

Property Information File & Disclosures

10 Giovanni Drive Whareora

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 10 Giovanni Drive Whareora
 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:

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)? 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
 concrete floor to kitchen then wood to rts

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?

2 x 25,000 concrete tanks partially in ground

No Yes Will there be water/electricity/gas available for the new owner on settlement?

Cleanstream Biocycle

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? 2025 swept

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?
NA

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?

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

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)

Annual \$125 levy by NRC for pond as it's considered 'catchment' for Pararui Stream below
Transfer fee of \$200 will be paid by vendor.

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 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 type="checkbox"/> Available | <input 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)

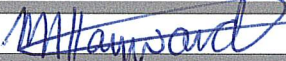

This section is to be maintained during the course of the listing by the salesperson.

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".

Melissa Anne Hayward		16 FEB 2024
Name	Signed by the Vendor(s) or authorised person	Date
Warrick Brian Hayward		16 FEB 2024
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 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.

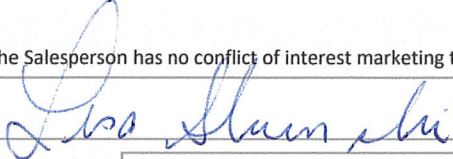
Weatherside is a tempered hardboard, made from wood fibres which have been glued together. Issues occur when moisture ingress causes the glue in the cladding to fail, this is often due to un-maintained paint systems, cracking, or damage to the cladding.

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.

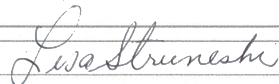
Purchasers are strongly advised to seek professional advice to establish the true condition and status of the property, so they are aware of any existing or possible future problems, as well as the property’s suitability for their use, even if you are in competition or in a ‘multi-offer’ situation.

The Salesperson has no conflict of interest marketing this property. If so, it is noted here: No Conflict Yes then if yes...



Salesperson [Olive Tree - Pauline Dinsdale, Lisa Struneski, Angela](#)

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

1. I confirm I have gained access to all areas of the property needed and have viewed all information necessary to make an informed buying decision.
2. I confirm I have had the opportunity and encouragement to seek legal advice.
3. Boundaries; I understand that the salesperson cannot, and so has not, defined these for me/us. A professional surveyor can provide accurate boundary information.
4. I understand that if I am intending to use the property in alignment with District Zoning for a specific purpose, I have needed to do my own due diligence about the ramifications of the specific zoning for this property?
5. I confirm I understand that 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.
6. Finance: The S & P Agreement may require evidence of non-availability. I understand that should finance not be approved, I must provide evidence of this in accordance with the General Terms of Sale?
7. I understand that should I/we obtain a building inspection report and subsequently choose not to confirm on the basis of that report, I/we must provide that report to the Vendor at their request, in accordance with the General Terms of Sale.
8. Unconditional Offers: I understand that there are risks when I/we have no special conditions. (If that is the case) In making an 'unconditional' offer I/we are accepting the property's Title without chance of further review and understand that the deposit must be paid immediately.
9. **If this is a Unit Title**, I confirm I/we have received a Pre-Contract Disclosure prior to making this offer.
10. I confirm I understand that Sales information may be used in pre-settlement marketing e.g. advertising the 'sold' result and all details of interest around that sale.
11. I confirm I/we are entering into this transaction voluntarily and without duress.

Initial/s

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

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 290749
Land Registration District North Auckland
Date Issued 28 April 2008

Prior References

NA121C/462

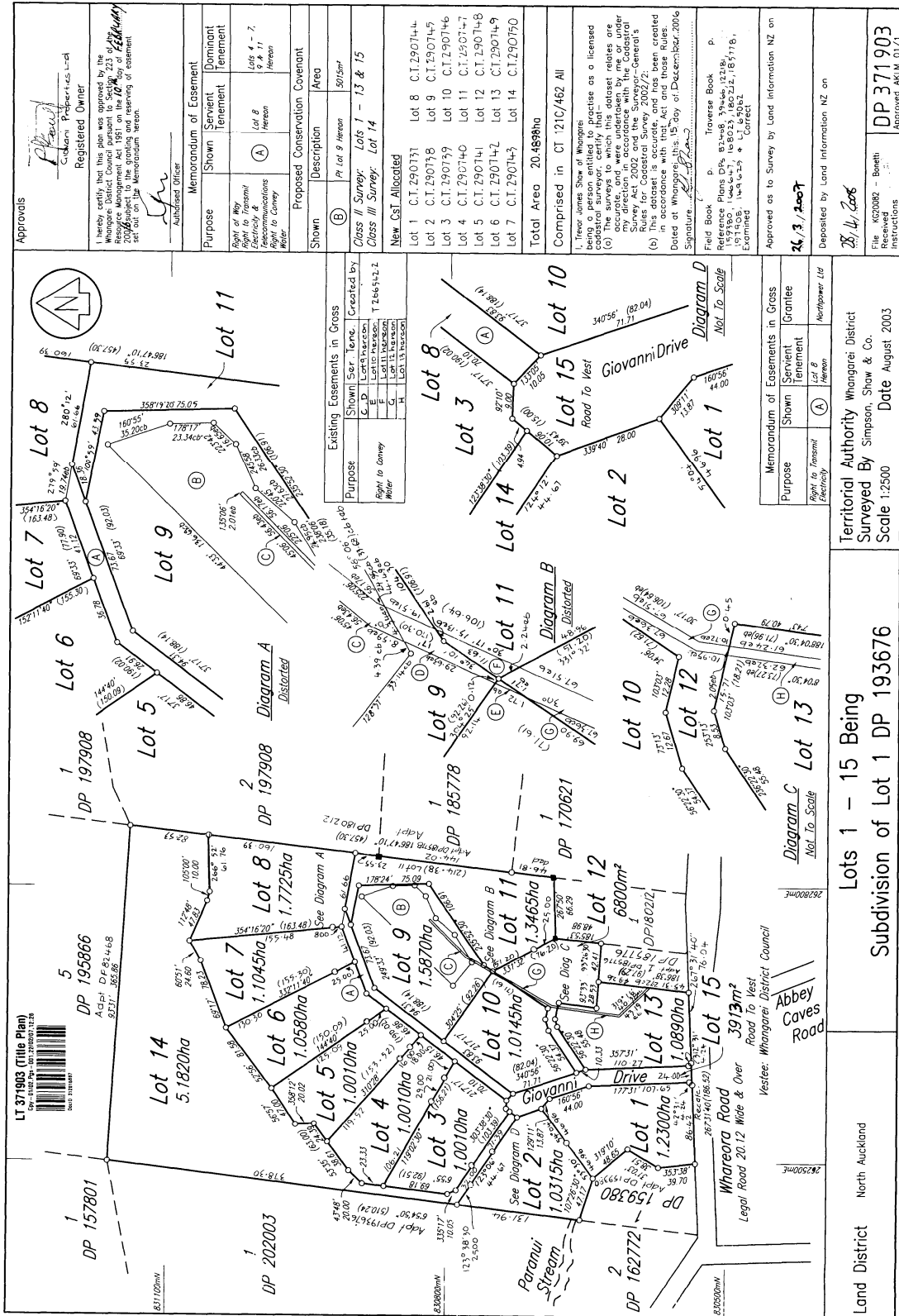
Estate Fee Simple
Area 1.0890 hectares more or less
Legal Description Lot 13 Deposited Plan 371903

Registered Owners

Warrick Brian Hayward and Melissa Anne Hayward

Interests

Land Covenant in Easement Instrument 7797907.8 - 28.4.2008 at 10:56 am
Fencing Covenant in Transfer 10451765.2 - 8.6.2016 at 2:16 pm
11954092.2 Mortgage to ANZ Bank New Zealand Limited - 14.12.2020 at 9:29 am



Approvals

[Signature]
Registered Owner

whereby certify that this plan was approved by the Registrar of Land on the 15th day of February 2003 in accordance with the Resource Management Act 1991 on the basis of the information set out in the Memorandum version.

[Signature]
Subdivided Officer

Memorandum of Easement	
Shown	Servient Tenement
Right of Way	Lot 8 Herein
Right to Transmit Telecommunications	Lot 8 Herein
Right to Convey Water	Lot 8 Herein

Proposed Conservation Covenant	
Shown	Description
(B)	Pl Lot 9 Herein
(C)	Pl Lot 10 Herein
(D)	Pl Lot 11 Herein
(E)	Pl Lot 12 Herein
(F)	Pl Lot 13 Herein
(G)	Pl Lot 14 Herein
(H)	Pl Lot 15 Herein

Existing Easements in Gross	
Shown	Servient Tenement
(A)	Lot 8 Herein
(B)	Lot 9 Herein
(C)	Lot 10 Herein
(D)	Lot 11 Herein
(E)	Lot 12 Herein
(F)	Lot 13 Herein
(G)	Lot 14 Herein
(H)	Lot 15 Herein

Purpose: Right to Convey Water

Created by: T 2465722

Class II Survey: Lots 1 - 13 & 15

Class III Survey: Lot 14

New Cst. Allocated

Lot 1 C.I. 290731

Lot 2 C.I. 290738

Lot 3 C.I. 290739

Lot 4 C.I. 290740

Lot 5 C.I. 290741

Lot 6 C.I. 290742

Lot 7 C.I. 290743

Lot 8 C.I. 290744

Lot 9 C.I. 290745

Lot 10 C.I. 290746

Lot 11 C.I. 290747

Lot 12 C.I. 290748

Lot 13 C.I. 290749

Lot 14 C.I. 290750

Total Area 20.489ha

Comprised in CT 21C/462 All

I, Trevor James Shaw of Whangarei, being a person entitled to practise as a licensed surveyor, do hereby certify that the above surveys are accurate, and were undertaken by me or under my supervision in accordance with the Survey Act 2002 and the Survey-General's Rules for Coastal Survey 2002/2.

(b) This dataset is accurate, and has been created by me or under my supervision in accordance with the Survey Act 2002 and the Survey-General's Rules for Coastal Survey 2002/2.

Dated at Whangarei, this 15th day of December, 2003.

Signature: *[Signature]*

Field Book p. Traverse Book p. Reference Plans D/L 62468, 53466, 53218, 53149, 53150, 53151, 53152, 53153, 53154, 53155, 53156, 53157, 53158, 53159, 53160, 53161, 53162, 53163, 53164, 53165, 53166, 53167, 53168, 53169, 53170, 53171, 53172, 53173, 53174, 53175, 53176, 53177, 53178, 53179, 53180, 53181, 53182, 53183, 53184, 53185, 53186, 53187, 53188, 53189, 53190, 53191, 53192, 53193, 53194, 53195, 53196, 53197, 53198, 53199, 53200, 53201, 53202, 53203, 53204, 53205, 53206, 53207, 53208, 53209, 53210, 53211, 53212, 53213, 53214, 53215, 53216, 53217, 53218, 53219, 53220, 53221, 53222, 53223, 53224, 53225, 53226, 53227, 53228, 53229, 53230, 53231, 53232, 53233, 53234, 53235, 53236, 53237, 53238, 53239, 53240, 53241, 53242, 53243, 53244, 53245, 53246, 53247, 53248, 53249, 53250, 53251, 53252, 53253, 53254, 53255, 53256, 53257, 53258, 53259, 53260, 53261, 53262, 53263, 53264, 53265, 53266, 53267, 53268, 53269, 53270, 53271, 53272, 53273, 53274, 53275, 53276, 53277, 53278, 53279, 53280, 53281, 53282, 53283, 53284, 53285, 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Search by Property Address	Search by Property ID	Search by Assessment No	Search by Legal Description
<input type="text" value="10 Giovanni Drive"/>			
<input checked="" type="radio"/> 10 Giovanni Drive Whangarei 0175			
Property Information		Rates Information	

Legal Description: LOT 13 DP 371903

Assessment Number: 0036000862

Property ID: 122775

Address: 10 Giovanni Drive Whangarei 0175

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

Land Area (hectares): 1.089

Capital Value: 2025/2026 \$1,400,000

Land Value: 2025/2026 \$470,000

Record of Title: 290749

Floor Area (square metres): 343

Site Area (square metres): 325

Improvements: DWG OI FG

Land Use Code: Lifestyle Single Unit

Number of Units: 1

Property Category: LI201B

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
122775	2025/2026	\$470,000	\$1,400,000	\$2,351.13	\$700.54	\$3,051.67
122775	2024/2025	\$435,000	\$1,350,000	\$2,010.2	\$663.5	\$2,673.7
122775	2023/2024	\$435,000	\$1,350,000	\$1,715.68	\$599.33	\$2,315.01
122775	2022/2023	\$435,000	\$1,350,000	\$1,590.38	\$554.52	\$2,144.9
122775	2021/2022	\$330,000	\$1,115,000	\$1,573.35	\$505.4	\$2,078.75
122775	2020/2021	\$330,000	\$1,115,000	\$1,470.78	\$426.95	\$1,897.73
122775	2019/2020	\$330,000	\$1,115,000	\$1,439.69	\$411.7	\$1,851.39
122775	2018/2019	\$200,000	\$805,000	\$1,329.1	\$370.6	\$1,699.7
122775	2017/2018	\$200,000	\$215,000	\$1,282.92	\$295.37	\$1,578.29
122775	2016/2017	\$200,000	\$215,000	\$1,231.36	\$286.44	\$1,517.8
122775	2015/2016	\$175,000	\$190,000	\$1,149.34	\$290.67	\$1,440.01
122775	2014/2015	\$175,000	\$190,000	\$1,057.86	\$258.88	\$1,316.74
122775	2013/2014	\$175,000	\$190,000	\$1,024.31	\$257.18	\$1,281.49

Image sourced from Third Party Information
Boundary lines are indicative only

14

12

10

GIOVANNI DRV

317

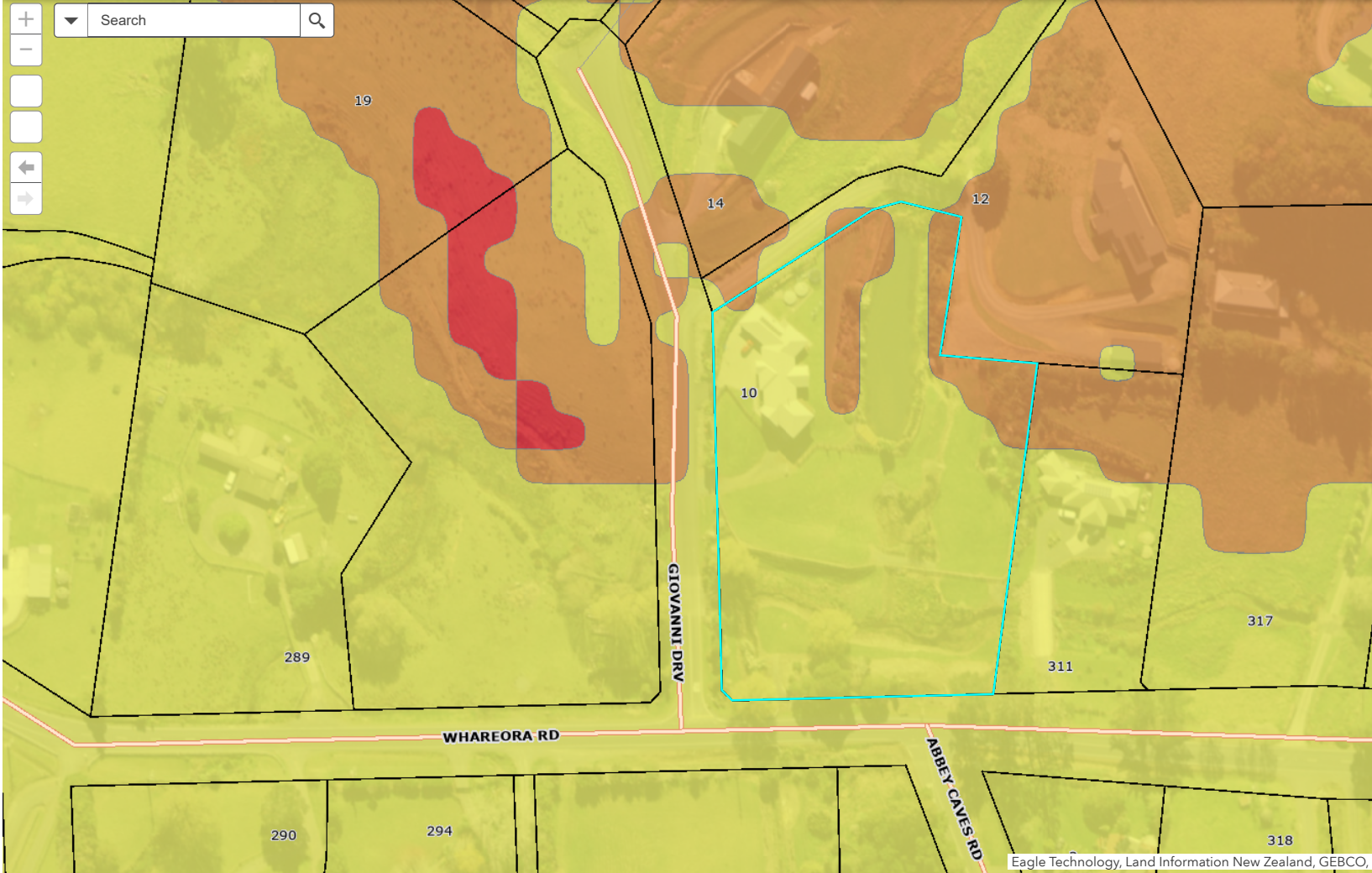
311

WHAREORA RD

ABBAY CA



Hazards



Legend

Map Labels

- Street Address
- Road and Rail Names

Property Land and Roads

Roads

- State Highway
- Public Road
- Public, Private Maintain
- Private Road
- Service Lane
- Accessway
- Paper road
- Proposed Road
- Railway

New Subdivisions

- Proposed Pre-223
- 223 Certificate

Rates Property

-

Land Parcels

-

Land Instability

Land Instability

Landslide Susceptibility Zone

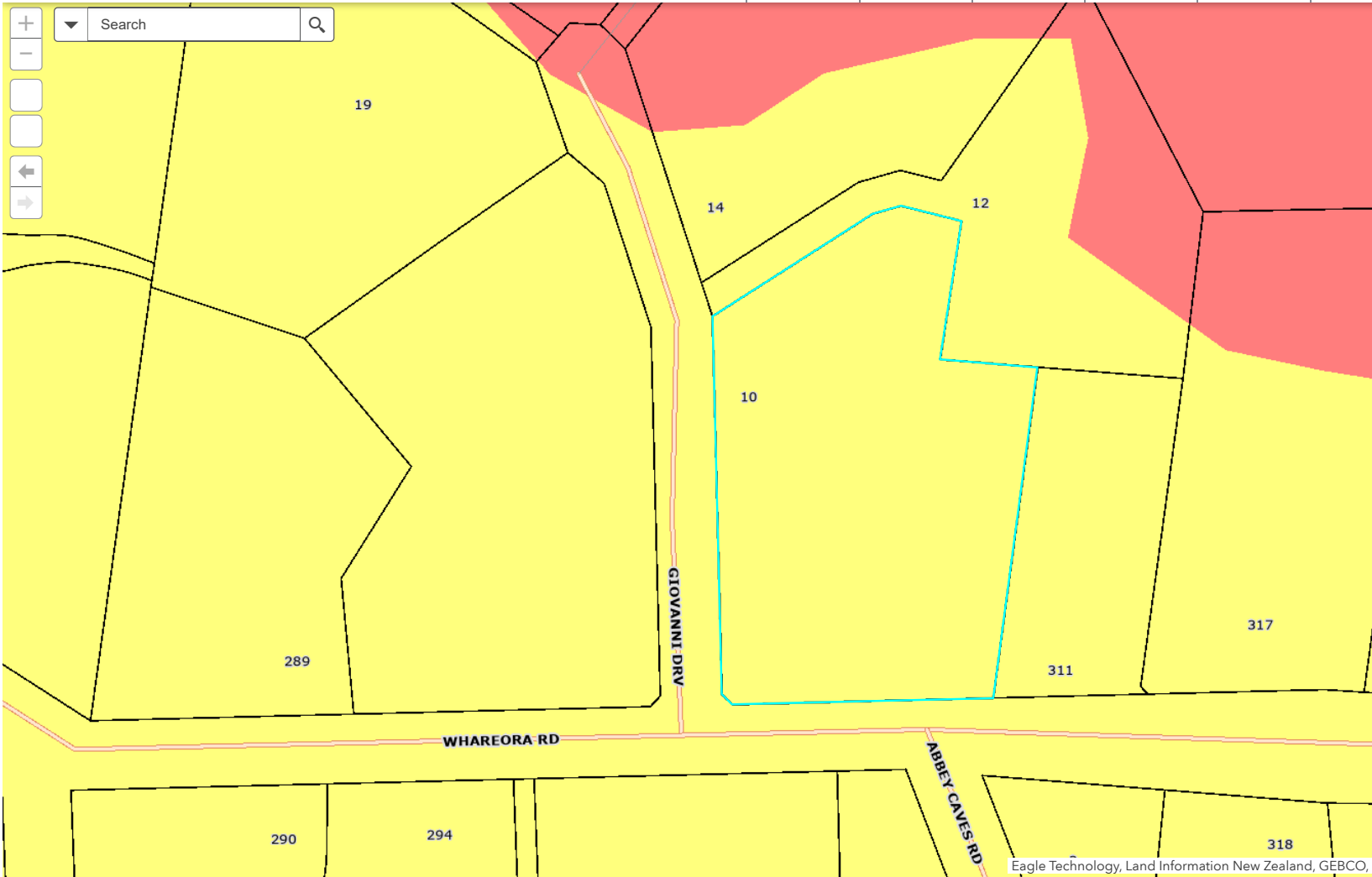
- High
- Moderate
- Low

30m

1722616.87 6048587.48 Meters | Scale 1:1128

Eagle Technology, Land Information New Zealand, GEBCO, Co

Hazards



Legend

Map Labels

- Street Address
- Road and Rail Names

Property Land and Roads

Roads

- State Highway
- Public Road
- Public, Private Maintain
- Private Road
- Service Lane
- Accessway
- Paper road
- Proposed Road
- Railway

New Subdivisions

New Subdivisions

- Proposed Pre-223
- 223 Certificate

Rates Property

-

Land Parcels

-

Effluent

Effluent Disposal Potential

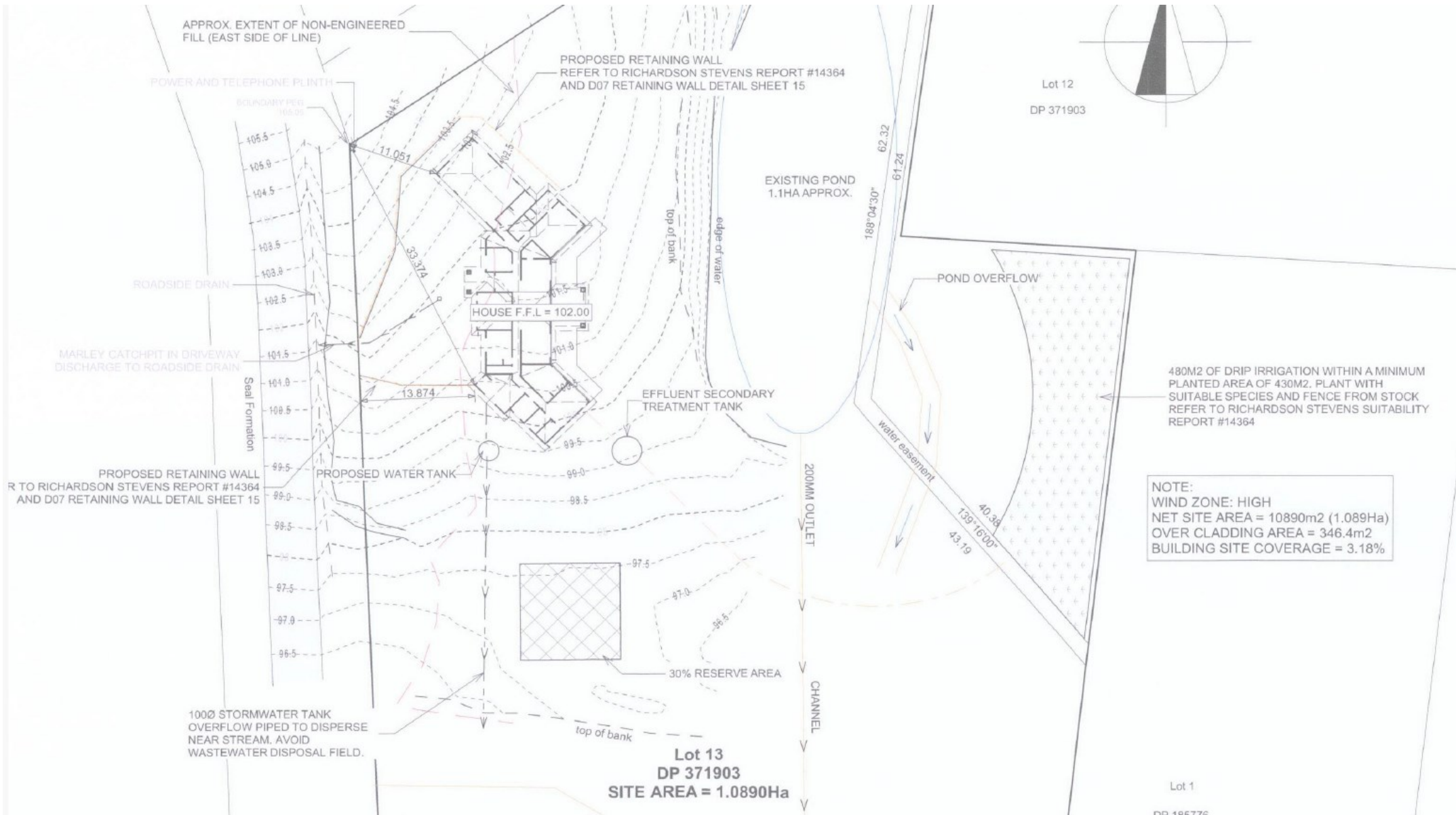
- High Disposal Potential
- Medium Disposal Potential
- Low Disposal Potential

Effluent Unsuitability

- High Unsuitability
- Medium Unsuitability

30m

1722594.18 6048592.26 Meters | Scale 1:1128



APPROX. EXTENT OF NON-ENGINEERED FILL (EAST SIDE OF LINE)

POWER AND TELEPHONE PLINTH

BOUNDARY PEG 100.00

ROADSIDE DRAIN

MARLEY CATCHPIT IN DRIVEWAY DISCHARGE TO ROADSIDE DRAIN

Soil Formation

PROPOSED RETAINING WALL REFER TO RICHARDSON STEVENS REPORT #14364 AND D07 RETAINING WALL DETAIL SHEET 15

PROPOSED WATER TANK

1000 STORMWATER TANK OVERFLOW PIPED TO DISPERSE NEAR STREAM. AVOID WASTEWATER DISPOSAL FIELD.

PROPOSED RETAINING WALL REFER TO RICHARDSON STEVENS REPORT #14364 AND D07 RETAINING WALL DETAIL SHEET 15

HOUSE F.F.L = 102.00

EFFLUENT SECONDARY TREATMENT TANK

Lot 13
DP 371903
SITE AREA = 1.0890Ha

EXISTING POND 1.1HA APPROX.

top of bank
edge of water

200MM OUTLET

CHANNEL

top of bank

30% RESERVE AREA



Lot 12
DP 371903

POND OVERFLOW

480M2 OF DRIP IRRIGATION WITHIN A MINIMUM PLANTED AREA OF 430M2. PLANT WITH SUITABLE SPECIES AND FENCE FROM STOCK REFER TO RICHARDSON STEVENS SUITABILITY REPORT #14364

NOTE:
WIND ZONE: HIGH
NET SITE AREA = 10890m2 (1.089Ha)
OVER CLADDING AREA = 346.4m2
BUILDING SITE COVERAGE = 3.18%

Lot 1

DP 195772

