

Purchaser Disclosure

1. PROPERTY INFORMATION

- Property Address: 40B Manse Street, Whangarei 0112
- Legal Description: Lot 2 Deposited Plan 44759 (Int in Right of Way)
- Record of Title: NA49A/381
- Registered Owners (Vendors): Theunis Linde Wentzel and Debby Jones
- Council: Whangarei District Council
- LIM Reference: LM2600406 — issued 16 March 2026
- District Plan Zone: Medium Density Residential Zone

2. SUMMARY OF LIM INFORMATION

2.1 Natural Hazards

The LIM records the following natural hazard information held by Whangarei District Council and Northland Regional Council. The absence of a hazard from this list does not mean that hazard does not exist — refer to the full LIM for standard Council caveats.

- Land Instability (District Plan PC1): Mapped as HIGH susceptibility to land instability. PC1 Decision Version rules have had legal effect since 4 December 2024.
- Flooding: Property is not identified by Northland Regional Council as being within a River or Coastal Flood Hazard Zone.
- Liquefaction Vulnerability: Classified as "undetermined."
- Tsunami: Located in the Green Zone – Safe Area.
- Erosion: Not separately mapped for this site; district-wide erosion-prone land information is held by Northland Regional Council.

The District Plan Change 1 (Natural Hazards) High Land Instability classification means Council may require site-specific geotechnical investigation before granting any future subdivision or building consent affecting this property.

2.2 Building Consents, Permits and Related Applications

Note: a Code Compliance Certificate (CCC) was not required for work carried out under a Building Permit (permits were issued up to 1993, prior to the Building Act 1991). The 1983/1984 permits below therefore have no associated CCC.

- Building Permit – Erect an Ideal Garage: Issued 3 October 1983
- Building Permit – Erect Dwelling: Issued 12 March 1984
- S76 Town & Country Planning Act dispensation (SF-4258) – height excess of approx. 0.7m over approx. 1.0m on westernmost boundary: Granted 9 February 1984
- Applications for drainage/water connection & footway crossing: 16 Aug 1983, 2 Dec 1983 (x2)
- Building Consent BC1400543 – New Fireplace: Consent issued 7 July 2014
- Code Compliance Certificate BC1400543 – New Fireplace: CCC issued 18 November 2014

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2.3 Site Suitability / Geotechnical Report

A Site Stability Report prepared by Cook Muldowney Costello (November 1982, ref. 2094) is attached to the LIM. It records the site as steeply rising ground with basaltic rock and volcanic material, and concludes the site was considered safe and stable for the construction proposed at that time, subject to a pole foundation design. This is a historic, site-specific report and predates the Council's 2022 district-wide Landslide Susceptibility Assessment referenced above.

2.4 Independent Deck Report

A deck report prepared by B.C.W Limited, Registered Building Certifiers, dated 22 October 1999, notes the deck was constructed without a corresponding Council record and identifies that baluster spacing exceeded the Building Code's maximum 100mm gap requirement at the time of inspection. Council has not assessed this report and takes no responsibility for its content. Purchasers should make their own enquiries as to the current condition and compliance of the deck.

2.5 Rates and Water

Capital value \$550,000 (land value \$345,000) as at the 1 July 2024 revaluation. An outstanding water balance of \$513.91 was recorded as at the LIM issue date, and a final water meter reading will be required on settlement. Purchasers should confirm the up-to-date rates and water balance prior to settlement.

3. ADDITIONAL VENDOR DISCLOSURES

In addition to the matters recorded in the LIM, the vendor draws the following matters to the purchaser's attention. These matters are not recorded in the Council LIM and purchasers should satisfy themselves accordingly, including by way of a building inspection and their own enquiries with Council.

3.1 Unconsented Downstairs Room and Internal Step

The downstairs ground-floor room, together with the internal step/stair providing access to it, has not been consented by Whangarei District Council. No building consent or code compliance certificate is recorded or held for this work. Purchasers should obtain their own advice on the implications of this, including potential requirements to obtain a certificate of acceptance or to remedy the work.

3.2 Fireplace / Chimney

The internal fireplace has been removed and the vendor confirms that the chimney has been sealed and closed. Purchasers should note that Council records (Building Consent BC1400543, CCC issued 18 November 2014) relate to the installation of a fireplace at the property; the vendor's advice is that this fireplace has since been removed. Purchasers should make their own enquiries as to whether any further consent step applies to the removal and sealing of the chimney.

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3.3 Garage Roller Door

One of the roller garage doors does not open and is not operating to its full extent. This item is sold as is, where is. The vendor gives no warranty in respect of this roller door, and no vendor warranty as to its condition or operation will apply on settlement.

4. PURCHASER ACKNOWLEDGEMENT

The purchaser acknowledges that:

- They have received and read a copy of the Whangarei District Council LIM (LM2600406, issued 16 March 2026) in full, together with this Disclosure Statement;
- The matters set out in Section 3 above have been specifically drawn to their attention and are not recorded in the Council LIM;
- They have had the opportunity to seek independent legal, technical and/or building advice, including in relation to the unconsented downstairs room and internal step, the removed fireplace and sealed chimney, and the non-operating roller garage door;
- The roller garage door referred to in clause 3.3 is accepted as is, where is, with no vendor warranty as to its condition or operation; and
- This statement is provided for disclosure purposes only and does not constitute legal or professional advice, and does not replace the purchaser's own due diligence.

The disclosures are as follows,

The room downstairs and the internal stairwell are not concerned,
The vendors confirm that the chimney has been sealed and closed.
one of the garage doors is not operating to its full extent and is sold as is where is -
vendor warranties do not apply.