



**OLIVE TREE**

CONNECTING PEOPLE & PROPERTY

# PROPERTY INFORMATION

## 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.

**Property Information and Disclosures**

Property Address 12 WINDSOR AVENUE  
Listing Salesperson/people Olive Tree - Pauline Dinsdale, Lisa Struneski, Angela Quenault

**Vendor to complete the following disclosures at time of listing:**

**Vendor's Warranties**

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

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

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

Notes: EPDA - VENDOR WARRANTY EXCLUSION

**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:

CARPET IN LOUNGE - CLAIMED

**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? UNSURE
- No  Yes Does the property display evidence of the presence of Dux Qest plumbing? UNSURE
- No  Yes Does the property display evidence of the presence of weatherside cladding? NO
- No  Yes Are there keys and/or remotes (if applicable) for every external door? NOT SURE IF KEY TO BACK GARAGE 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 - NEAREST SITUATED ON KAMO ROAD

**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? NOT USED FOR MANY YEARS  
Does it have a Code Compliance Certificate or Permit?  No  Yes  N/A ??

No  Yes Are there any retaining walls on or about the property?  
Is there a Code Compliance Certificate or Permit available (where applicable)?  No  Yes  N/A  
Is there any evidence of movement in the wall/s? If so please explain  No  Yes

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

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

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

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

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

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

Are there Outbuildings/ Conversions/ Extra Accommodation/ Garage(s)  Yes  No  
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?  
*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)

**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 type="checkbox"/> Available                 | <input type="checkbox"/> Uploaded to Buyer Documents |
| Title & Instruments <input type="checkbox"/> Available | <input 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 type="checkbox"/> Available   | <input type="checkbox"/> Uploaded to Buyer Documents |

Any relevant certificates like Safe & Sanitary reports, QC data, Insulation or COA certificates?  Uploaded to Buyer Documents

Other  Uploaded to Buyer Documents

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


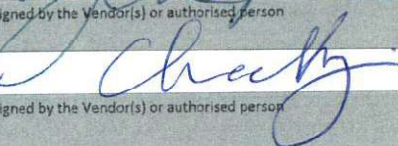
**This section is to be maintained during the course of the listing by the salesperson.**

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

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

**Vendor Declaration**

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

Pamela Judith Crispin		10/11/2025
Craig Alexander MacKenzie		11-11-2025

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

Address  Title doc obtained on:

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)

- 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)

**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...

[Empty rectangular box for conflict of interest notes]

Salesperson Olive Tree - Pauline Dinsdale, Lisa Struneski, Angela

Signature

*Pauline Dinsdale*

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

For the property (address)

Property to be purchased in the name/s of

- No  Yes I have gained access to all areas of the property needed and have viewed all information necessary to make an informed buying decision.
- No  Yes Have you had opportunity and encouragement to seek legal advice?
- No  Yes Boundaries; The salesperson cannot, and so has not, defined these for you. A professional surveyor can provide accurate boundary information.
- OK, Understood Are you intending to use the property in alignment with District Zoning and have you done your own due diligence about the ramifications of the specific zoning for this property?
- No  Yes Legislation/ tax changes to rental properties tax may apply and for some properties (e.g., lifestyle, rural) GST and GST registration may be relevant, you are recommended to seek professional advice regarding tax on rental properties.
- OK, Understood Finance: The S & P Agreement may require evidence of non-availability. Do you understand that, should finance not be approved, you must provide evidence of this in accordance with the General Terms of Sale?
- No  Yes Do you understand that, should you obtain a building inspection report and you subsequently choose not to confirm on the basis of that report, you must provide that report to the Vendor at their request, in accordance with the General Terms of Sale.
- No  Yes Unconditional Offers: There are risks when you have no special conditions. In making an 'unconditional' offer you are accepting the property's Title without chance of further review. The deposit must be paid immediately.
- OK, Understood  N/A If this is a Unit Title, please confirm you have received a Pre-Contract Disclosure prior to making this offer.
- OK, Understood Sales information may be used in pre-settlement marketing e.g. advertising the 'sold' result and all details of interest around that sale.
- No  Yes Are you entering into this transaction voluntarily and without duress?

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

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

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

Purchaser 1 Name Date of birth

Signed by the Purchaser 1 Date

Purchaser 2 Name Date of birth

Signed by the Purchaser 2 Date

Purchaser 3 Name Date of birth

Signed by the Purchaser 3 Date

Purchaser 3 Name Date of birth

Signed by the Purchaser 3 Date

# General legal information for buyers and sellers

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

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

## Bright-Line Test

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

Current Rules (Effective 1 July 2024):

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

Exemptions:

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

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

Start and End Dates:

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

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

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

# **RPNZ document ordering service**

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**Certificate of Title with diagram: NA13B/131**

**Property: 12 Windsor Avenue, Te Kamo, Whangarei District**

**Legal Description: Lot 13 Deposited Plan 58330**

**CoreLogic Reference: 3268837/1**

**Processed: 11 November 2025**

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email [documentordering@corelogic.co.nz](mailto:documentordering@corelogic.co.nz).



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA13B/131**  
**Land Registration District** **North Auckland**  
**Date Issued** 29 September 1967

**Prior References**  
NA896/20

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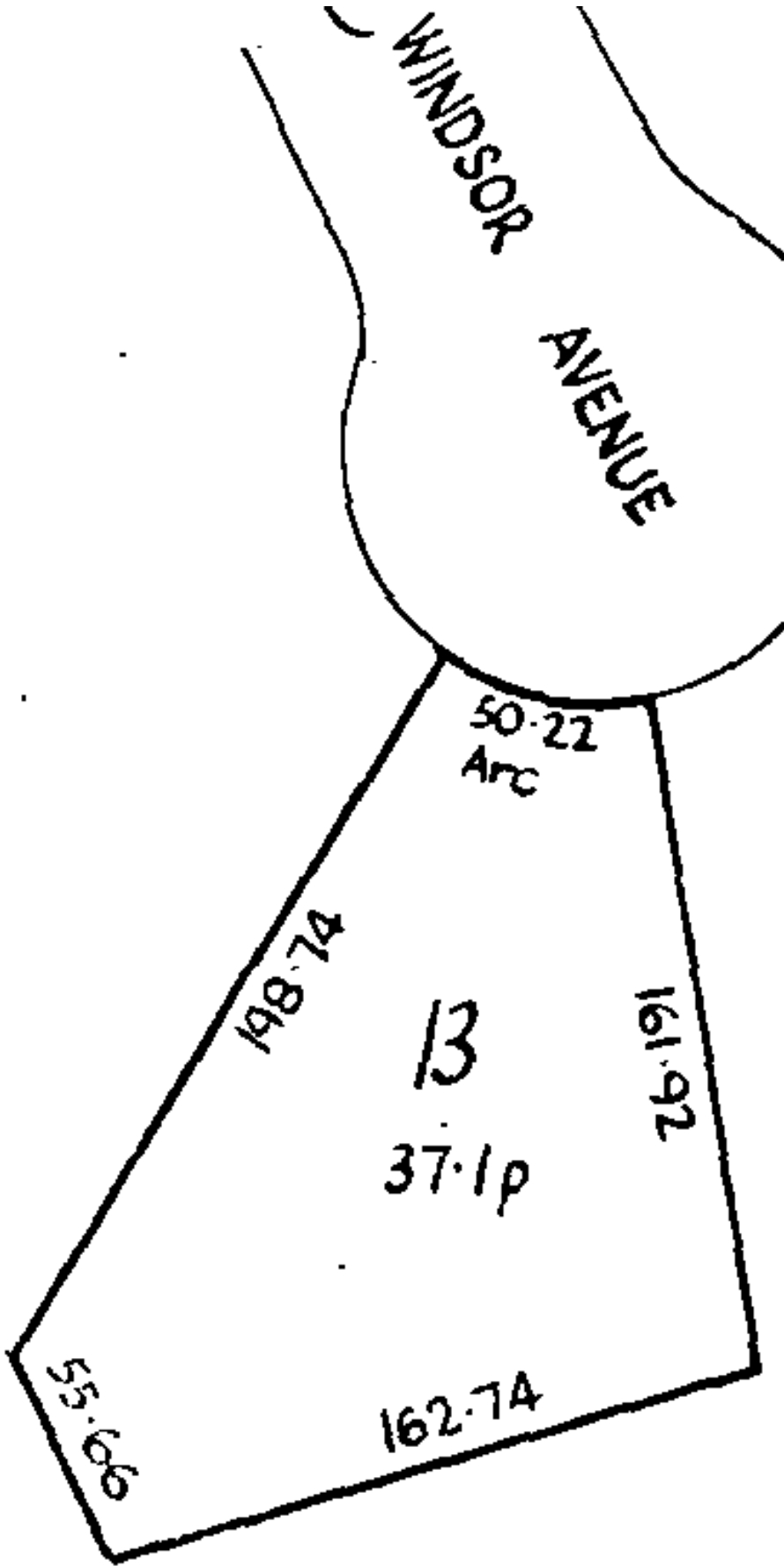
**Estate** Fee Simple  
**Area** 938 square metres more or less  
**Legal Description** Lot 13 Deposited Plan 58330

**Registered Owners**  
Judith Ann Florence MacKenzie

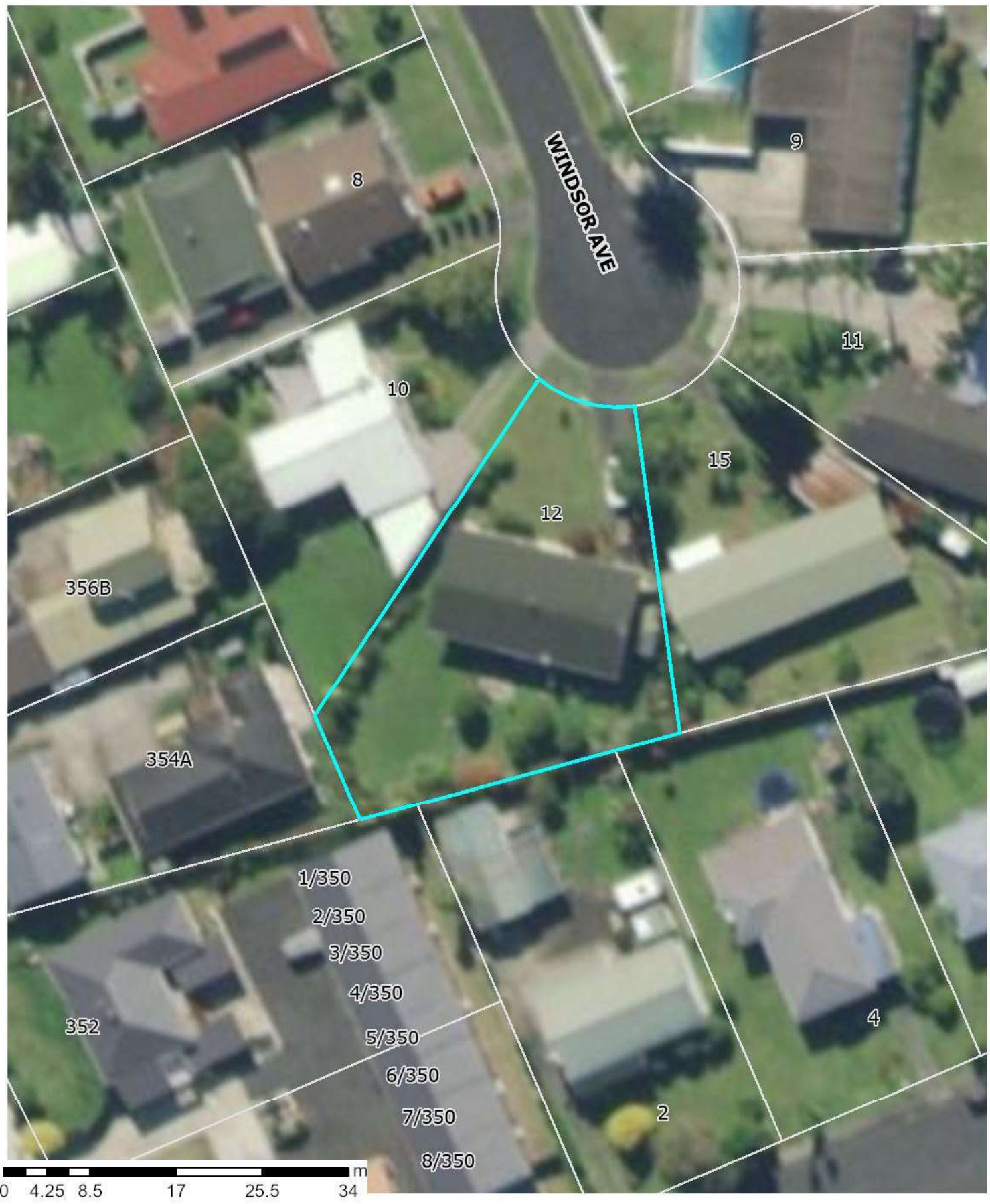
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**Interests**

Land Covenant in Transfer 218281.2 - 30.11.1972 at 11.33 am  
13435547.1 CAVEAT BY HIS MAJESTY THE KING - 20.10.2025 at 7:00 am



# Aerial Photography



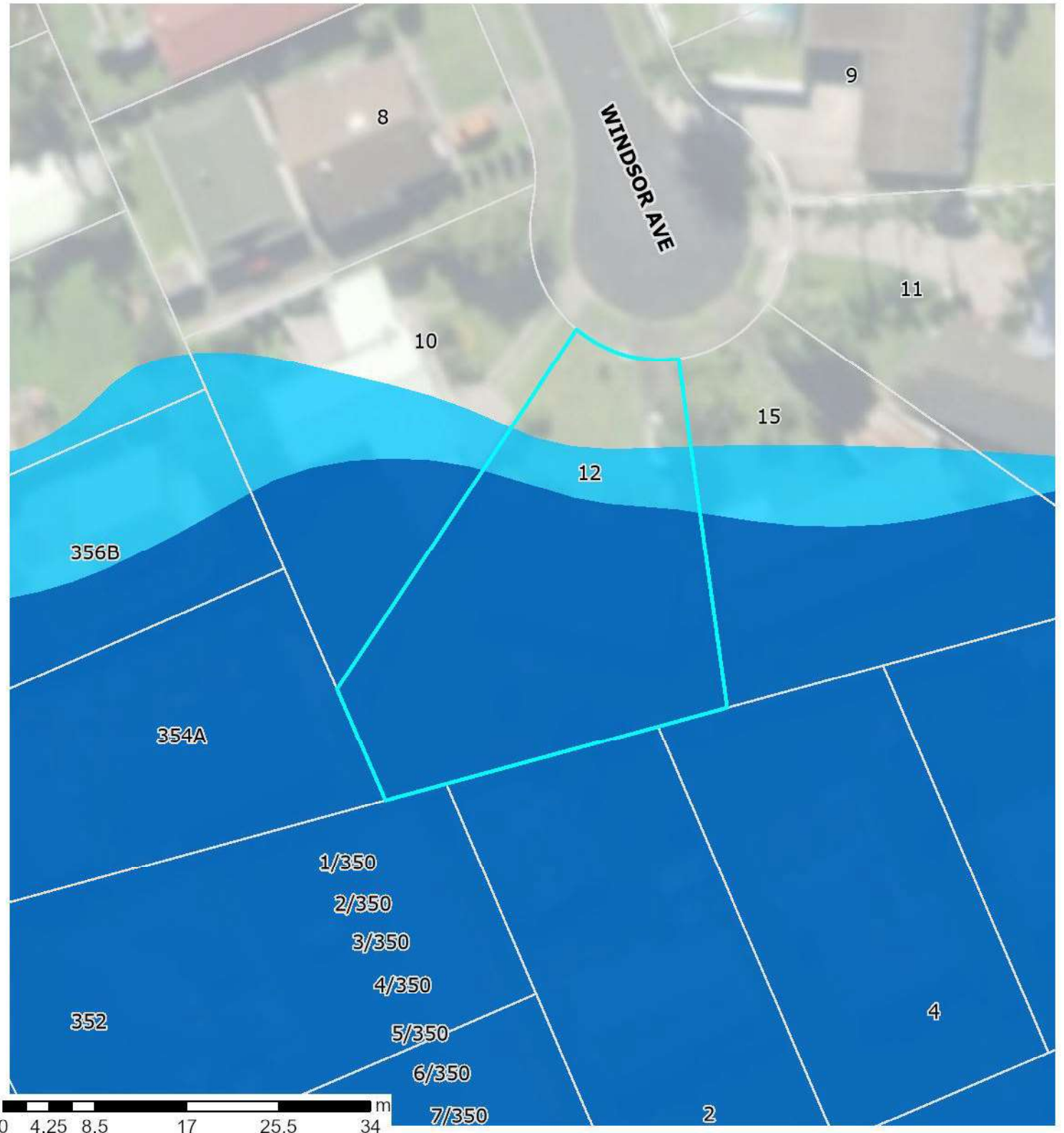
This map includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

11 November 2025  
Scale 1:500



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.

# District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

11 November 2025

Flood Hazard Area

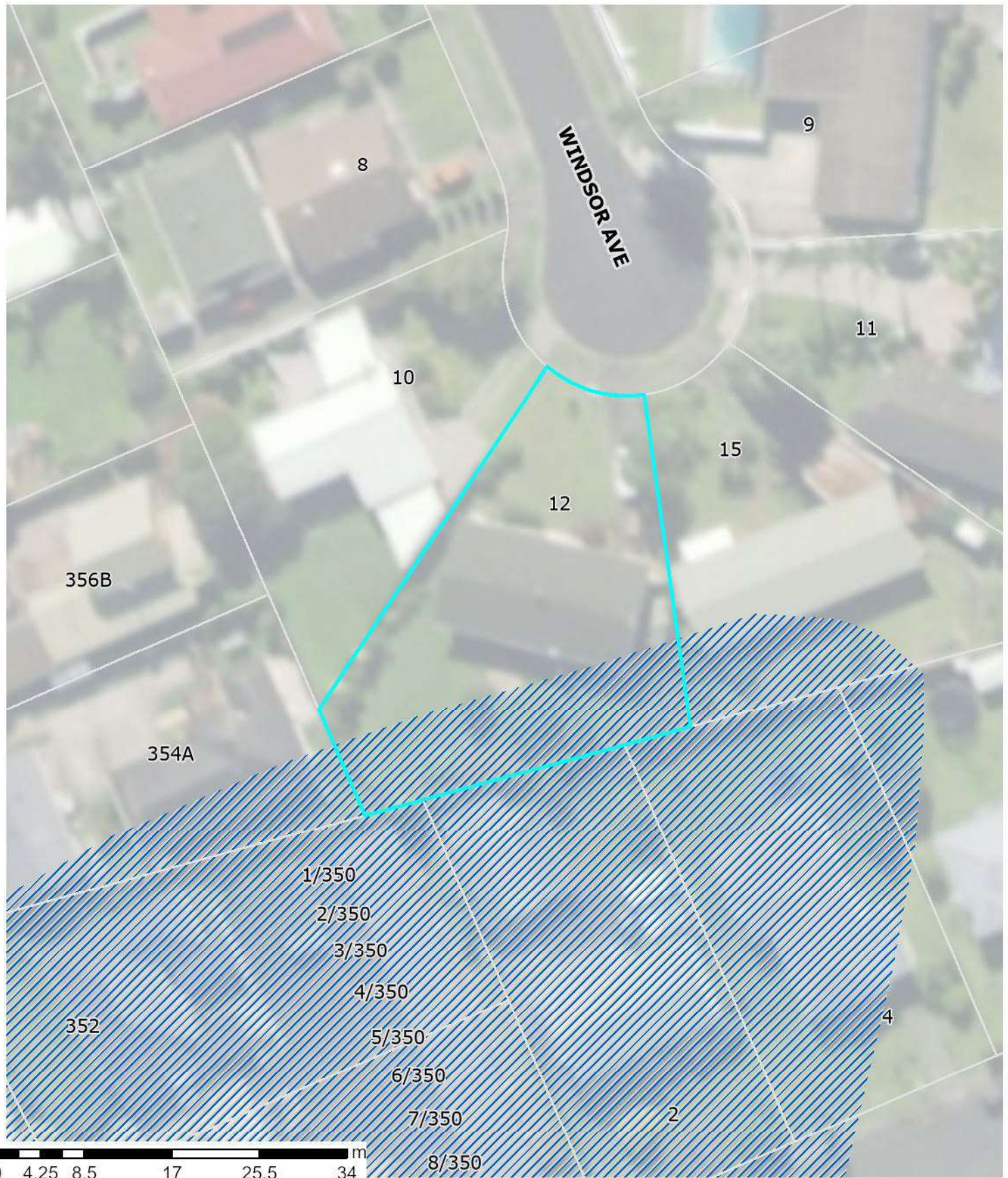
Scale 1:500

- 10 Year Flood Hazard Area
- 100 Year Flood Hazard Area

Information provided on this map forms part of Plan Change 1 – Natural Hazards.  
To view the maps and see how the changes may affect the property please visit:  
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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.

# Flood Susceptibility Review

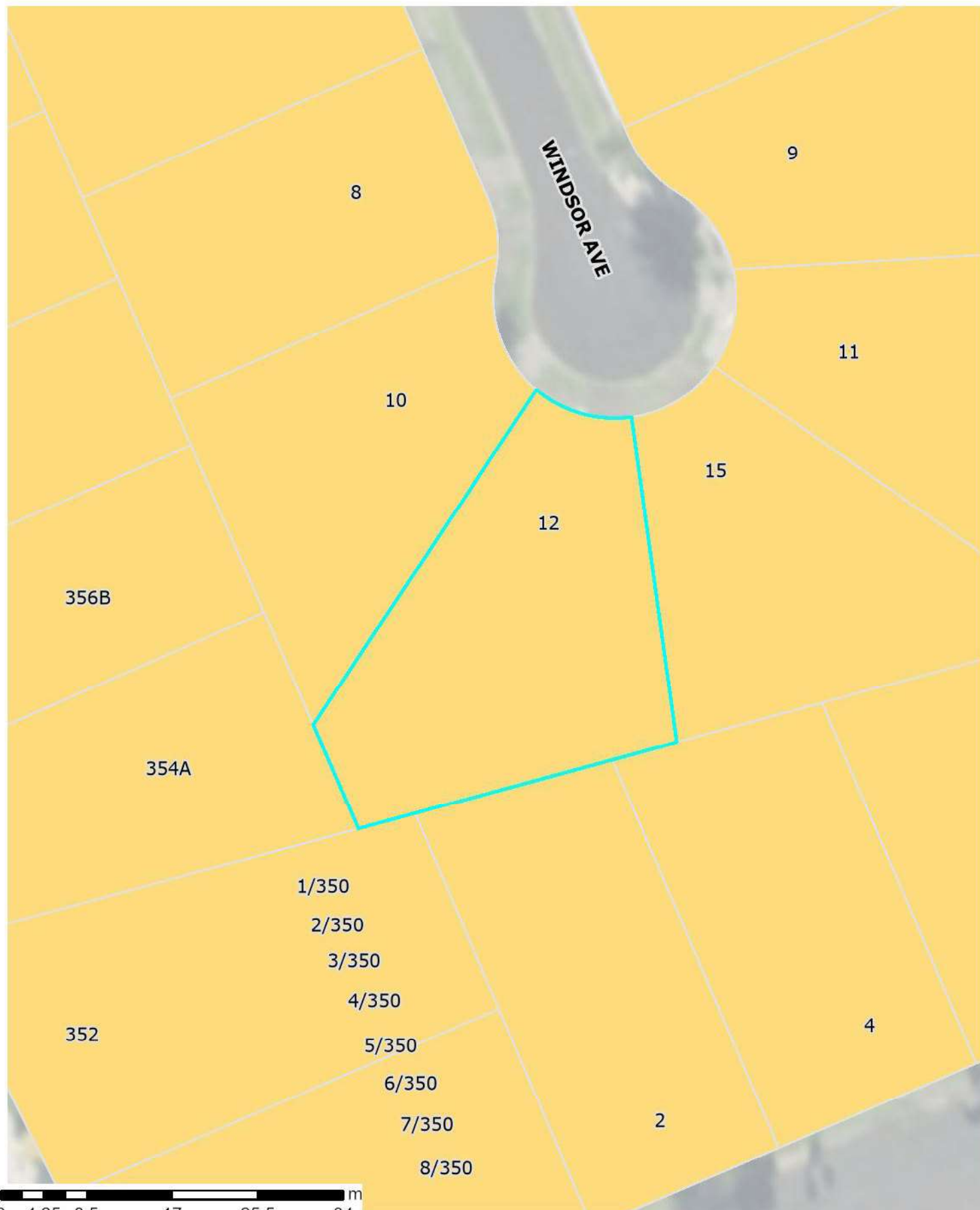


 Flood Susceptible  
Accepted by Council Decision for  
District Plan

Flood susceptibility areas are symbolized to show the information from the District Plan Flood Susceptible Areas: 'Accepted by Council Decision' (in diagonal blue) Floods information shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

11 November 2025  
Scale 1:500





# Operative District Plan – Map Legend

## District-Wide Matters






### Energy, Infrastructure and Transport

-  Airport Runway
-  Indicative Road
-  National Road
-  Regional Road
-  Arterial Road
-  Primary Collector Road
-  Secondary Collector Road
-  Low Volume Road
-  Access Road
-  Strategic Road Protection Area
-  Strategic Railway Protection Line
-  National Grid Tower
-  Northpower Tower CEL-Cat1
-  National Grid Line
-  Northpower Overhead Critical Line Cel-Cat1
-  Northpower Critical Overhead Lines CEL
-  Northpower Critical Underground Lines CEL

### Hazards and Risks

-  Coastal Erosion Hazard 1
-  Coastal Erosion Hazard 2
-  Flood Susceptible Areas
-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

### Historical and Cultural Values

-  Notable Tree Overlay
-  Heritage Item Overlay
-  Heritage Area Overlay
-  Sites of Significance to Maori
-  Areas of Significance to Maori

### Natural Environment Values

-  Esplanade Priority Area
-  Coastal Marine Area (CMA) boundary
-  Goat Control Areas
-  Outstanding Natural Feature
-  Outstanding Natural Landscape

### General District-Wide Matters

-  Air Noise Boundary
-  Outer Control Boundary
-  Helicopter Hovering Area
-  Noise Control Boundary Overlay
-  Rail noise alert area
-  Rail vibration alert area
-  QRA Quarrying Resource Area
-  QRA Mining Area
-  QRA Buffer Area
-  QRA 500m Indicative Setback
-  Coastal Environment Overlay
-  Outstanding Natural Character Area
-  High Natural Character Area

## Area Specific Matters

-  Designation
-  Precinct
-  Development Area

### Residential Zones

-  Large Lot Residential Zone
-  Low Density Residential Zone
-  General Residential Zone
-  Medium Density Residential Zone

### Rural Zones

-  Rural Production Zone
-  Rural Lifestyle Zone
-  Settlement Zone Residential Sub-Zone
-  Settlement Zone Centre Sub-Zone
-  Settlement Zone Industry Sub-Zone

### Commercial and Mixed Use Zones

-  Local Centre Zone
-  Neighbourhood Centre Zone
-  Commercial Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone

### Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

### Open Space and Recreation Zones

-  Natural Open Space Zone
-  Open Space Zone
-  Sport and Active Recreation Zone

### Special Purpose Zones

-  Airport Zone
-  Future Urban Zone
-  Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
-  Hospital Zone
-  Port Zone
-  Ruakaka Equine Zone
-  Shopping Centre Zone
-  Strategic Rural Industries Zone
-  Waterfront Zone

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.

The Whangarei District Council district plan GIS data was created at a specific point in time.

Land parcel information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Search by Property Address	Search by Property ID	Search by Assessment No	Search by Legal Description
<input type="text" value="12 Windsor"/>			
<input checked="" type="radio"/> 12 Windsor Avenue Te Kamo 0112			
<b>Property Information</b>		<b>Rates Information</b>	

Legal Description: LOT 13 DP 58330

Assessment Number: 0071306200

Property ID: 12504

Address: 12 Windsor Avenue Te Kamo 0112

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

Land Area (hectares): 0.0938

Capital Value: 2025/2026 \$750,000

Land Value: 2025/2026 \$405,000

Record of Title: 13B/131

Floor Area (square metres): 150

Site Area (square metres): 150

Show as a table

Improvements: DWG OBS OI

Land Use Code: Residential Single Unit

Number of Units: 1

Property Category: RD197B

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 Rate
12504	2025/2026	\$405,000	\$750,000	\$3,127.51	\$678.89	\$3,806
12504	2024/2025	\$385,000	\$810,000	\$2,801.51	\$647.93	\$3,449.4
12504	2023/2024	\$385,000	\$810,000	\$2,501.05	\$584.25	\$3,085
12504	2022/2023	\$385,000	\$810,000	\$2,318.29	\$539.68	\$2,857.9
12504	2021/2022	\$260,000	\$593,000	\$2,196.19	\$477.15	\$2,673.3
12504	2020/2021	\$260,000	\$593,000	\$2,056.4	\$405.11	\$2,461.5
12504	2019/2020	\$260,000	\$593,000	\$2,012.94	\$388.84	\$2,401.7
12504	2018/2019	\$160,000	\$400,000	\$1,899.68	\$354.31	\$2,253.9
12504	2017/2018	\$160,000	\$400,000	\$1,832.34	\$277.91	\$2,110.2
12504	2016/2017	\$160,000	\$400,000	\$1,763.69	\$270	\$2,033.6
12504	2015/2016	\$144,000	\$345,000	\$1,686.07	\$278.06	\$1,964.1
12504	2014/2015	\$144,000	\$345,000	\$1,556.99	\$247.29	\$1,804.2
12504	2013/2014	\$144,000	\$345,000	\$1,510.84	\$246.29	\$1,757.1

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## Property file - 12 Windsor Avenue

1 message

---

Whangarei District Council <requests@wdc.govt.nz>  
To: Angela Unknown <connect@olivetreeproperty.co.nz>

Tue, Nov 11, 2025 at 3:43 PM

Dear Angela,

Attached are the documents provided as part of your Property Search. There were no records of the original dwelling building permit or plans on file, unfortunately.

In addition, we've included property maps generated from our GIS mapping system for your reference.

To access the relevant District Plan rules, including other chapters applicable to your site, please use the following link to the Council's ePlan page:

?? Click here to access [ePlan - Whangarei District Council](#)

### Instructions for using the ePlan:

1. Click on the “**View ePlan**” icon.
2. On the next page, click the **magnifying glass** icon and enter the site address.
3. The page will display details related to the subject site, along with links to the relevant District Plan chapters.

?? For guidance on using the ePlan, click the **Help Guide** link located in the bottom left-hand corner of the ePlan page.

To access the **Medium density residential zone** chapter, click on the tab titled: “**Part 3: Area-Specific Matters.**”

Kind regards,

ili

### Disclaimer:

Council makes every reasonable effort to ensure the accuracy and currency of the information provided. However, to the extent permitted by law, Council disclaims any liability for errors, inaccuracies, or omissions.

This information is provided for general guidance only and does not constitute a Land Information Memorandum (LIM) or any similar official document. We recommend seeking independent professional advice before relying on this information.

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### 3 attachments



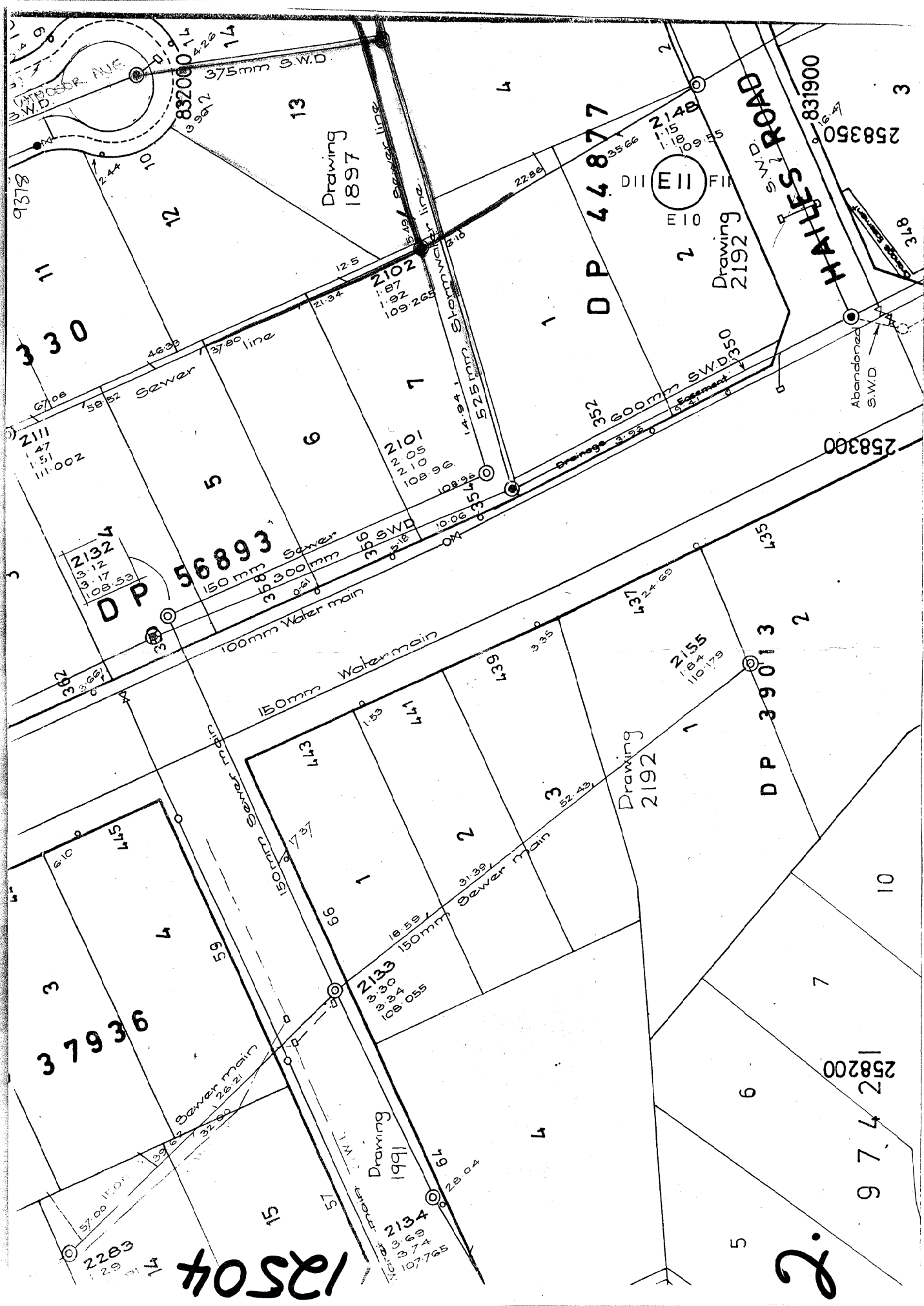
**House Connection Plans.pdf**  
967K



**BC0477005 - Install Kent Signature Fire.pdf**  
370K



**Property information maps.pdf**  
3718K



# WHANGAREI CITY

WINDSOR AVE.

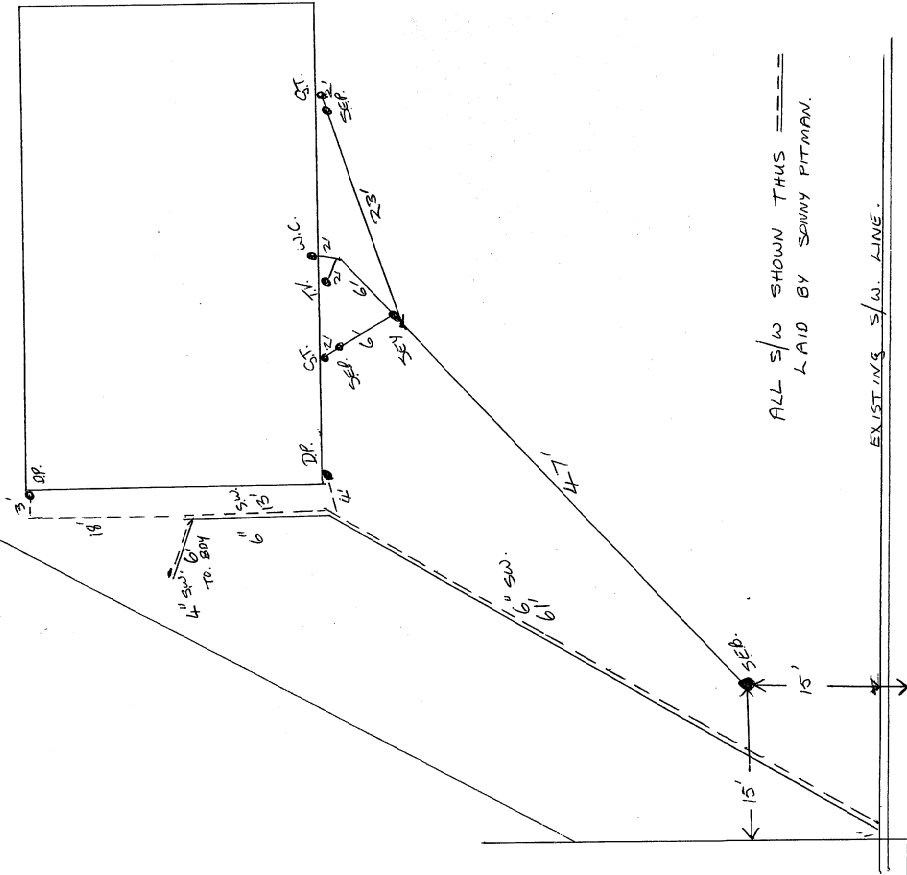
PERMIT No. 7206

DATE 27-2-73

## HOUSE CONNECTION PLAN

Scale: 1/8" = 1 Foot  
 New Sewerage Drains: Red  
 Storm Water: Dotted Black  
 Old Drains: - Full Black

9378



ALL S/W SHOWN THUS ===  
 LAID BY SOMMY PITMAN.

EXISTING S/W LINE.

Owner MR. H. McCULLY  
 Street 12 WINDSOR AVE Assessment No. ....

Plumber  
 Drainer P. J. McLEOD

MADEY PRINT  
 203872

12504

Blinding Margin to be left Blank



FORUM NORTH PRIVATE BAG 9024 WHANGAREI NEW ZEALAND TELEPHONE 010 420 8800 FAX 010 420 8801

**Issue Document**

CODE COMPLIANCE CERTIFICATE NO: 77005

Section 43(3), Building Act 1991

Building Issued: 14/09/2004  
Consent No: 77005

**Applicant**

JOHN LESLIE HADDOCK  
12 WINDSOR AVE  
KAMO  
WHANGAREI 0101

01/09/04  
Box 90

**Agent**

HOME HEATING SERVICES  
25 KIRIKIRI ROAD  
WHANGAREI

**Site Information**

PROPERTY ID: 044748  
ASSESSMENT NO:  
STREET ADDRESS: 12 WINDSOR AVE, KAMO, WHANGAREI 0101  
LEGAL DESCRIPT: LOT 13 DP 58330

**Project Information**

PROJECT IS FOR: Alteration  
INTENDED USE(S): INSTALL KENT SIGNATURE FIRE  
INTENDED LIFE: Specified as 5 years

NUMBER OF STAGES: 1

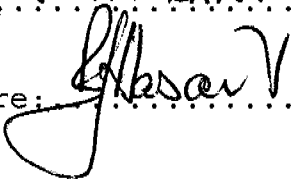
**Fees**

There are no outstanding fees.

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

Signed for and on behalf of the Council

Name: R J HARSANT .....

Signature:  .....

Date: 8 / 10 / 04

**Issue Document**

BUILDING CONSENT No: 77005  
Section 35, Building Act 1991  
Issued: 14 Sep 04  
Project Information Memorandum No: 76822

77005

**Applicant**

JOHN LESLIE HADDOCK  
12 WINDSOR AVE  
KAMO  
WHANGAREI 0101

**Agent**

HOME HEATING SERVICES  
25 KIRIKIRI ROAD  
WHANGAREI

Box 90

**Site Information**

PROPERTY ID: 044748 (P12504)  
STREET ADDRESS: 12 WINDSOR AVE, KAMO, WHANGAREI 0101  
LEGAL DESCRIPTION: LOT 13 DP 58330

**Project Information**

PROJECT IS FOR: Alteration  
INTENDED USE(S): INSTALL KENT SIGNATURE FIRE  
INTENDED LIFE: Specified as 5 years  
VALUE OF WORK: \$2,000.00  
NUMBER OF STAGES: 1

**Fees**

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$211.00  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 2789385      Date: 09 Sep 04      Amount:      \$211.00

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

**1: General**

No Requirements.

**2: Dust Nuisance**

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

**3: Toilet Facilities**

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

**4: Smoke Alarms**

Smoke alarms are to be installed in compliance with the building code.

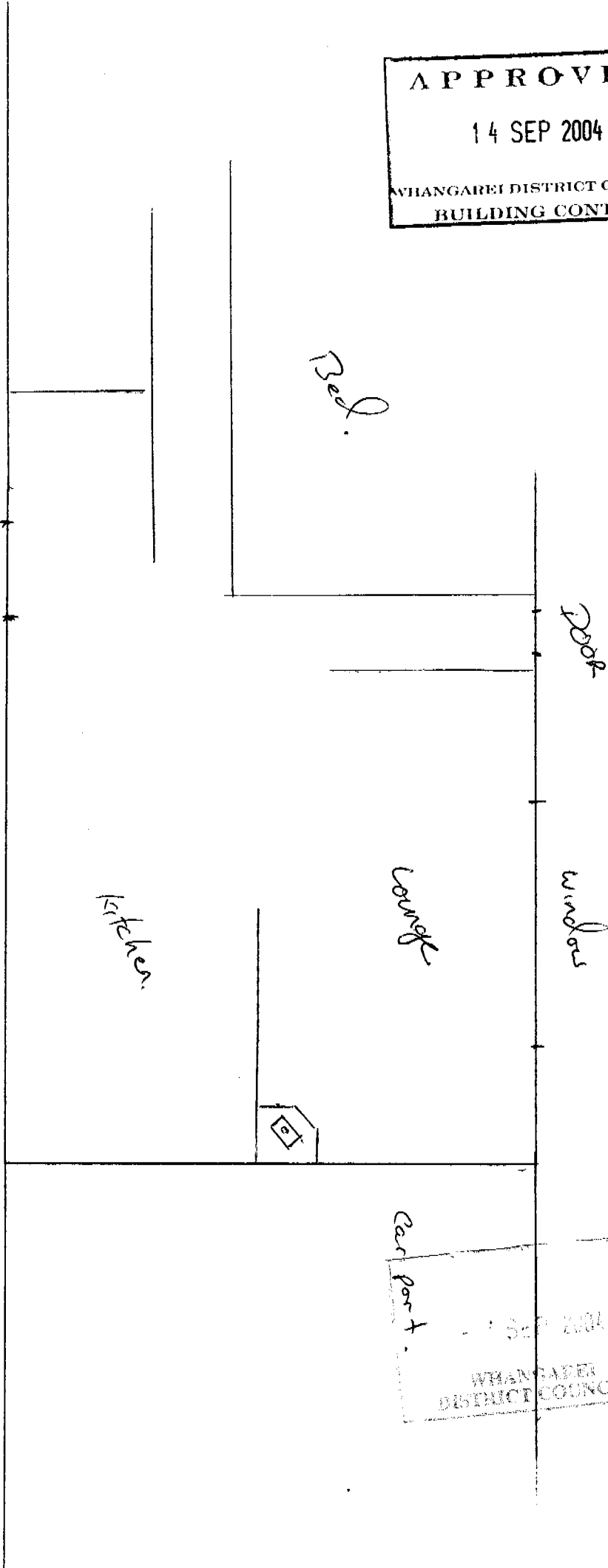
Signed for and on behalf of the Council

Name: C. Blaney

Signature: 

Date: 14/09/04

APPROVED  
14 SEP 2004  
WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL



14 SEP 2004  
WHANGAREI DISTRICT COUNCIL