

## Property Information and Disclosures

Property Address

5 MIRO Road Ruatangata West

Listing Salesperson/people

Olive Tree - L. STRUPESKI

### 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:

#### Insurance

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

☒ 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)

☒ 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 it's 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?

☐ 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?

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

☒ 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?

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

Insulation:

Is there Insulation: in all external walls (ex-garage)?  
in the ceiling?  
underfloor?  
in garage (if part of house)?

☐ No

☒ Yes

☐ Unsure

☐ No

☒ Yes

☐ Unsure

☐ No

☐ Yes

☐ Unsure

☐ No

☒ Yes

☐ Unsure

concrete

Additional Notes:

Social Housing located nearby Unaware of any/ Yes

- LIM states regional airport could be located nearby

## 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)?

Is there any evidence of movement in the wall/s? If so please explain

☐ No ☐ Yes ☒ N/A  
☒ 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) - *Included in Initial Build Plans + 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

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](http://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)

Attic stairs do not show on original build plans.



## 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.
- ☒ 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  | <input checked="" type="checkbox"/> Available | <input type="checkbox"/> Uploaded to Buyer Documents            |
| Title & Instruments  | <input checked="" type="checkbox"/> Available | <input checked="" type="checkbox"/> Uploaded to Buyer Documents |
| Building report  | <input type="checkbox"/> Available            | <input type="checkbox"/> Uploaded to Buyer Documents            |
| CCC  | <input type="checkbox"/> Available            | <input type="checkbox"/> Uploaded to Buyer Documents            |
| HH report  | <input type="checkbox"/> Available            | <input type="checkbox"/> Uploaded to Buyer Documents            |
| RC   | <input type="checkbox"/> Available            | <input type="checkbox"/> Uploaded to Buyer Documents            |
| Building Consents  | <input checked="" type="checkbox"/> Available | <input checked="" type="checkbox"/> Uploaded to Buyer Documents |
| Any relevant certificates like Safe & Sanitary reports, QC data, Insulation or COA certificates? |   | <input type="checkbox"/> Uploaded to Buyer Documents            |
| Other  |   | <input type="checkbox"/> 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".

Rebecca Good	RD Good	22 Nov 25
Name	Signed by the Vendor(s) or authorised person	Date
Shane Shankar	[Signature]	22 Nov 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



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

Address 5 Miro Rd Ruantangata West Title doc obtained on: 24/11/25  
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) Rural, Settlement 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)

Regional Airport could be located nearby / Medium Effluent Unsuitability  
Moderate 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 -

L STRUNESKI

Signature

*Lisa Strunski*



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

For the property (address) 5 MIRO Rd Ruatangata West

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.**

<input type="text"/>	<input type="text"/>
Purchaser 1 Name	Date of birth
<input type="text"/>	<input type="text"/>
Signed by the Purchaser 1	Date
<input type="text"/>	<input type="text"/>
Purchaser 2 Name	Date of birth
<input type="text"/>	<input type="text"/>
Signed by the Purchaser 2	Date
<input type="text"/>	<input type="text"/>
Purchaser 3 Name	Date of birth
<input type="text"/>	<input type="text"/>
Signed by the Purchaser 3	Date
<input type="text"/>	<input type="text"/>
Purchaser 3 Name	Date of birth
<input type="text"/>	<input type="text"/>
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](https://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](https://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](https://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.

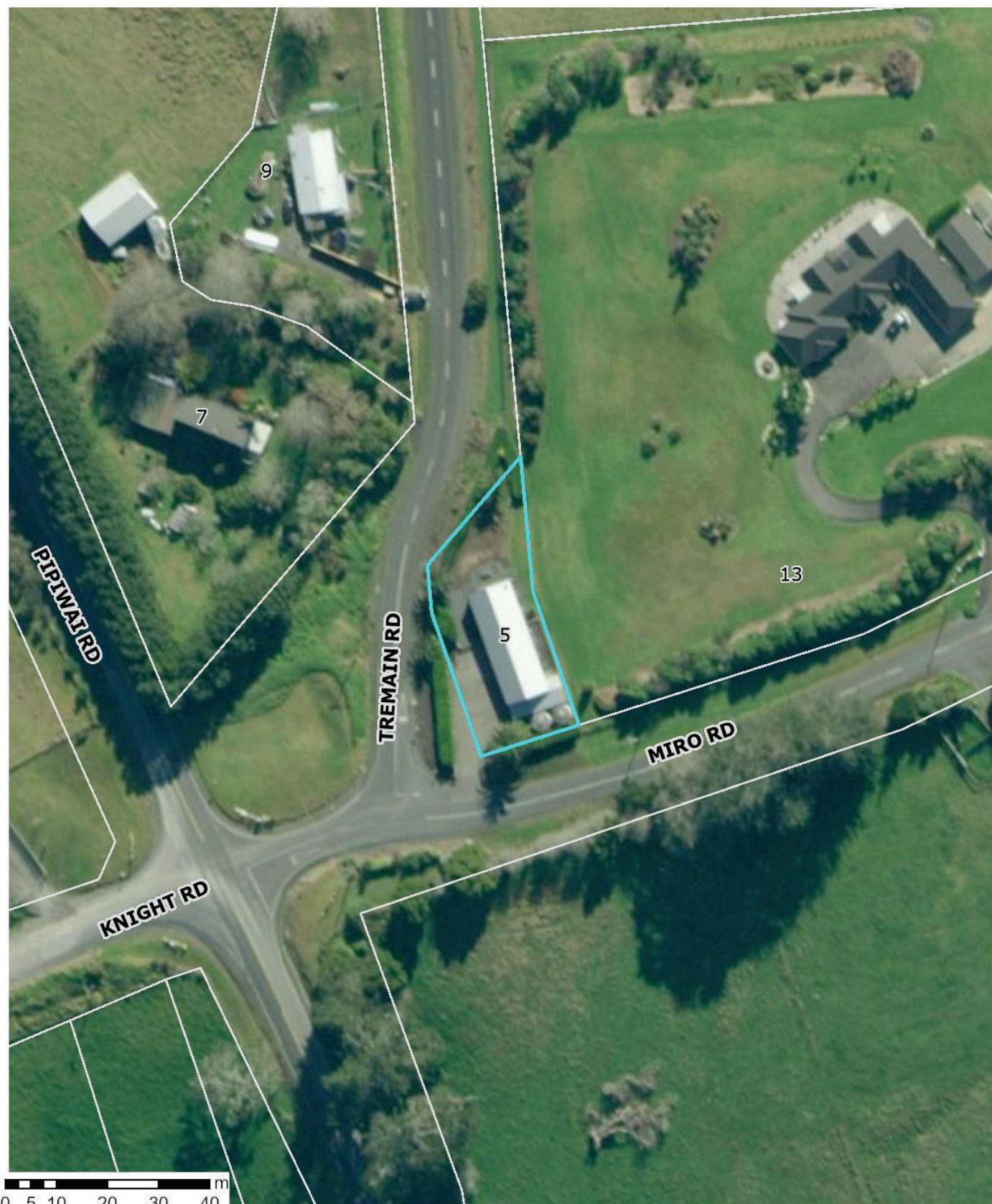
These checks can take days, and sometimes weeks if a trust or company is involved: we strongly recommend that you arrange to get things underway as soon as possible.

**Further information:** [dia.govt.nz](https://dia.govt.nz) **Other useful sites** [settled.govt.nz](https://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.



# Aerial Photography



This map includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

25 November 2025

Scale 1:1,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA3A/1106**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 January 1964

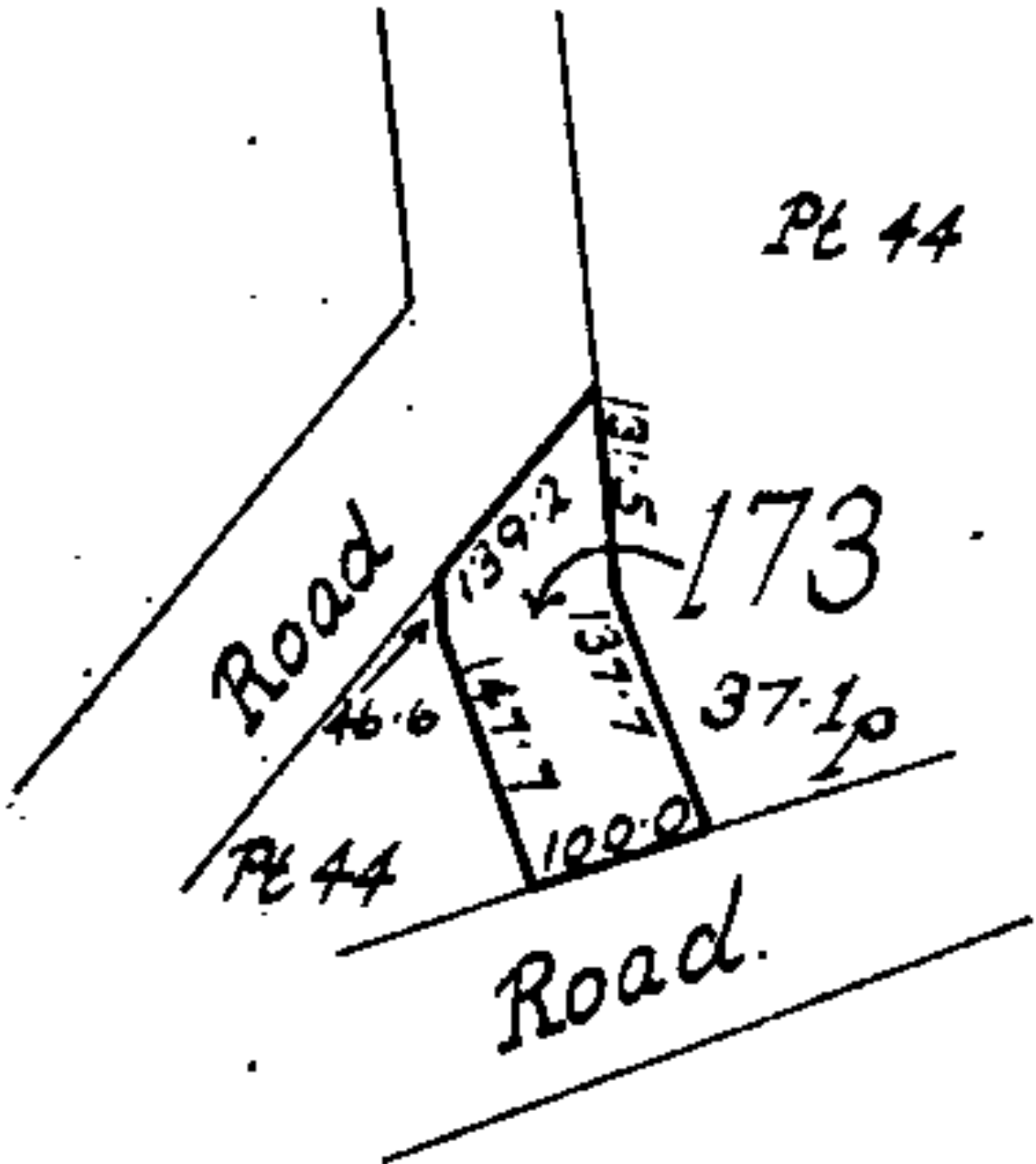
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**Estate** Fee Simple  
**Area** 938 square metres more or less  
**Legal Description** Allotment 173 Parish of Ruatangata  
**Registered Owners**  
Rebecca Debbie Good and Shane Samit Shankar

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**Interests**  
Subject to Section 8 Coal Mines Amendment Act 1950  
12625201.2 Mortgage to Bank of New Zealand - 23.1.2023 at 11:16 am





Search by Property Address

Search by Property ID

Search by Assessment No

Search by Legal Description

5 Miro Road

5 Miro Road Whangarei 0176

Property Information

Rates Information

Legal Description: ALLOT 173 RUATANGATA PSH BLK VI PURUA SD

Assessment Number: 0032025100

Property ID: 3263

Address: 5 Miro Road Whangarei 0176

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

Land Area (hectares): 0.0938

Capital Value: 2025/2026 \$860,000

Land Value: 2025/2026 \$255,000

Record of Title: 3A/1106

Floor Area (square metres): 196

Site Area (square metres): 196

Improvements: DWG OI

Land Use Code: Residential Single Unit

Number of Units: 1

Property Category: RD200B

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
3263	2025/2026	\$255,000	\$860,000	\$1,723.91	\$588.6	\$2,312.51
3263	2024/2025	\$255,000	\$740,000	\$1,518.12	\$566.65	\$2,084.77
3263	2023/2024	\$255,000	\$740,000	\$1,295.81	\$503.62	\$1,799.43
3263	2022/2023	\$255,000	\$740,000	\$1,201.26	\$458.96	\$1,660.22
3263	2021/2022	\$185,000	\$549,000	\$1,200.15	\$404.67	\$1,604.82
3263	2020/2021	\$185,000	\$549,000	\$1,122	\$338.19	\$1,460.19
3263	2019/2020	\$185,000	\$549,000	\$1,098.42	\$321	\$1,419.42
3263	2018/2019	\$100,000	\$325,000	\$983.05	\$285.58	\$1,268.63
3263	2017/2018	\$100,000	\$325,000	\$948.96	\$209.83	\$1,158.79
3263	2016/2017	\$100,000	\$325,000	\$912.18	\$203.45	\$1,115.63
3263	2015/2016	\$105,000	\$325,000	\$918.41	\$210.64	\$1,129.05
3263	2014/2015	\$105,000	\$325,000	\$839.11	\$195.95	\$1,035.06
3263	2013/2014	\$105,000	\$325,000	\$810.99	\$195.81	\$1,006.8
3263	2012/2013	\$105,000	\$325,000	\$754.72	\$185.28	\$940



**1: PROPERTY DETAILS.**

- Location Map
- Aerial Photo
- Deposited Plan: SO 39827 – approved 7/06/57
- Record of Title: NA3A/1106

**2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.**

No information concerning special features or characteristics affecting the land has been identified.

Regional Policy Statement

The Regional Policy Statement's role is to promote sustainable management of Northland's natural and physical resources. It does this by:

- Providing an overview of the region's resource management issues; and
- Setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

Refer

<https://www.nrc.govt.nz/resource-library-summary/plans-and-policies/regional-policy-statement>

**3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.**

No Whangarei District Council services available in this area.

Service Sheet/s (e.g. As-Built, House Connection, House Drainage etc...) for this property from the building file is attached.

- As Built Services Plan - from file BC0696865

**4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.**

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

**5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).**

Copy of Whangarei District Council Application/s (e.g. Vehicle Crossing Permit and/or Public Utility Service) for this property is/are attached.

- VC0979017 – Vehicle Crossing Permit  
Issued 11/01/07

Copy of Building Consent and Code Compliance Certificate issued for this property are attached.

- BC0696865 – New dwelling  
Building Consent issued 6/03/07  
Code Compliance Certificate issued 6/04/09

Stormwater attenuation may be required on this property for new building work that results in an increase of > 30m<sup>2</sup> in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer  
<https://www.wdc.govt.nz/Services/Water-services/Stormwater/Stormwater-flood-management>

**6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.**

ENVIRONMENT:

Rural Village Residential see map attached and refer to Part G Environments.  
<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

Please note that this property is subject to Councils Decision - District Plan Environment, see map attached.

Rural Village Residential Sub-Zone

Urban areas in Whangarei District are currently going through a proposed plan change to create new zones. Refer:  
<https://www.wdc.govt.nz/Services/Property/Planning/District-Plan-changes>

For further information please contact the Policy Planner, 09 430 4200.

**7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.**

Whangarei District Council is not aware of any classification attached to the land or building/s.



**8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCIL'S DISCRETION, TO BE RELEVANT.**

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

**9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCIL'S SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.**

Further information may be available from other authorities; Northland Regional Council; Northpower; Spark; Vector Limited; etc.

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**DISCLAIMER**

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date the LIM report is issued.

A LIM is prepared for the use of the Applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM and the information contained herewith.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions), which is not contained in this LIM, may also be held by the Northland Regional Council. The Northland Regional Council should be contacted for that information. Ph (09)4701200 or 0800 002 004 or [www.nrc.govt.nz](https://www.nrc.govt.nz)

A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

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Signed for and on behalf of Council:

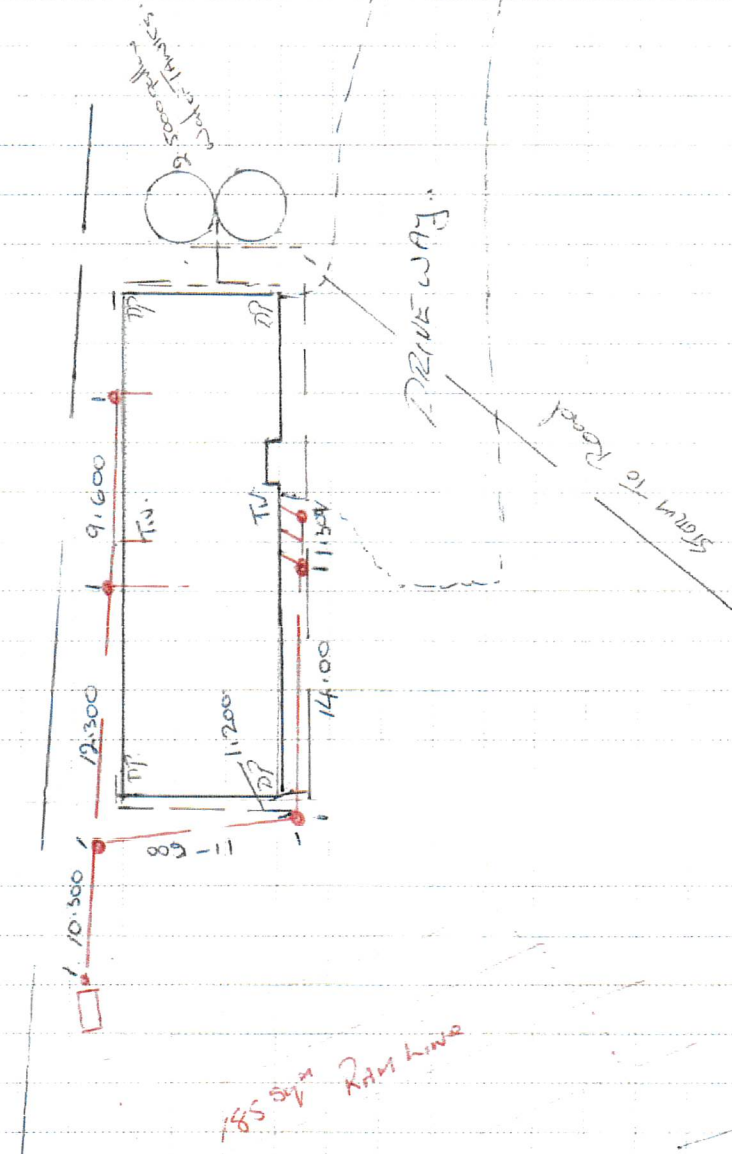


Robyn Shanks  
Property Assessment Officer



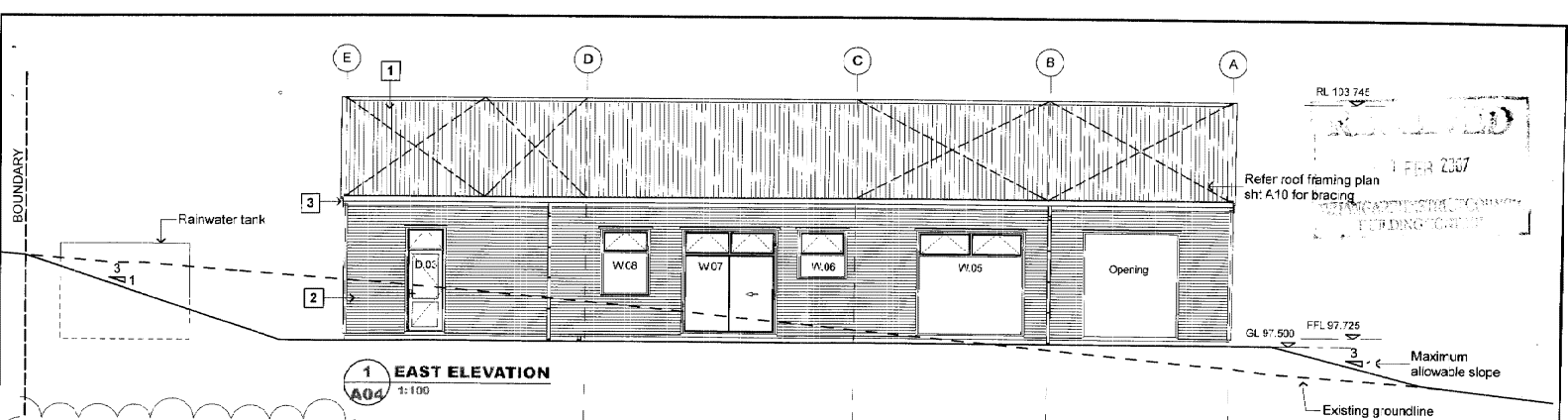
# **PART C: As Built Services Plan**

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



Scale: \_\_\_\_\_ in \_\_\_\_\_  
 Site Address: \_\_\_\_\_



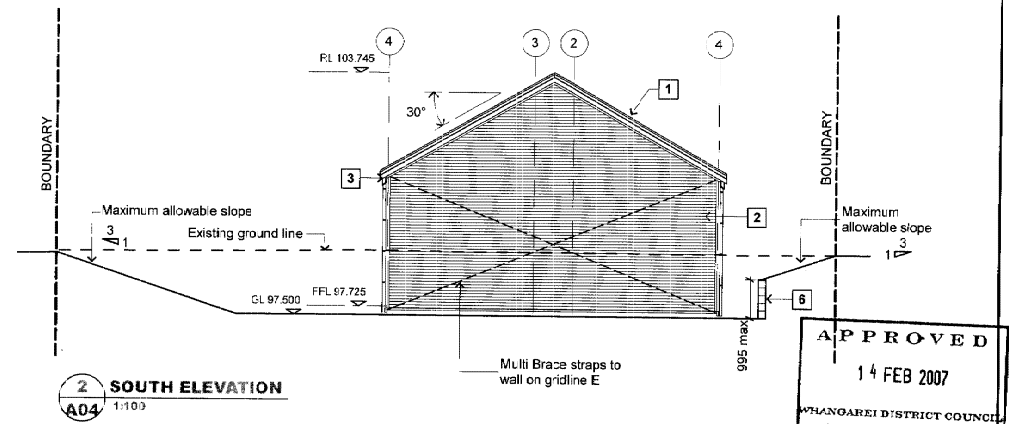


RL 103.745  
14 FEB 2007  
Refer roof framing plan  
sh: A10 for bracing

**TYPICAL NOTES**

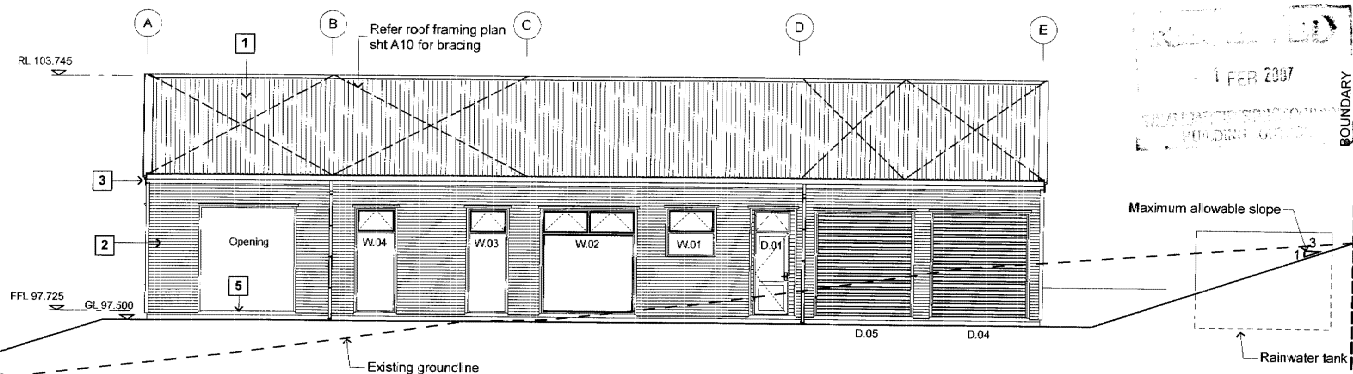
- 1 **Roof**  
Colorsteel Corrugate roofing over self supporting heavy weight roofing paper over H3.2 Purlins;
- 2 **External Timber Walls**  
2/30x45 (load bearing walls) H3.2 timber framed walls, studs @400mm c/s' Max, nogs @ 300mm c/s' Max with horizontal run Colorsteel Corrugate cladding over 20 x 45mm cavity battens over heavy weight building wrap. Minimum R1.8 insulation. Anchor bottom plates with Pryda Header Block anchors at 900c/s.
- 2a **Internal Timber Walls**  
2/30x45 (load bearing walls) H1.2 timber framed walls, studs @400mm c/s' Max, nogs @ 300mm c/s' Max with all internal walls between gridlines E and D lined with 10mm stc Gib, except where bracing and wet areas are shown or req'd.
- 3 **Eaves/ Soffit**  
Steel & Tube gutter over H3.2 timber fascia, 4N=75mmØ downpipes in locations as shown on the drawing.
- 6 **Retaining Wall:**  
995mm maximum height masonry block retaining wall.

**GENERAL NOTES:**  
All products and systems to be installed to manufacturers' specifications;  
  
Allow for DPC between all timber and concrete;  
  
Framing timber to have a max moisture content of 16% before lining;  
  
All notes typical unless stated otherwise.



**APPROVED**  
14 FEB 2007  
WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL

<b>HAWTHORN GEDDES</b> engineers and architects 7 SELWYN AVENUE, P.O. BOX 575, WHANGAREI TELEPHONE: 09 438 7133, FAX (95) 432 0711 EMAIL: hg@gcs.co.nz	<b>RUSSELL WOOTTEN</b>  <b>PROPOSED NEW DWELLING</b> <b>MIRO ROAD, RUATANGATA</b>	<table border="1"> <tr> <td>B3</td> <td>Notes amended</td> <td>ECV</td> <td>18/01/07</td> <td>THIS DRAWING WAS PRODUCED BY C.A.D. IT SHOULD NOT BE AMENDED MANUALLY AND ANY AMENDMENTS MUST BE PHOTO-REDUCED.</td> <td>ORIGINAL SIZE</td> </tr> <tr> <td>B2</td> <td>Issued for Building Consent</td> <td>ECV</td> <td>18/01/07</td> <td></td> <td>A3</td> </tr> <tr> <td>B1</td> <td>Issued for PM application</td> <td>TKC</td> <td>14/11/06</td> <td>DATE</td> <td></td> </tr> <tr> <td>P3</td> <td>Issued for Client Approval</td> <td>TKC</td> <td>13/11/06</td> <td>DATE</td> <td></td> </tr> <tr> <td>P2</td> <td>Issued for Client Comment</td> <td>TKC</td> <td>31/10/06</td> <td>SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td>P1</td> <td>Issued for Client Comment</td> <td>TKC</td> <td>28/05/06</td> <td>CHECK</td> <td></td> </tr> <tr> <td>NO</td> <td>REVISION DETAILS</td> <td>3"</td> <td>DATE</td> <td>APPROV</td> <td>PG</td> </tr> </table>	B3	Notes amended	ECV	18/01/07	THIS DRAWING WAS PRODUCED BY C.A.D. IT SHOULD NOT BE AMENDED MANUALLY AND ANY AMENDMENTS MUST BE PHOTO-REDUCED.	ORIGINAL SIZE	B2	Issued for Building Consent	ECV	18/01/07		A3	B1	Issued for PM application	TKC	14/11/06	DATE		P3	Issued for Client Approval	TKC	13/11/06	DATE		P2	Issued for Client Comment	TKC	31/10/06	SCALE	AS SHOWN	P1	Issued for Client Comment	TKC	28/05/06	CHECK		NO	REVISION DETAILS	3"	DATE	APPROV	PG
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		6139 SHT A06 B3																																										



#### TYPICAL NOTES

- 1 Roof  
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heavyweight roofing paper over H3.2 Purlins;
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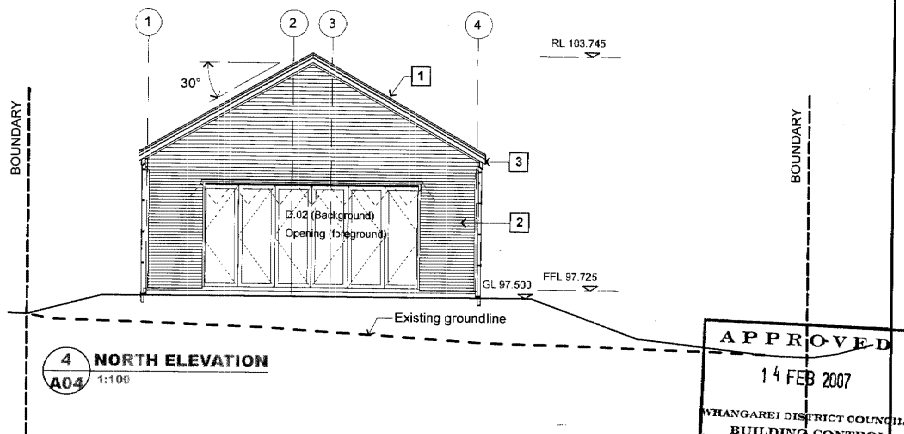
#### GENERAL NOTES:

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Allow for DPC between all timber  
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Framing timber to have a max  
moisture content  
of 15% before lining;

All notes typical unless stated otherwise.



**HAWTHORN GEDDES**  
engineers and architects

7 SELWYN AVENUE, P.O. BOX 575, WHANGAREI  
TELEPHONE: (09) 438 1139, FAX: (09) 432 0971  
EMAIL: hg@hgeddes.co.nz

CLIENT

**RUSSELL WOOTTEN**

PROJECT

**PROPOSED NEW DWELLING  
MIRO ROAD, RUATANGATA**

B1	Notes amended	10/05/07	THIS DRAWING WAS PRODUCED BY C.A.D. IT SHOULD NOT BE AMENDED MANUALLY AND MAY HAVE BEEN PHOTO REDUCED	ORIGINAL SIZE
B2	Issued for Building Consent	05/05/06		A3
B3	Issued for P.V. application	14/11/05	DATE	14 FEB 2007
P1	Issued for Client Approval	12/11/05	DATE	14 FEB 2007
P2	Issued for Client Comment	13/11/05	DATE	14 FEB 2007
P3	Issued for Client Comment	26/09/05	DATE	14 FEB 2007
R1	REVISIONS/DETAILS			

1:1  
-10 0 10 20 30 40 50mm  
K:6138 Wootten sheet size RCM 136-24-0 pin

6139

SHT A07

B3

