economic Development Rate - (L)	275,000.00	8.25
	** Regional Council Sub-Total		622.46
	Total Rates Levied 2025/26		2,520.09
	(GST on Rates Levied)		328.71
	Rates Last Year 2024/25		2,358.63
	Last Year's Final Instalment		589.65

Rates Last Year 2,358.63 Instalments YTD 1,890.07 Current Instalment 630.03

History

Year	Land Value	Capital Value	Annual Rates
2024/25	275,000	760,000	2,358.63
2023/24	200,000	580,000	1,995.69
2022/23	200,000	580,000	1,902.46
2021/22	200,000	580,000	1,820.07
2020/21	135,000	480,000	1,536.68
2019/20	135,000	480,000	1,471.09
2018/19	135,000	480,000	1,403.63
2017/18	90,000	355,000	1,236.82
2016/17	90,000	355,000	1,222.99
2015/16	90,000	355,000	1,199.92

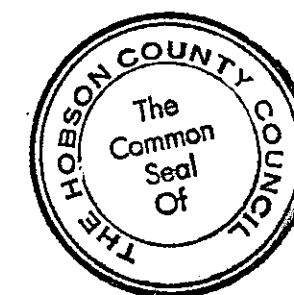


Approvals: ROAD IS LEGAL

APPROVED:

REGISTERED OWNERS

PURSUANT TO A RESOLUTION OF THE HOBSON COUNTY COUNCIL PASSED ON THE 6 DAY OF June 1986 APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES THE COMMON SEAL OF THE HOBSON COUNTY COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF:



J. J. Walker
CHAIRMAN

M. J. O'Connell
COUNTY CLERK

2

DIAGRAM
NOT TO SCALE

NEW CT'S ALLOCATED: LOT 1
LOT 2

Total Area 45.6300ha

Comprised in CT's 606/218^(BAL) & 245/328^(ALL)

Legally Bound by Order of an annual meeting of the MAUNGATAPERE

(or who may act as a registered surveyor pursuant to the proviso to section 33 (2) of the Surveyors Act 1966 hereby certify that this plan has been made from surveys executed by me or under my directions, and that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at MAUNGATAPERE this 30 day
of MAY 1986 Signature *P. J. Boyes*

Field Book p. Traverse Book p.

Reference Plans DP's 9973 22516 SO's 46163 47852

Examined Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 19

District Land Registrar

File
Received
Instructions

C. J. O'Connell

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XIII MAUNGARU S.D.
NZMS SHEET NO.

LOTS 1 & 2 BEING SUBDIVISION OF PT LOT 1
DP22516 & SECS 25 & 26 BLK XIII MAUNGARU S.D.

LOCAL AUTHORITY HOBSON COUNTY
Surveyed by P. J. BOYES
Scale 1:5000 Date MAY 1986

Code Compliance Certificate**Section 43(3), Building Act 1991****Application**

S & T House	No.	050045
152 Arapohue Road	Issue date	4/05/10
R D 4		
Dargaville		

Project

Description	DWELLINGS - ALTERATIONS & ADDITIONS
	Being Stage 1 of an intended 1 Stages
	Additions of two bedrooms, bathroom and rumpus to the existing dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Owners Use
Estimated Value	\$104,000
Location	ARAPOHUE ROAD, ARAPOHUE
Legal Description	LOT 1 DP 113158 BLK XIII MAUNGARU SD
Valuation No.	0105008301

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: 4-05-10

KAIPARA DISTRICT COUNCIL

PROGRESS CHECK SHEET FOR A BUILDING CONSENT

Valuation Reference:	105/83/1
Name of Applicant:	S & T. HOUSE
Address of Property:	152 ARARUA RD
Consent Required For:	ADDITIONS TO DWELLING
Consent Issued (number):	050045
OBJECTION TO RELEASE OF INFORMATION:	YES/NO

Sent To Applicant

Building Consent ✓

PIM ✓

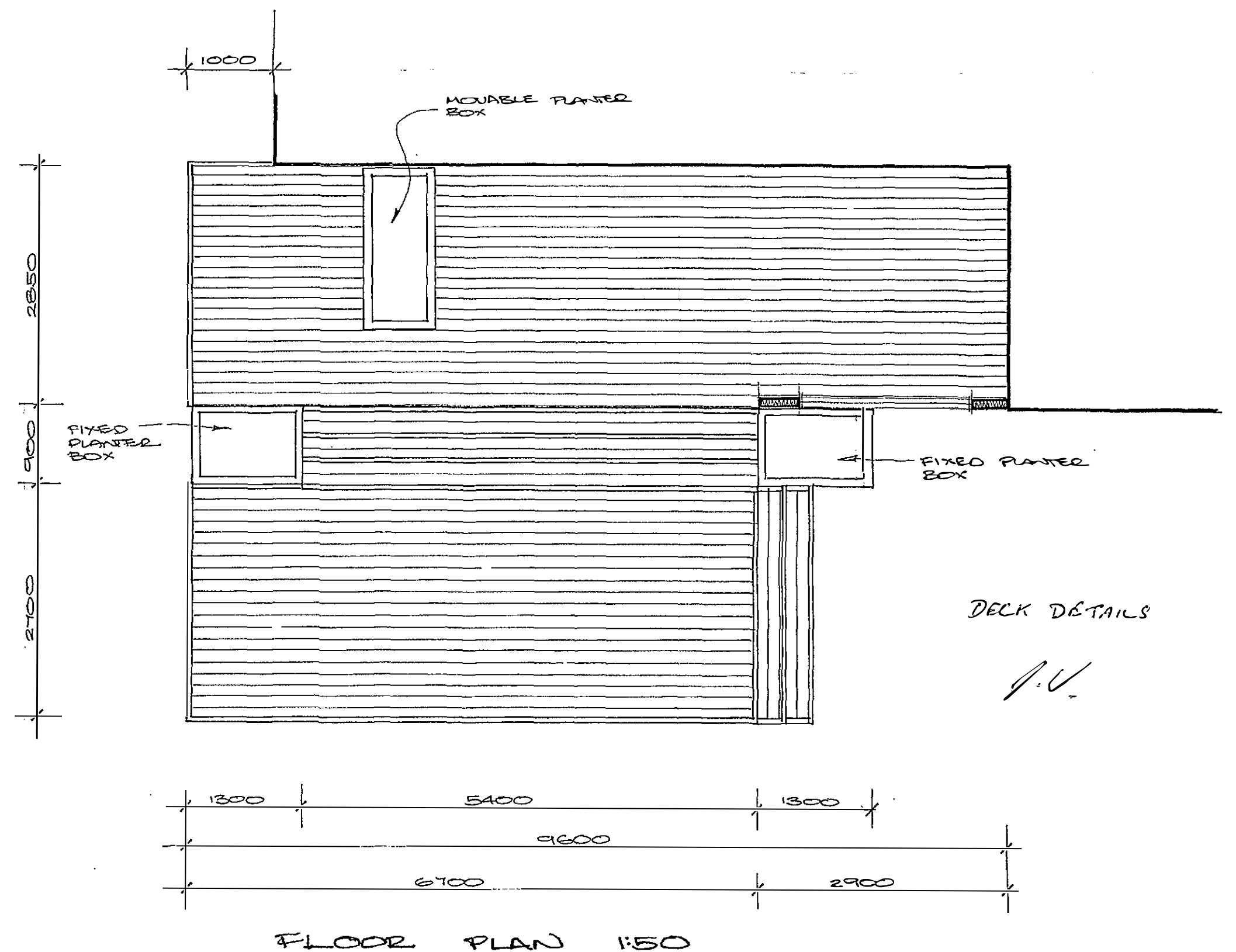
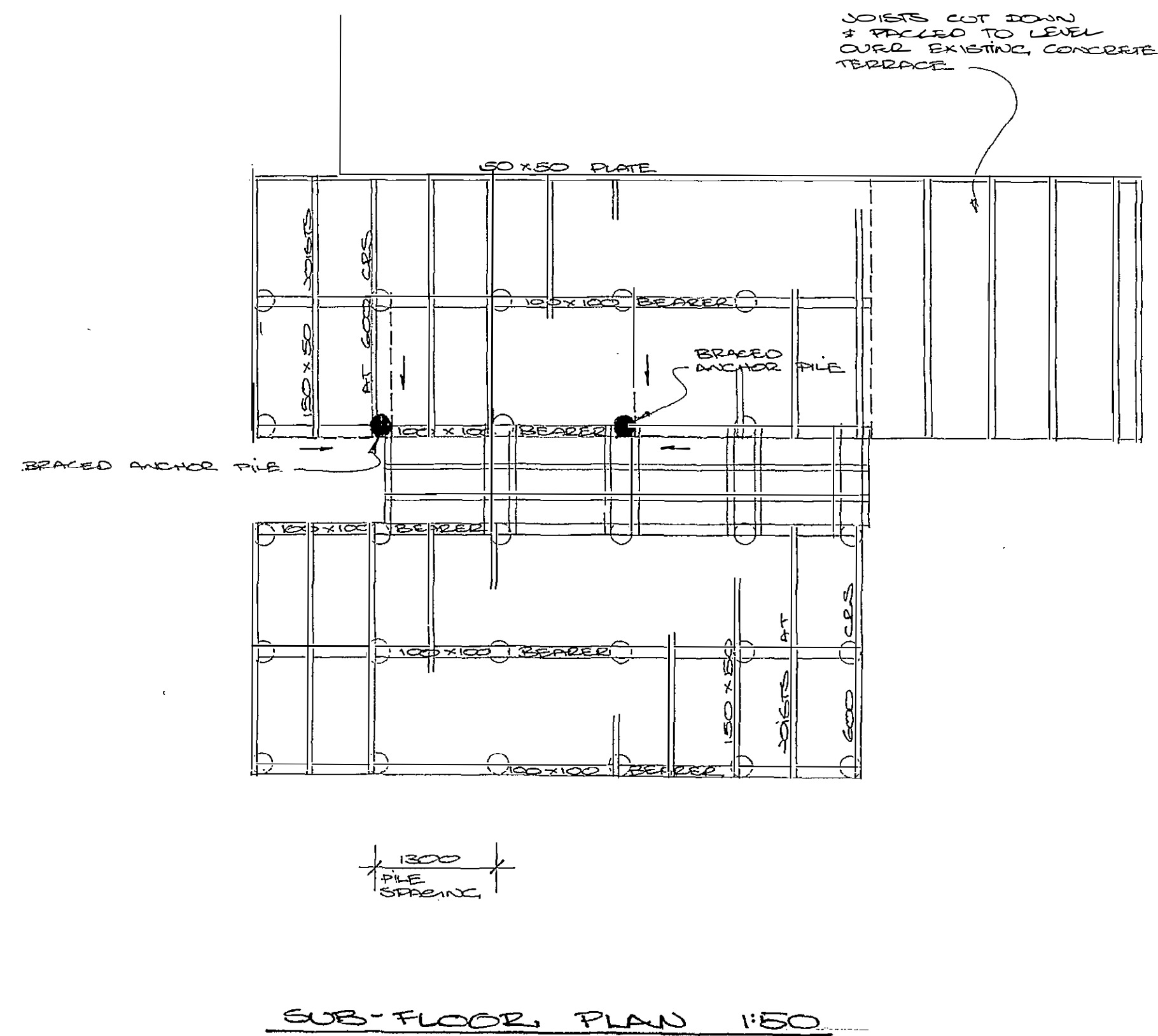
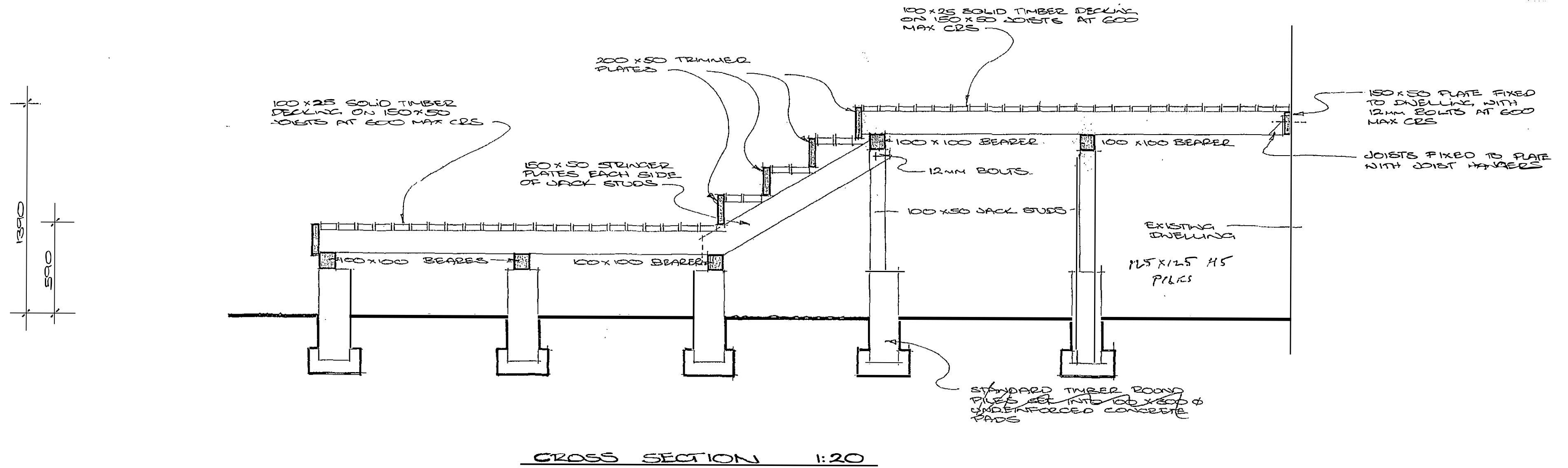
Various Receipts

Inspection Checklist ✓

One Copy of Approved Plan and Specification Submitted with Application ✓

9-03-05 : Footing inspection : Trenches & steel reinforcement OK.
21-03-05 : Floor slab : Steel placement & dampcourse OK
Pipework through slab protected OK.
16-05-05 : P-veture : Moisture content average 24%. Boring & insulation OK.

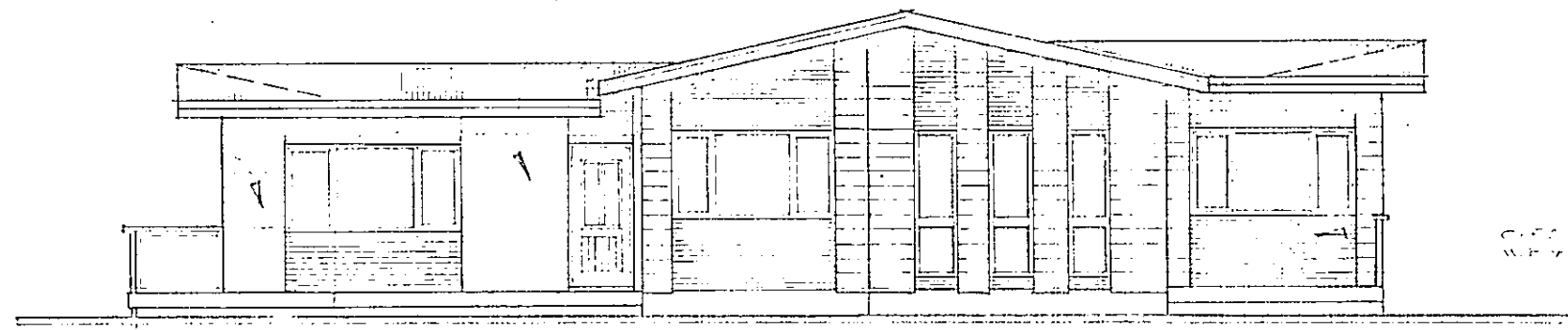
DGW/dgw



ALL CONNECTIONS MUST COMPLY WITH NZS 3602:1992 PLY. BRIDGE JOINTS & B2S 3004

0.85mm CORRUGATED IRON ROOFING PITCH 12.5

EXISTING HARDIPLANK EXTERIOR CLADDING



0.85mm CORRUGATED IRON WALL CLADDING



HARDIPLANK WEATHERBOARD EXTERIOR CLADDING

200mm BLOCKWORK

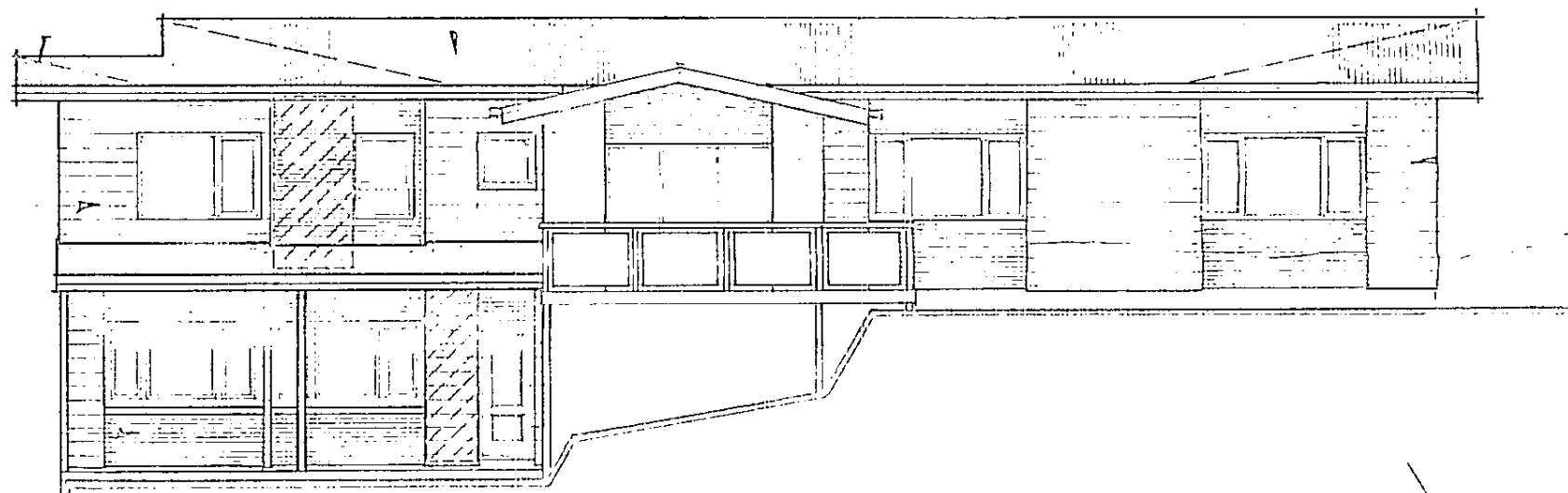
ALL EXTERIOR TIMBER TO BE TREATED RADICAL HS TREATING TO PATENTED NO. 11. ALL TREATED HI - WITH MINIMUM HS BOTTOM PLATES

ELEVATIONS 1:100

0.85mm CORRUGATED IRON ROOFING PITCH 12.5

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT WORK. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE

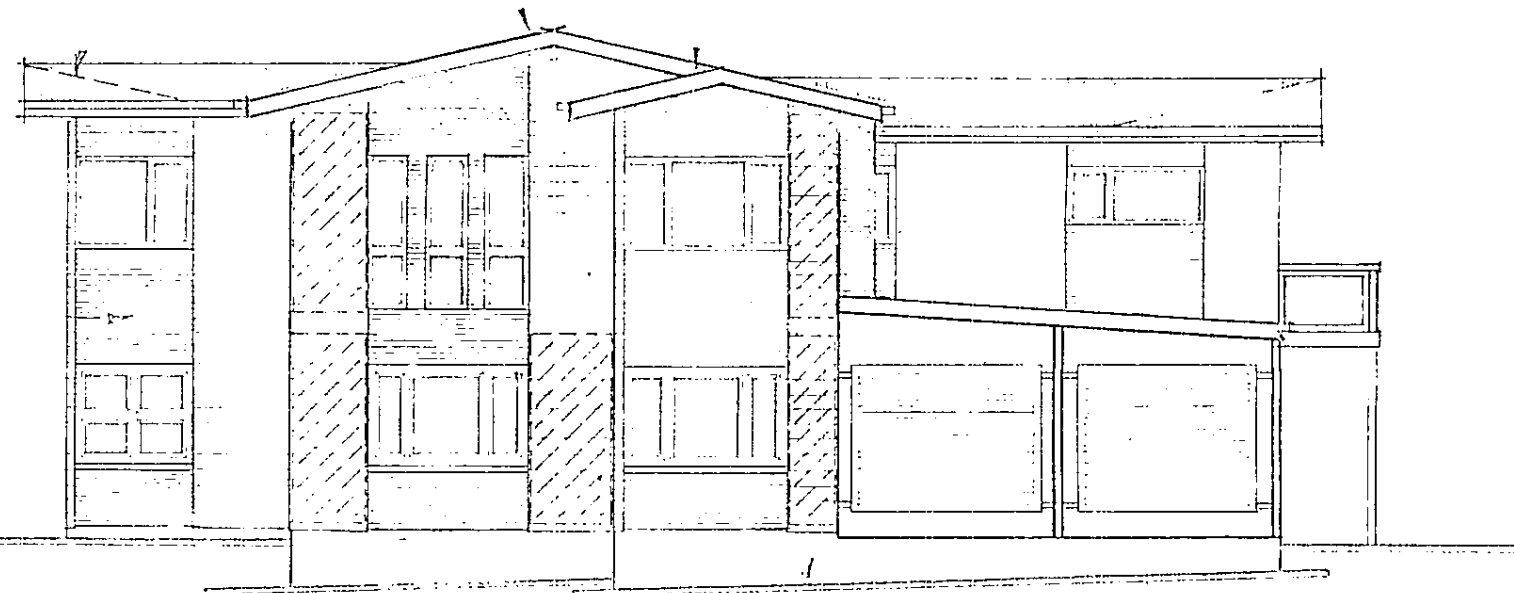
HARDIPLANK WEATHERBOARD EXTERIOR CLADDING



0.85mm CORRUGATED IRON CLADDING

ROOFING MUST BE ON 20x50 HS BATTENS OVER BUILDING PAPER

0.85mm CORRUGATED IRON ROOFING PITCH 12.5



0.85mm CORRUGATED IRON CLADDING

LOT 1
DP 22516
5500M²

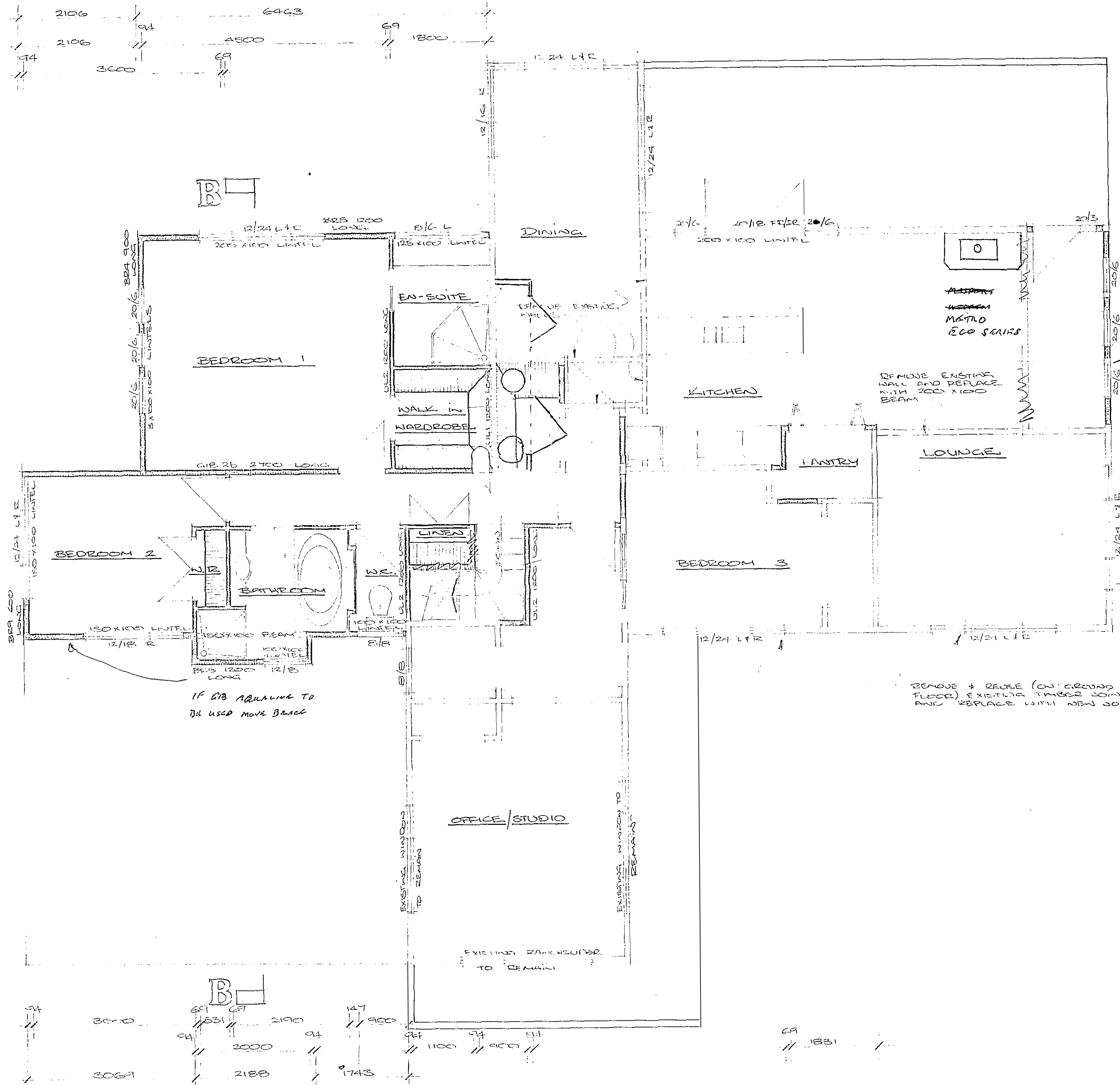
LAMBETH
ARCHITECTURAL
DESIGN
SERVICE

PROPOSED
ADDITIONS
FOR S. & T.
HOUSE
TURIWIRI

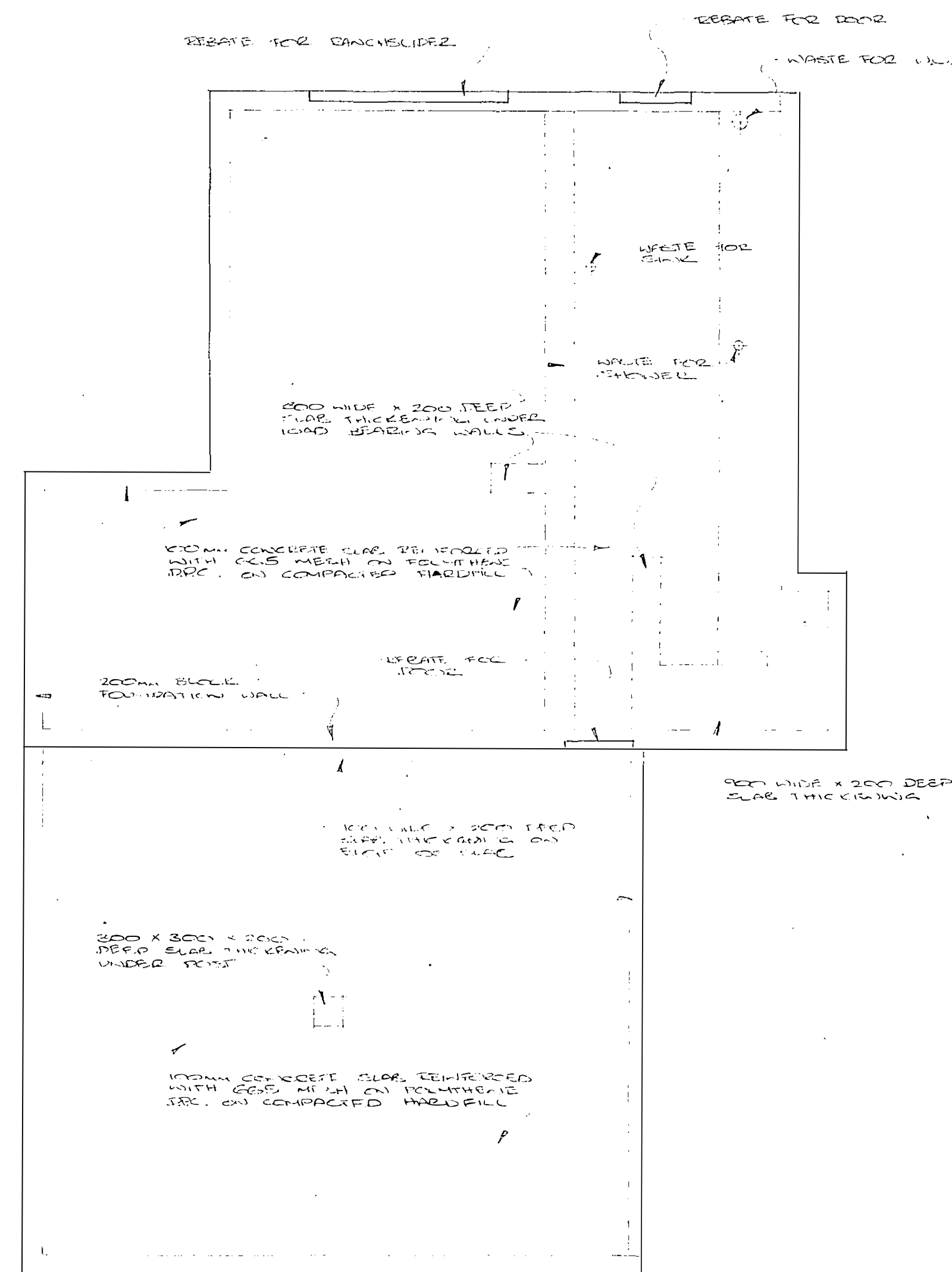
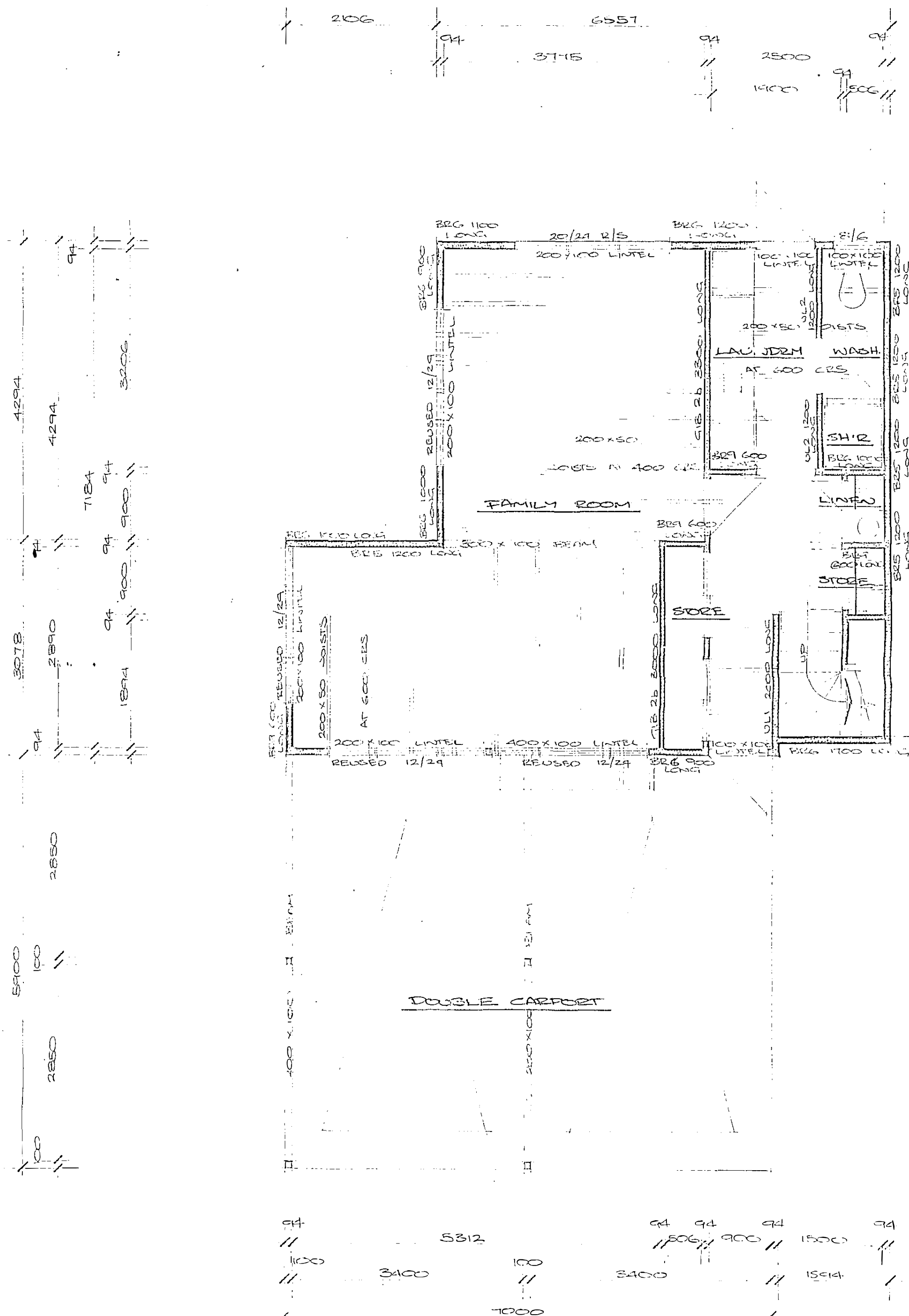
KAIPARA DISTRICT COUNCIL
BC 050045
BUILDING INSPECTOR

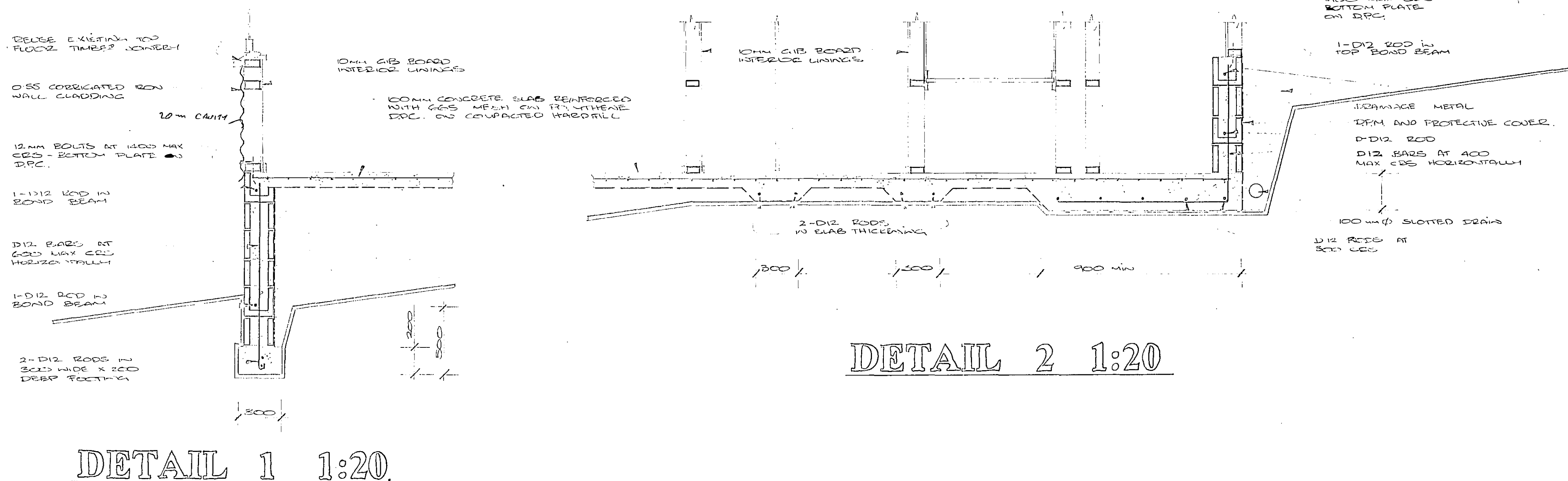
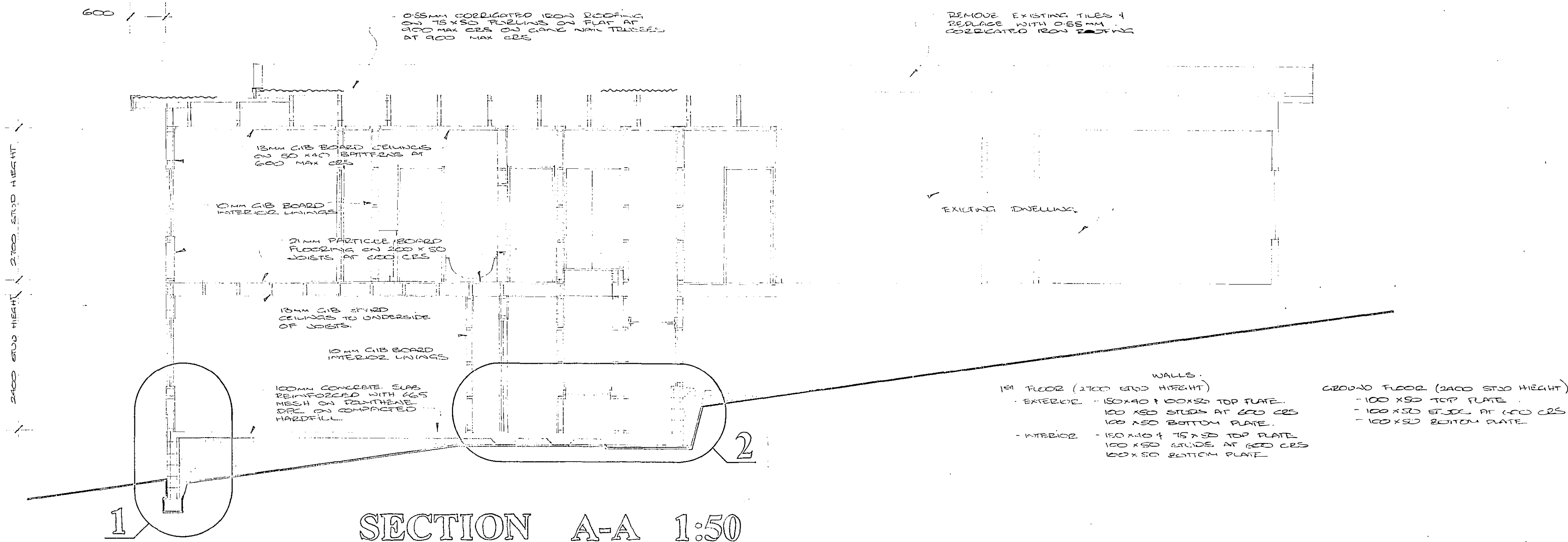
Sheet 1 of 5
Ref 04-05

SITE & DRAINAGE PLAN 1:500

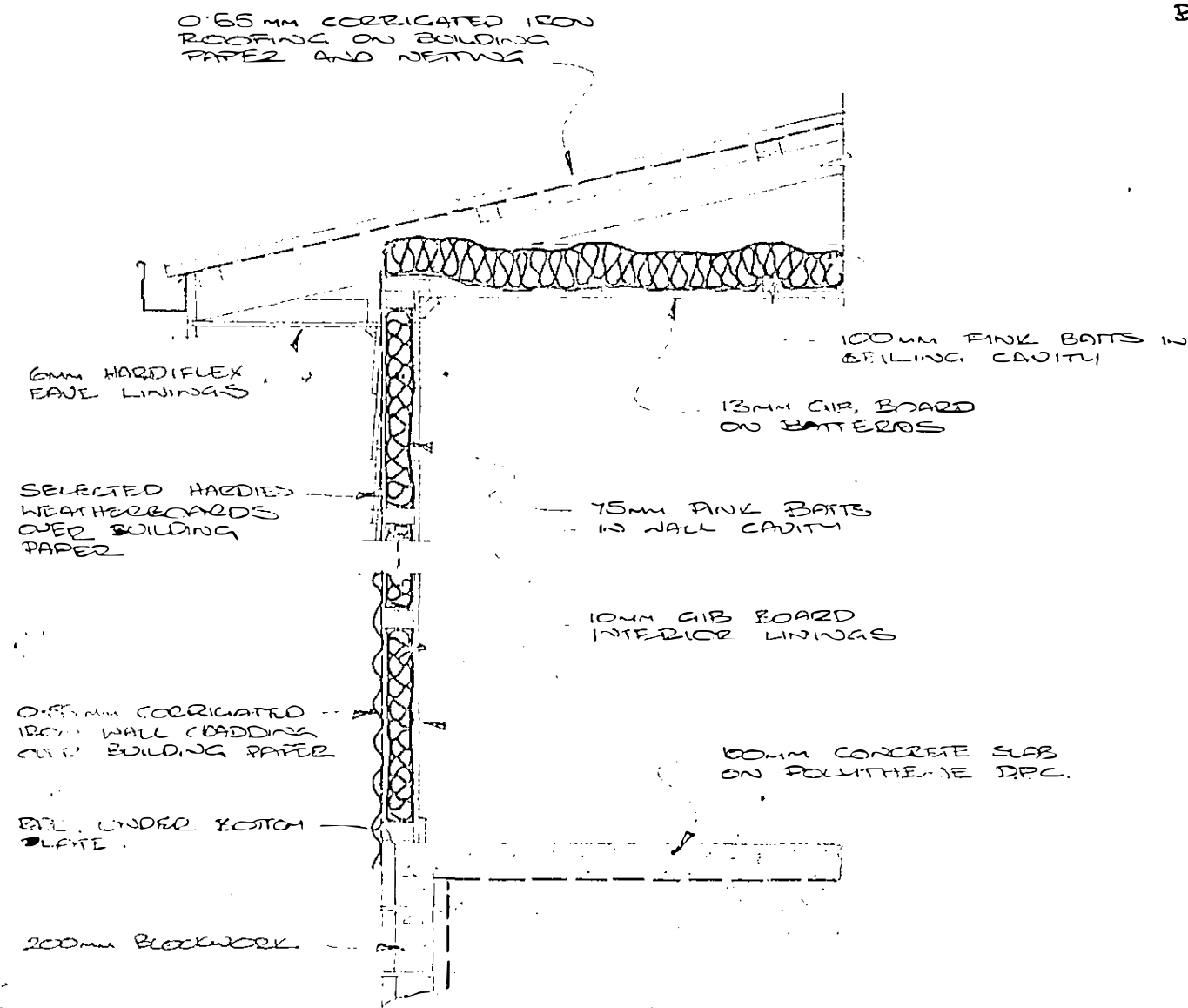


1st FLOOR PLAN 1:50



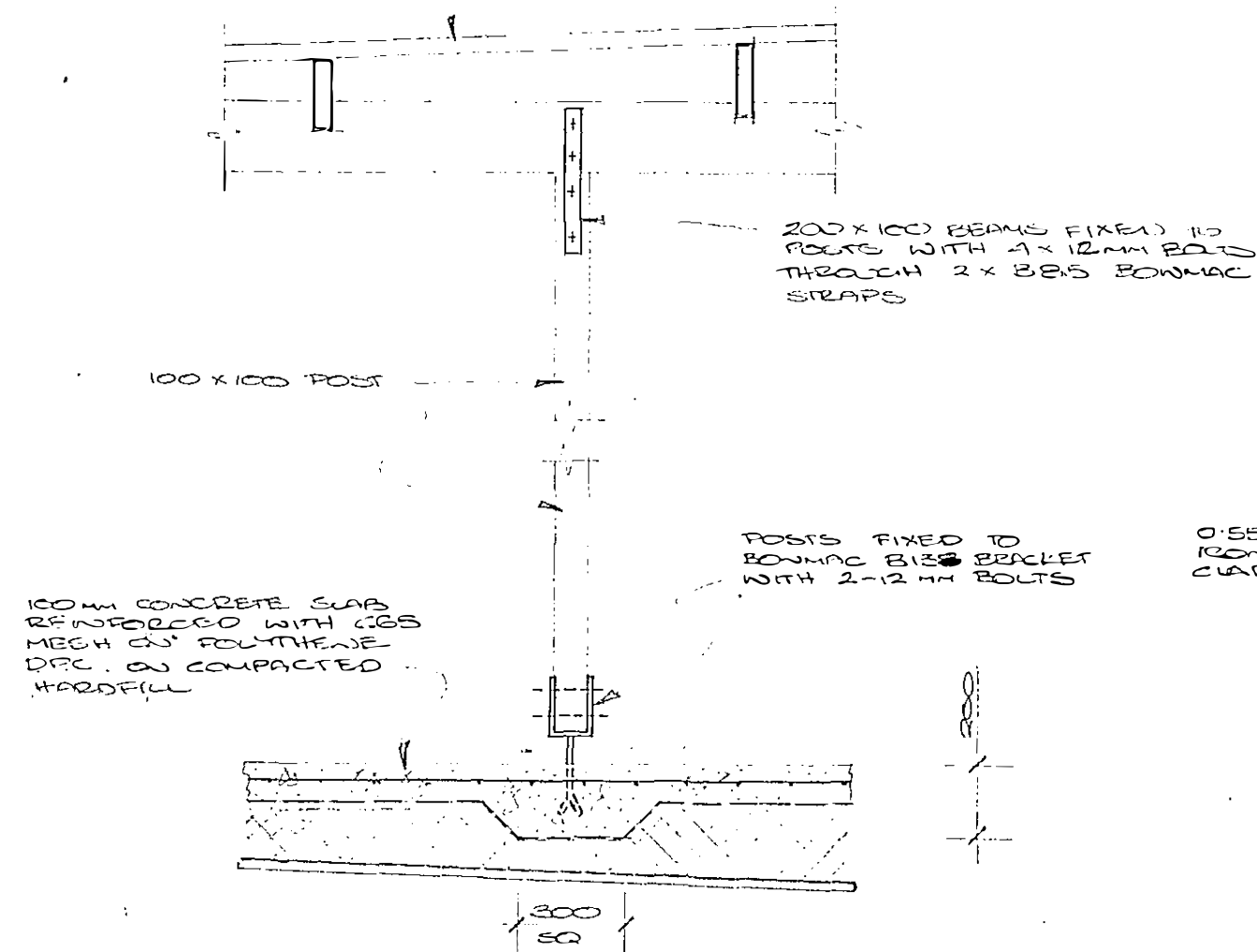


NOTE: ALL EXTERIOR CLADDING TO BE ON 20 X 50 HS BATTERS OVER BUILDING PAPER



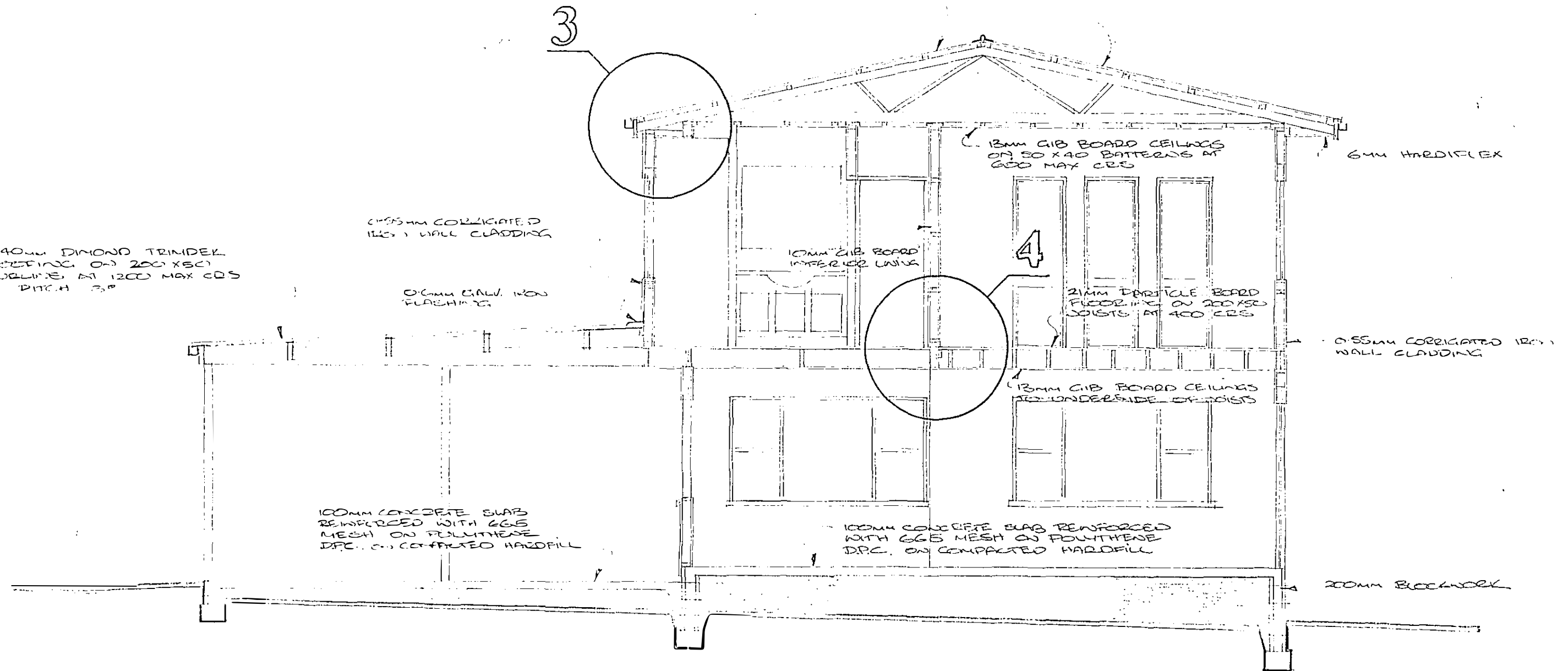
INSULATION
DETAIL 1:20

0.40 DIAMOND TRIMDEK ROOFING ON 200 X 50 PURLINS AT 1200 MAX CRS - PITCH 3°



POST FIXING
DETAIL 1:20

0.40mm DIAMOND TRIMDEK ROOFING ON 200 X 50 PURLINS AT 1200 MAX CRS - PITCH 3°



SECTION B-B 1:50

0.55mm CORRUGATED IRON ROOFING ON 15 X 50 PURLINS ON FLAT AT 600 MAX CRS ON GANG NAIL TRUSSES AT 600 MAX CRS - PITCH 12.5°

0.55mm CORRUGATED IRON EXTERIOR CLADDING

0.55mm GALV. IRON FLASHING

20mm CAVITY

SELECTED ALUMINIUM JOINERY

DETAIL 3 1:20

21mm PARTICLE BOARD FLOORING ON 200 X 50 JOISTS AT 600 MAX CRS

13mm GIB BOARD CEILING ON 50 X 10 BATTERS AT 600 MAX CRS

10mm GIB BOARD INTERIOR LINING ON 15 X 50 FRAMING

JOISTS FIXED TO BEAM WITH JOIST HANGERS

200 X 100 GANG-LAM BEAM SET INTO WALL CAVITY

10mm GIB BOARD INTERIOR LINING

21mm PARTICLE BOARD FLOORING ON 200 X 50 JOISTS AT 600 MAX CRS

13mm GIB BOARD CEILING TO UNDERSIDE OF JOISTS

DETAIL 4 1:20

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

SB AND TL HOUSE
ARAPOHUE ROAD
RD 4
DARGAVILLE

No. 010243
Issue date 28/09/01

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages INSTALL MASPORT UTOPIA WOODFIRE AND FLUE KIT
Intended Life	Indefinite, but not less than 50 years
Intended Use	PRIVATE
Estimated Value	\$2,500
Location	ARAPOHUE RD, DARGAVILLE
Legal Description	LOT 1 DP 113158 BLK XIII MAUNGARU SD
Valuation No.	0105008301

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: 28-09-01

KAIPARA DISTRICT COUNCIL

PROGRESS CHECK SHEET FOR A BUILDING CONSENT

Valuation Reference:	105/83/1
Name of Applicant:	S D & T.L. HOUSE
Address of Property:	ARAPONGA R.D.
Consent Required For:	MASPORT WOODFIRE
Consent Issued (number):	010243
OBJECTION TO RELEASE OF INFORMATION:	YES/NO

Sent To Applicant

Building Consent



Various Receipts

PIM

Inspection Checklist

One Copy of Approved Plan and Specification Submitted with Application

27-04-06 Installed OK

DGW/dgw

Performance

Model	LE 2000	LE 3000	LE 5000	Panorama	Toronto	Grandview	Horizon	Utopia	Arcadia
Heat output (kW)	15.5	22.5	33.5	33.5	33.5	33.5	33.5	33.5	33.5
Heat output (BTU/hr)	53,000	77,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000
Efficiency (%)	85	85	85	85	85	85	85	85	85
Annual fuel consumption (kg)	1,200	1,800	2,700	2,700	2,700	2,700	2,700	2,700	2,700
Annual fuel consumption (lb)	2,650	3,970	5,950	5,950	5,950	5,950	5,950	5,950	5,950
CO ₂ emissions (kg/year)	1,200	1,800	2,700	2,700	2,700	2,700	2,700	2,700	2,700
CO ₂ emissions (lb/year)	2,650	3,970	5,950	5,950	5,950	5,950	5,950	5,950	5,950

*Heat output and burn time will vary depending on fuel type and burner condition.

Minimum Wood Fire to Wall Distances

Model	With flue heat deflector*	Without flue heat deflector**	With flue heat deflector*	Without flue heat deflector**	With flue heat deflector*	Without flue heat deflector**	With flue heat deflector*	Without flue heat deflector**	With flue heat deflector*	Without flue heat deflector**
LE 2000	50	300	50	300	50	300	50	300	50	300
LE 3000	50	300	50	300	50	300	50	300	50	300
LE 5000	50	300	50	300	50	300	50	300	50	300
Panorama	50	300	50	300	50	300	50	300	50	300
Toronto	50	300	50	300	50	300	50	300	50	300
Grandview	50	300	50	300	50	300	50	300	50	300
Horizon	50	300	50	300	50	300	50	300	50	300
Utopia	50	300	50	300	50	300	50	300	50	300
Arcadia	50	300	50	300	50	300	50	300	50	300

* Polished stainless steel flue heat deflector, 1200mm long with 180° wrap-around and top heat dispersal cap.

** Polished stainless steel flue heat deflector, 900mm long with 180° wrap-around and top heat dispersal cap.

*** Measured to shaft extremities if fitted.

Minimum Hearth Requirements

Model	W	B	C	D	G	H	J
LE 2000	875	665	200	180	270	485	555
LE 3000	935	740	200	180	270	540	610
LE 5000	935	1025*	410*	138	275	615	660
Panorama	935	1025*	410*	138	275	615	660
Toronto	965	1025*	410*	138	275	615	660
Grandview	965	1025*	410*	138	275	615	660
Horizon	1065	1145*	470*	225	500	775	810
Utopia	975	655*	345*	225	450	635	525
Arcadia	975	655*	345*	225	450	635	525

*Increase by 80mm if the hearth top is not at least 50mm above the floor. Figures relating to B, G and H have been determined based on the hearth placed flush to the wall.

Minimum Hearth Extension for LE Provincial (standard fascia)

(Measured from the face of the masonry surround)

Model	50mm or more	50mm	25mm	Zero
LE 2000	300mm	325mm	400mm	450mm
LE 3000	300mm	325mm	400mm	450mm
LE 5000	300mm	325mm	400mm	450mm
Panorama	300mm	325mm	400mm	450mm
Toronto	300mm	325mm	400mm	450mm
Grandview	300mm	325mm	400mm	450mm
Horizon	300mm	325mm	400mm	450mm
Utopia	300mm	325mm	400mm	450mm
Arcadia	300mm	325mm	400mm	450mm

Masport is always improving its range of products. All specifications are subject to change or variation without notification.

For confirmation of Masport product details, please call (09) 571-1200.

NOTE: Specifications given on this page are indicative only. Please refer to the installing and operating instructions before installing your Masport Wood Fire. Full installation instructions are supplied with each Masport Wood Fire.

Wood Fire Dimensions

Model	WIDTH (W)	HEIGHT (H)	DEPTH (D)	APPROX WEIGHT (kg)
LE 2000	560	620	520	105/100
LE 3000	660	680	490	120
LE 5000	660	680	590	125
Panorama	660	705	570	130
Toronto	660*	820	545	155
Grandview	760	790	620	170
Utopia	820	690	535	130
Arcadia	525	610	435	75

*Measured over cabinet - top panel width 700.

MASSPORT LTD NEW ZEALAND

1-87 Mt Wellington Highway, PO Box 14-649

Panmure, Auckland 10006

Phone 09 571 1200

Facsimile 09 571 5864

MASSPORT LTD AUSTRALIA

PO Box 533, Braeside 8195

Phone 1800 868 225

Facsimile 1800 035 594



PLUMBING & HEATING CENTRE
102 JERVOIS STREET, RD2
DARGAVILLE
PH 09 439 6123

Real wood fires with modern technology

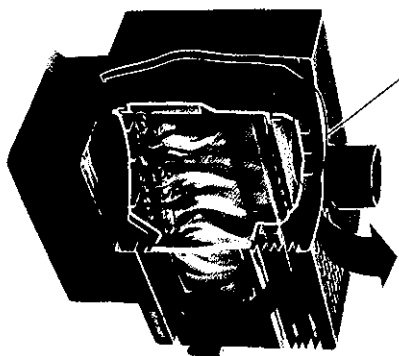
Just the thought of a wood fire makes you feel warm inside. The crackle of burning wood, watching the hypnotic dancing of the flames, everything about a real wood fire is satisfying.



Masport has the largest range of convection and radiant wood fires. We also have the largest range of gas flame effect fires, making us No. 1 in the country. With so many wood and gas fire designs and up to 85 model variations you will be spoilt for choice. There are some unique features about our wood fires that you should know before you make your decision:

1. Superior Cast Iron Fireboxes

The key to an efficient, long-lasting fire lies in the design and construction of a superior firebox. Masport has a large range of wood fires which feature our unique cast iron firebox. Each features an advanced panel design with an array of heat dispersing fins that can increase a surface area of the firebox by up to 65%. The result is a superior wood fire that transfers heat through the cast iron firebox and passes directly into the fins. The depth of a Masport cast iron firebox is 8-10mm plus the height of the fins (approx. 30mm). This extra cast iron surface area is the key. With heating a greater surface area the volume of heat being transferred into the room is significantly increased. It will heat large volume areas and store and distribute warmth long after the fire has died down.



Heat dispersing fins.

Heat radiates through the cast iron firebox for longer warmth.

2. Guaranteed For 10 Years

As a sign of our commitment to quality, all new Masport cast iron fireboxes are guaranteed for 10 years. We warranty our fire boxes to be free from defects in material or workmanship under normal use and service. The Warranty (on the cast iron firebox, excluding attachments) is 10 years from the date of purchase.

3. 'Triple Air Combustion' Exclusive to Masport



All Masport Wood Fires* have been built with an exclusive Triple Air Combustion system designed to efficiently burn all of the fuel put in the fire. Primary air comes through the high/low control, secondary air passes through the 'air wash' which helps keep the glass clean, and tertiary air comes from below the door to ensure complete combustion.

4. Clean Air Friendly Wood Fires

Our Wood Fires have been designed and tested to meet the strictest clean air requirements and emission standards required in New Zealand. In fact, Masport has already succeeded in achieving the new July 2001 Standards. As well as being Clean Air Friendly you will find Masport Wood Fires provide more efficient heat and are more cost effective than traditional open fires. Our 'multiple burn' technology means that as the wood burns the combustible gases released are also burned, creating more heat with less wood and less pollution.

5. Over 90 Years of Manufacturing Excellence

Founded in the early 1900's, Masport is one of the most diverse and successful manufacturing companies in Australasia. We have been leading the market in home heating since the early 1970's with innovative designs. Our reputation is built on producing the highest quality product, backed with the most comprehensive warranty and customer service network.

*excluding Radiants and Pot Belly fires

LE Provincial Standard

- ☛ Comfortably heats medium sized areas
- ☛ Maximum 17kw output*
- ☛ Superior heat from a fully lined flued cast iron firebox and triple air combustion system
- ☛ Easy installation with minimal hearth clearance requirements
- ☛ Clean Air friendly
- ☛ LE Provincial Standard is available in Matt Black (pictured), Forest Green, Slate Grey and Gloss Coffee vitreous enamel
- ☛ Optional Water Booster to link with your water cylinder to reduce power costs
- ☛ Zero Clearance Kit is available for timber fireplace installations

* refer Performance Achievements p11



Perfectly
designed for
new and
existing
fireplaces

MEDIUM AREAS CONVECTION

☛ The LE Provincial Pan Model comes

- complete with all LE Provincial Standard features plus a useful 3 speed fan for faster heat circulation
- ☛ Available in Matt Black and Gloss Coffee enamel
- ☛ Optional Water Booster to link with your water cylinder to reduce power costs
- ☛ Zero Clearance Kit is available for timber fireplace installations



\$ LE Provincial	Sid	Fan
FIRE & FASCIA		
FLUE		
INSTALLATION		
OPTIONS		
TOTAL		



The biggest selling inbuilt wood fire in New Zealand



Horizon

- ☛ Comfortably heats smaller sized areas
- ☛ Maximum 16kw output*
- ☛ Excellent heat from an affordable steel firebox and triple air combustion system
- ☛ Easy installation with minimal hearth clearance requirements
- ☛ A fitted ash shelf reduces the hearth size requirement
- ☛ Clean Air friendly
- ☛ Available in Charcoal Black paint
- ☛ 5 Year Limited Warranty

* refer Performance Achievements p11

LE 2000
FIRE
HEARTH
FLUE
INSTALLATION
OPTIONS
TOTAL

Pottery

Masport Pittsburgh

The largest in our range

- ☛ Comfortably heats large sized rooms and open plan areas
- ☛ Width 510, depth 580, height 850 mm

Masport Fatso

Good looking, excellent heat output

- ☛ Comfortably heats large sized rooms and open plan areas
- ☛ Two large hot plates for cooking or keeping coffee hot
- ☛ Width 560, depth 580, height 675 mm

Masport Klondike

Compact and cosy - North American style

- ☛ Comfortably heats medium sized rooms
- ☛ Ideal for those with limited space
- ☛ Width 390, depth 460, height 660 mm

*A design
classic - as
loved now
as ever*



*An affordable choice
for smaller living areas*

Masport Oregon

Authentic Wild West Cabin style

- ☛ Comfortably heats small to medium sized rooms
- ☛ Two hot plates for cooking or keeping coffee hot
- ☛ Width 460, depth 500, height 565 mm

Masport Yukon

The smallest - but most versatile

- ☛ Comfortably heats small sized rooms
- ☛ Small enough to be placed in front of existing fireplaces, (with greater efficiency than an open fire)
- ☛ Width 370, depth 490, height 545 mm



*Compact
design for
smaller
sized areas*

LE 2000	\$
FIRE	
HEARTH	
FLUE	
INSTALLATION	
OPTIONS	
TOTAL	



LE 2000



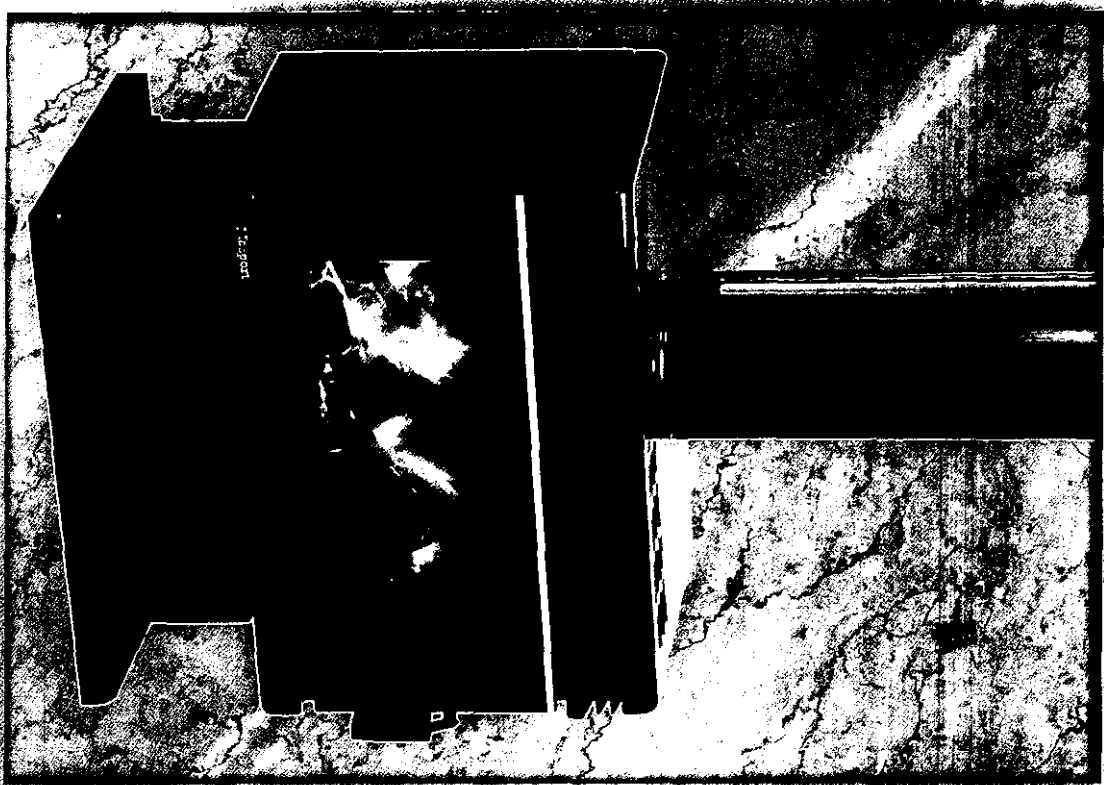
LE 3000

- ☛ Comfortably heats medium to large sized areas
- ☛ Maximum 19kw output*
- ☛ Superior heat from a fully lined finned cast iron firebox and triple air combustion system
- ☛ Clean Air friendly
- ☛ Available in Matt Black, Forest Green (pictured), vitreous enamel and also in Charcoal Black paint
- ☛ Optional 3 Speed Fan for faster heat circulation and a Water Booster to link with your water cylinder to reduce power costs
- ☛ Add the optional ash shelf to reduce your hearth size requirement

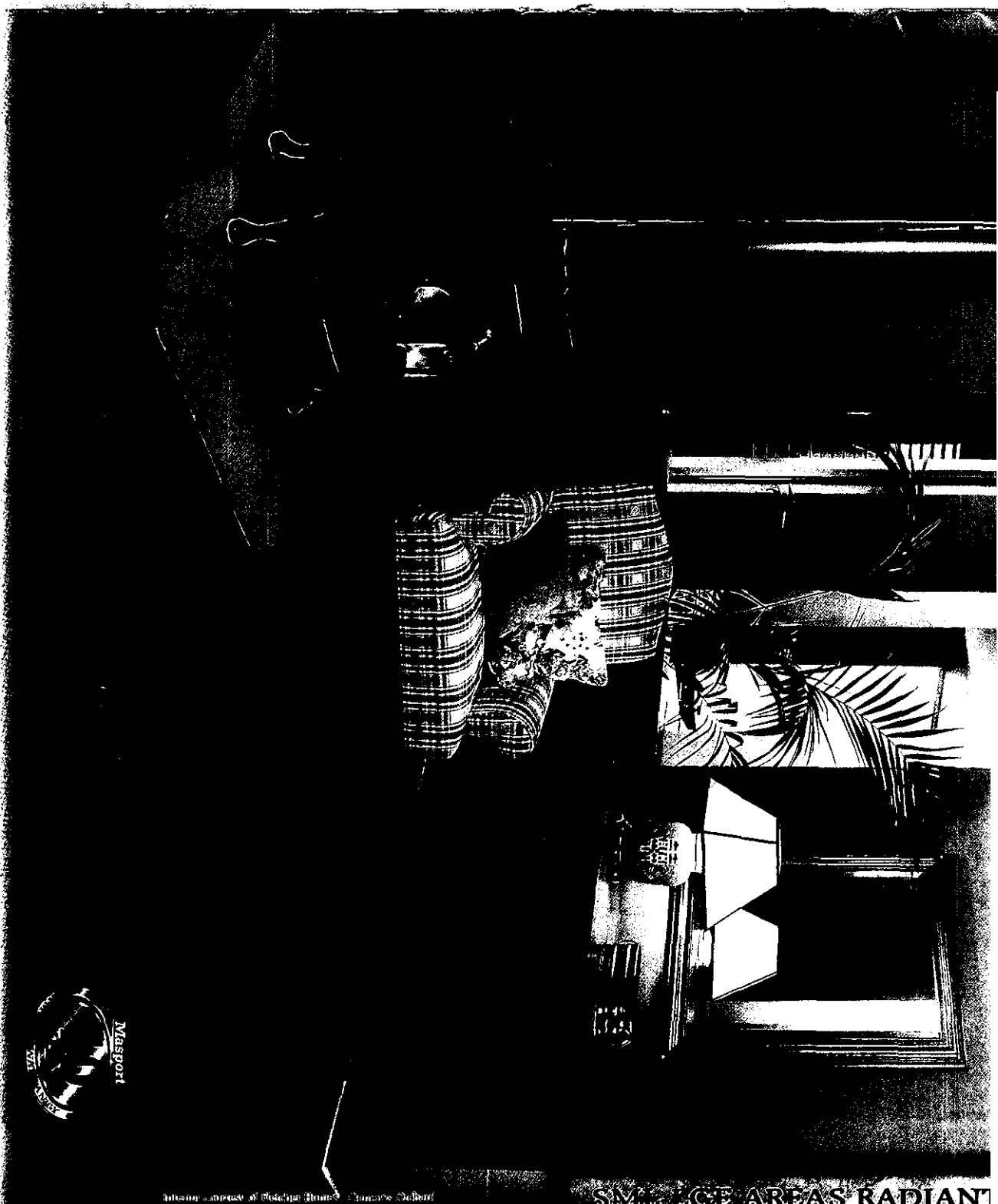
* refer Performance Achievements p11

*Best selling wood
fire that's
perfect for the
family home*

LE 3000 \$
FIRE
HEARTH
FLUE
INSTALLATION
OPTIONS
TOTAL



LE 3000



ARCADIA

- ☛ Arched cast iron door with a decorative grill front
- ☛ Comfortably heats small sized areas
- ☛ Maximum 13kw output*
- ☛ Burns more efficiently than an open fire with low emissions and less pollution
- ☛ Heat food or liquids on top
- ☛ For easy installation choose either a top or rear flue exit
- ☛ Optional Water Booster can link with your water cylinder to reduce power costs

* refer Performance Achievements p11



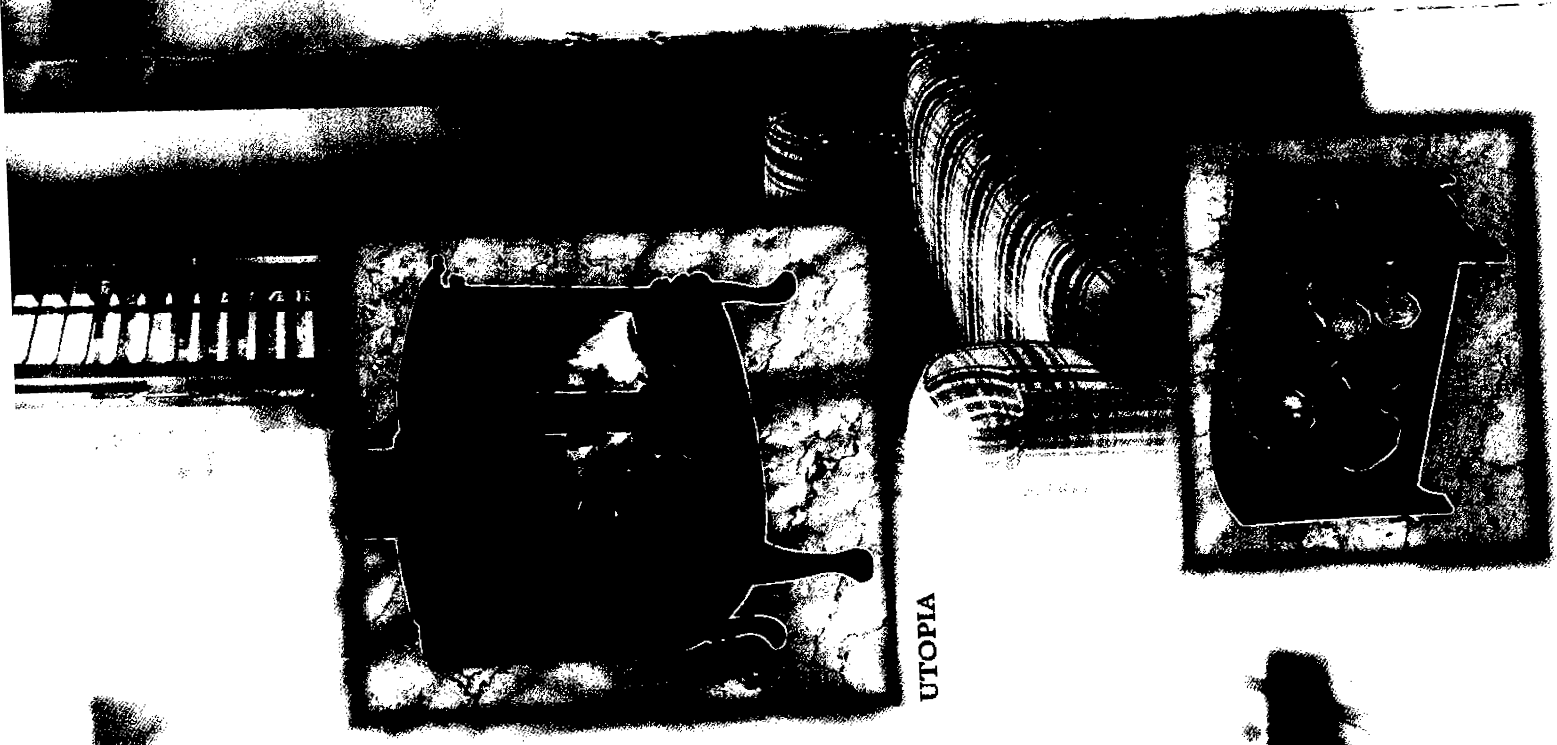
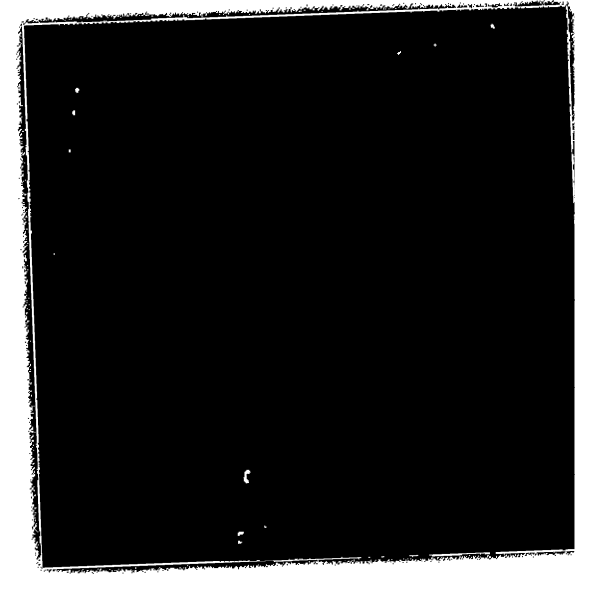
ARCADIA

- ☛ Comfortably heats medium to large sized rooms
- ☛ Maximum 16kw output*
- ☛ Burns more efficiently than an open fire, with low emissions and less pollution
- ☛ For easy installation choose either a top or rear flue exit
- ☛ Choose the optional Venice door design for a more traditional look (as far right picture shows)
- ☛ Heat food or liquids on top and select left or right warming trays (Trivets - as far right picture shows) which bolt on to the top sides of the fire to maintain food temperature after heating on top
- ☛ When using the Utopia as an open fire an optional Fire Screen will protect small children and animals from the fire and optional Andirons will keep the wood safely inside as the fire burns
- ☛ Optional Water Booster can link with your water cylinder to reduce power costs

* refer Performance Achievements p11

- ☛ An optional Multi-Fuel Kit* which includes an ashpan, grate and side baffles (with poker for the Utopia), allows you to burn 100% coal in your Utopia or Arcadia wood fire.

* This is not permitted for use in the Canterbury Clean Air Zone



UTOPIA

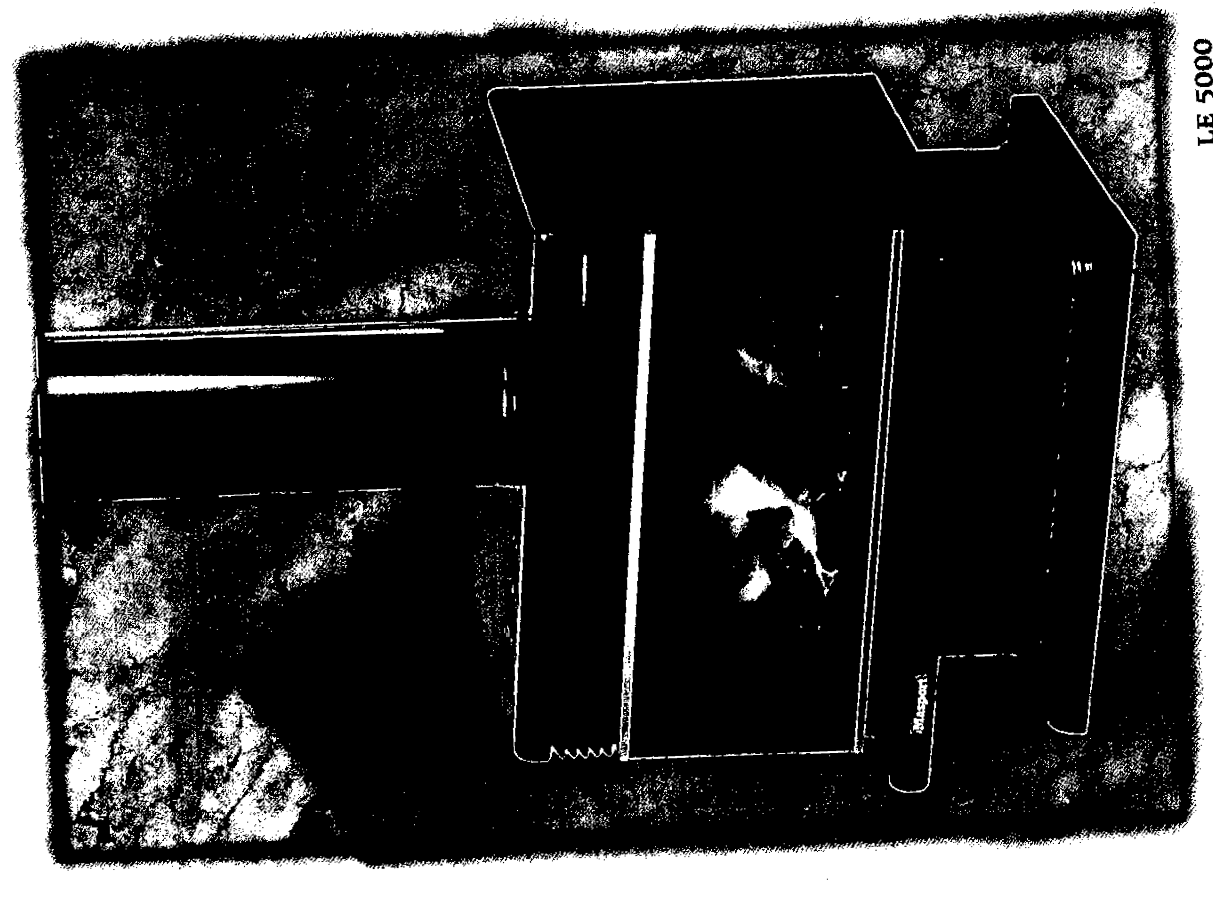
- ☛ An optional cast iron wood box will be useful to store dry wood before burning.

Great for small or large sized areas, plus you can cook on them

\$	Utopia	Arcadia
FIRE		
HEARTH		
FLUE		
INSTALLATION		
OPTIONS		
TOTAL		

- ☛ Comfortably heats medium to large sized areas
- ☛ Maximum 16kw output*
- ☛ Superior heat from a fully lined finned cast iron firebox and triple air combustion system
- ☛ A fitted ash shelf reduces the hearth size requirement
- ☛ Clean Air friendly
- ☛ Available in Matt Black, Forest Green, Slate Grey, and Midnight Blue (pictured) vitreous enamel
- ☛ Optional 3 Speed Fan for faster heat circulation and a Water Booster to link with your water cylinder to reduce power costs

* refer Performance Achievements p11



LE 5000

Enriched warmth with a double glazed window design to suit most homes

LE 5000	\$
FIRE	
HEARTH	
FLUE	
INSTALLATION	
OPTIONS	
TOTAL	



MED-LGE AREAS C
VECTION



Grandview (pictured right)

- Stylish panoramic bay window design for a wide view of the flames
- Comfortably heats very large open plan living areas
- Maximum 28kw output*
- Magnificent heat and superior burn with a mighty finned cast iron firebox and triple air combustion system
- 175mm flue to ensure complete burn
- Clean Air friendly
- Available in Charcoal Black paint with stylish gold and black louvers
- Optional 3 Speed Fan for faster heat circulation and a Water Booster to link with your water cylinder to reduce power costs

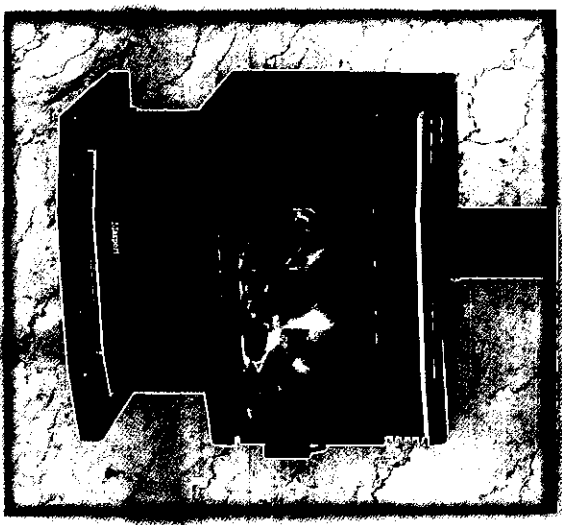
Panorama

- Stylish bay window design for a wider view of the flames
- Comfortably heats medium to large open plan areas
- Maximum 20kw output*
- Superior heat from a fully lined finned cast iron firebox and triple air combustion system
- Clean Air friendly
- Available in Matt Black (pictured) or Forest Green vitreous enamel
- Optional 3 Speed Fan for faster heat circulation and a Water Booster to link with your water cylinder to reduce power costs

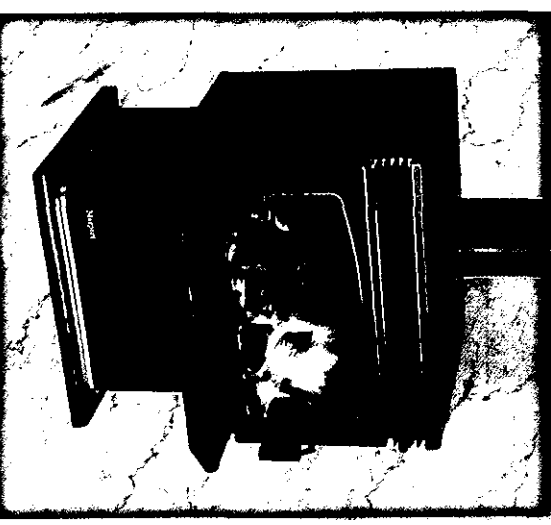
Toronto

\$	Grandview	Panorama	Toronto
FIRE			
HEARTH			
FLUE			
INSTALLATION			
OPTIONS			
TOTAL			

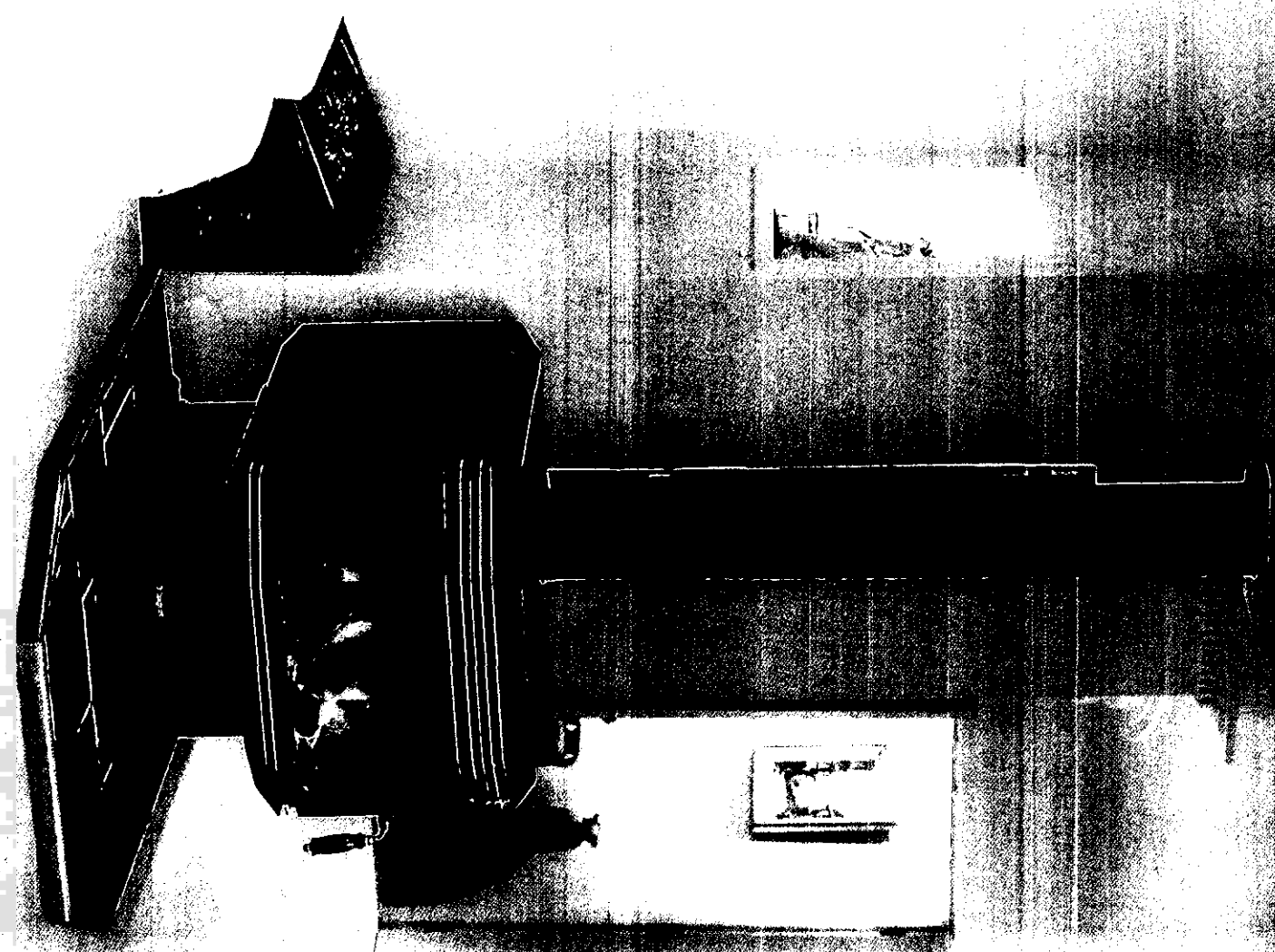
PANORAMA



TORONTO



Magnificent heat output, panoramic windows and sleek modern design. These fires are perfect for very large living areas.



KAIPARA DISTRICT COUNCIL

Dargaville Office
Private Bag, Dargaville
Phone (0884) 7059

Paparoa Office
P.O. Box 1, Paparoa
Phone (089) 4317019

APPLICATION FOR BUILDING PERMIT

To the Engineer (ATTENTION: Building Inspector)

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

Particulars of the land and buildings are:

OWNER Name G. + F. Shepherd
Postal Address Turiwiri
Phone 439 6279

BUILDER Name Alan Prescott
Postal Address 10 Potterville TC
Phone 439 6178

EXISTING USE OF SITE AND BUILDINGS Home

NATURE OF PROPOSED BUILDING WORK Extension New

e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No: (from rate demand) 105 831

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

LOT 1 D.P. 113/58 IC MAUNGARU S.D.

ADDRESS OF SITE Wiri

AREA OF SITE _____ Hectares _____ sq. metres

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

FLOOR AREA (proposed work-square metres)

Basement	Ground Floor	Other Floors	Total
----------	--------------	--------------	-------

Main Building _____

Accessory Buildings _____

ESTIMATED VALUE OF WORK
AND FEES

	VALUE
Main Buildings (excluding plumbing and drainage)	\$ <u>1134.97</u>
Accessory Buildings (excluding plumbing and drainage)	\$ _____
Plumbing	\$ _____
Drainage	\$ _____
Sub Total	\$ _____
Building Levy Fee (on Sub Total Value)	\$ _____
Vehicle Crossing Deposit	\$ _____
Vehicle Crossing Payment	\$ _____
Footpath and Street Damage Deposit.	\$ _____
Sewer Connection	\$ _____
Water Connection	\$ _____
Other: eg. Hoarding Licence, Stormwater Inspection, Off Street Parking	\$ _____

TOTAL FEE \$

FOR OFFICE USE ONLY

Fees	Receipt No.	Date	Permit	No
\$ <u>220.00</u>	<u>97645</u>	<u>7/12/92</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 Kaipara District Council By-laws governing building matters the subject of the foregoing

Signature of Applicant

Date

Inspector: M _____ File No. _____

Receipt No. 97645

Date Permit Issued 11/12/92

OWNER

Name C. F. CONNELL

Mailing Address 11111

TOWN

BUILDER

Name C. F. CONNELL

Mailing Address 11111

TOWN

SITE

Street No. 1

Street Name 11111 RD

Town/District TOWN

Riding 11111

LEGAL DESCRIPTION

Valuation Roll No. 105/82/1

Lot 1 D.P. 11111

Section 1 Block 81

Survey District 11111

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

11111 EXTENSION TO EXISTING 11111
NEW PERMANENT AND PERMANENT

FLOOR AREA

Whole Sq. Metres 24

DWELLING UNITS

Number Erected 1

ESTIMATED
VALUES
\$

Building	11,276
Plumbing	
Drainage	
GST	
TOTAL	11,276

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING
— exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☒ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
— include installation of heating appliances
- ☐ NEW CONSTRUCTION
OTHER MAIN BUILDINGS —include demolitions
- ☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 220	Water Connection	\$
Street Damage Deposit	\$		\$
Building Research Levy	\$		\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy	\$	GST	\$
M.S. Plumbing	\$	TOTAL	\$ 220

Receipt No. 97645

Date of Payment 7/12/92

Authorised Officer

Special Conditions

Date Inspected

REMARKS (e.g. stage reached with work)

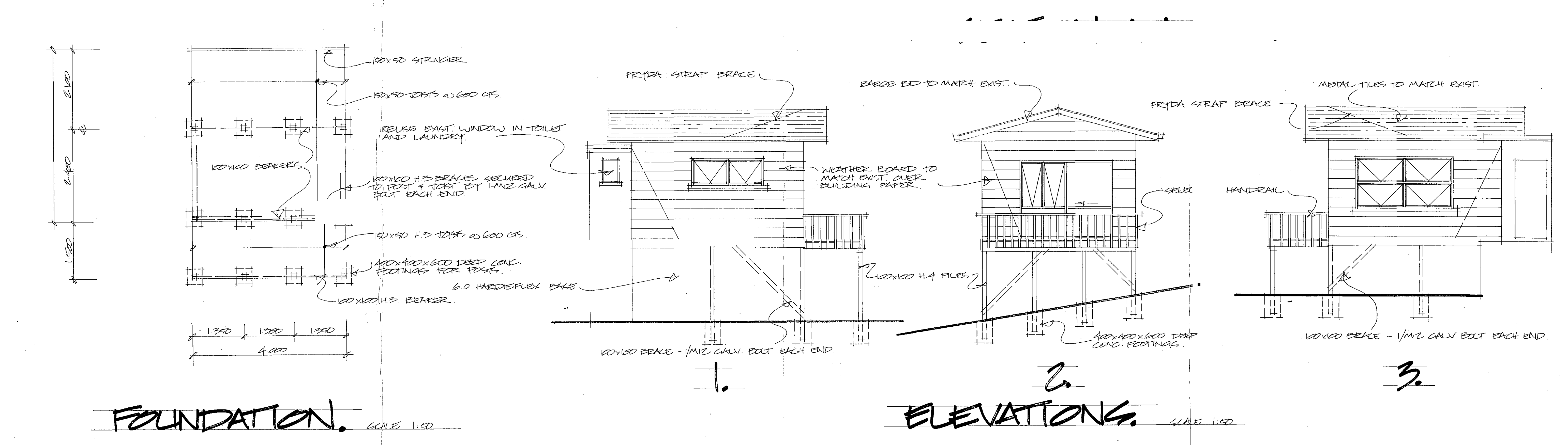
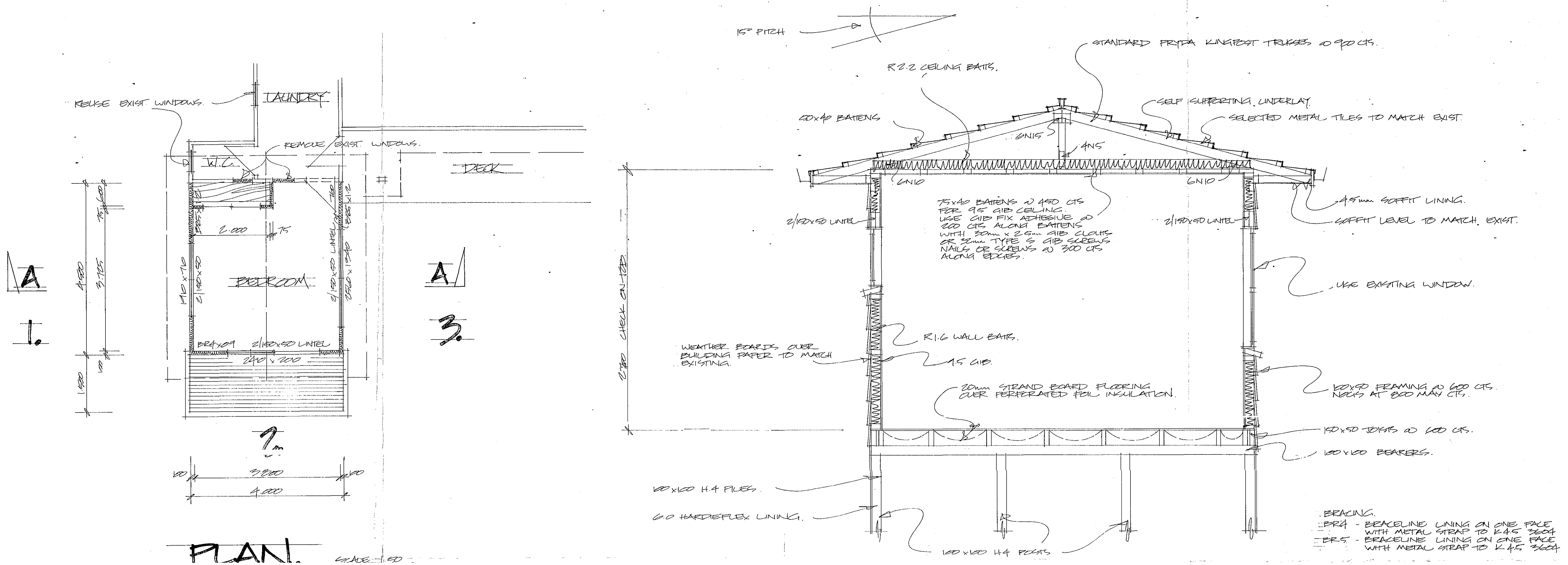
12-92

No permit taken out yet - write
letter to builder and owner - builder ask
to rectify foundation.

21-1-93

General inspection all work completed
satisfactory.

COMPLETED (Signature) _____ Date ____/____/____



BEDROOM EXTENSION FOR G & F SHEPHERD ARAPOHUE RD. TURIWIRI.

ERIAN RANDALL AMN.Z.F.A.D. N.Z.C.E. CIVIL ARCHITECTURAL DESIGNER PH. 09 431 6431 LARGAVILLE.		SHEET 01. REF. NO. 202/1192
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Natural Hazards S44B(2)(a)

Drought

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property. Please consult the Northland Regional Council Hazard attachment for further information, provided by the Northland Regional Council, in relation to this natural hazard.

Earthquake, Geothermal and Volcanic

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 17th June 2019 (**ENGEO Report**).

Kaipara District Council is providing the ENGEO Report as it is information relating to natural hazards that is known to the Council.

The information contained in the ENGEO Report was current as at the date of the report and has been provided in good faith. The Kaipara District Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose of the information contained in the ENGEO Report.

The information contained in the ENGEO Report is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in the ENGEO Report do not consider any interventions that may modify the natural hazard risks to a specific site.

Kaipara District Technical Report

Scope of report	<i>This report presents a geotechnical assessment and hazard mapping for the Kaipara District</i>
Report Title:	<i>Geotechnical Assessment Kaipara District</i>
Report date:	<i>17.06.2019</i>
Entity/Person who prepared the report:	<i>Engeo Limited</i>
Entity/person who commissioned the report:	<i>Kaipara District Council</i>
Purpose of the report:	<i>The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Kaipara District.</i>
Where or how to access report	<u>Engeo Reports</u>

Natural Hazards

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Erosion and Landslide

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 17th June 2019 (ENGEO Report).

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Where or how to access report	<u>Engeo Reports</u>

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Flooding

Kaipara District Council relies on flooding information provided by the Northland Regional Council. Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Fire

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

Wind

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

S44B(2)(a) Natural Hazards

Dated 30 October 2025

The information in this report has been prepared by the Northland Regional Council for the purposes of providing information to the Territorial Authorities in Northland in accordance with Part 6A of the Local Government Official Information and Meetings Act 1987.

The information contained in this report is current as at the date of the report and has been provided in good faith. Best efforts have been made to ensure the accuracy and completeness of the information however Northland Regional Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose. Where information is provided in draft form, that information may not have been peer reviewed or accepted by Northland Regional Council as correct.

The information is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in this report do not take into account any interventions that may modify the natural hazard risks to a specific site.

Flooding

Not applicable

Flood susceptible lands

Not applicable

Erosion and Landslide

Not applicable

Coastal erosion

Not applicable

Tsunami

Not applicable

Drought

Drought in Te Taitokerau Northland is a complex hazard to define and detect, and its impacts vary from one area to the other.

Technical Report for Northland Drought Assessment

1. Scope of report	<i>Regional</i>
2. Report Title:	<i>Droughts in Northland: A Local and Regional Analysis</i>
1. Report date:	<i>2024</i>
2. Report prepared by:	<i>National Institute of Water and Atmosphere</i>
3. Report commissioned by	<i>Northland Regional Council</i>
4. Purpose of the report:	<i>Analysis of the development, occurrence and severity of droughts in Northland Region.</i>

5. Where or how to access report	<i>Envirolink website</i> Droughts in Northland: A local and regional analysis
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In September 2024 the Ministry for the Environment and NIWA published national climate projections. Droughts are expected to become more frequent and more severe in Te Taitokerau Northland by 2090.

Volcanic, Geothermal and Earthquake

There are many processes associated with volcanic eruptions, and these can be hazardous when they interact with people and/or infrastructure. The type and intensity of volcanic process will vary from volcano to volcano. There are two areas of past local volcanic activity in Northland, at Puhipuhi-Whangārei and at Kaikohe-Bay of Islands. While climate change does not affect volcanic eruptions, it can affect the risk from volcanic hazards such as lahars (volcanic mudflows) because of the forecast changes in rainfall.

Earthquakes occur when stress that has built up along a fault – a break in the Earth’s crust – is suddenly released. Earthquakes can cause ground shaking, fault rupture, permanent ground movement, subsidence or lateral spreading, liquefaction, landslides, rock falls and tsunamis. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

While the earthquake risk in Northland is low, there have been earthquakes recorded in the region.

Northland Regional Council does not have a map of volcanic, geothermal or earthquake risk but did commission information on volcanic hazards as part of the review of natural hazards information for Northland region. This information relates to region-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a site-specific property level.

Technical Report for earthquake information

1. Scope of report	<i>Regional</i>
1. Report Title:	<i>A review of natural hazards information for Northland region Section 2.0 Seismic Hazards</i>
2. Report date:	<i>2004</i>
3. Report prepared by:	<i>Institute of Geological & Nuclear Sciences Limited</i>
4. Report commissioned by	<i>Northland Regional Council and Whangarei District Council</i>
5. Purpose of the report:	<i>The aim of this report is to assemble and present a review of existing information on natural hazards, including earthquakes. The report identifies gaps and possible future work.</i> <i>Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.</i>
6. Where or how to access report	<i>Northland Regional Council Website</i> https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf

Asset Map 0105008301

Legend

-  Property Boundaries (Internal)
-  Parcel Boundaries



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

Asset Map 0105008301

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.

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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

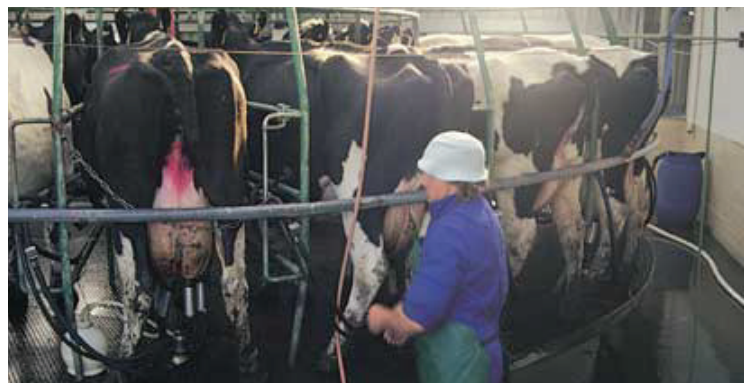
There may be particular or additional controls in areas that have special landscape or ecological importance.

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.



021 121 8419 | lisa@pocklington.co.nz | pocklington.co.nz

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