

Property Information File & Disclosures

24 Boeing Road Onerahi

STATEMENT OF PASSING OVER INFORMATION

No person should rely on any information without seeking appropriate independent and professional advice and conducting their own due diligence investigation into this information.

The information has been supplied by a third party and Olive Tree is merely passing over this information as supplied to us.

We cannot guarantee its accuracy and reliability as we have not audited, or reviewed the information.

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.



OLIVE TREE

CONNECTING PEOPLE & PROPERTY

Property Information and Disclosures

Property Address

24 BOEING ROAD, ONEKAHI

Listing Salesperson/people

Olive Tree - Angela Quenault

Vendor to complete the following disclosures at time of listing:

Vendor's Warranties

When completing a Sale & Purchase Agreement, the Vendors Warranties clause requires that:

- a) You have not received any notice or demand and have no knowledge of any requisition or outstanding requirement, from any local or government authority or other statutory body, or under the Resource Management Act 1991; or from any tenant of the property; or from any other party.
- b) You have no knowledge or notice of any fact which might result in proceedings being instituted by or against the vendor or the purchaser in respect of the property.

If you are unable to warrant either of the above, please describe:

Notes:

Unable to warrant as Perpetual Trust Limited acting as executors for a deceased estate

Insurance

Unknown ☐ No ☐ Yes Have you ever made any insurance or EQC claims in connection with the property?

Unknown ☐ No ☐ Yes Have you had any insurance declined, canceled, renewal refused, terms or conditions imposed or claim declined on this property?

If 'YES' to any of the above, please explain:

Property Disclosures (include notes for further detail)

Unknown ☐ No ☐ Yes Is the vendor aware of any pending works on adjoining properties or in the immediate area, (especially in the event they have signed related agreements or consents to) which may affect a customer's decision to purchase?

☒ No ☐ Yes Are there any areas of concern relating to the property and its neighbourhood? For example, criminal activity, possible nearby developments, unusual death at the property, neighbourhood disputes, boundary issues, fencing issues or Council Encroachments at the property?

Unknown ☐ No ☐ Yes Is everything in proper working order, including but not limited to electrical fittings, appliances, plumbing, locks and keys and remotes to all outside doors, wood burners, heating, security systems and airconditioning and including all of the intended chattels?

Unknown ☐ No ☐ Yes Does the property display characteristics of asbestos presence?

Unknown ☐ No ☐ Yes Does the property display evidence of the presence of Dux Qest plumbing?

☒ No ☐ Yes Does the property display evidence of the presence of weatherside cladding?

Unknown ☐ No ☐ Yes Are there keys and/or remotes (if applicable) for every external door?

Insulation: Is there Insulation: in all external walls (ex-garage)? ☐ No ☐ Yes ☒ Unsure
in the ceiling? ☐ No ☒ Yes ☐ Unsure
underfloor? ☐ No ☐ Yes ☒ Unsure
in garage (if part of house)? ☐ No ☐ Yes ☒ Unsure

Additional Notes:

Social Housing located nearby - Unaware of any ~~Yes~~

*Unknown - Unable to answer as Perpetual Trust Limited acting as executors for a deceased estate

- It is noted that previous owner died at the property.
- The waste disposal unit is not in working condition and the security system was not used by owner - no code nor instructions for use available
- Right of way shared with neighbour

Property Disclosures continued

☐ No ☒ Yes Is the property connected to town services? - water, stormwater, sewage?
If, no, describe fully the property's arrangements and detail servicing arrangements, including when last serviced?

☐ No ☒ Yes Will there be water/electricity/gas available for the new owner on settlement?

☒ No ☐ Yes Is there any evidence of the property having been used, currently or in the past as a methamphetamine laboratory? If, yes, please detail:

If, yes, was the property professionally remedied? ☐ No ☐ Yes
Can you provide evidence of this? ☐ No ☐ Yes

☐ No ☒ Yes Does the property have a wood burner or open fire? place?

When was it last serviced?

Does it have a Code Compliance Certificate or Permit? ☐ No ☒ Yes ☐ N/A

☐ No ☒ Yes Are there any retaining walls on or about the property?

Is there a Code Compliance Certificate or Permit available (where applicable)? ☐ No ☐ Yes ☐ N/A

Is there any evidence of movement in the wall/s? If so please explain ☐ No ☐ Yes

☐ No ☐ Yes Has any building or any part of the property ever been subject to flooding, landslip or earthquake damage?

☐ No ☐ Yes Is there or has there been previously been any blocked pipes, drains or services, including communications, sewer, water and gas?

☐ No ☐ Yes Is there any evidence or issues relating to the structural integrity of the dwelling, e.g. building subsidence, signs of movement, walls removed?

☐ No ☐ Yes Have the appropriate Permits or Code Compliance Certificates been issued for the property including renovation work completed after the original build? **

☒ No ☐ Yes Have any fully-tiled showers been installed? (They will need a CCC)

☒ No ☐ Yes Is there any evidence of current or past insect, rodent or animal issues on the property?

Are there Outbuildings/ Conversions/ Extra Accommodation/ Garage(s) ☒ Yes ☐ No gazebo

a) are they fully City Council compliant for their claimed type of use? ☐ No ☒ Yes ☐ N/A

b) is there anything about them that should be disclosed to buyers? ☒ No ☐ Yes

c) are they fully operational (completed, permanent power supplied etc)? ☐ No ☒ Yes

☐ No ☐ Yes If the property is a rental property does the home meet the "healthy homes" requirements?

☒ N/A
☐ Unsure
The healthy homes standards became law on 1 July 2019. The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties. All private rentals must comply within 120 days of any new or renewed tenancy after 1 July 2021, with all private rentals complying by 1 July 2025. see www.tenancy.govt.nz

☐ No ☐ Yes ☐ Unsure ☒ N/A If the property is a Unit Title, Cross Lease, Company Share and/or has a Body Corp or has special rules of occupation, is there any limitation on normal residential activity (e.g. having pets, tenants, parking vehicles etc.)

Additional Notes: (if required)

*Unknown - Unable to answer as Perpetual Trust Limited acting as executors for a deceased estate

As Perpetual Trust has not been occupying the property, it gives no warranty:

-as to the condition, repair of any chattels of any fixtures, fittings, pipes, wiring or equipment on the property: or
-that they are in working order or fit for any particular purpose.

- Perpetual Trust will provide special sale conditions to be included in a sale and purchase agreement.

** Upstairs rumpus room and office do not show on council property search files

Property Disclosures continued

Leaks Disclosure

☐ No ☒ Yes

Was any part of any building (or alterations to) constructed in 1990 – 2005? (This period is noted for potential weathertightness issues.

Unknown ☐ No ☐ Yes

WATER: Are you aware of any weathertightness or water damage issues past or present (leaks, mould, dampness, flood damage, failed offers, remedial action applied to any problem area(s) or any matter related to water ingress or damage affecting any building forming part of the property)? If 'Yes' describe fully:

Documents provided by the Vendor

The following will be made available to buyers via the buyer document link upon request. Agent will note or cross out all the documents available and if provided tick to confirm they are in the Buyer Info Pack.

LIM ☐ Available

☐ Uploaded to Buyer Documents

Title & Instruments ☒ Available

☐ Uploaded to Buyer Documents

Building report ☐ Available

☐ Uploaded to Buyer Documents

CCC ☐ Available

☐ Uploaded to Buyer Documents

HH report ☐ Available

☐ Uploaded to Buyer Documents

RC ☐ Available

☐ Uploaded to Buyer Documents

Building Consents ☐ Available

☐ Uploaded to Buyer Documents

Any relevant certificates like Safe & Sanitary reports, QC data, Insulation or COA certificates?

☐ Uploaded to Buyer Documents

Other

☐ Uploaded to Buyer Documents

The client(s) undertake to disclose to ownly and the listing salesperson (in writing - addressed to the listing salesperson) details of any water penetration issues that they become aware of between listed date and sold date. Additional Notes: (if required)

This section is to be maintained during the course of the listing by the salesperson.

If I am aware, or become aware during the course of the listing, that (under ownly or any agency); that there has been an accepted offer within the last twelve months on the property that did not progress to confirmation or settlement, or a potential Purchaser withdrew an offer on the basis of a professional report or was unable to arrange finance or insurance because of an issue with the property, it will be explained below, together with our understanding of the reason for the failure, if it is known.

Salespersons notes: If I become aware during the course of the listing of any Disclosure issues (that were not disclosed elsewhere in this document) I will note them here or on the supplementary page attached:

Vendor Declaration

"The above information has been provided to the best of our knowledge, accurately and in good faith. If we are aware of any defects above or below the ground that could affect the property's weathertightness, durability or habitability we have disclosed them herein. Anything discovered subsequently will be disclosed to the salesperson in writing. We understand the information in this document or subsequent information provided is required by law to be disclosed to Purchasers".

BRIAR WRIGHT		9/6/25
Name	Signed by the Vendor(s) or authorised person	Date
Name	Signed by the Vendor(s) or authorised person	Date
Name	Signed by the Vendor(s) or authorised person	Date
Name	Signed by the Vendor(s) or authorised person	Date

Title Information (Salesperson to complete after listing and before launching on the market)

Address 24 BOEING ROAD, ONERAHI Title doc obtained on: 28.5.25
ESTATE ☒ Freehold ☐ Cross-Lease (Fee Simple) ☐ Stratum in Freehold (Unit Title) or:

NB: A title will not provide any guarantee regarding boundaries or land size and nor can the salesperson. If you have any doubts you should research further or engage a surveyor to verify the exact boundaries. Mortgages or Caveats: These should be cleared on settlement (i.e before you move in.) If an interest or memorial on the title applies to this land the box next to the explanation is to be marked.

- ☐ **TITLE YET TO BE ISSUED** This property can be purchased but any sale and purchase agreement must be conditional upon the title being issued and being acceptable to your lawyer.
- ☒ **Appurtenant to/ Dominant Tenement/ Benefited Land:** If an Interest begins with or includes these words, it is for the benefit of this land.
- ☐ **Subject to/ Servient Tenement/Burdened Land:** If an Interest begins with or includes these words, this land gives the benefit. If the wording includes the phrase 'In Gross', the benefit is usually given to a City Council or a supplier of services like water, sewage, and communications.
- ☐ **Easements:** These grant benefits or rights to cross land and usually refer to above-ground or underground services and Rights of Way. Sometimes they refer to Party Walls.
- ☐ **Resource Management Act 1991.** If the property was developed after 1991 there should be reference to the RMA which usually implies the development was consented under that Act.
- ☐ **Fencing: Covenant, Provision or Agreement.** A Covenant usually has a life of only 12 years or applies until the first purchaser sells it on (unless it involves Crown land). A Provision is usually like a Covenant. Fencing Agreements differ and are usually an arrangement between current owners and neighbours to do (or not do) something that expires when one party sells. If it is registered on the title its terms can pass on to and commit a new buyer to the agreement.
- ☐ **Land Covenant, Encumbrance:** This will usually bind current and future owners to conditions such as construction style, fence height, position of buildings etc and is often very detailed. Buyers must be clear as to how these conditions might affect their future use of the property.
- ☐ **Consent Notice:** Consent notices are usually issued by City Councils making certain stipulations about construction and land use. Its terms will probably bind current and future owners.
- ☐ **Building Line Restriction (ancient measure from road):** Even if noted, these now rarely apply and have been replaced by conditions in the District Plan. Internal Building lines may still apply.
- ☒ **Legal, Crown Minerals, Acts of Parliament, Gazette Notices etc:** These items imply Crown ownership applies or some legislative effect. We suggest you seek legal advice.
- ☐ **Cross lease Properties (see below)** We will attach a copy of the Memorandum of Lease (if it is available). The Lease contains the rules applying to occupation and use. These are usually standard conditions but if we are aware of special rules we (or your lawyer) can explain them to you. The Title includes a Flats Plan and you should compare this to what is actually on the property and check for a changed 'footprint'. Please also ask your lawyer to explain this type of Estate, to check the Flats Plan against the Lease and to check the wording of the Lease.

Cross Lease Title N/A ☒

- ☐ No ☐ Yes In relation to the original floor plan, have there been any alterations to the external dimensions of the dwelling?
- ☐ No ☐ Yes Are any of the alterations enclosed and attached to the dwelling? (Refer to Clause 6.4 (2) of the Sale & Purchase Agreement.
- ☐ No ☐ Yes ☐ N/A Is there evidence of the other cross lease owners approval of these changes?
- ☐ No ☐ Yes ☐ N/A Does the flats plan appear accurate?
- ☐ No ☐ Yes The salesperson has obtained a copy of the memorandum of lease and it is available for viewing. Please ensure your lawyer explains any restriction that may affect your use of the property on the memorandum of lease.

Unit Title N/A ☒

- ☐ No ☐ Yes Pre-Contract Disclosure Statement is available
- ☐ No ☐ Yes A longterm maintenance plan is available

District Plan Authority Property Zoning (proposed district plan) LOW DENSITY RESIDENTIAL ZONE

- ☒ No ☐ Yes Is the property categorised as being in a flood area? If yes, attach a map
- ☐ No ☒ Yes If there are any other features that may be of interest to a prospective purchaser, note it below.

Additional Salesperson notes regarding the District Plan (Local Authority Plans/ Intentions): (if required)

Noted as High Landslide Susceptibility Zone

Information to Purchasers

A **Title** is a legal document that sometimes contains complex content beyond the knowledge of the Salesperson. The Salesperson's opinion and information, while given here with the best of intentions, may not be legally or factually correct. It is important that you are clear on what notations on the Title mean and how they may impact on your purchase and/ or the use of the property. **We strongly recommend that you seek the professional advice of your lawyer or make further enquiries, especially if you have any doubts about the information given or have questions that the salesperson is unable to answer to your satisfaction.**

District Plan (Local Authority Plans/ Intentions): NB: Any or no comment in the 'Salesperson Note' section above regarding the district plan does not purport to be exhaustive. We recommend you consult your local authority for more information.

Size etc. of Land and Buildings: The information in the Title, marketing material and other documents is derived from outside sources and we cannot guarantee its accuracy. **If buyers have any doubts about the given information they are strongly recommended to make further enquires or seek professional advice.**

Notes on Weathertightness, Dux Qest and Asbestos

Cladding products or systems as follows, may be associated with weathertightness issues. These products include but are not limited to:

- Polystyrene
- Cement Board Sheeting (often texture-coated)
- Stucco

Building designs with the following may also be considered at risk:

- narrow or no eaves
- internal gutters
- decks above ground floor
- And/or exposed flat areas above internal rooms, e.g. deck, roof.

From September 1995 to 2005, kiln dried untreated timber was permitted to be used in construction and building designs of that era often excluded cavities in external walls.

20,000 to 40,000 houses in the mid 1970's to late 1980's were built using Dux Qest plumbing, a system known for spontaneously failing. Many properties have been replumbed, wholly or partially.

Houses built pre-2000's may have some building products that contain **asbestos**.

Weatherside is a tempered hardboard, made from wood fibres which have been glued together. Issues occur when moisture ingress causes the glue in the cladding to fail, this is often due to un-maintained paint systems, cracking, or damage to the cladding.

Purchaser's please note carefully:

- The Vendor is only responsible for work they have completed.
- The Salesperson must disclose any issue known to them but is not required to uncover hidden defects and is not qualified to assess documents such as LIM reports, council files and building reports.

Purchasers are strongly advised to seek professional advice to establish the true condition and status of the property, so they are aware of any existing or possible future problems, as well as the property's suitability for their use, even if you are in competition or in a 'multi-offer' situation.

The Salesperson has no conflict of interest marketing this property. If so, it is noted here:



No Conflict



Yes then if yes...

Salesperson

Olive Tree -

Angela Querault

Signature



Addendum 1: Purchaser pre-offer acknowledgments (This form must be completed before signing a Sale and Purchase agreement.)

For the property (address)

Property to be purchased in the name/s of

☐ No ☐ Yes I have gained access to all areas of the property needed and have viewed all information necessary to make an informed buying decision.

☐ No ☐ Yes Have you had opportunity and encouragement to seek legal advice?

☐ No ☐ Yes Boundaries; The salesperson cannot, and so has not, defined these for you. A professional surveyor can provide accurate boundary information.

☐ OK, Understood Are you intending to use the property in alignment with District Zoning and have you done your own due diligence about the ramifications of the specific zoning for this property?

☐ No ☐ Yes Legislation/ tax changes to rental properties tax may apply and for some properties (e.g., lifestyle, rural) GST and GST registration may be relevant, you are recommended to seek professional advice regarding tax on rental properties.

☐ OK, Understood Finance: The S & P Agreement may require evidence of non-availability. Do you understand that, should finance not be approved, you must provide evidence of this in accordance with the General Terms of Sale?

☐ No ☐ Yes Do you understand that, should you obtain a building inspection report and you subsequently choose not to confirm on the basis of that report, you must provide that report to the Vendor at their request, in accordance with the General Terms of Sale.

☐ No ☐ Yes Unconditional Offers: There are risks when you have no special conditions. In making an 'unconditional' offer you are accepting the property's Title without chance of further review. The deposit must be paid immediately.

☐ OK, Understood ☐ N/A If this is a Unit Title, please confirm you have received a Pre-Contract Disclosure prior to making this offer.

☐ OK, Understood Sales information may be used in pre-settlement marketing e.g. advertising the 'sold' result and all details of interest around that sale.

☐ No ☐ Yes Are you entering into this transaction voluntarily and without duress?

Complaints Policy (all real estate agents are required to have a formal complaints policy)

The agency 'ownly' would prefer any complaint to be in writing (but it can be advised otherwise) and delivered promptly to the Supervising Agent: Keith Ward Email: Supervision@ownly.nz Cell: 027 288 8813. As soon as we know about it, we will attend to it fairly and promptly. Customers don't need to advise the agency 'ownly' of a complaint, they have the right to make their complaint direct to the Real Estate Authority (REA), a government body charged with overseeing and regulating the real estate industry. The REA can be contacted on; 0800 367 7322 or email info@rea.govt.nz

All named Purchaser's are required to confirm that all acknowledgments and questions are read and understood and they have read and understood this entire 8 page Property Information Pack and Disclosures.

Purchaser 1 Name Date of birth

Signed by the Purchaser 1 Date

Purchaser 2 Name Date of birth

Signed by the Purchaser 2 Date

Purchaser 3 Name Date of birth

Signed by the Purchaser 3 Date

Purchaser 3 Name Date of birth

Signed by the Purchaser 3 Date

General legal information for buyers and sellers

There are a lot of legal requirements to be aware of when entering into a sale and purchase agreement. It is important to be fully informed and understand any potential issues that may arise when it comes to selling or purchasing a property.

To help you be as informed as possible, we have listed some of the important considerations below. Your Salesperson and ownly encourages you to discuss things further with your team of experts and seek legal advice to obtain further clarification.

Bright-Line Test

The bright-line test in New Zealand determines whether the profit from selling residential property is subject to income tax, based on the duration of ownership. As of 1 July 2024, significant changes have been implemented:

Current Rules (Effective 1 July 2024):

Bright-line Period: If you sell a residential property on or after 1 July 2024, the bright-line test applies if the property is sold within 2 years of acquisition.

Exemptions:

Main Home: The bright-line test does not apply if the property sold is your main home.

Business Premises and Farmland: Sales of properties used predominantly as business premises or farmland are also exempt.

Start and End Dates:

Start Date: For a standard property purchase, the bright-line period begins on the date the property's title is transferred to you, typically the settlement date.

End Date: The period ends when you enter into a binding sale and purchase agreement to sell the property.

Further information: ird.govt.nz

Overseas Investment (OIA)

Overseas buyers must gain consent from the Overseas Investment Office (the OIO) before they buy 'sensitive land' in New Zealand. Common sensitive land includes rural land that exceeds five hectares or land that adjoins certain types of reserve or conservation areas or waterways.

In October 2018, the Overseas Investment Act 2005 widened the definition of sensitive land so that it includes residential and lifestyle land.

Investors who need consent:

- generally, are not New Zealand citizens or are people who don't ordinarily live here
- are bodies, such as companies, trusts and joint ventures, with more than 25 per cent overseas ownership or control
- can include associates (including New Zealanders) of overseas investors. Further information: linz.govt.nz

Residential Land Withholding Tax (RLWT)

Residential land withholding tax (RLWT) is a tax deducted from some residential property sales in New Zealand. It only relates to offshore RLWT person who disposes of land subject to Bright-line rule. It will apply if:

- a sale amount is paid or payable on or after 1 July 2016, and
- the property sold is in New Zealand and defined as residential land, and
- the seller:
 - has purchased the property on or after 1 October 2015 through to 28 March 2018 inclusive and owned the property for less than two years before selling, or
 - has purchased the property on or after 29 March 2018 and owned the property for less than five years before selling, and
 - is an offshore RLWT person

The definition of "offshore RLWT person" is not the same as the definition of "offshore persons" for IRD number applications. Further information: www.ird.govt.nz

Anti-Money Laundering and Countering Financing of Terrorism (AML/CFT)

The Government has made changes to the law. Businesses are now required to put preventative measures in place to help tackle money laundering and financing of terrorism. The legislation extends the current AML/CFT regime to lawyers, conveyancers, accountants, real estate agents, sports and race betting, and businesses that deal in certain high value goods.

Various checks are required, including verification of identity and address, before you can settle your property purchase or sale.

These checks can take days, and sometimes weeks if a trust or company is involved: we strongly recommend that you arrange to get things underway as soon as possible.

Further information: dia.govt.nz Other useful sites settled.govt.nz

Disclaimer: All information herein is true and accurate to the best of ownly's knowledge. Information herein should not be a substitute for legal advice. No liability is assumed by ownly, or its licensees, for losses suffered by any person relying directly or indirectly on information published herein. ownly recommend you seek expert and legal advice.

Property Disclosures

Additional Notes: (if required)

Appendix 1 – Special Sale Conditions

Perpetual Trust Limited (“Perpetual Trust”)

SPECIAL SALE CONDITIONS

- A.** These clauses override all the other provisions of this Agreement.
- B.** Perpetual Trust signs this Agreement as trustee and has no interest or right to any of the assets of the trust estate except as trustee. Perpetual Trust’s liability is limited to the assets of the trust estate in its hands and available to meet such liability at the time the claim is made in writing against Perpetual Trust.
- C.** As Perpetual Trust has not been occupying the property, it gives no warranty:
- As to the condition or repair of any chattels or any fixtures, fittings, pipes, wiring or equipment on the property; or
 - That they are in working order or fit for any particular purpose.
- The Purchaser must rely on the Purchaser's own judgment about these matters.
- D.** The parties confirm that this agreement records all of the matters agreed between them and all the terms and conditions of this sale and purchase. There is no collateral document or other arrangement concerning this transaction. In particular, apart from what is stated in this agreement, the Purchaser has not been induced to sign this agreement by any representation (written or oral) made by, or on behalf of, the Vendor or the Vendor’s agent.
- E.** Any warranties by the Vendor are, in the case of Perpetual Trust, limited to matters within the actual knowledge of the staff of Perpetual Trust who are dealing with this transaction. Perpetual Trust is not required to make any enquiry in this respect.
- F.** The Purchaser must comply with the Vendor's reasonable requirements as to security of the property. Until the purchase price has been paid in full, the Purchaser must be accompanied at all times by a representative of Perpetual Trust or real estate agent instructed by the Vendor while on the property.
- G.** Any reference in this Agreement to work in respect of the property or any chattels or fixtures applies only to work agreed to in writing by the parties.
- H.** Apart from the initial deposit, all payments of the purchase price must be made by Same Day Cleared Payment in accordance with the current New Zealand Law Society property guidelines.
- I.** The Agreement will not be binding on the Vendor until the Agreement has been signed by all parties (including all trustees if there is more than one) and a copy of this signed Agreement has been delivered in accordance with the Agreement to both the Vendor and Purchaser or their respective lawyers.



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




R. W. Muir
Registrar-General
of Land

Identifier NA14D/907
Land Registration District North Auckland
Date Issued 20 June 1968

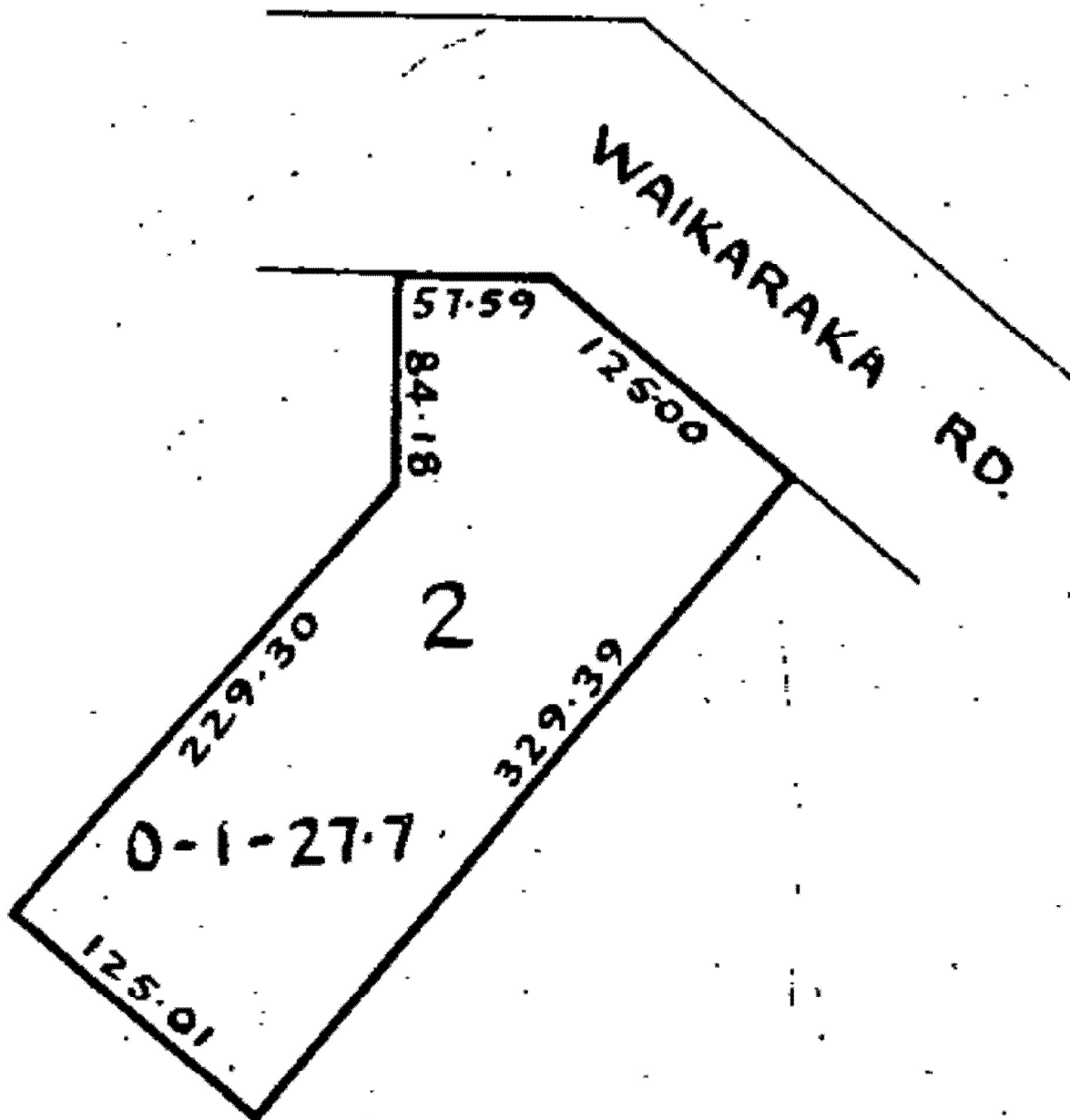
Prior References
NA1090/119

Estate Fee Simple
Area 1712 square metres more or less
Legal Description Lot 2 Deposited Plan 54799

Registered Owners
Perpetual Trust Limited as Executor

Interests
Appurtenant hereto is a right of way created by Transfer 624619.1
Subject to Section 59 Land Act 1948

Whangarei City



624619.1 TE

Slain
8/10/50
Dr B.L. Currie

00005731
38-000.001.00
2588 76

(Approved by the District Registrar, Auckland, No. 3360)

(New Zealand)

(C)

Under the Land Transfer Act, 1952

Memorandum of Transfer

WHEREAS HER MAJESTY THE QUEEN (hereinafter with her successors and assigns referred to as "the grantor") is the Licensor

being registered as proprietor

of -

~~subject however to such encumbrances, liens and interests as are notified by memoranda underwritten~~

~~or endorsed hereon in~~ of that piece of land situated in the Land District of North Auckland

containing 1580 square metres

more or less being Lot 1 Deposited Plan 54799 and part Allotment 46 Suburbs of Grahamtown (hereinafter referred to as "the servient tenement")

~~AND WHEREAS the servient tenement inter alia was by Deferred Payment Licence under the Land Act 1948 (DPU 6596) sold to Stephen Joseph Somerville Lawton of Whangarei Post Office lineman and Gloria Charlotte Lawton his wife~~

RESERVING NEVERTHELESS a Right of Way appurtenant to Lot 2 Deposited Plan 54799 shown coloured yellow on the said plan and including the rights and powers set out in Clause 1 of the Seventh Schedule of the Land Transfer Act 1952

B.L.C. Qwb.
~~AND WHEREAS BRIAN LLOYD CURRIE~~ of Whangarei, Surveyor (hereinafter referred to as "the grantee") is registered as proprietor of an estate in fee simple subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in all that parcel of land situated in the Land District of North Auckland containing one rood twenty-seven decimal seven perches (0 : 1 : 27.7) more or less being Lot 2 on Deposited Plan 54799 and being part of Allotment 46 Suburbs of Grahamtown SUBJECT TO the reservations and conditions imposed by Section 59 of the Land Act 1948 (hereinafter referred to as the dominant tenement) AND WHEREAS the grantee has requested the grantor to grant the grantee the Right of Way hereinafter set forth which the grantor has agreed so to do NOW THEREFORE in consideration of the premises the grantor ~~DOTH HEREBY TRANSFER AND GRANT~~ unto the grantee an easement of right of way with the rights and powers directed to be implied in easements of right of way by Section 90D of and set out in Clause 1 of the Seventh Schedule to the Land Transfer Act 1952 shown on the said Deposited Plan 54799 and coloured yellow thereon. TO THE INTENT that such Easement of Right of Way shall forever hereafter be appurtenant to the dominant tenement.

B.L.C. Qwb.

*being the whole of the land comprised and described in Certificate of Title Volume 14D folio 907 (North Auckland Registry)

In Consideration of

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said

all

estate and interest in the

said piece of land above described

In witness whereof these presents have been executed this

19th day of

March

1976

Signed by the above-named ALAN WILLIAM CONWAY)
Assistant Commissioner of Crown Lands for)
the North Auckland Land District for and)
~~in the presence of~~ on behalf of Her Majesty the)
Queen as grantor in the presence of:)

Alan Conway

Witness: Burner

Occupation: Clerk

Address: Roads & Survey Dept. Auckland.

SIGNED by BRIAN LLOYD CURRIE as grantee in)
the presence of:)

B. L. Currie

Witness: Burner

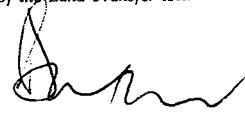
Occupation: Solicitor

Address: Wanganui

No.

TRANSFER OF
GRANTING EASEMENT

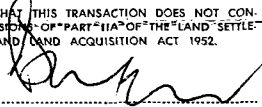
Correct for the purposes of the Land Transfer Act.


Solicitor for the Transferee.

HER MAJESTY THE QUEEN

Transferor

I HEREBY CERTIFY THAT THIS TRANSACTION DOES NOT CONTRAVENE THE PROVISIONS OF PART IIIA OF THE LAND SETTLEMENT PROMOTION AND LAND ACQUISITION ACT 1952.


SOLICITOR FOR THE TRANSFEE
(OR LESSEE)

BRIAN LLOYD CURRIE

Transferee

Particulars entered in the Register-Book Vol.

Folio

the day of 19

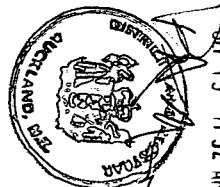
at o'clock

Assistant Land Registrar
of the District of

The Commissioner of Crown Lands,
AUCKLAND.

Solicitors for the Transferee

THE LAW SOCIETY OF THE DISTRICT OF AUCKLAND
Penrose Print—654(S)



SEP 13 11 32 AM '76

624619.1
28/8/76
12/9/76
DISTRICT LAND REGISTRY
AUCKLAND NO. 3



Hazards



Basemap



Layers



Legend



Select



Draw / Measure



Print



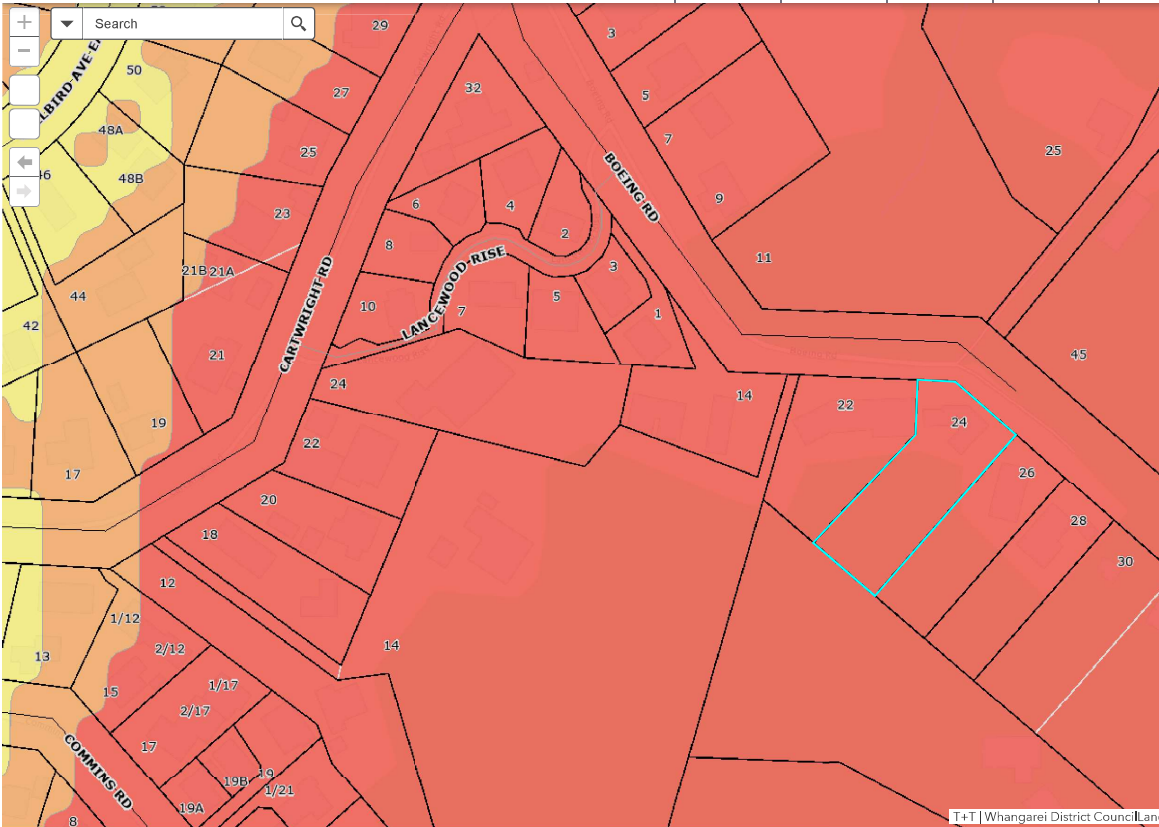
Zoom To Point



Elevation



About



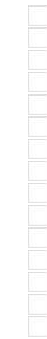
Legend

- State Highway
- Arterial Road
- Collector Road
- Public Road
- Private Road
- Service Lane
- Accessway
- Paper road
- Public, Private Maintain
- Proposed Road
- Railway

Rates Property



Land Parcels



Land Stability

Land Stability

Landslide Susceptibility Zone

- High
- Moderate
- Low

30m
1724424.46 6042487.65 Meters | Scale 1:1128

of the two exercises and as such the descriptions of the different zones can be updated to include a statement on the geology and slope class susceptibility as provided in Table 4.1 below.

Table 4.1: Updated descriptions of susceptibility zones.

Zone	Colour	Hazard	Geotechnical Assessment Required
Low	Yellow	Erosion or landslide morphology is not apparent <i>and/or the combination of geology and slope angle is not commonly associated with landslides</i> . Not considered to be at risk of instability. May, however, be at risk as a result of natural events, or development. Steeper slopes may be subject to soil creep.	Low level investigation
Moderate	Orange	Land exhibits evidence of past slippage or erosion and could be subject to inundation from landslide debris and slope deformation. Geology, slope and/or geomorphic evidence of past or ancient land slippage suggest the land should be developed carefully.	Moderate level investigation and discussion of stability
High	Red	This land appears to be either subject to erosion or slippage or is likely to be subject to erosion or slippage within the next 100 years based on geomorphic evidence <i>and/or the combination of geology and slope angle</i> . This land is generally considered to be geotechnically unsuitable for development, unless works can be undertaken to avoid, remedy or mitigate the hazard.	High level investigation and stability analysis
Notes: Additional wording shown in italics, moderate description unchanged.			

Further details on the data sources that were used to support classification of land as low, moderate or high susceptibility to landsliding are outlined in us Table 4.2 below.



Boeing Road

Image sourced from Third Party Information
Boundary lines are indicative only

1

14

22

24

45

26

28

30

Search by Property Address

Search by Property ID

Search by Assessment No

Search by Legal Description

🔍 24 boeing road

📍 24 Boeing Road Whangarei 0110

Property Information

Rates Information

Legal Description: LOT 2 DP 54799

Assessment Number: 0077245901

Property ID: 26668

Address: 24 Boeing Road Whangarei 0110

View Maps: [WDC Maps](#) [Google Maps](#)

Land Area (hectares): 0.1712

Capital Value:	2024/2025	\$865,000	2025/2026	\$790,000
Land Value:	2024/2025	\$405,000	2025/2026	\$405,000

Record of Title: 14D/907

Floor Area (square metres): 190

Site Area (square metres): 190

Improvements: DWG OI

Land Use Code: Residential Single Unit

Number of Units: 1

Property Category: RD198B

Zone (view District Plan Map): [District Plan Map](#) [ies](#)

Related Properties:

Improvements Key:

- DWG = Dwelling
- GGE = Garage
- BLDG = Building
- OFF = Office
- OB = Other Buildings
- FG = Fencing
- OI = Other Improvements

Rates History

Property ID	Rating Year	Land Value	Capital Value	WDC Rates	NRC Rates	Total Rates
26668	2024/2025	\$405,000	\$865,000	\$2,856.19	\$613.37	\$3,469.56
26668	2023/2024	\$405,000	\$865,000	\$2,547.7	\$548.86	\$3,096.56
26668	2022/2023	\$405,000	\$865,000	\$2,361.53	\$503.48	\$2,865.01
26668	2021/2022	\$307,000	\$577,000	\$2,317.16	\$453.9	\$2,771.06
26668	2020/2021	\$307,000	\$577,000	\$2,169.46	\$376.26	\$2,545.72
26668	2019/2020	\$307,000	\$577,000	\$2,123.56	\$360.85	\$2,484.41
26668	2018/2019	\$185,000	\$455,000	\$1,986.19	\$320.2	\$2,306.39
26668	2017/2018	\$185,000	\$455,000	\$1,915.83	\$246.95	\$2,162.78
26668	2016/2017	\$185,000	\$455,000	\$1,843.48	\$238.39	\$2,081.87
26668	2015/2016	\$185,000	\$395,000	\$1,821.33	\$243.18	\$2,064.51
26668	2014/2015	\$185,000	\$395,000	\$1,685.11	\$225.85	\$1,910.96
26668	2013/2014	\$185,000	\$395,000	\$1,635.79	\$223.93	\$1,859.72
26668	2012/2013	\$200,000	\$420,000	\$1,571.08	\$215.1	\$1,786.18

2006011
PERMIT NUMBER
8.8.86

11293
FILE NUMBER

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

RECEIVED

5 AUG 1986

WHANGAREI
CITY COUNCIL

To: The CITY Engineer

I hereby apply for permission to install a Stack Vista
at 24 Boeing Road for Mr & Mrs Davidson
(House Number and Street) (Owner)
of 24 Boeing Road, ONERAHI according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 71 772/45m

Lot No. 2

D.P. 52799

LENGTH OF BOUNDARIES:

Front Area

Back

Side Side

PARTICULARS OF BUILDINGS:

Foundations Floors

Walls Roofs

Area of Ground Floor (Metres) Area of First Floor or Mezzanine (Metres)

Area of Basement (Metres) Area of Outbuildings (Metres)

Number of Storeys: Above kerb level Below kerb level

Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Buildings \$ 1,884 - 00

Sanitary Plumbing ... \$:

Sanitary Drainage ... \$:

Total \$ 1,884 - 00

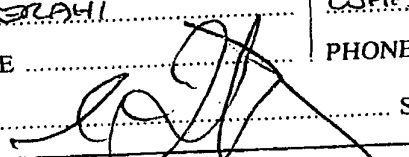
OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other parts of buildings

Nature of ground on which building is to be placed and on the subjacent strata

PLEASE PRINT OWNER	BUILDER	OWNER'S AGENT
NAME	NAME	NAME
<u>MR & MRS DAVIDSON</u>	<u>D & M HEATING CENTRE</u>	<u>D & M HEATING CENTRE</u>
POSTAL ADDRESS	POSTAL ADDRESS	POSTAL ADDRESS
<u>24 BOEING ROAD</u>	<u>P.O. BOX 1602</u>	<u>P.O. BOX 1602</u>
<u>ONERAHI</u>	<u>WHANGAREI</u>	<u>WHANGAREI</u>
PHONE	PHONE <u>52-656</u>	PHONE <u>52-656</u>
	Signature	Date <u>1/8/86</u>

APPROVED *amanson*
6-8-86.

Planning

Development
and
Subdiv.

Fire Safety

Water

Stormwater
and
Sewerage

Roading

Drainage
and
Plumbing

Health

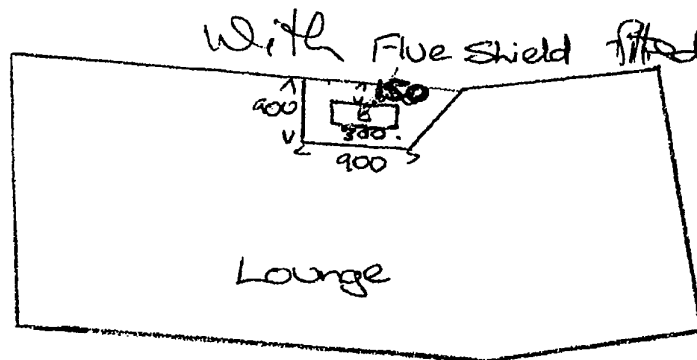
Design

Building
Inspector

Required
Driveways

Dangerous

[Signature] 7/6/86

DAVIDSON'S FLOOR PLAN FORSTACK USTA INSTALLATION

NON-NOTIFIED APPLICATION FOR PLANNING CONSENT - CONTROLLED USE - PROVAN HOMES
(1984) LIMITED

City Planner reports:

File Ref: TP 85/86 SF 2563

(Date: 25/11/85)

REPORT

1.0 Consent is sort to erect a dwelling on Lot 2 DP 54799 in Boeing Road Onerahi. The property is zoned Residential 1 under the Operative District Scheme and dwellings are a controlled use in the zone. The land is shown as being stability sensitive in the planning data maps and access to the property is by way of a right of way off Boeing Road.

2.0 The property has a flat building platform, but limited in area, adjacent to Boeing Road frontage and beyond this it falls away steeply to the back of property. In view of the limited building platform the home is proposed to be sited partly in the 7.5 metre front yard rather than over the steep part of the property. The maximum dispensation sort is 2.9 metres from Boeing Road frontage. Boeing Road is only partly formed and it is unlikely to be formed to anything wider than a single lane access road.

3.0 The high pitched roof of the proposed home incorporates a second story and will intrude partly into the skyline but not to the extent that it will create a detraction. A number of houses on the adjacent hills are visible above the skyline but these do not detract from the attractiveness of these bush clad hills. It is therefore considered that consent to this application would not be inconsistent with Council's objectives for Residential 1 Zones.

4.0 The area beyond the building platform is covered in thick native bush and should be retained to preserve the visual attraction of the general area. A condition to this effect is included in the recommendation.


RECOMMENDATION

THAT THE COUNCIL GRANT CONSENT TO THE APPLICATION BY PROVAN HOMES (1984) LIMITED FOR CONSENT TO ERECT A HOUSE ON LOT 2 DP 54799 IN BOEING ROAD PURSUANT TO ORDINANCE 9.14 AND APPENDIX V5 OF THE OPERATIVE DISTRICT SCHEME SUBJECT TO:-

A) THAT THE PROPOSED DEVELOPMENT BEING GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED.

B) NO TREES OR BUSH BELOW THE TOP OF THE BANK BEING REMOVED OR DESTROYED WITHOUT THE PRIOR CONSENT OF THE CITY PLANNER.

C) COMPLIANCE WITH ALL RELEVANT ACTS, REGULATIONS AND BY/LAWS.


J. BOULTON

COUNCIL'S DECISION

That Council adopts the Recommendations of the above report; that the applicant is advised of the rights of appeal available under Section 69 of the Act.

SIGNED:  DATE: 26/11/85

Member, Planning Committee (Acting under delegated authority)

DO17371
PERMIT NUMBER
24/04/86

WHANGAREI CITY COUNCIL

11292
FILE NUMBER

11.3

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit

To: The CITY Engineer

I hereby apply for permission to Erect a Dwelling
at 24 Boeing Rd for Provan Homes (B. Hume)
(House Number and Street) (Owner)
of Box 438 Whangarei according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

Assess. No. PT 772/457

Lot No. 2

D.P. 54799

LENGTH OF BOUNDARIES:

Front 11.505 25.146 Area 1712 m²

Back 25.146

Side 66.26 Side 46.127

PARTICULARS OF BUILDING:

Foundations Concrete & Pile

Floors Concrete & Particle Board

Walls Brick & timber shiplap

Roofs Corr iron

Area of Ground Floor 79.5 (Metres) Area of First Floor or Mezzanine 44.62 (Metres)

Area of Basement — (Metres) Area of Outbuildings Severage 37.0 (Metres)

Number of Storeys: Above kerb level 2 Below kerb level —

Average distance of set back of front of buildings from street boundary line Row Section

ESTIMATED VALUE:

Building \$ 76700.00
Sanitary Plumbing \$ 6500.00
Sanitary Drainage \$ 1800.00
Total \$ 85000.00

OFFICE USE ONLY

X
FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) as a Dwelling

Proposed use or occupancy of other parts of buildings —

Nature of ground on which building is to be placed and on the subjacent strata Class

PLEASE PRINT

OWNER
NAME Provan Homes
POSTAL ADDRESS Box 438
Whangarei
PHONE 482510

BUILDER
NAME Provan Homes
POSTAL ADDRESS Box 438
Whangarei
PHONE 482510

OWNER'S AGENT
NAME —
POSTAL ADDRESS —
PHONE —

Signature

Date

5/3/86

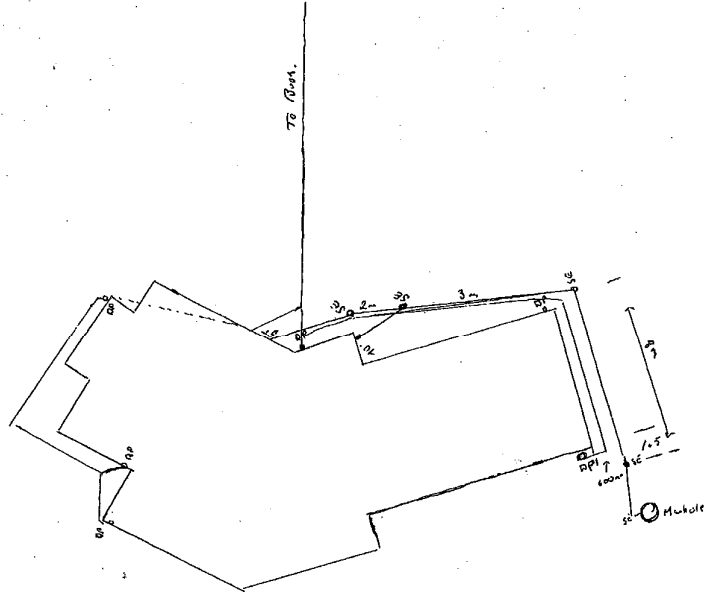
Res 1 S.F 2563	* Stability Sensitive. Complies with Council Planning Consent of 27 November 1985	
Planning	<p>APPROVED <i>Amanson</i> n.B Consent granted for dwelling at 15m from Western side boundary.</p> <p>6-3-86. All in order.</p>	
Development and Subdiv.		
Fire Safety		
Water	<i>R. Donaldson 10/3/86.</i>	
Stormwater and Sewerage	<p><i>23/2</i></p> <p><i>Provans advised Tag to get Regd. Engr's report re disposal S.W.</i></p> <p><i>Subject to the approval of a satisfactory design for the disposal of stormwater.</i></p> <p><i>Still awaiting Engr's Design re S.W. (along R.V. road) 1/4</i></p> <p><i>24/4</i></p>	
Roading		
Drainage and Plumbing	<i>14/3/86 B.N.B.</i>	
Health		
Design		
TAG Building Inspector	<p>ENGINEER TO INSPECT ALL FOUNDATIONS PRIOR TO POURING OF CONCRETE</p> <p><i>[Signature]</i></p> <p><i>24/04/86</i></p>	
Required Driveways		
Dangerous Goods		

WHANGAREI CITY SITE DRAINAGE PLAN

ACTUAL measurements between inspection pipes, changes of direction, etc., are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also to be shown.

DRAINLAYER *ASCAVAP*
Permit No.
Date *3-7-86*
New Saverdrains
Stormwater
C/S Drains
Manned Used
SEWER
STORMWATER
RED
DOTTED BLACK
PULL IN JACK
PVC/ABS
PVC/ABS
DEUSE

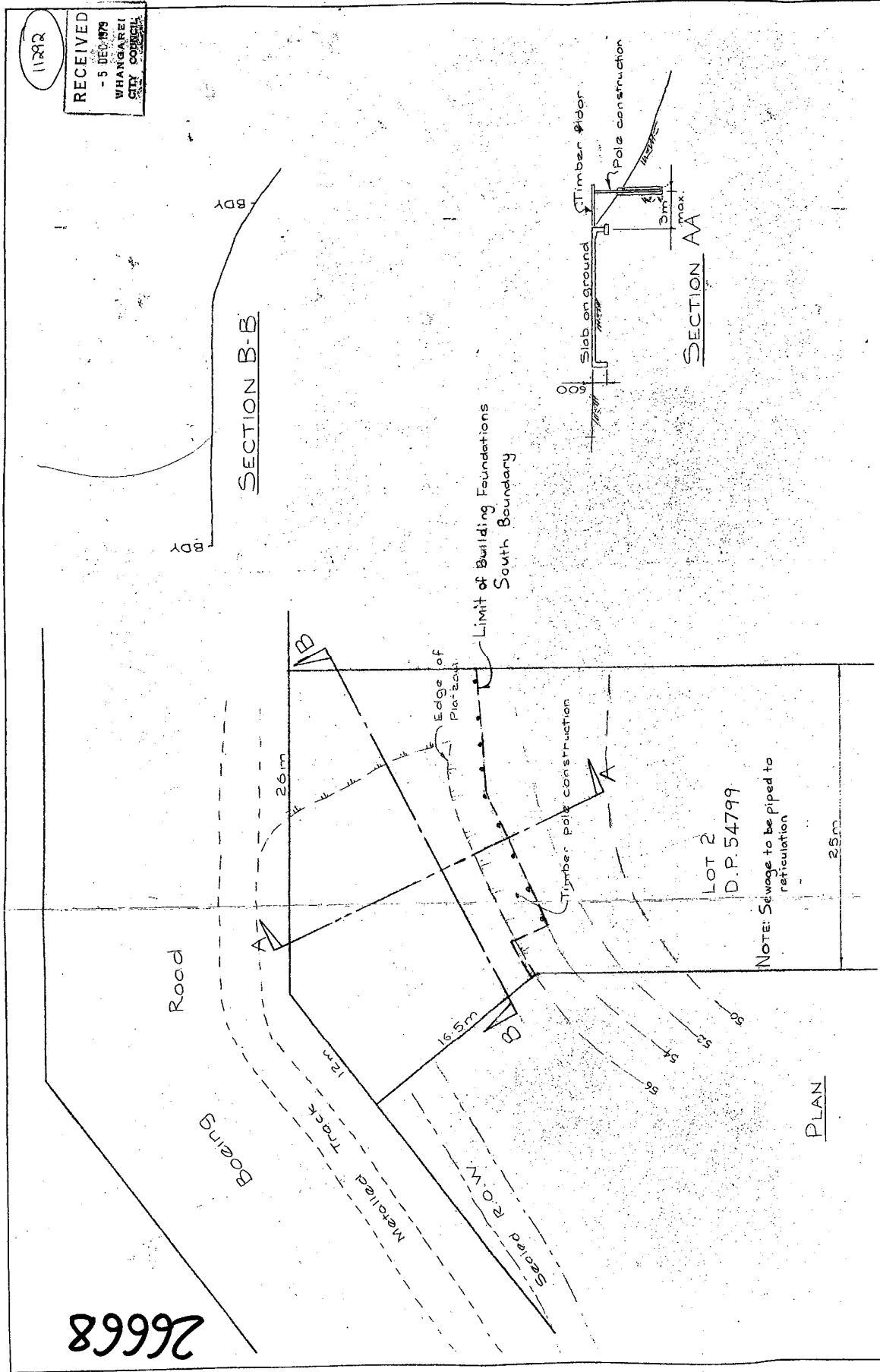
2668



OWNER: *PROUD PAVASOW*
STREET: *BEAUS RD*
LOT No.
DP No.

26668

11282
RECEIVED
- 5 DEC 1979
WHANGAREI
CITY COUNCIL



Cook Consulting Civil and Muldowney Structural Engineers Whangarei 1000 229	B.L. CUFFIE 8 Sorrento St	PROPOSED BUILDING SITE			SHEET ONE 1389	
		DRAWN F.M.	DESIGNED DATE Oct. 79	SCALE 1:200	SERIES OF REF	REF

NOTE: LEAVE PROP UNDER
BEAMS UNTIL 1ST FLOOR
COMPLETELY UNDER OUT.



THIS DRAWING IS IN ACCORDANCE WITH
OUR CALCULATIONS - *20,000 x 11 ft*
WHERE APPLICABLE. *2204/5*

COOK MULDOWNEY COSTELLO

BOEING ST. • ONE RAH/

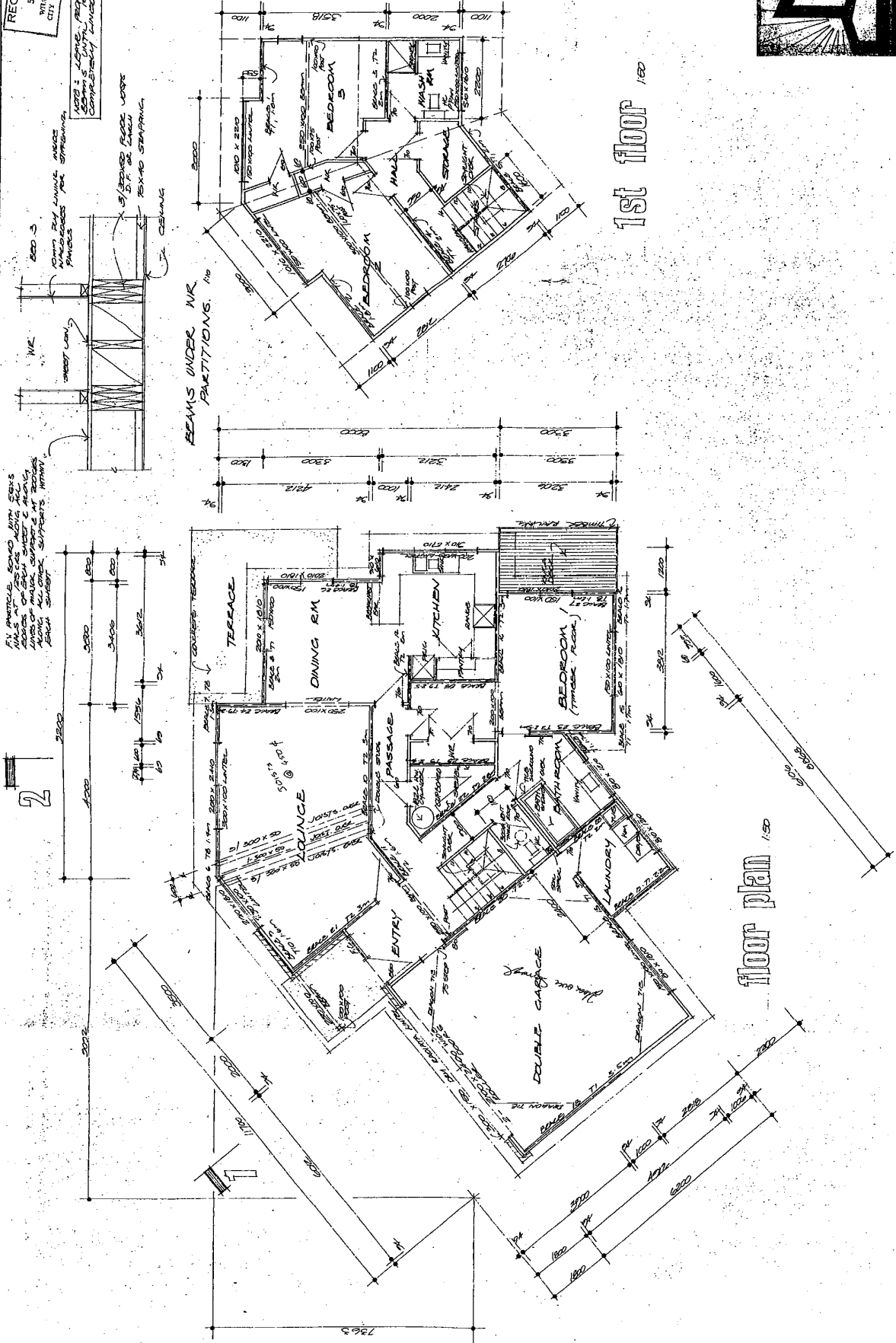
PROVAN HOMES

RESIDENCE FOR

BUTT DESIGN LTD
BUILDING DESIGN CONSULTANTS M.M.Z. F.A.O.
INDUSTRIAL COMMERCIAL RESIDENTIAL
2 Norfolk Street Whangarei Ph 87411



26668



Code Compliance Certificate BC08109682
Section 95, Building Act 2004
Issued: 8 June 2009



The Building

Street Address of building: 24 BoeIng Rd
Whangarei 0110

Legal Description of land where building is located: LOT 2 DP 54799
LLP 058912

Building name: N/A
Location of building within site/block number: N/A
Level unit number: N/A
Current, lawfully established use: N/A
Year first constructed: N/A

The Owner

I J & P D Burke
11 Florance Place
Parklands
Christchurch 8083

Phone number: N/A
Mobile number: 021 882 213
Facsimile number: N/A
Email address: N/A
Website: N/A

First point of contact for communications with the building consent authority:

Contact Person

Maggie Dixon Real Estate Limited
PO Box 7085
Tikipunga 0144

Phone number: 09 435 0980
Mobile number: N/A
Facsimile number: 09 435 1012
Email address: tegan@maggledixon.co.nz
Website: N/A

Street address/registered office: 24 BoeIng Rd
Whangarei 0110

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz



DEC

Building Work

**INSTALLATION OF KENT
FREESTANDING FIRE**

Building Consent number

BC08109682

Issued by:

Whangarei District Council

Code Compliance

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

(a) The building work complies with the building consent.

Council Charges

The Council's total charges payable on the uplifting of this Code Compliance Certificate in accordance with the attached details are: \$0.00

This is a Code Compliance Certificate issued in respect of all the building work under the above building consent.



Signature

BUILDING SUPPORT – CODE COMPLIANCE
Position

On behalf of: WHANGAREI DISTRICT COUNCIL

8 June 2009

Code Compliance Certificate BC08109682

109682

BUILDING CONSENT No: 109682
Section 51, Building Act 2004



WHANGAREI
DISTRICT COUNCIL

Issued: 07 July 2008
Project Information Memorandum No. 109634

The Building

Street Address of building: 24 BOEING RD, ONERAHI, WHANGAREI 0110
Legal Description of land where building is located:
LOT 2 DP 54799
LLP 058912
Building Name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A

The Owner

Name of owner: IAN JOHN AND PATRICIA DAWN BURKE
Mailing Address: C/- MAGGIE DIXON REAL ESTATE
PO BOX 7085
WHANGAREI 0144
Phone number: (Bus.) (09) 435 0627
(Mb.) N/A
Facsimile number: N/A
Email address: N/A
Website: N/A

Street address/registered office: 24 BOEING RD
ONERAHI
WHANGAREI 0110

First point of contact for communications with council/building consent authority:

Contact Person: BBQ FACTORY
Mailing Address: 146 LOWER CAMERON ST
WHANGAREI 0110
Phone number: (Bus.) (09) 430 0595
(Mb.) N/A
Facsimile number: N/A
Email address: N/A
Website: N/A

Building Work

The following building work is authorised by this consent:

INSTALLATION OF KENT FREESTANDING FIRE

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

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.

This building consent is subject to the following conditions:

No Requirements.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

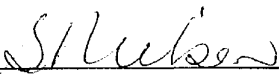
No Attachments

Additional Information**1: Dust Nuisance**

The applicant must control dust nuisance created by any site or building works.

2: Toilet Facilities

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

 (S Neilsen)

Signature

SUPPORT ASSISTANT – BUILDING COMPLIANCE

Position

On behalf of: Whangarei District Council

Date: 10 July 2008

BUILDING CONSENT NO. 109682

**Issue Document**

CODE COMPLIANCE CERTIFICATE No: 14728

Section 43(3), Building Act 1991

Doc Id

356593

Issued: 24/01/96
Building Consent No: 14728**Applicant**DONALD GRAHAM BURCH
24 BOEING RD
ONERAHI**Agent**DONALD GRAHAM BURCH
24 BOEING RD
ONERAHI**Site Information**PROPERTY ID: 26668
ASSESSMENT NO: 00772/459.01
STREET ADDRESS: 24 BOEING RD, ONERAHI
LEGAL DESCRIPT: LOT 2 DP 54799**Project Information**PROJECT IS FOR: Other & Demolition
INTENDED USE(S): ERECT GAZEBO
INTENDED LIFE: Indefinite but not less than 50 years
NUMBER OF STAGES: 1**Fees**

There are no outstanding fees.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council

Name:.....*B. C. W. H. H.*.....

Signature:.....*[Signature]*.....

Date: *25* / *3* / *97*

**Issue Document**

BUILDING CONSENT No: 14728
Section 35, Building Act 1991
Issued: 24 Jan 96
Project Information Memorandum No: 14656

14728**Applicant**

DONALD GRAHAM BURCH
24 BOEING RD
ONERAHI

Agent

DONALD GRAHAM BURCH
24 BOEING RD
ONERAHI

Site Information

PROPERTY ID: 26668
ASSESSMENT NO: 00772/459.01
STREET ADDRESS: 24 BOEING RD, ONERAHI
LEGAL DESCRIPTION: Lot

Project Information

PROJECT IS FOR: Other & Demolition
INTENDED USE(S): ERECT GAZEBO
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$1,950.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$140.00
PAYMENTS RECEIVED TO DATE:

Receipt number: 765749	Date: 22 Jan 96	Amount:	\$125.00
Receipt number: 768291	Date: 22 Jan 96	Amount:	\$15.00

This Consent is issued subject to the following conditions:
=====

1: General

No Requirements.

Signed for and on behalf of the Council

Name:.....

Signature:..... Date:..../..../....



WHANGAREI DISTRICT COUNCIL

NOTICE OF DECISION ON APPLICATION FOR RESOURCE CONSENT

IN THE MATTER of the Resource
Management Act 1991

A N D

IN THE MATTER of an application
under Section 88 of the Act by
Donald Graham Burch

APPLICATION

APPLICATION FOR RESOURCE CONSENT to construct a gazebo.

The property in respect of which the application is made, is
situated at 24 Boeing Road, Onerahi.

DELEGATION

The application was considered and decided under authority
delegated pursuant to Section 34 of the Act to the Landuse
Commissioner of the Whangarei District Council.

DECISION

THAT pursuant to Section 94 of the Resource Management Act
1991 Council determines that the application need not be
notified as it is satisfied that any adverse effect on the
environment will be minor and that written approval has been
obtained from every person that may be adversely affected by
the granting of the land use consent.

THAT pursuant to Section 105 of the Resource Management Act
1991, Council grants consent to the application being
TP96/010 by Donald Graham Burch to construct a gazebo, such
land being situated at 24 Boeing Road, Onerahi (Lot 2
DP 54799), subject to the following conditions:

CONDITIONS:


- i) That the application is in compliance with all relevant Acts, Regulations and Bylaws.
- ii) That the proposed development proceeds in accordance with the site plan, elevations and accompanying details submitted with this application.

REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the reasons for the decision are:

1. The nature of the development on the site and topography of the property, dictate the location of the structure within the front yard.
2. The open structure will not appear visually obtrusive when viewed from beyond the site and will not result in any adverse effects upon the surrounding environment.

DATED at Whangarei this *5th* day of *February* 1996



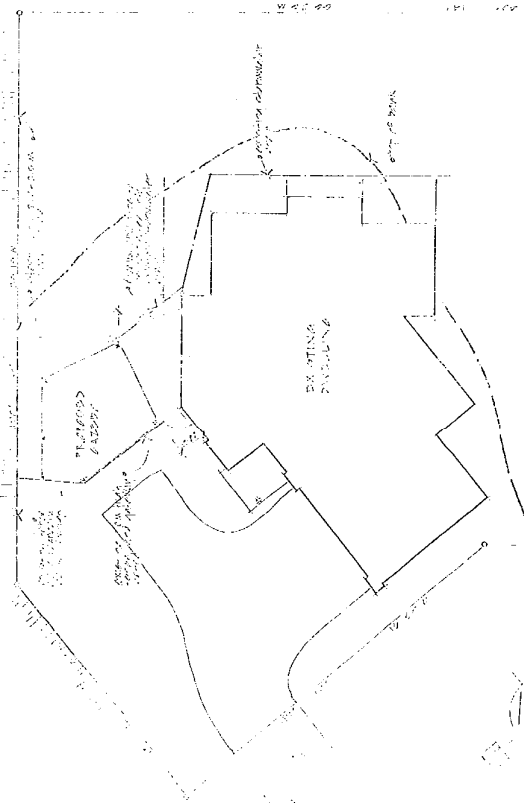
LANDUSE COMMISSIONER
WHANGAREI DISTRICT COUNCIL

RIGHT OF OBJECTION

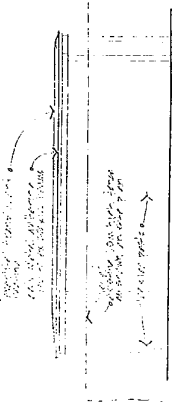
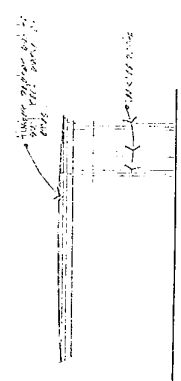
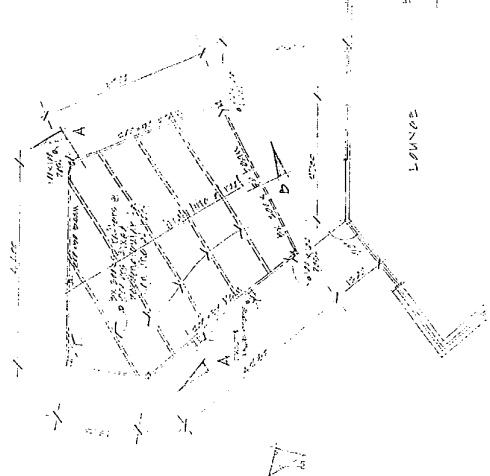
Section 357 of the Act provides a right of objection to this decision. Objection must be by notice in writing, setting out the reasons for the objection, delivered to the Council within 15 working days after this decision has been notified to you. A fee will be payable if the objection is not upheld.

No of days to process: 13

AB:R251135

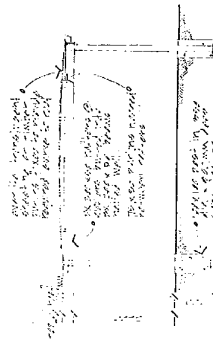
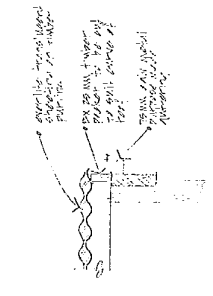


GAZEBO LAYOUT PLAN



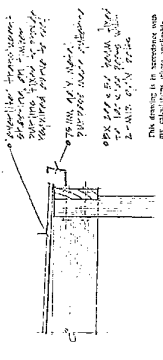
ELEVATION 2.

ELEVATION 1.



SECTION AA

SECTION BB



POST TO BEAM DETAIL

GAZEBO

RECEIVED
8 - JAN 1958
Whangarei District Council

Handwritten notes and stamps at the bottom of the page. Includes a 'RECEIVED' stamp dated 8 - JAN 1958 from the Whangarei District Council. There are also handwritten notes and a large 'X' mark across the bottom right corner.