

Property Information

142 HUIA STREET
WAIKANAE

General Specifications

HOUSE

- This home offers a green rural oasis full of birdsong with spectacular views, near to shops, schools, commuter rail and other community amenities.
- Daily views of Kapiti are supplemented in clear weather with views of the South Island and Taranaki.
- David Reid build, after modifying one of their standard designs to improve sustainability features.

SOLAR ENERGY SYSTEMS

- Passive solar design (clerestory windows in living/dining area, solar north alignment)
- Direct solar heating hot water panel (pumped system)
- Photovoltaic system (installed in 2022) – 9.36 kWh panels capacity, inverter 14.2 kWh capacity (battery installed = 3.55 kW so expansion for electric vehicle available). This has significantly reduced the vendor's power bills.

OTHER HOME HEATING ASPECTS

- Double glazed windows and thermal drapes or honeycomb blinds throughout
- Multiple glare control and heat retention options for large west-facing windows (westerly windows in passive solar design are typically minimised to reduce direct solar gain in the afternoon but the vendor chose to maximise the view)
- Higher than building code insulation in ceilings –R3.6 in skillion roof over living/dining area and R 4.0 in rest of house
- Woodburner – (Masport 'Wee Rad' 15 kW) very efficiently heats the living/dining area in the first instance with heat control via the pocket door to the rest of house.

ADDITIONAL FEATURES

- Wheelchair access – level from drive, garage, and onto decks; wide doorways (77cm, except garage 70cm); showers however have small lip at entry
- Insect screens throughout – fixed for 4 of the ranchsliders to deck, magnet-affixed for windows, hanging walk-through panels for front door and garage door. Used in summer so the window and hanging panel screens are currently off and hanging in the garage. Minor repairs would be in order for a few but all are in working order.

OTHER SUSTAINABLE CONSTRUCTION ASPECTS

- Insulation blocks in concrete floor of 100% recycled polystyrene (PolyPalace, Porirua)
- Front door entrance unit made of recycled rimu (Orchard Joinery, Paraparaumu – mostly sourced from Patea freezing works demolition)
- Kitchen flooring made with recycled cork and rubber (Australian factory)
- Bathroom flooring made of recycled wine bottle corks (New York factory)
- Recycled glass bottle chips in garden paths and in 'courtyard' concrete (Silaca, Otaki)

WATER SUPPLY

- Rain catchment for water supply. The house roof catchment feeds 75,000 litres of storage (3x 25,000 litre tanks), linked to a mains-pressure pump. A new 'variable speed' pump was installed in 2022 to allow efficient operation on the new solar-charged energy system.
- The 4-bay shed roof catchment feeds a 20,000 tank connected a gravity-fed stock water supply system in the paddocks. This tank could easily be linked to water supply in the shed.
- Water supply to the house passes through a filtration system with multiple options for water purity (3x sediment filters, carbon filter with back flow cleaning option, UV light chamber). Normally the vendor only use the filters, so the UV unit is near-new.
- There is a bypass gate for separation of roof runoff from the tanks if required.

SEPTIC SYSTEM

- Passive gravity fed siphon system: unlike a pumped system this needs no electricity or pump maintenance. A regular check and clean of the chamber is recommended every few years.
- The septic tank drains to an evapotranspiration field in the middle paddock. The original septic system was split in late 2023 for subdivision to create 138 Huia Street, so the initial plantings are recent (winter 2024/25) with ample room for infill.

GRAZING

- The property has 3 fully fenced paddocks with water supply. There are good yards, designed for both sheep and cattle.
- Currently grazing 6 sheep and this could easily be doubled.

THE LAND - A NOTE FROM THE VENDORS

- We are grateful for the opportunity over the last 15 years to nurture a small thriving pocket of bush to feed and attract native species and to maintain an organic no-spray environment to grow our own food.
- We see ourselves as kaitiaki/guardians of this land and want to find new owners who will cherish this treasure and thrive in it.
- We started with classic overgrazed drystock pastures and very limited species diversity in 2010. With a conservative grazing regime and many plantings, the soil is now rich and full of worms and other decomposers, and the abundant species diversity in predator insects indicates a balanced ecosystem.
- Birdlife has burgeoned from very few intermittent species to regular visits of tui, fantails, kererū, bellbird, silver-eye, riroriro, harrier hawk, barn swallow, paradise duck, pūkeko, blackbirds, song thrushes, starlings, sparrows & various finches. Also less frequently seen are kōtare, pheasant, quail, kārearea. We love hearing the ruru at night, sometimes quite near the house but more often up closer to the Hemi Matenga reserve. The trees we planted for the birds (and the ones they are planting now via their droppings) provide them year-round options for food supply and shelter.
- The bush regeneration plantings are primarily lemonwood and other pittosporum, five-finger species, lacebark, kōwhai, wineberry, tree lucerne, cabbage tree and flax, also pidgeonwood, ngaio, pōhutukawa, manuka and akeake. Plants added via bird deposits include karamu, kohekohe, kawakawa, māhoe and karaka. A scraggly tōtara survivor of the previous farm is now a flourishing large tree

THE GARDENS AND ORCHARDS

- Up near the house there are 11 raised garden beds (one with established rhubarb) and lemon, golden grapefruit, orange, and crab apple trees.
- The small orchard across the drive has lemons, oranges, mandarins, feijoa, quince, pear, apple, black currants, hazelnut, plums, peach, banana, persimmon, pomegranate, and grape (and a 'self-fertile' almond which has not been productive but is loved by the native birds in spring).
- The lower (partially developed) orchard below the water tanks has pear, heirloom freestone peach, macadamia nut, hazelnut, olive, and 5 raised garden beds (one with established asparagus).
- On the northern side of the house and hen run are fig, banana, mountain pawpaw, Tahitian lime, tamarillo and developing grape vines.
- The hen house has an enclosed run under tree shelter and room for perching and nesting for up to 20 hens. Hops grow on the southern side of the hen run fence in summer.

NOTE: This information is provided in good faith, based on information available at the time and as advised by the current owner.