

Property Information & Disclosures

135 Corks Road, Tikipunga

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 135 Corks Road, Tikipunga, Whangarei
 Listing Salesperson/people Olive Tree - Angela Querault, Lisa Strunestki

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? **ORIGINAL GARAGE CLADDING (since painted exterior)**
- 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)? 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 **SOME DWELLINGS IN NEW SUBDIVISION OWNED BY HN2**
Property Owners related to staff at Olive Tree Real Estate.

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? **Council unable to locate original build records**

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

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 met the "healthy homes" requirements?
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

N/A

Unsure

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)

Council unable to locate original build records

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 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)

LEAK IN ROOF - ROOF BEING REPLACED WITH LONGRUN
COLDURSTEEL AS PART OF SALE

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.

[Empty box for explanation of offer failure]

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:

[Empty box for salesperson's notes]

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".

ROBERT DINSDALE		7/2/26
Name	Signed by the Vendor(s) or authorised person	Date
STEPHEN TRASS		7/2/26
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 135 Corks Road, Tikaunga, Whangarei Title doc obtained on: 5/1/26
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) Medium Density

- 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)

Mine Zone Area 3 + 100y flood hazard area

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...

Owner is related to staff member of Olive Tree Real Estate.

Salesperson Olive Tree - *Angela Querault*

Signature *[Handwritten 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.

<input type="text"/>	<input type="text"/>	
<small>Purchaser 1 Name</small>	<small>Date of birth</small>	
<input type="text"/>	<input type="text"/>	
<small>Signed by the Purchaser 1</small>	<small>Date</small>	
<input type="text"/>	<input type="text"/>	
<small>Purchaser 2 Name</small>	<small>Date of birth</small>	
<input type="text"/>	<input type="text"/>	
<small>Signed by the Purchaser 2</small>	<small>Date</small>	
<input type="text"/>	<input type="text"/>	
<small>Purchaser 3 Name</small>	<small>Date of birth</small>	
<input type="text"/>	<input type="text"/>	
<small>Signed by the Purchaser 3</small>	<small>Date</small>	
<input type="text"/>	<input type="text"/>	
<small>Purchaser 4 Name</small>	<small>Date of birth</small>	
<input type="text"/>	<input type="text"/>	
<small>Signed by the Purchaser 4</small>	<small>Date</small>	

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)

[Empty rectangular box for additional notes]



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




R. W. Muir
Registrar-General
of Land

Identifier **325747**
Land Registration District **North Auckland**
Date Issued 17 April 2008

Prior References
NA1046/164

Estate Fee Simple
Area 770 square metres more or less
Legal Description Lot 1 Deposited Plan 381307
Registered Owners
Quadrex Holdings Limited

Interests

Subject to a mining right in favour of Eric Roland Hardy created by Transfer 371239

Excepting thereout all mines beds and seams of coal fireclay and all other minerals

6632669.6 Mortgage to ANZ National Bank Limited - 3.11.2005 at 9:00 am

Appurtenant hereto is a right to drain sewerage easement created by Easement Instrument 7754441.3 - produced 18.3.2008 at 9:00 am and entered 17.4.2008 at 9.00 am

The easement created by Easement Instrument 7754441.3 is subject to Section 243 (a) Resource Management Act 1991

LT 381307 (Title Plan)
OF WHANGAREI DISTRICT
DATE 17/11/2007

ES-COLUMBIAN HOLDINGS LTD
REGULATED COMPANY

I hereby certify that this plan was prepared by the Whangarei District Council pursuant to section 223 of the Resource Management Act 1991 on the 24th day of February 2007 in respect of the consent of setting out in the Memorandum hereon.

Authorised Officer -
Whangarei District C. *[Signature]*

<p>REVERSE EASEMENTS IN CROSS</p> <p>REVERSE EASEMENT TELEMET BY T 371239</p> <p>MULLIG RIGHT Lot 1 HEREBY Lot 2 HEREBY</p>	<p>REVERSE EASEMENTS IN CROSS</p> <p>Lot 1 HEREBY Lot 2 HEREBY</p>
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The Whangarei District Council hereby certifies that no part of a legal land is included within the area under survey on this plan.

Authorised Officer -
Whangarei District C. *[Signature]*

CLASS OF SURVEY 1
NEW CAT. ALLOCATED
Lot 1, 325747 Lot 2, 325748

Total Area 1106 m²
Comprised in ST. LOKES/LOT (LTD) (ALL) - EXCESSIVE MILLS & MILLS/REAR

1. **Shirley-Anne Gordon-Koop**
being a person entitled to practice as a licensed cadastral surveyor, certifies that the surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General Rules for Cadastral Survey 2002. This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed *[Signature]* Date 16/12/07

Field Book p. _____ Tense Book p. _____
Reference Plans _____
Examined _____ Consent _____

Approved as to Survey by Land Information NZ on 22/13/07

Deposited by Land Information NZ on 17/1/08

File Received 21 FEB 2007 DP: 381307

933-CH-AN

933-CH-AN

Registered Repetitions of the land in accordance with the definition of the boundaries with CT 106/1821 shown on this plan and consent to the issue of a certificate of title in accordance therewith.

DP: 164809
CT: 116/1821

DP: 186524
CT: 116/1810

DP: 193772
CT: 123/1331

DP: 38870
CT: 116/186

DP: 164809
CT: 116/1821

DP: 186524
CT: 116/1810

DP: 193772
CT: 123/1331

DP: 38870
CT: 116/186

16544 - COLUMBIAN HOLDINGS

TERRITORIAL AUTHORITY WHANGAREI DISTRICT

Surveyed by **REYNOLDS & BRZANT**

Scale 1:250 Date OCTOBER 2006

LAND DISTRICT **NORTH AUCKLAND**

LOTS 1, 2 BEING A SUBDIVISION OF PART ALLOTMENT 2, PARISH OF WHANGAREI.

AL BIRTH, SURVEY GENERAL, LAND INFORMATION, NEW ZEALAND. V.D.C. REF: 12-39860 - PANGH96

Search by Property Address	Search by Property ID	Search by Assessment No	Search by Legal Description
<input type="text" value="135 corks road"/>			
<input checked="" type="radio"/> 135 Corks Road Whangarei 0112			
Property Information		Rates Information	

Legal Description: LOT 1 DP 381307

Assessment Number: 0072207600

Property ID: 14252

Address: 135 Corks Road Whangarei 0112

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

Land Area (hectares): 0.077

Capital Value: 2025/2026 \$580,000

Land Value: 2025/2026 \$260,000

Record of Title: 325747

Floor Area (square metres): 101

Site Area (square metres): 101

Improvements: DWG OBS OI

Land Use Code: Residential Single Unit

Number of Units: 1

Property Category: RD195B

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
14252	2025/2026	\$260,000	\$580,000	\$2,704.5	\$630.61	\$3,335.11
14252	2024/2025	\$260,000	\$620,000	\$2,459.79	\$608.99	\$3,068.78
14252	2023/2024	\$260,000	\$620,000	\$2,209.48	\$546.54	\$2,756.02
14252	2022/2023	\$260,000	\$620,000	\$2,048.07	\$502.58	\$2,550.65
14252	2021/2022	\$151,000	\$416,000	\$1,915.64	\$433.16	\$2,348.8
14252	2020/2021	\$151,000	\$416,000	\$1,794.22	\$371.1	\$2,165.32
14252	2019/2020	\$151,000	\$416,000	\$1,756.39	\$353.23	\$2,109.62
14252	2018/2019	\$97,000	\$275,000	\$1,681.67	\$328.64	\$2,010.31
14252	2017/2018	\$97,000	\$275,000	\$1,621.94	\$250.41	\$1,872.35
14252	2016/2017	\$97,000	\$275,000	\$1,562.6	\$244.1	\$1,806.7
14252	2015/2016	\$84,000	\$230,000	\$1,488.12	\$253.65	\$1,741.77
14252	2014/2015	\$84,000	\$230,000	\$1,369.49	\$224.88	\$1,594.37
14252	2013/2014	\$84,000	\$230,000	\$1,327.99	\$225.2	\$1,553.19
14252	2012/2013	\$90,000	\$240,000	\$1,281.19	\$212.79	\$1,494.98

Property search -135 Corks road

Gayle McPhee <Gayle.McPhee@wdc.govt.nz>
To: "Connect@olivetreeproperty.co.nz" <Connect@olivetreeproperty.co.nz>

Mon, Jan 5, 2026 at 3:40 PM

Good Afternoon

Please find attached the files found for the above property search.

Unfortunately I am unable to locate any records for the original dwelling but I note it is on the Decision for the subdivision.

Payment has been received.

Regards

Gayle McPhee

Customer Services Representative | Customer Services Department

Ruakaka Service Centre – 9 Takutai Pl, Ruakaka DDI 09 432 8360

Whangarei District Council | Te Iwitahi, 9 Rust Avenue | Private Bag 9023, Te Mai, Whangārei 0143

P 09 430 4200 | DDI 09 432 8360 | E gayle.mcphee@wdc.govt.nz

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No person should rely on any information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document

3 attachments



Property Maps 135 Corks Road.pdf
5607K



Garage 135 Corks Road.pdf
12430K



SD0639860-Decision 2 lot subdivision.pdf
1755K

BUILDING APPLICATION FORM

WHANGAREI
CITY COUNCIL

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date

To: The City Inspector,

Sir,

I hereby apply for permission to BUILD NEW GARAGE
at 135 CORKS ROAD for MR. S. A. & MRS. L. J. SMITH
(House Number and Street) (Owner)

of 135 CORKS ROAD, according to locality plan and detail plans, elevations cross-sections
(Address)

and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 70/10.1 Front 204.57
Lot No. PT LOT 17 AHW 18 DP 38870 Back 167.42
D.P. 38870 Side 252.76 Area 0-1-15.60
Allotment No. Side 250.00 (1406) sq. meters

PARTICULARS OF BUILDING:

Foundations CONCRETE Floors CONCRETE
Walls CONCRETE BLOCK & FIBROLITE Roofs CORRAGATED IRON
Area of Ground Floor 10.87 square feet (metres)
Area of Outbuildings square feet (metres)
Number of Storeys: Above kerb level Below kerb level
Average distance of set back of front of buildings from street boundary line 27.430

ESTIMATED VALUE:

Building	\$ 3,000 : 00
Sanitary Plumbing and Drainage	\$:
Total	\$ 3000 : 00

Proposed purposes 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) PRIVATE GARAGE

Proposed use or occupancy of other parts of buildings

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

Yours faithfully,

L. J. Smith Owner

Builder's Postal Address:

P.O. Box 872
WHANGAREI

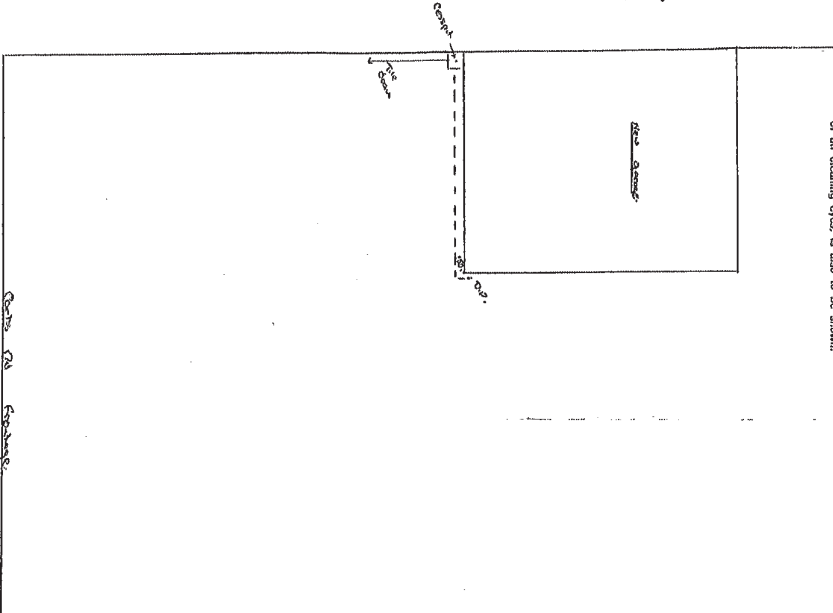
G. R. H. Limer Builder

Builder's Phone 70128

WALVER

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 drainage pipes is also to be shown.



14252

3.

OWNER: Mr & Mrs
STREET: 125 GLEN RD
MICROBOX

LOT No.
DP No.

18/1/94

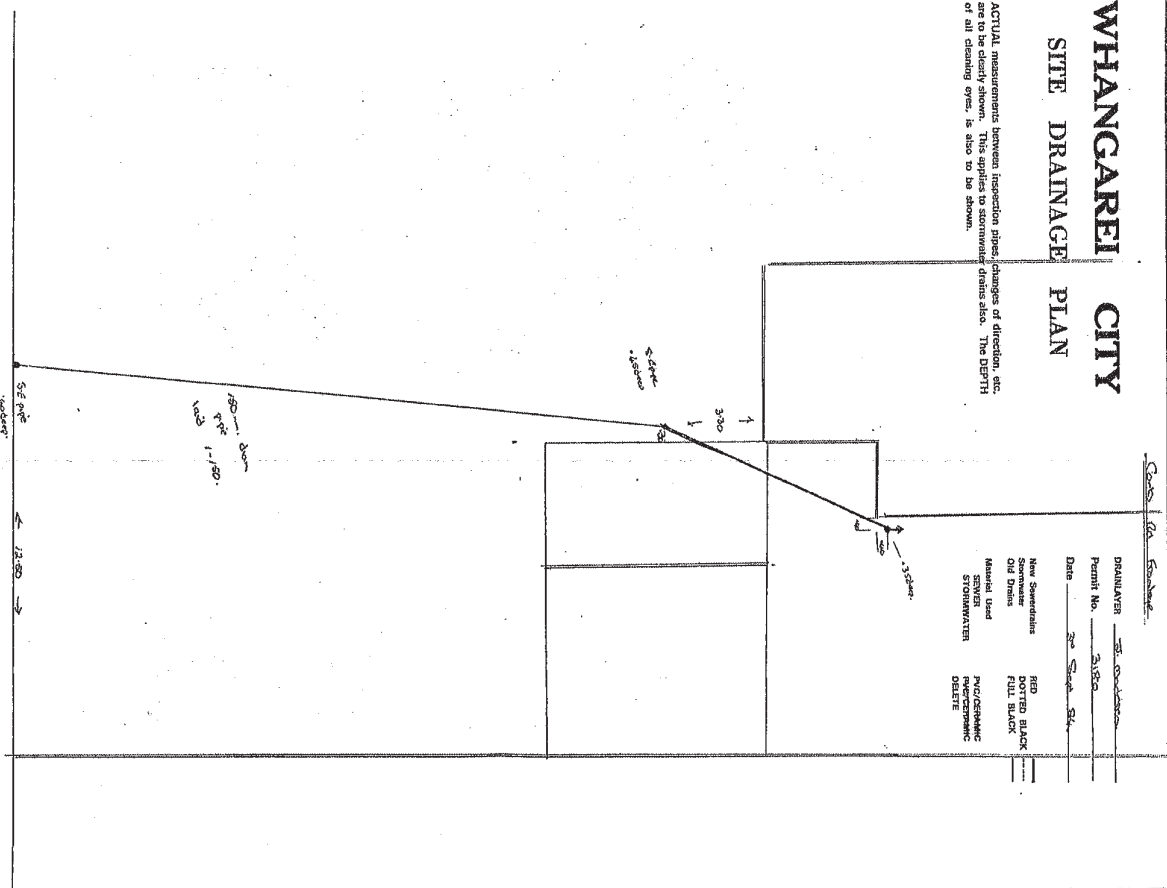
3

3

14252

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.



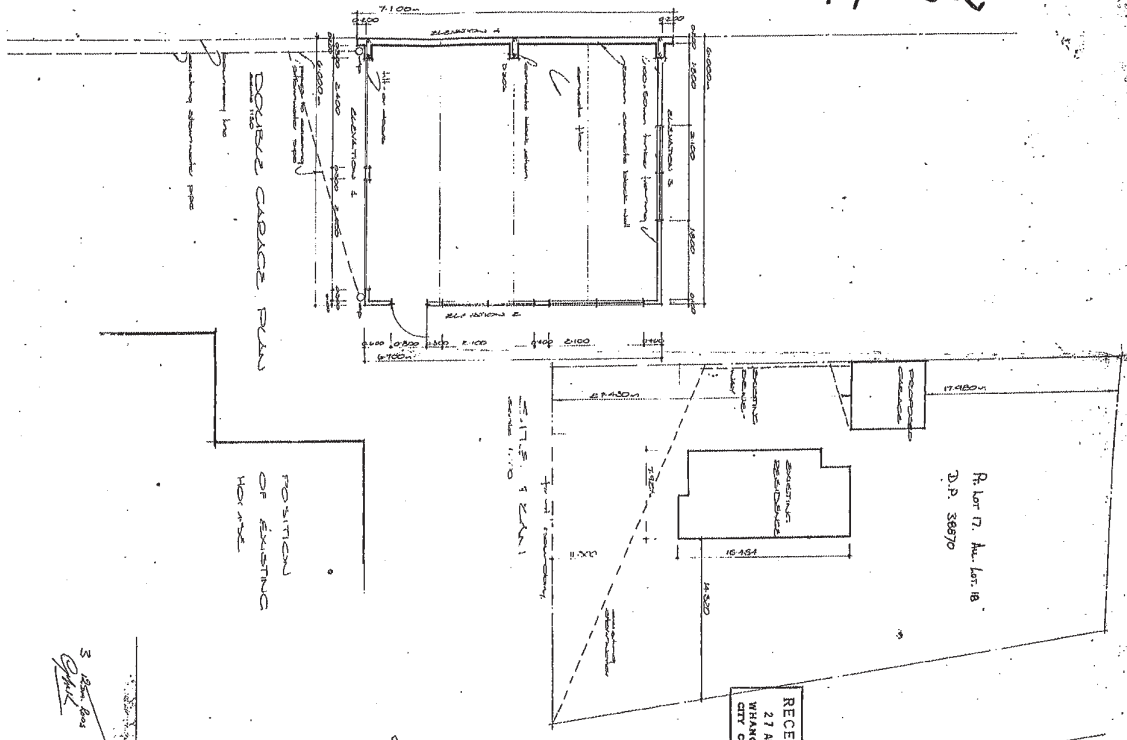
PERMITTEE	_____
Permit No.	3132
Date	20 Sept 84
New Specifications	RED
Old Details	RED
Manual Used	RED
SERVER	RED
STORMWATER	RED
DEWATER	RED

OWNER: _____
STREET: _____

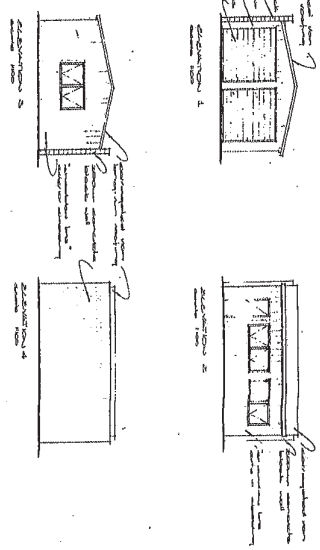
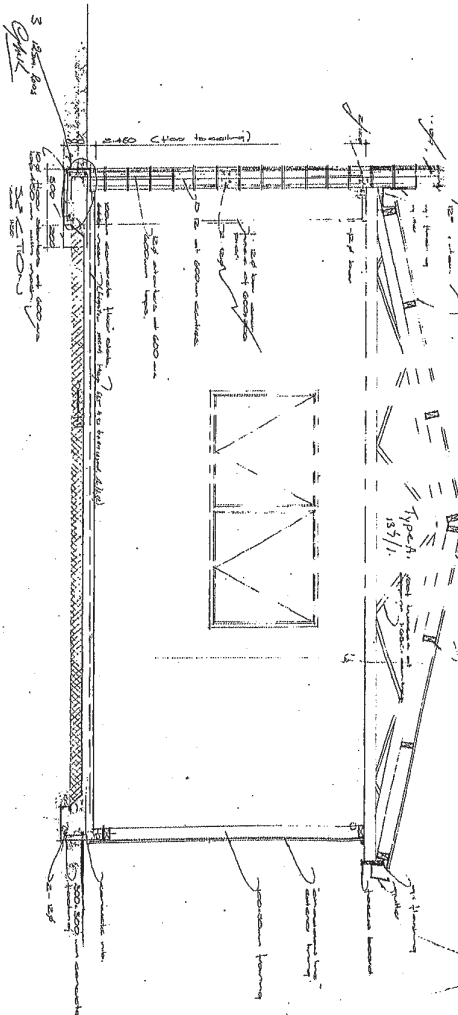
LOT No. _____
DP No. _____

MICROBOX

14252



PROPOSED NEW GARAGE FOR
MR & MRS SASWATH AT ISS COPES ROAD



POSITION OF GARAGE				SHEET
CHANGI S	CHANGI S	CHANGI S	CHANGI S	1
THANGI S	THANGI S	THANGI S	THANGI S	
THANGI S	THANGI S	THANGI S	THANGI S	
THANGI S	THANGI S	THANGI S	THANGI S	

WHANGAREI DISTRICT COUNCIL

Forum North • Private Bag 9023 • Whangarei • New Zealand
Telephone: (09) 430 4200 • 0800 WDC INFO • 0800 932 463 • Facsimile: (09) 438 7632
Website: <http://www.wdc.govt.nz> • E-mail: mailroom@wdc.govt.nz



Creating the ultimate living environment

Notice of Decision

IN THE MATTER of the Resource Management Act 1991

and

IN THE MATTER of an application under Section 88 of the Resource Management Act 1991 by QUADREX HOLDINGS LTD

Application

Application for Resource Consent to subdivide a 1,406m² property into 2 lots in the Living 1 Environment by QUADREX HOLDINGS LTD at 135 CORKS RD, TIKIPUNGA, WHANGAREI 0101 being PART ALLOTMENT 2 PARISH OF WHANGAREI.

Decision

The application has been considered and determined under authority delegated to the Team Leader (Consents) of the Whangarei District Council, pursuant to Section 34 of the Resource Management Act 1991. The decision is as follows:

Determination

That pursuant to Sections 104, 104A, 108 and 220 of the Resource Management Act 1991, council grants consent subject to the following conditions:

1. That before the survey plan is sealed the following requirements are to have been satisfied:
 - a. That the survey plan submitted for approval shall conform with the subdivision consent obtained and the plan of subdivision prepared by REYBURN & BRYANT reference S10544 dated June 2006.
 - b. The consent holder must provide written confirmation from power and telecommunications utility service operators of their consent conditions in accordance with council's Environmental Engineering Standards and show necessary easements on the survey plan to the approval of the Subdivision Officer.
 - c. The consent holder must create easement over services necessary to the approval of the Senior Environmental Engineering Officer.
2. Before a certificate is issued pursuant to Section 224(c) of the Act the following requirements are to have been satisfied:
 - a. The consent holder must submit written confirmation from power and telecommunications utility service operators of their consent conditions for this development have been satisfied in accordance with the council's Environmental Engineering Standards to the approval of the Senior Environmental Engineering Officer.
 - b. The consent holder must ensure all fees have been paid.

Reasons for the Decision

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

1. Any actual or potential effects on the environment will be minor because there will be no discernible changes to the surrounding environment and the appearance of the site will not alter.
2. The proposal is considered consistent with the objectives and policies of the Proposed District Plan because the proposed lot sizes are consistent with the level of density anticipated by this plan and are in keeping with the existing surrounding density and amenity.
3. No parties were considered to be adversely affected by the proposal.

Advice Notes

1. On 29/09/2006 the council determined that the application need not be notified as
 - (i) The application is for a controlled activity.
 - (ii) There are no persons considered to be adversely affected by the activity because there will be no discernible changes to the surrounding environment.
 - (iii) There are no special circumstances in terms of Section 94C of the Act to warrant public notification.
2. This resource consent will expire five years after the date of commencement of consent unless:
 - (a) It is given effect to before the end of that period; or
 - (b) Upon an application made prior to the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act 1991), the council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125 of the Resource Management Act 1991.
3. Section 357 of the Resource Management Act 1991 provides a right of objection to this decision. An objection must be in writing, setting out the reasons for the objection and delivered to Council within 15 working days of the decision being notified to you. A fee may be payable to cover the costs of processing any objection.
4. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
5. All archaeological sites are protected under the provisions of the Historic Places Act 1993. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the New Zealand Historic Places Trust for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.
6. The Consent Holder shall pay all charges set by council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The applicant will be advised of the charges as they fall.
7. The consent holder is requested to notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Senior Monitoring Officer and include the following details:
 - (a) Name and telephone number of the project manager and site owner;

WHANGAREI DISTRICT COUNCIL

P046496

RC39860

- (b) Site address to which the consent relates;
- (c) Activity to which the consent relates; and
- (d) Expected duration of works.

Reporting Planner:

[Handwritten signature]

Date:

29/09/06

Team Leader (Consents):

[Handwritten signature]

Date:

29/9/06

CAUTION:

- This is a Concept Plan. Areas & Dimensions are approximate only, and are subject to Final Survey.
 - The Vendor & Purchaser must contact the Surveyor if a Sale & Purchase Agreement(s) are entered into using this Plan.
 - Services must not be positioned using this Plan.
 - This Site is zoned "Living 1" and the Building setbacks are thus 4.5m from Road Boundaries, 3m from a other Boundaries with one at 15m.
 - This Plan is copyright to Reyburn & Bryant (1999) Limited. No part of this Plan may be reproduced in any form without the prior permission of the above company.
 - Designed by Reyburn & Bryant - Whangarei - New Zealand
- Total Area 1406m²
Comprised in CT 1046/164 (Ltd)

Mining Hazard Area 3

Site Coverage	
LOT 1	LOT 2
House = 106m ²	House = 26m ²
Garage = 92m ²	Garage = 25m ²
Cover = 106m ²	Cover = 124m ²
Site Area = 783m ²	Site Area = 623m ²
Coverage = 24%	Coverage = 20%

* Garage inc. covered area
** Inc. Deck

Proposed Easement Panel			
Shown	Purpose	Servient Tenement	Dominant Tenement
(A)	Right to Drain Sewage	Lot 2 Hereon	Lot 1 Hereon

APPROVED
R. S. S. S.
A. S. S. S.

BR Woodward
Licensed Cadastral Surveyor

AMENDMENTS	
A. Int. Rev.	27/09/06
B. CT 1046/164 (Ltd)	28/09/06

Proposed Subdivision of Part A Lot 1 and 2
Parish of Whangarei
Whangarei District Council

Quadrax Holdings Ltd
195 Corks Road
Tikihanga

REYBURN & BRYANT 1999 Ltd
SPECIALISTS IN LAND & SITE DEVELOPMENTS

SCALE 1:200
June 2006
610544

B

