

Property Information File & Disclosures

7 Three Mile Bush Road Te Kamo

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 **7 THREE MILE BUSH ROAD**

Listing Salesperson/people Olive Tree - **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? **UNKNOWN**

☒ 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 **FURTHER UP THREE MILE BUSH**
SOME MINOR ROT IN BASEBOARDS.
THERE IS SOCIAL HOUSING.
DUE TO AGE OF PROPERTY LIMITED COUNCIL RECORDS
CRACKED WINDOW IN PORCH

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? FIREPLACE NOT IN WORKING CONDITION

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? * UNSURE - LIMITED FILES @ COUNCIL

☒ 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?

☐ 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) Owners are related to staff at Olive Tree

- VENDOR WARRANTY EXCLUSION FOR FIREPLACE & ~~FLAT~~/KITCHENETTE
- COUNCIL RECORDS UNABLE TO LOCATE ORIGINAL BUILDING FILES
- SEPERATE POWER METER - FOR BOTH HOUSE & ~~FLAT~~ Extension
Extension
- ~~FLAT~~ BUILT PRIOR TO CURRENT OWNERSHIP
- HOUSE SHOWER NOT SHOWING ON FILES

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)

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:

November 2025- owners removed oven, hob and rangehood from flat and installed a connecting door to the main house. Previous flat now referred to as extension / 4 bedroom

Fixed Term tenancy in place: receiving \$650/w. Fixed term agreement - 12 months from unconditional.

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

Address 7 Three Mile Bush Road Title doc obtained on: 2018/25
ESTATE ☒ Freehold ☐ Cross-Lease (Fee Simple) ☐ Stratum in Freehold (Unit Title) or:

NB: A title will not provide any guarantee regarding boundaries or land size and nor can the salesperson. If you have any doubts you should research further or engage a surveyor to verify the exact boundaries. Mortgages or Caveats: These should be cleared on settlement (i.e before you move in.) If an interest or memorial on the title applies to this land the box next to the explanation is to be marked.

- ☐ **TITLE YET TO BE ISSUED** This property can be purchased but any sale and purchase agreement must be conditional upon the title being issued and being acceptable to your lawyer.
- ☒ Appurtenant to/ Dominant Tenement/ Benefited Land: If an Interest begins with or includes these words, it is for the benefit of this land.
- ☒ Subject to/ Servient Tenement/Burdened Land: If an Interest begins with or includes these words, this land gives the benefit. If the wording includes the phrase 'In Gross', the benefit is usually given to a City Council or a supplier of services like water, sewage, and communications.
- ☒ Easements: These grant benefits or rights to cross land and usually refer to above-ground or underground services and Rights of Way. Sometimes they refer to Party Walls.
- ☒ Resource Management Act 1991. If the property was developed after 1991 there should be reference to the RMA which usually implies the development was consented under that Act.
- ☐ Fencing: Covenant, Provision or Agreement. A Covenant usually has a life of only 12 years or applies until the first purchaser sells it on (unless it involves Crown land). A Provision is usually like a Covenant. Fencing Agreements differ and are usually an arrangement between current owners and neighbours to do (or not do) something that expires when one party sells. If it is registered on the title its terms can pass on to and commit a new buyer to the agreement.
- ☐ Land Covenant, Encumbrance: This will usually bind current and future owners to conditions such as construction style, fence height, position of buildings etc and is often very detailed. Buyers must be clear as to how these conditions might affect their future use of the property.
- ☐ Consent Notice: Consent notices are usually issued by City Councils making certain stipulations about construction and land use. Its terms will probably bind current and future owners.
- ☐ Building Line Restriction (ancient measure from road): Even if noted, these now rarely apply and have been replaced by conditions in the District Plan. Internal Building lines may still apply.
- ☐ Legal, Crown Minerals, Acts of Parliament, Gazette Notices etc: These items imply Crown ownership applies or some legislative effect. We suggest you seek legal advice.
- ☐ Cross lease Properties (see below) We will attach a copy of the Memorandum of Lease (if it is available). The Lease contains the rules applying to occupation and use. These are usually standard conditions but if we are aware of special rules we (or your lawyer) can explain them to you. The Title includes a Flats Plan and you should compare this to what is actually on the property and check for a changed 'footprint'. Please also ask your lawyer to explain this type of Estate, to check the Flats Plan against the Lease and to check the wording of the Lease.

Cross Lease Title N/A ☒

- ☐ No ☐ Yes In relation to the original floor plan, have there been any alterations to the external dimensions of the dwelling?
- ☐ No ☐ Yes Are any of the alterations enclosed and attached to the dwelling? (Refer to Clause 6.4 (2) of the Sale & Purchase Agreement.
- ☐ No ☐ Yes ☐ N/A Is there evidence of the other cross lease owners approval of these changes?
- ☐ No ☐ Yes ☐ N/A Does the flats plan appear accurate?
- ☐ No ☐ Yes The salesperson has obtained a copy of the memorandum of lease and it is available for viewing. Please ensure your lawyer explains any restriction that may affect your use of the property on the memorandum of lease.

Unit Title N/A ☒

- ☐ No ☐ Yes Pre-Contract Disclosure Statement is available
- ☐ No ☐ Yes A longterm maintenance plan is available

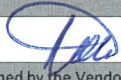
District Plan Authority Property Zoning (proposed district plan) Medium Density Residential Zone

- ☒ No ☐ Yes Is the property categorised as being in a flood area? If yes, attach a map
- ☒ No ☐ Yes If there are any other features that may be of interest to a prospective purchaser, note it below.

Additional Salesperson notes regarding the District Plan (Local Authority Plans/ Intentions): (if required)

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".

PC DINSDALE		21.8.25
Name	Signed by the Vendor(s) or authorised person	Date
RC DINSDALE		21.8.25
Name	Signed by the Vendor(s) or authorised person	Date
Name	Signed by the Vendor(s) or authorised person	Date
Name	Signed by the Vendor(s) or authorised person	Date

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 of property is staff member of Olive Tree.

Salesperson

Olive Tree - Angela Quenault

Signature



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

For the property (address) 7 THREE MILE BUSH ROAD

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

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.

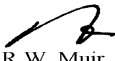
Further information: dia.govt.nz **Other useful sites** settled.govt.nz

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.



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




R.W. Muir
Registrar-General
of Land

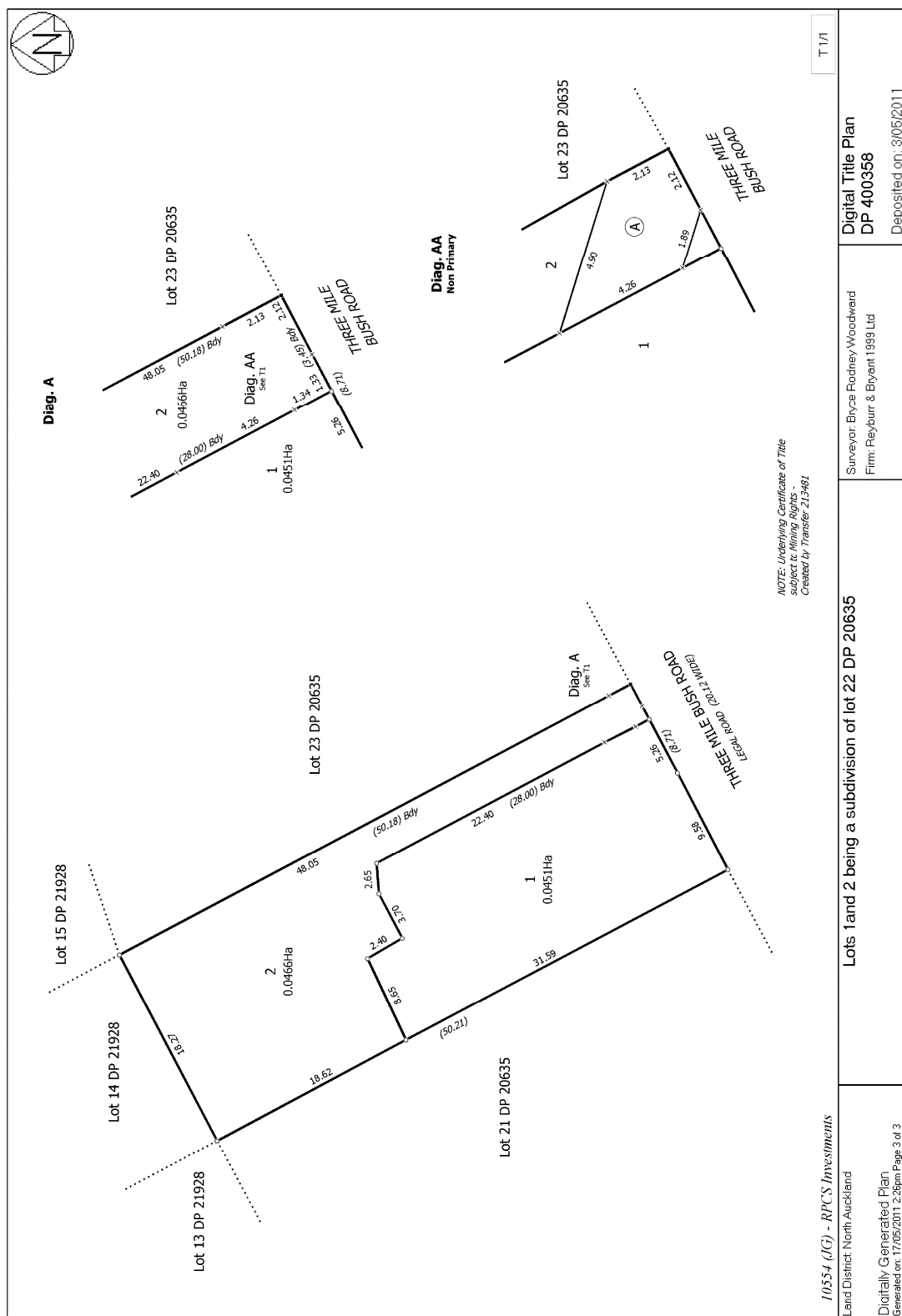
Identifier **399955**
Land Registration District **North Auckland**
Date Issued 03 May 2011

Prior References
NA10D/1004

Estate Fee Simple
Area 451 square metres more or less
Legal Description Lot 1 Deposited Plan 400358
Registered Owners
RPCS Investments Co Limited

Interests

Subject to a mining right created by Transfer 213481 - 29.6.1927
Excepting the mines, beds and seams quarries of coal and all other minerals within and under said land
5885854.8 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.2.2004 at 9:00 am
Appurtenant hereto is a right to convey electricity created by Easement Instrument 8752537.4 - 3.5.2011 at 10:44 am
The easements created by Easement Instrument 8752537.4 are subject to Section 243 (a) Resource Management Act 1991



Search by Property Address

Search by Property ID

Search by Assessment No

Search by Legal Description

7 Three Mile Bush Road Te Kamo 0112

247 Three Mile Bush Road Te Kamo 0185

27 Three Mile Bush Road Te Kamo 0112

297 Three Mile Bush Road Te Kamo 0185

307 Three Mile Bush Road Te Kamo 0185

327 Three Mile Bush Road Te Kamo 0185

37 Three Mile Bush Road Te Kamo 0112

377 Three Mile Bush Road Te Kamo 0185

Property Information

Rates Information

Legal Description:LOT 1 DP 400358

Assessment Number:0071110800

Property ID:10890

Address:7 Three Mile Bush Road Te Kamo 0112

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

Land Area (hectares):0.0451

Capital Value:2025/2026\$650,000

Land Value:2025/2026\$250,000

Record of Title:399955

Floor Area (square metres):135

Site Area (square metres):135

Improvements:DWG FLAT OB OI

Land Use Code:Residential Multi Unit

Number of Units:2

Property Category:RH192B

Zone (view District Plan Map):[District Plan Map](#)ies

Related Properties:

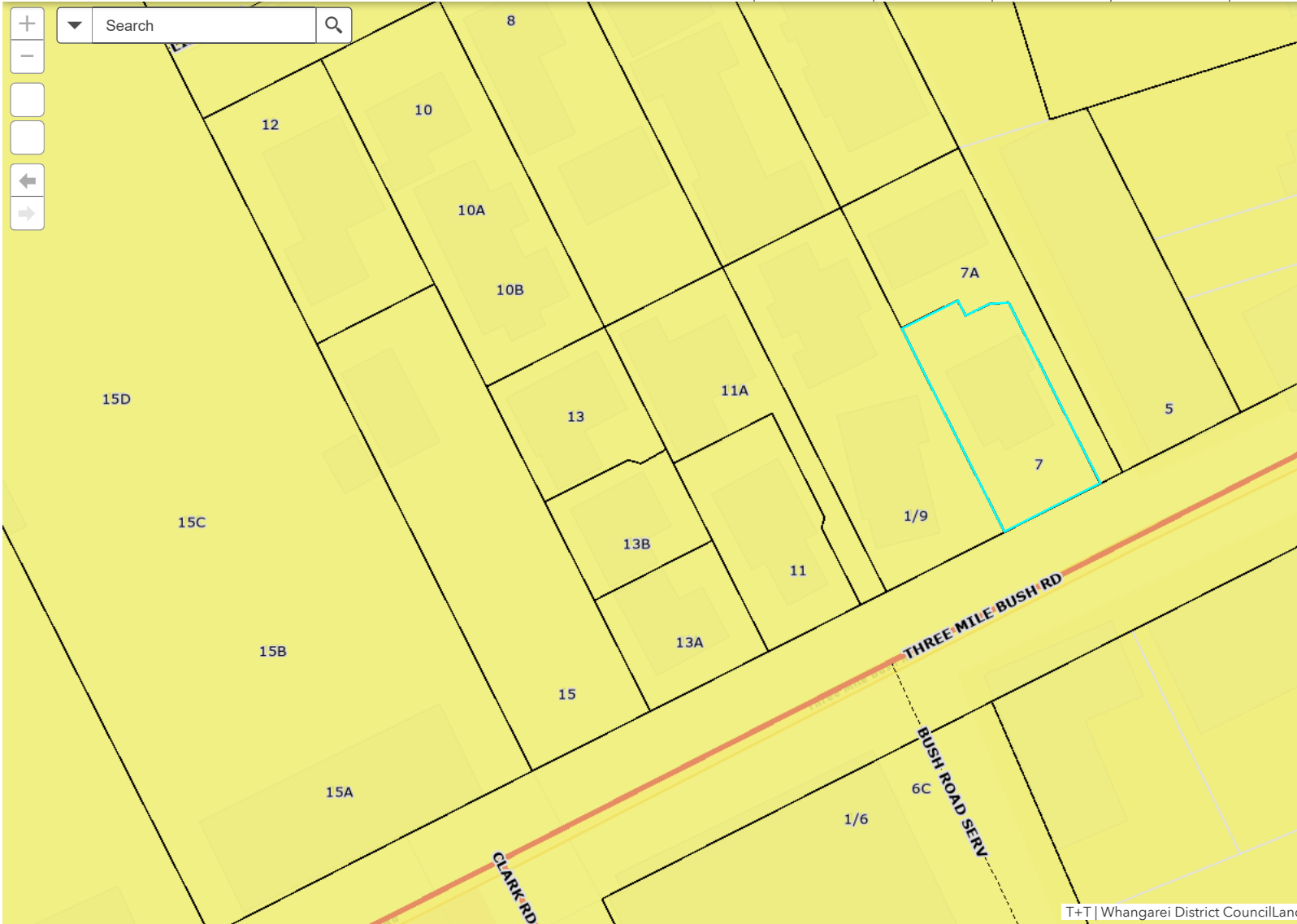
Improvements Key:

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
10890	2025/2026	\$250,000	\$650,000	\$4,621.33	\$1,171.31	\$5,792.64
10890	2024/2025	\$250,000	\$690,000	\$4,181.45	\$1,133.88	\$5,315.33
10890	2023/2024	\$250,000	\$690,000	\$3,789.15	\$1,011.66	\$4,800.81
10890	2022/2023	\$250,000	\$690,000	\$3,512.45	\$925.02	\$4,437.47
10890	2021/2022	\$178,000	\$502,000	\$3,512.14	\$816.3	\$4,328.44
10890	2020/2021	\$178,000	\$502,000	\$3,290.16	\$703.51	\$3,993.67
10890	2019/2020	\$178,000	\$502,000	\$3,220.94	\$665.97	\$3,886.91
10890	2018/2019	\$118,000	\$340,000	\$3,100.34	\$626.34	\$3,726.68
10890	2017/2018	\$118,000	\$340,000	\$2,990.07	\$467.62	\$3,457.69
10890	2016/2017	\$118,000	\$340,000	\$2,882.63	\$456.96	\$3,339.59
10890	2015/2016	\$102,000	\$255,000	\$1,547.51	\$260.97	\$1,808.48
10890	2014/2015	\$102,000	\$255,000	\$1,425.74	\$231.61	\$1,657.35
10890	2013/2014	\$102,000	\$255,000	\$1,382.85	\$231.52	\$1,614.37

Hazards



Legend

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

Rates Property



Land Parcels



Land Instability

Land Instability

Landslide Susceptibility Zone

- High
- Moderate
- Low

of the two exercises and as such the descriptions of the different zones can be updated to include a statement on the geology and slope class susceptibility as provided in Table 4.1 below.

Table 4.1: Updated descriptions of susceptibility zones.

Zone	Colour	Hazard	Geotechnical Assessment Required
Low	Yellow	Erosion or landslide morphology is not apparent <i>and/or the combination of geology and slope angle is not commonly associated with landslides</i> . Not considered to be at risk of instability. May, however, be at risk as a result of natural events, or development. Steeper slopes may be subject to soil creep.	Low level investigation
Moderate	Orange	Land exhibits evidence of past slippage or erosion and could be subject to inundation from landslide debris and slope deformation. Geology, slope and/or geomorphic evidence of past or ancient land slippage suggest the land should be developed carefully.	Moderate level investigation and discussion of stability
High	Red	This land appears to be either subject to erosion or slippage or is likely to be subject to erosion or slippage within the next 100 years based on geomorphic evidence <i>and/or the combination of geology and slope angle</i> . This land is generally considered to be geotechnically unsuitable for development, unless works can be undertaken to avoid, remedy or mitigate the hazard.	High level investigation and stability analysis
Notes: Additional wording shown in italics, moderate description unchanged.			

Further details on the data sources that were used to support classification of land as low, moderate or high susceptibility to landsliding are outlined in us Table 4.2 below.

Part LIM supplied by Vendor - obtained from council 16 April 2024

1: PROPERTY DETAILS.

- Location Map
- Aerial Photo
- Record of Title: 399955
- Deposited Plan: DP 400358

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

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability, including an interactive web tool, can be found on the Council's website.

The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.

See map attached indicating this property is located within a low zone and refer: <https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Whangarei District Council notified Plan Change 1 - Natural Hazards (PC1) on the 31st of May 2023.

The Plan Change proposes to replace the existing Natural Hazards chapter in the District Plan Operative in Part 2022 with a new Natural Hazards chapter and new rules for subdivision and land use in hazard prone areas.

For more information on the proposed plan change please visit: <https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>

This property has been identified as having information available under Stormwater Catchment and Flood Management.

Any overland flow path shown provides an indicative understanding of routes where surface stormwater may flow during rainfall events.

Refer Water, Wastewater and Stormwater map attached and for further information please contact the Waste and Drainage Department on 09 430 4200.

Whangarei District Council holds information on the liquefaction vulnerability of the district.

The site is located within an area classified as Liquefaction vulnerability category: Undetermined.

The report was prepared by Tonkin & Taylor Ltd to provide WDC with a district wide liquefaction vulnerability assessment to help inform spatial planning and assessment of landuse, subdivision and building consents.

To view the report and access maps please use the following link:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

To view the liquefaction layer your map scale must be greater than 1:5000.

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

Information relating to Council Utility Services for this property is attached.

- Water, Wastewater and Stormwater Map

As-Built, House Connection and/or Drainage Plan for this property from the building file is attached.

- House Connection Plan dated 06/03/1968

For further information regarding Council Water Supply please refer:

<https://www.wdc.govt.nz/Services/Water-services/Water-Supply>

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste & Drainage and/or Water Services Manager/s prior to works commencing.

For information refer: <https://www.wdc.govt.nz/Council/Council-documents/Policies/Building-Over-Public-Sewers-Policy>

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

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

Outstanding water balance as at today's date is \$0.00.

A final reading of the water meter will be required.

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

After an extensive search of Council records, we were unable to locate the building file for the original dwelling.

Copy of Building Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BP934950 – Build Ramp – Bathroom & Toilet Alterations
Building Consent – Granted 27/08/1993
Code Compliance Certificate – Issued 29/06/1994
- BC0038937 – Garage
Building Certificate – Dated 28/03/2000
Building Consent – Issued 04/04/2000
Code Compliance Certificate – Issued 16/02/2001
- BC0154266 – Install Second-hand Masport Inbuilt Fire
Building Certificate – Dated 22/11/2001
Building Consent – Issued 22/11/2001
Code Compliance Certificate – Issued 07/12/2001

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

This property is located in a Medium Density Residential Zone.
See map attached and refer to Part 3: Area Specific Matters - Chapters - Residential zones.

<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

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

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

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

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

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

A copy of a plan for "Proposed Additions" for 7 Bush Road, is attached for your information. Please note that no building permit was found for this plan.

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

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

DISCLAIMER

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

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

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

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions) not contained in this LIM may be held by Northland Regional Council. For further information contact Northland Regional Council on (09) 470 1200, 0800 002 004 or www.nrc.govt.nz.

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

Signed for and on behalf of Council:



W Copeland
Property Assessment Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

16 April 2024
Scale 1:500





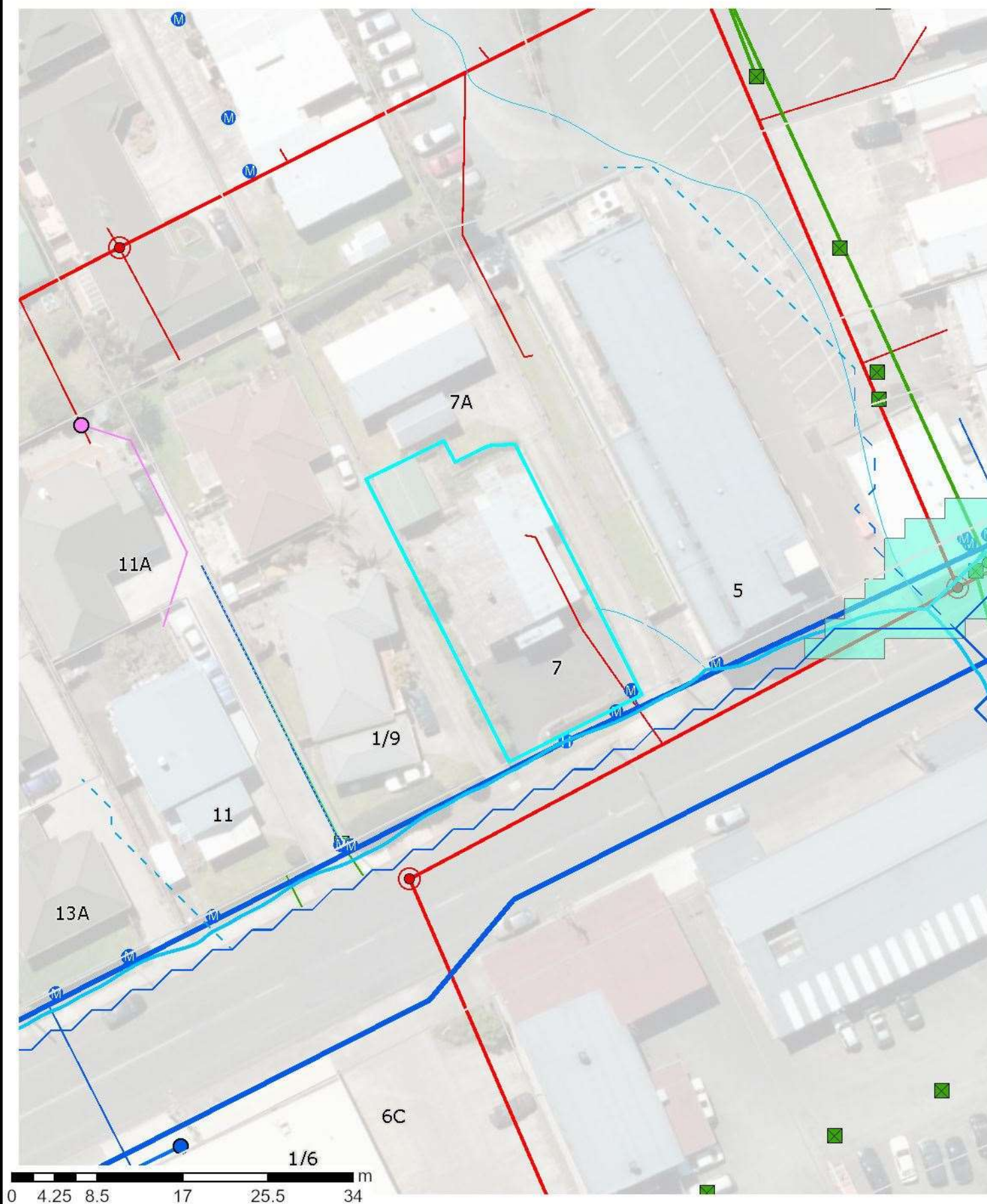
This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

16 April 2024
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.

Water, Wastewater and Stormwater



This information is generalized and shows the approximate location of the Public pipeline services.
For digging, the As-Built engineering drawings must be used to accurately locate the services.
See WDC Customer Services.

16 April 2024

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.

Water, Wastewater and Stormwater – Map Legend

Water

Water Point

Actuator

-  WDC
-  Private

Backflow Device

-  WDC
-  Private

Bore

-  WDC
-  Private

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

Hydrant

-  WDC
-  Private

Meter

-  WDC

Meter Manifold

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  Private

Water Line

Abandoned Pipe

- 

Trunk Main

-  WDC
-  Private

Other Main

-  WDC
-  Private

Process Pipework

-  WDC
-  Private

Reticulation

-  WDC
-  Private

Service Line

-  WDC
-  Private

Water Area

Chamber

-  WDC
-  Private

Reservoir

-  WDC
-  Private

Stormwater

Stormwater Point

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

GPT

-  WDC
-  Private

Manhole

-  WDC
-  Private

Pump

-  WDC
-  Private

Stormwater Inlet

-  WDC
-  Private

Valve

-  WDC
-  Private

Stormwater Line

Abandoned Pipe

- 

Culvert

-  WDC
-  Private

Drainage

-  WDC
-  Private

Main

-  WDC
-  Private

Service Line

-  WDC
-  Private

Surface Drain

-  WDC
-  Private

Stormwater Area

Basin

-  WDC
-  Private

Chamber

-  WDC
-  Private

Stormwater Catchment and Flood Management

Overland Flow Paths 2021

Modelled Catchment Flowpaths 2021

-  0.2 ha to 0.4 ha
-  0.4 ha to 1.0 ha
-  1.0 ha to 3.0 ha
-  3.0 ha to 100.0 ha
-  100.0 ha and above

Surface Depression Ponding Areas 2021

-  0.200000 - 0.600000 m
-  0.600001 - 1.200000 m
-  1.200001 - 2.000000 m
-  2.000001 - 4.000000 m
-  4.000001 - 9.910000 m

Overland Flow Paths 2017

Catchment Area 2017

-  0.2 - 1.0 Ha
-  1.0 - 2.0 Ha
-  2.0 - 5.0 Ha
- > 5.0 Ha symbol" data-bbox="446 435 473 447"/> > 5.0 Ha

Depression Storage Areas 2017

- 

Wastewater

Wastewater Point

Backflow Device

-  WDC
-  Private

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

Manhole

-  WDC
-  Private

Meter

-  WDC
-  Private

Motor Control Centre

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  Private

Wastewater Line

Abandoned Pipe

- 

Main

-  Rising Main (Pressure)
-  Sewer Gravity Main
-  Private
-  Other

Process Pipework

-  WDC
-  Private

Service Line

-  WDC
-  Private

Wastewater Area

Chamber

-  WDC
-  Private

Pressure Sewer System

-  Public
-  Private

WHANGAREI CITY

HOUSE CONNECTION PLAN

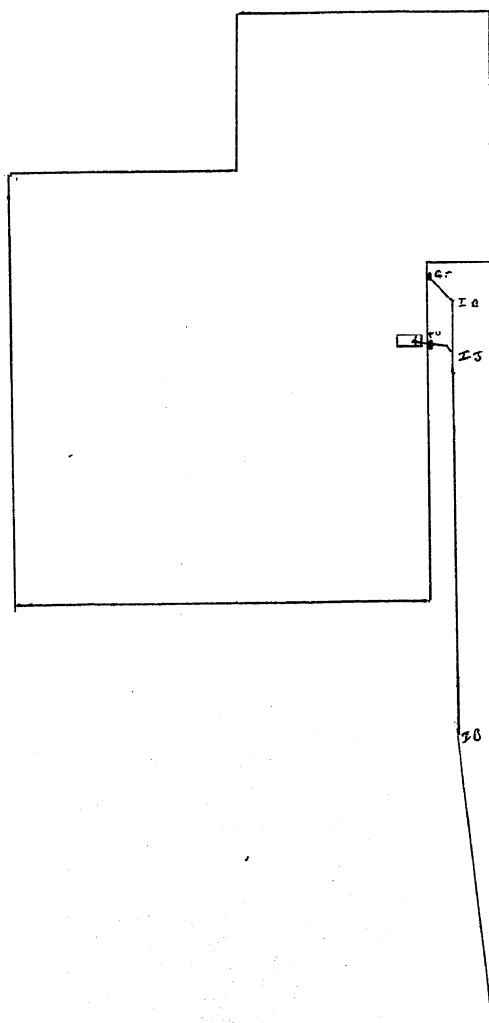
PERMIT No. 2488
DATE 6-3-68

Scale: 1/8 in. to a Foot
New Sewerage Drains: Red.
Storm Water: Dotted Black.
Old Drains: — Full Black

6657.

8042

10890



Owner D. H. Rumball (E.T.)

Street 7 Three Mile Brook Rd

Assessment No. _____

Plumber _____

Drainer [Signature]

4950

WHANGAREI DISTRICT COUNCIL
BUILDING CONSENT

DATE GRANTED 27.8.93.....

NO BC4950.....

OWNER
NAME C.P.R & J.J Vette
MAILING
ADDRESS Box 3134
Onerahi

BUILDER
NAME As owner.
MAILING
ADDRESS

SITE
STREET/ ROAD NO 7
STREET/ ROAD NAME Thres Nile Bush Rd
TOWN OR DISTRICT Kamo.

LEGAL DESCRIPTION
VALUATION ROLL NO 711/108
LOT 22 DP 20635
SECTION BLOCK

DESCRIPTION OF WORK/BUILDING
Build Ramp - Bathroom & Toilet Alterations

SIZE OF BUILDING
FLOOR AREA 142 m ²
NO. OF DWELLG UNITS
NO OF STOREYS 1

PROJECT
☐ NEW BUILDING
☒ ALTERATION
☐ EXTENSION
☐ RELOCATION
☐ DEMOLITION
☐ CHANGED USE/LIFE

TOTAL VALUE OF WORK/BUILDING
INCLUDING PLUMBING AND DRAINAGE \$ 3000

INTENDED LIFE OF BUILDING 5.5 YEARS

PROJECT INFORMATION MEMORANDUM NO : 1325

NUMBER OF AGREED INSPECTIONS : 2

FEES PAID AT DATE ISSUED	
CONSENT APPLICATION FEE	\$ 100.00
BUILDING RESEARCH LEVY	\$
BUILDING CONSENT PROCESSING FEES	\$
SERVICE FEES AND CHARGES	\$
ROAD DAMAGE BOND	\$
RECEIPT NOS 363955	TOTAL \$ 100.00

DATE ISSUED 27.8.93 SIGNATURE *[Signature]* (AUTHORISED OFFICER)

9.08 mtrs 70 Front
boundary

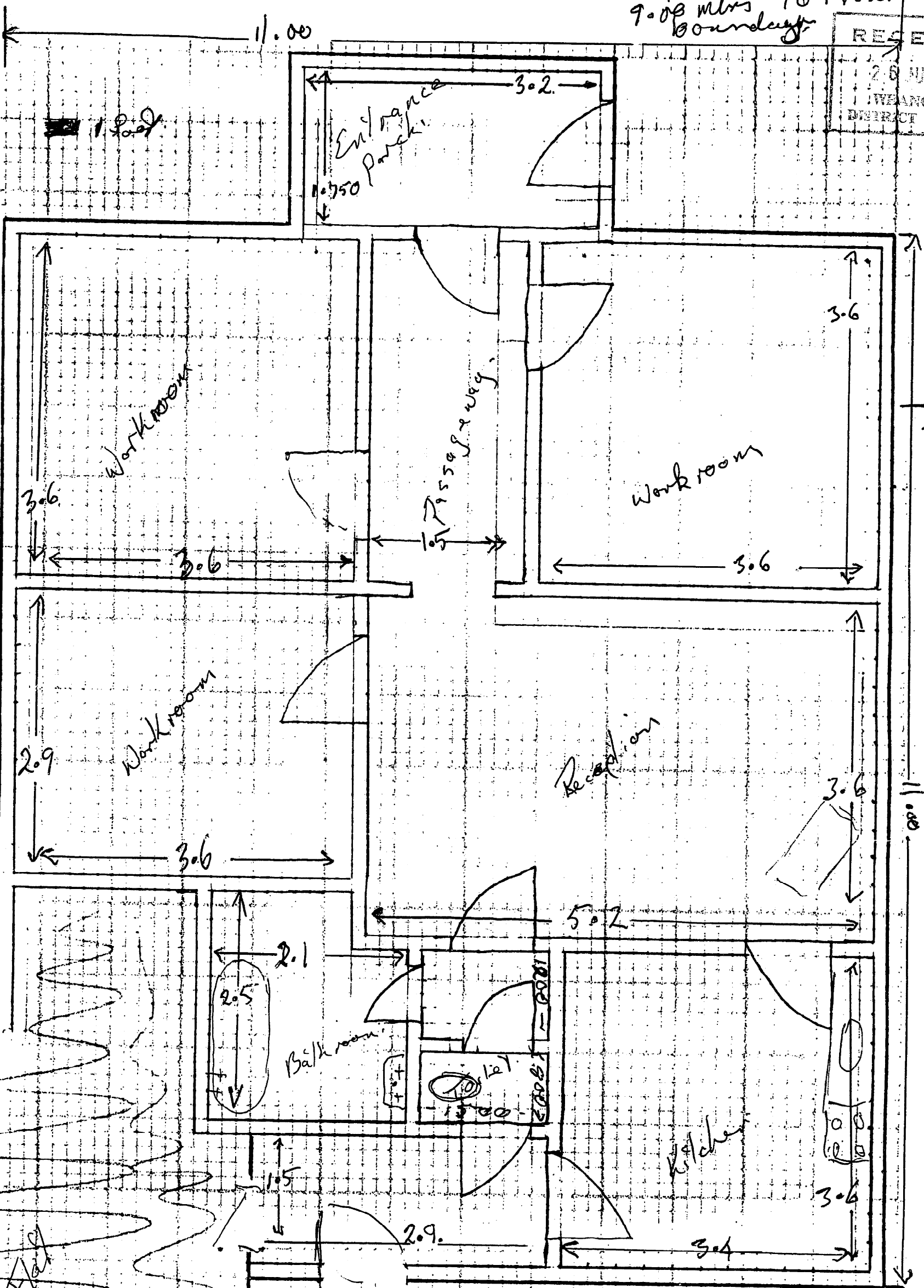
RECEIVED

26 JUL 1993

WANGAREI
DISTRICT COUNCIL

Caravan site

3 mtrs
to boundary



No 7 Three mile bush Road. Kamo.
Existing layout

OPR+SS Vette.
Box 3134 Onevahi.

8m to Front boundary

7 Three mile Bush Rd. Property.

Permit No BCL950
application for amendment.

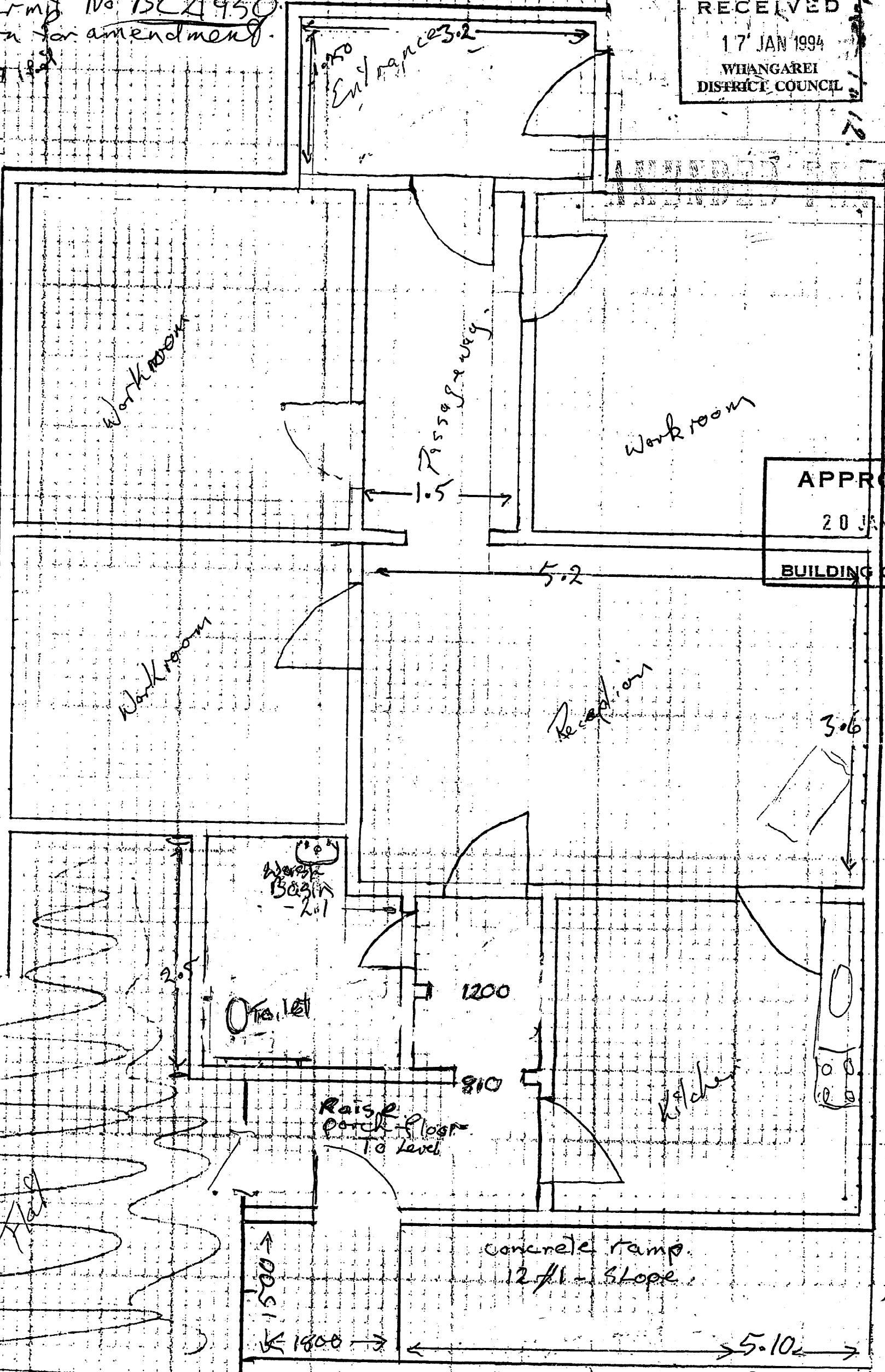
RECEIVED
17 JAN 1994
WHANGAREI
DISTRICT COUNCIL

VED
100
REI
JUNE
Concrete driveway

3.
To Boundary

APPROVED
20 JAN 1994
BUILDING CONTROL

2



Handicapped Toilet, access & ramp facilities 7 Three mile Bush Road.

10890

WHANGAREI DISTRICT COUNCIL

FORUM NORTH • PRIVATE BAG 9023, WHANGAREI NEW ZEALAND. TELEPHONE: 09-438 4879. FAX: 09-438 7632



In reply please quote: **P10890**

Or ask for: **Building Control**

O P R & J J Vette
P O Box 3134
ONERAHI

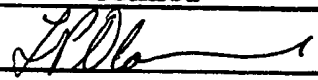
CODE COMPLIANCE CERTIFICATE NO 4950
(Section 43(3), Building Act 1991)

Building Consent No: 4950
Advice Received: 20 June 1994
Legal Description: Lot 22 DP 20635
Intended Project Use: Build Ramp, Bathroom & Toilet Alt.
Project Type: Alterations
Intended Project Life: 50 Years
Staged Project: No

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

Signed for and on behalf of the Whangarei District Council:

Name: P O'Connor

Signature: 

Date: 28 1 6 1994

Nationwide Building Certifiers Limited



6 Queen Street, PO Box 940, Papakura
Telephone 0-9-296 6099, Facsimile 0-9-296 6088, 0-800-500 NBC
email nbc@certifiers.co.nz

BUILDING CERTIFICATE NO: 00920

Section 56, Building Act 1991

Issued by Nationwide Building Certifiers Limited currently approved and registered as a building certifier – Registration No. 20.

To: Whangarei District Council (council)

Project Information Memorandum No: 36027 (If issued)

Project location: 7 Three Mile Bush Road, Kamo (Street address)

being: Lot 22 DP 20635 (Legal description)

Project: New or Relocated Building ☒ Alterations ☐ Other ☐

Description: Erect Garage

Intended Use(s): Ancillary to housing

Intended life: ☒ Indefinite, but not less than 50 years
☐ Specified as _____ years
☐ Demolition

Being stage 1 of an intended 1 stages.

This is to certify that:

The Building Certifier has been engaged to inspect specified building work in relation to listed provisions of the building code as detailed on the attached page headed:

"Scope of Building Certifiers Engagement No: 00920

Nationwide Building Certifiers Limited is satisfied on reasonable grounds that the proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans and specifications.

Signed for and on behalf of the Building Certifier:

Name: Ray Kitney

Position: National Certification Manager

Date: 28/03/2000

Working with People Working on Projects

**Issue Document**

BUILDING CONSENT No: 38937
Section 35, Building Act 1991
Issued: 04Apr00
Project Information Memorandum No: 38929

38937**Applicant**

LINDSAY BRABYN HARRIS
C/O PO BOX 940
PAPAKURA

Agent

NATIONWIDE BUILDING CERTIFIERS LTD
PO BOX 940
PAPAKURA
AUCKLAND

Site Information

PROPERTY ID: 043134
STREET ADDRESS: 7 THREE MILE BUSH RD, KAMO
LEGAL DESCRIPTION: LOT 22 DP 20635

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): GARAGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$6,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$109.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 1709228 Date: 31Mar00 Amount: \$109.00

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

1: General

No Requirements.

Signed for and on behalf of the Council

G. Byers

Name:.....

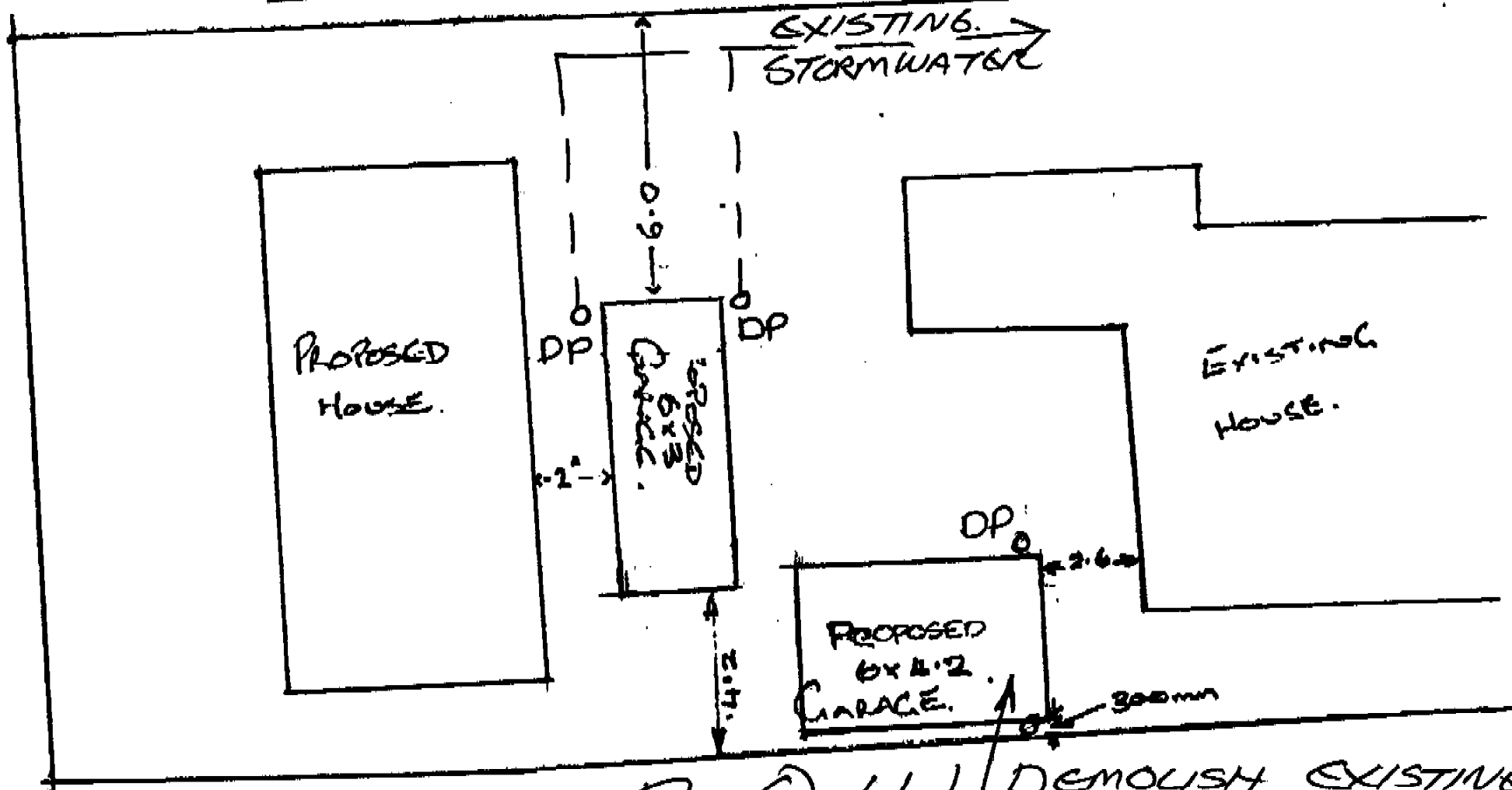
Signature:..... *G. Byers*.....

Date:..4../4../00..

TRUELINE BUILDINGS
CNR SHI & SANDFORD RD
RUAKAKA
PO BOX 1483 WHANGAREI
PH (09) 4328641 FAX (09) 432 8647

RECEIVED
3 1 MAR 2000
WHANGAREI
DISTRICT COUNCIL

TO: 092966088 P:1
NATIONWIDE BUILDING CERTIFIERS LTD
THESE PLANS AND SPECIFICATIONS ARE APPROVED BY
NATIONWIDE BUILDING CERTIFIERS LTD AS MEETING THE
REQUIREMENTS OF THE BUILDING CODE SUBJECT TO
THE CONDITIONS AS ARE ENDORSED HEREON.
BUILDING CERTIFICATE No: 920
SIGNED FOR AND ON BEHALF OF NATIONWIDE BUILDING CERTIFIERS LTD
BUILDING CERTIFIER
SIGNED: *[Signature]* DATE: 28/3/00



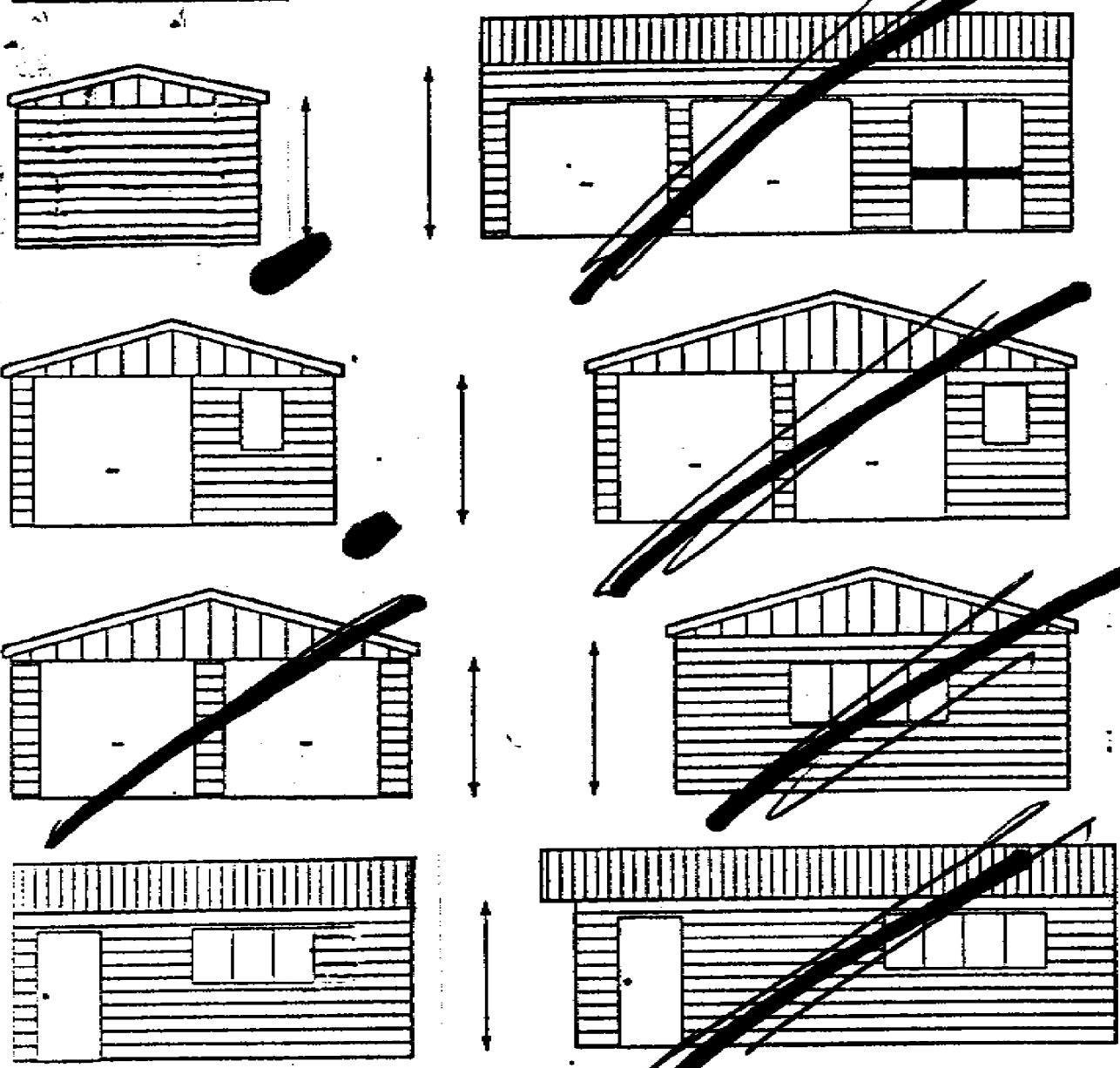
R.O.W. DEMOLISH EXISTING GARAGE IN THIS LOCATION
CONFIRM ON SITE TAKE NEW D.P.'S INTO EXISTING SYSTEM

LINDSAY HARRIS JOB
THREE MILE BUSH RD
KAMO

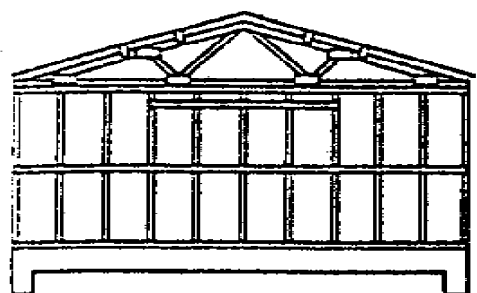
LOT 22
DP 20635.
CT 100/1004.

TA COPY

Typical Elevations

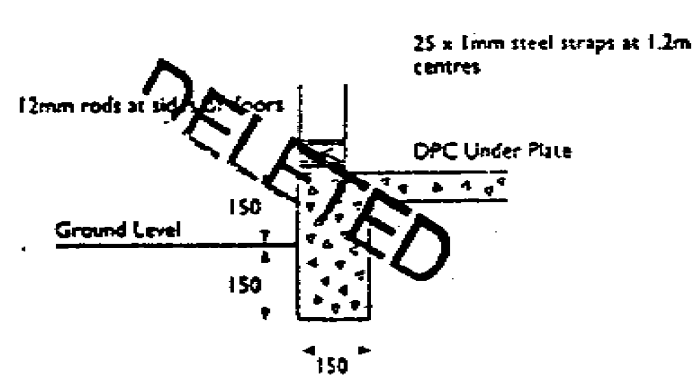


Typical Cross-Sections



Concrete Floor

Detail of Footing



GARAGE SPECIFICATIONS

FRAMING

PLATES
STUDS
NOGS
PURLINS

- 100mm x 50mm H1 Pinus rad. 150mm clear of ground.
- 100mm x 50mm H1 Pinus rad. @ 600mm crs.
- 100mm x 50mm H1 Pinus rad. 1 row / 2 rows
- 100mm x 50mm H1 pinus rad. on edge. Between truss cords. Installed @ 750mm max crs.

ROOF TRUSSES

PRYDA nail plate trusses (PRYDA job ref. 6480-15-95) by TRUELINE GARAGES MANUFACTURING LTD.
Installed @ 2400mm (max) centres

CLADDING

(delete n/a)

ROOF
WALLS

- 0.4 BMT Zincalume steel / Coloursteel G IIZ Styleline profile
- 0.4 BMT Zincalume steel / Coloursteel G IIZ Standard Clad 120mm w/b, Trueclad w/b.

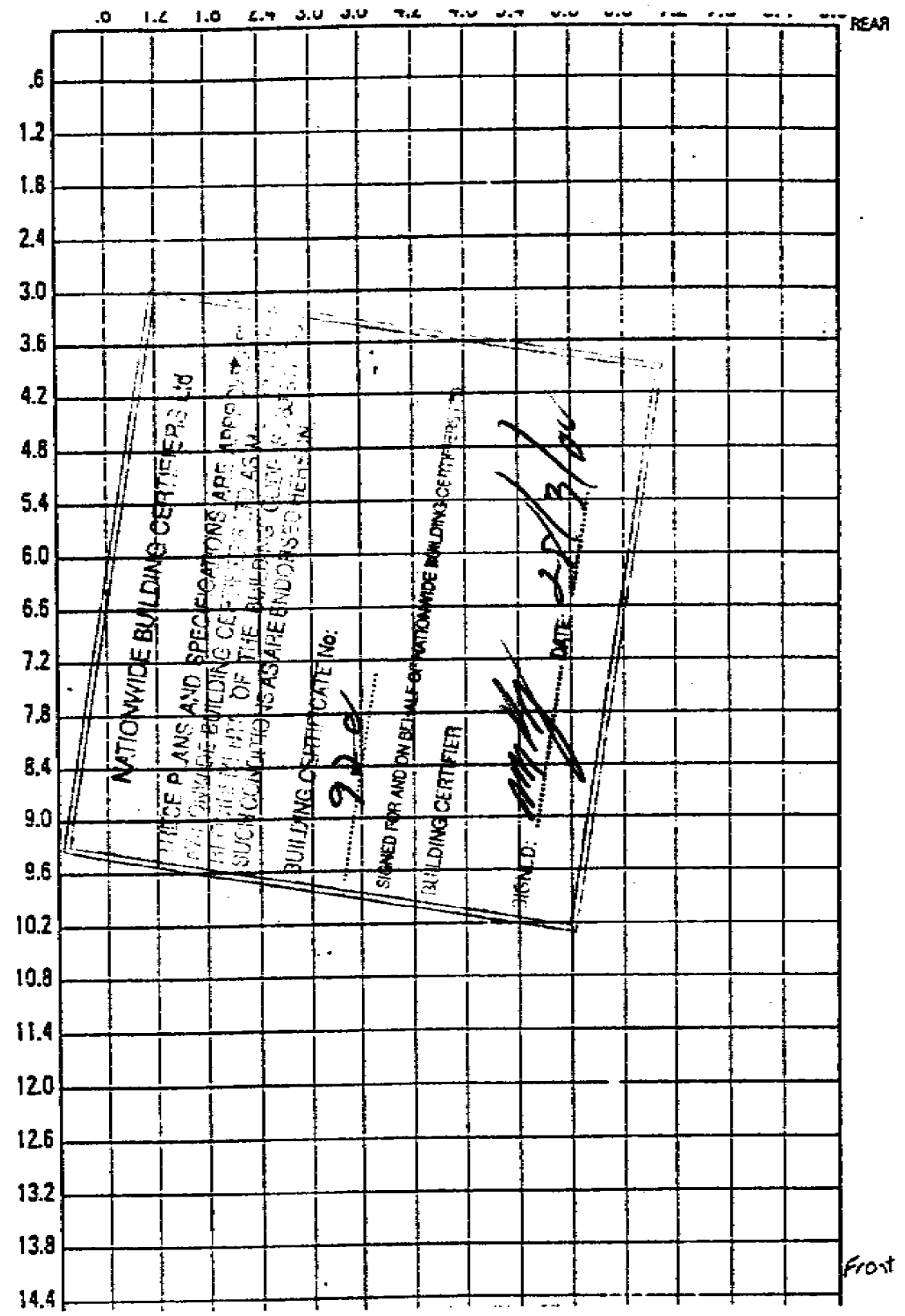
RUMPUS SPECIFICATIONS

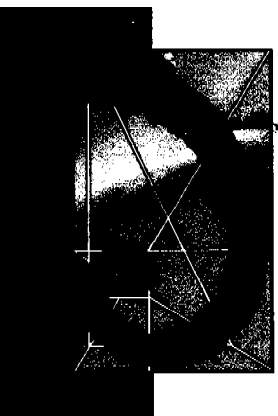
INSULATION
GIB
TRUSSES

- 75 mm Walls and Ceilings or Fibreglass 1.6 Walls and 2.2 Ceilings
- 9.5 and stopped
- 1.2 (max) centres etc. Building Paper Walls and Roof



RECEIVED
3 1 MAR 2000
WHANGAREI
DISTRICT COUNCIL





Nationwide Building Certifiers Limited

6 Queen Street, PO Box 940, Papakura
Telephone 0-9-296 6099, Facsimile 0-9-296 6088, 0-800-500 NBC
email nbc@certifiers.co.nz

CODE COMPLIANCE CERTIFICATE NUMBER: CC/385BA920
Issued under section 56 (3) of the Building Act 1991

ISSUED BY:

Nationwide Building Certifiers Ltd
APPROVED BUILDING CERTIFIER 0020
Currently approved and registered as a Corporate Building Certifier

BUILDING CONSENT No: BC: 38937

ISSUED BY: Nationwide Building Certifiers

ISSUED TO: Lindsay Harris

Project:

New building (excl domestic extras).

Project Location:

Street Address: 7 Three Mile Road, KAMO

Type:

Garage

Legal Description: Lot 22 DP 20635

Valuation No: /

Intended Use: Residential

Intended Life: >50 years

Stage 1 of 1 stage

THIS IS:

A final code compliance certificate issued in respect of all the building work under the above building consent

SIGNED BY

DATE: 16 February 2001

AUTHORISED SIGNATORY: Ray Kitney

POSITION: Operations Manager

Working with People Working on Projects

13



Issue Document

BUILDING CONSENT No: 54266
Section 35, Building Act 1991

Issued: 22 Nov 01

Project Information Memorandum No: 54183

54266

Applicant

LINDSAY BRABYN HARRIS
7 THREE MILE BUSH RD
KAMO
WHANGAREI 0101

Agent

HOME HEATING SERVICES
30 OTUHIWAI CRES
TIKIPUNGA
WHANGAREI

Site Information

PROPERTY ID: 043134
STREET ADDRESS: 7 THREE MILE BUSH RD, KAMO, WHANGAREI 0101
LEGAL DESCRIPTION: LOT 22 DP 20635

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): INSTALL SECONDHAND MASPORT INBUILT FIRE
INTENDED LIFE: Specified as 1 years
VALUE OF WORK: \$1,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$69.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2094503 Date: 21 Nov 01 Amount: \$69.00

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

1: **General**

No Requirements.

Signed for and on behalf of the Council

G. Byers

Name:.....

Signature:..... *G. Byers*.....

Date: 22./11./01..

X
X
X

0

RECEIVED
14 NOV 2001
B. C. W. LTD.

unlabeled

RECEIVED
15 NOV 2001
FRANCARD
B. C. W. LTD.

Bed

Bed

APPROVED
22 NOV 2001
B. C. W. LTD.

Door

CODE COMPLIANCE CERTIFICATE NO 54266

Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd** on **7 December 2001** currently approved and registered as a building certifier.

[Cross each applicable box and attach relevant documents]

To: Whangarei District Council

Building Consent No: 54266

PID : 043134

PROJECT

LOCATION

New or relocated building ()
Alteration (**x**)
Additions (**x**)

Street address: **7 Three Mile Bush Road**

Intended use(s) [In detail]
Secondhand Masport inbuilt fireplace

Legal description : **Lot 22 DP 20635**

Intended life:

Indefinite but not less
than 50 years ()
Specified as **1 Year**
Demolition ()

Being stage of an intended stages

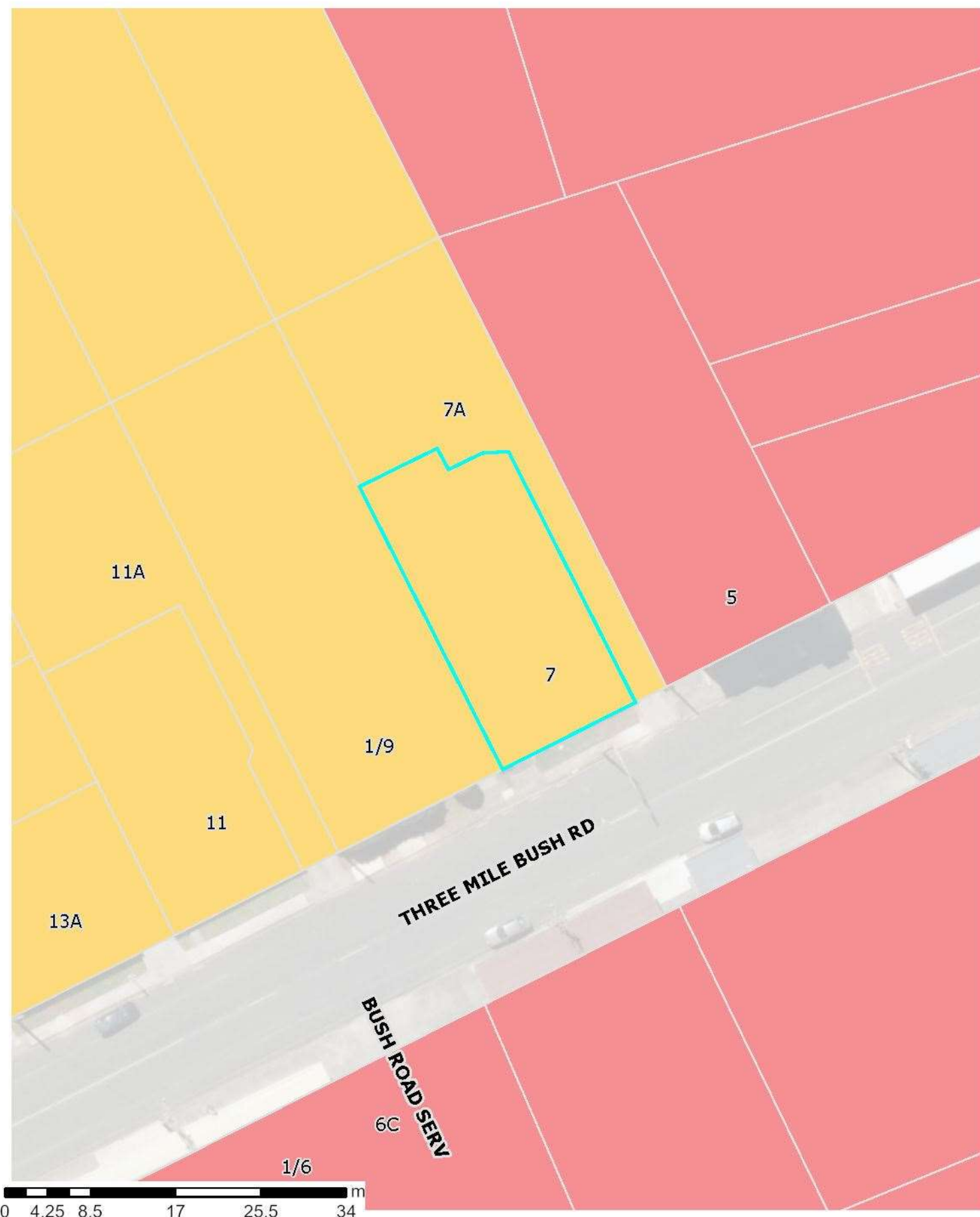
This is:

- (**x**) A final code compliance certificate issued in respect of all of the building work under the above building consent.
() An interim code compliance certificate in respect of part only of the building work under the above building consent as detailed below.

Signed on behalf of **Building Certifiers (Whangarei) Ltd**

Signature:





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.

16 April 2024
Scale 1:500

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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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
- Access Road
- Low Volume Road
- Strategic Road Protection Area
- Strategic Railway Protection Line
- Rescue Helicopter Flight Path
- 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
- Papakāinga

Natural Environment Values

- Esplanade Priority Area
- Coastal Marine Area (CMA) boundary
- Goat Control Areas
- QRA Quarrying Resource Area
- QRA Mining Area
- QRA Buffer Area
- QRA 500m Indicative Setback
- 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
- Coastal Environment Overlay
- Outstanding Natural Character Area
- High Natural Character Area

Area Specific Matters

Multi Title Site

- Designation
- Precinct
- Development Area

Residential Zones

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

Rural Zones

- Settlement Zone Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Future Urban Zone
- Strategic Rural Industries Zone
- Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms

Commercial and Mixed Zones

- Local Centre Zone
- Neighbourhood Centre Zone
- Commercial Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone
- Waterfront Zone
- Shopping 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
- Hospital Zone
- Port Zone
- Ruakaka Equine Zone

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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.

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10890

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7/129

EST. J. H. RUMBAL

Appx. \$120

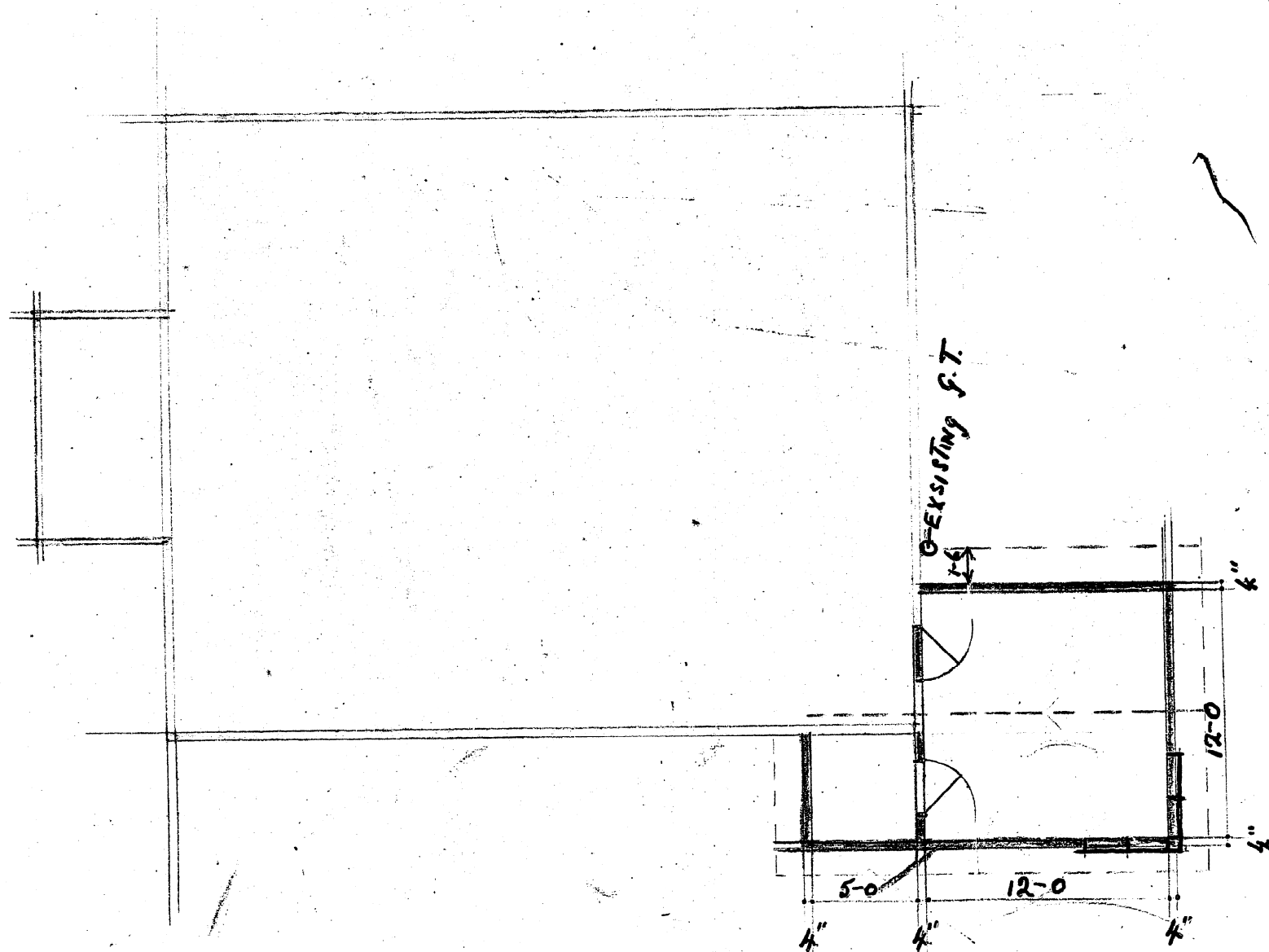
W. E. Cole
B.D.

D Rumbal

\$210.00 per A

2096

PROPOSED ADDITION TO N° 7. ~~W. E. COLE~~ BUSH RD. KAMO



Exterior Walls $\frac{3}{16}$ G. S. L. S.
Inside Lining G. S. L. S.
Ceiling Lining Piney Soft Bd.

Bearer Plates Jack Studs 4x4 B.P.R.
Floor Joists 5x2 R. H. R.
Studs 4x2 Treated Pine
Plates 4x2 " "
Purlins 3x2 " "
Flooring 4x1 G. S. L. S.
Rafters 4x2 Treated Pine
Ceiling Joists 4x2 " "
Swangings 4x2 & 3x2 " "
Roof for. Groove

3.

W. E. Builder's Lot