

INFORMATION | 142 Huia Street, Waikanae

<u>Rates</u>	\$3,854.63
<u>RV</u>	\$1,070,000
<u>Build</u>	AD Architecture David Reid Homes

24/7/2009 (Decision issued 24/7/2009) RESOURCE CONSENT RM090043: Proposed seven lot subdivision and associated earthworks (to be undertaken in two stages) at 142 and 160 Huia St, Waikanae.

20/07/10 BUILDING CONSENT 100497 : Install portable 50m2 Granny flat. Build kitset farm shed. Install septic tank & Lped field : Code Compliance Certificate issued 29/07/11 AMENDMENT 100497A : 1. Increased bracing for foundation of cottage & deck. 2. Building a storage loft into 1 bay of the 4 bay shed. Granny flat now sits on 138 Huia Street, as part of subdivision under resource consent RM200252.

30/07/13 BUILDING CONSENT 130379 : New single-level building: Code Compliance Certificate issued 23/09/14 AMENDMENT 130379A : House platform siting moved 2m WEST of that originally consented.

9/3/2022 (Decision issued 9/3/2022 - s.224) RESOURCE CONSENT RM200252: Three lot subdivision creating two additional allotments and earthworks within 20-metres of a waterbody.

16/11/23 BUILDING CONSENT 230728 : The requested building consent is just to separate a septic tank system currently serving two existing buildings to allow new titles to be consented : Code Compliance Certificate issued 26/01/24

<u>Size</u>	186m2 Dwelling 1.1073 ha
<u>Foundation</u>	Rib-Raft Concrete Slab
<u>Roofing</u>	Longrun Colorsteel
<u>Heating</u>	Masport 'Wee Rad' Wood Burner
<u>Cladding</u>	Shadowclad Ply Sheet, Gauge Trapezoidal Profiled Metal Cladding

sfagency.nz

Powered by Ownly Ltd, Licensed REAA 2008



<u>Finishings</u>	Front Door Made of Recycled Rimu, Open Plan Living and Dining with Hi-Stud Sloping Ceiling with Sliding Doors out to Deck, Kitchen Flooring is Recycled Cork and Rubber, Bathroom Floor is Recycled Wine Bottle Corks, Glass Blocks in Master, Deck Stained with an Oil Based Stain, Additional 10m2 Separate Studio 'The Nest' is Fully Insulated with Electricity and Pedestrian Access from Huia Street
<u>Energy</u>	Passive Solar Design, Direct Solar Heating Hot Water Panel (Pumped System), Photovoltaic System with Battery
<u>Insulation</u>	Double Glazed Windows with Thermal Drapes or Honey Comb Blinds, R3.6 Batts in Skillion Roof (Living and Dining) Rest of House R4.0, Insulation Blocks in Concrete Floor (100% Recycled Polystyrene)
<u>Parking</u>	Double Internal Access Garage, Carport and Off-Street Parking
<u>Outdoor</u>	Spray Free Property (Past 15 Years), 4 Bay Farm Shed, 3 Fully Fenced Paddocks with Water Supply, Multiple Gardens and Orchards, Hen House with Enclosed Run
<u>Water</u>	Rain Catchment, House Roof Catchment Feeds 75,000L (3x 25,000L Tanks) Water Supply To House Has 3x Sediment Filters and UV Unit for Water Purity, 4 Bay Shed Roof Catchment for 20,000L Tank Connected to Stock Water Supply in Paddocks
<u>Septics</u>	Passive Gravity Fed Siphon System, Septic Drains to an Evapotranspiration Field (In Middle Paddock)
<u>Chattels</u>	Auto Garage Door Opener & Remote x 2, Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob, Extractor Fan x 2, Fixed Floor Coverings, Garden Shed, Heated Towel Rails x 2, Light Fittings, Range Hood, Smoke Detectors, 4 Bay Farm Shed, Chicken House, Platform, Woodfire, Solar Panels, Insect Screens x 10, Office Desk and Shelving, Garage Shelving on Left Wall, Fixed Bird Feeder

Negotiable | Livestock

sfagency.nz

Powered by Ownly Ltd, Licensed REAA 2008

