

Property Information File & Disclosures

57 Heretaunga Street Tikipunga

STATEMENT OF PASSING OVER INFORMATION

No person should rely on any information without seeking appropriate independent and professional advice and conducting their own due diligence investigation into this information.

The information has been supplied by a third party and Olive Tree is merely passing over this information as supplied to us.

We cannot guarantee its accuracy and reliability as we have not audited, or reviewed the information.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



OLIVE TREE

CONNECTING PEOPLE & PROPERTY

Property Information and Disclosures

Property Address **57 Heretaunga Street, Tikipunga**

Listing Salesperson/people **Olive Tree Property - Pauline Dinsdale, Lisa Struneski, Angela Quenault Lana Cottle**

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? see below re fencing

☒ 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? Kitchen extractor fan not in working order - vendor warranties voided

☐ No ☒ Yes Does the property display characteristics of asbestos presence? Fibroplank Cladding

☐ 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? Fibroplank 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 nearby

Council park located across the back fence

Neighbour requested contribution towards new fence - which was declined.

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? installed 2005
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? At front of 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 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? Refer to Additional Notes below

☒ 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?

Is a "Producer Statement" held for the tiled shower? (If applicable) ☐ No ☐ Yes ☐ N/A

☒ No ☐ Yes 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 Garage only (Not the shed)

☒ No ☐ Yes If the property is a rental property does the home met the "healthy homes" requirements?
The healthy homes standards became law on 1 July 2019. The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties. All private rentals must comply within 120 days of any new or renewed tenancy after 1 July 2021, with all private rentals complying by 1 July 2025. see www.tenancy.govt.nz

☐ N/A

☐ Unsure

☐ No ☐ Yes ☐ Unsure ☒ N/A If the property is a Unit Title, Cross Lease, Company Share and/or has a Body Corp or has special rules of occupation, is there any limitation on normal residential activity (e.g. having pets, tenants, parking vehicles etc.)

Additional Notes: (if required)

Whangarei District Council - Landslide Susceptibility Zone LOW / MEDIUM / HIGH

Advised by previous owner - blocked sewer over 10years ago, cleared by plumber - no issues since

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 Fireplace consent ☒ 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.

We acknowledge that we have been given a hard copy or electronic link to the company Privacy Policy outlining both the Direct and Indirect Collection of Personal Information that is legally required during the listing process."

<u>Danielle Holt Pedersen</u>	<u>DHP</u>	<u>22/9/26</u>
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
Name	Signed by the Vendor(s) or authorised person	Date

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

Address 57 Heretaunga Street, Tikipunga Title doc obtained on: 16 September 2026
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)

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 Property - Angela Quenault,
Lisa Struneski, Pauline Dinsdale, and Lana Cottle

Signature



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

For the property (address) **57 Heretaunga Street, Tikipunga**

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, internal complaints policy)

The agency 'ownly' has a full, written Internal Complaints Policy (revised April 2026) as per Rule 12 - Real Estate Agents Act (Professional Conduct and Client Care Rules, 2012) available upon request and provided to all clients at listing. In summary, complaints may be made verbally or more preferably, in writing to the Supervising Agent: Keith Ward Email: supervision@ownly.nz Mob: 027 288 8813. We will acknowledge it within 2 working days and respond in writing within 20 working days. The ownly Internal Complaints process does not prevent a customer from contacting directly the Real Estate Authority (REA), with or without using our internal complaint process. 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 4 Name	Date of Birth
Signed by the Purchaser 4	Date

Purchaser Acknowledgement Form

Please complete your details below and sign this form before you submit an offer to purchase the property at _____(Property).

Purchaser Name: _____

Address: _____

Phone: _____

Email: _____

Solicitor: _____
(Name) (Firm)

Overseas Investment Act:

- ☐ I/We understand that residential property purchases are now subject to the provisions of the Overseas Investment Act 2005 (OIA). Before any residential property is transferred to me/us, my lawyer will require me/us to complete a Residential Land Statement certifying that I/we meet the eligibility criteria. If I/we require OIA consent, do not have OIA consent and do not make our offer conditional upon obtaining it, we will be in breach of the OIA and may be liable for fines of up to \$300,000, I/ we may not be able to settle the transaction and may incur liability to the vendor (including losing my/our deposit).

IF YOU ARE UNCERTAIN ABOUT YOUR ELIGIBILITY OR WHETHER THE PROPERTY IS SUBJECT TO THE OIA, YOU MUST MAKE YOUR OFFER SUBJECT TO OBTAINING OVERSEAS INVESTMENT OFFICE CONSENT.

AUCTIONS

YOU MUST NOT BID AT AN AUCTION UNLESS YOU ARE ABLE TO BUY THE PROPERTY ON AN UNCONDITIONAL BASIS. YOU MAY INCUR FINES OF UP TO \$300,000 AND LIABILITY TO THE VENDOR IF YOU PURCHASE THE PROPERTY AT AUCTION IN CIRCUMSTANCES WHERE YOU DO NOT MEET THE ELIGIBILITY CRITERIA IN THE OIA. OBTAIN LEGAL ADVICE BEFORE BIDDING IF YOU ARE UNSURE WHETHER YOU MEET THE ELIGIBILITY CRITERIA.

Customer Due Diligence:

- ☐ I/we understand and acknowledge that before my lawyer can act for me, they must complete customer due diligence (CDD) on me under the Anti-Money Laundering and Countering Financing of Terrorism Act 2009 (AML/CFTA). If my lawyer cannot complete customer due diligence on me and cannot act for me for as a result, I may not be able to satisfy conditions under the agreement or settle the property purchase. This may result in me incurring liability to the vendor.

Sharing of Sales Information with the Real Estate Institute of New Zealand:

- ☐ I/we understand and acknowledge that the listing agent will collate and share property information for research, reports, statistical analysis, and other purposes, including in particular sharing listing and sales data with the Real Estate Institute of New Zealand (REINZ), for inclusion in the databases, reports and materials made available by REINZ to people in the real estate industry and others. Other than for statistical or research purposes that do not specifically identify you or the property, information relating to the Property and any sale of the Property will be provided to REINZ once the sale has become unconditional, and shared by REINZ either directly or indirectly with other agents and online platforms to enable them to provide indicative values of other properties in the area. Agents incorporate this information into appraisals that they are required under the Real Estate Agents Act 2008 to provide to prospective vendors and it is generally available for purchasers and interested parties looking to understand the property market in the area, in advance of this information becoming publicly available from the relevant local council.

Signed: _____

Signed: _____

Name: _____

Name: _____

Date: _____

Date: _____

If you are intending to purchase the property as trustees of a trust, all trustees must sign this form.

If a company is purchasing the property, by signing this form you acknowledge that you are duly authorised to sign this form on the company's behalf.

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 recommends you seek expert and legal advice.

Property Disclosures

Additional Notes: (if required)



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




R.W. Muir
Registrar-General
of Land

Identifier **NA25D/734**
Land Registration District **North Auckland**
Date Issued 20 December 1973

Prior References

NA10A/530

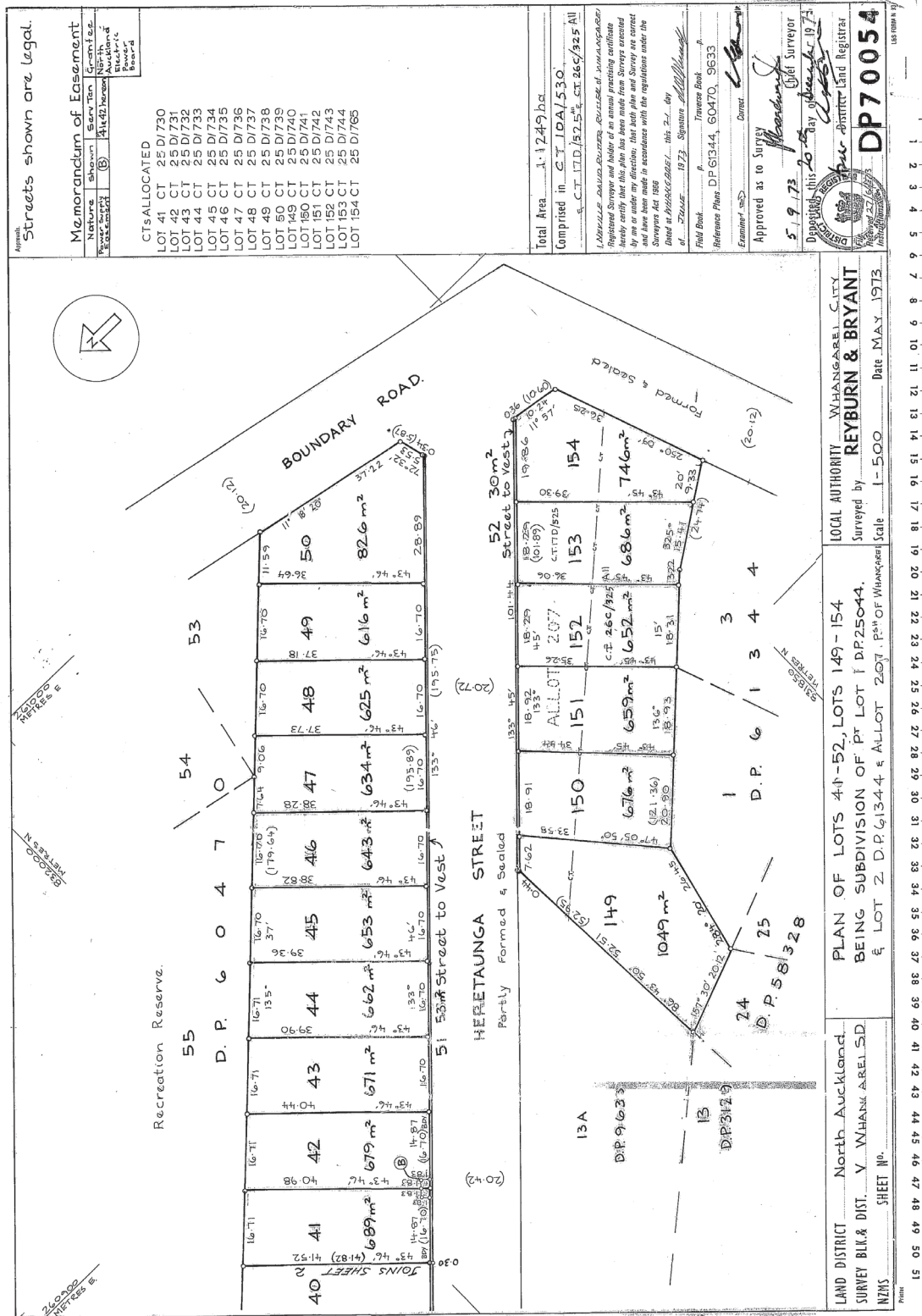
Estate Fee Simple
Area 653 square metres more or less
Legal Description Lot 45 Deposited Plan 70054

Registered Owners

Danielle Theresa Holt-Pedersen

Interests

13328343.3 Mortgage to ANZ Bank New Zealand Limited - 2.7.2025 at 10:48 am



Hazards



Layers



Legend



Select



Draw / Measure



Print



Zoom To Point



Elevation

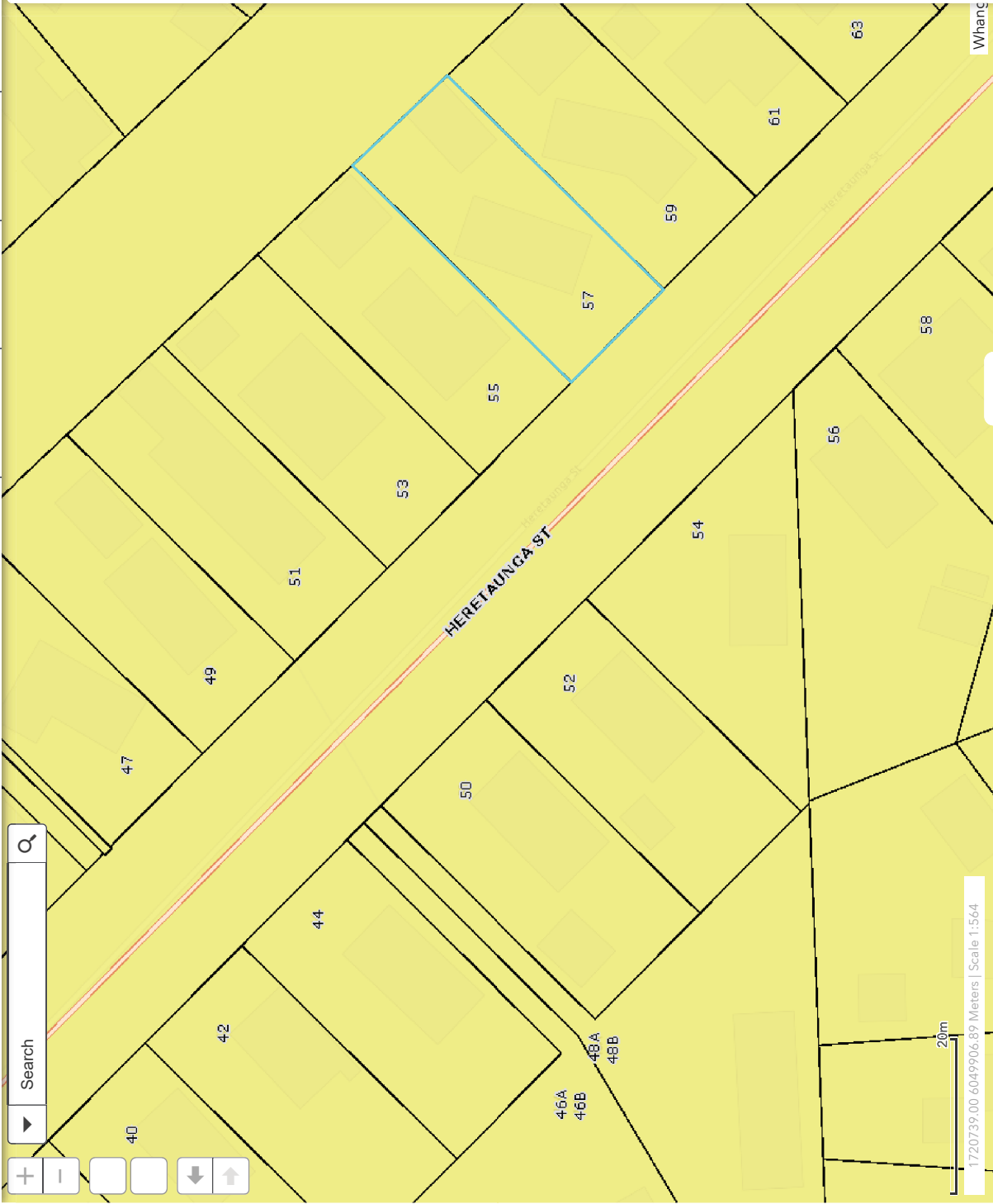


About

+

-

Search



Legend
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



Land Instability

Land Instability

Landslide Susceptibility Zone

- High
- Moderate
- Low

1720739.00 6049906.89 Meters | Scale 1:564

20m

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.

Hazards



Layers



Legend



Select



Draw / Measure



Print



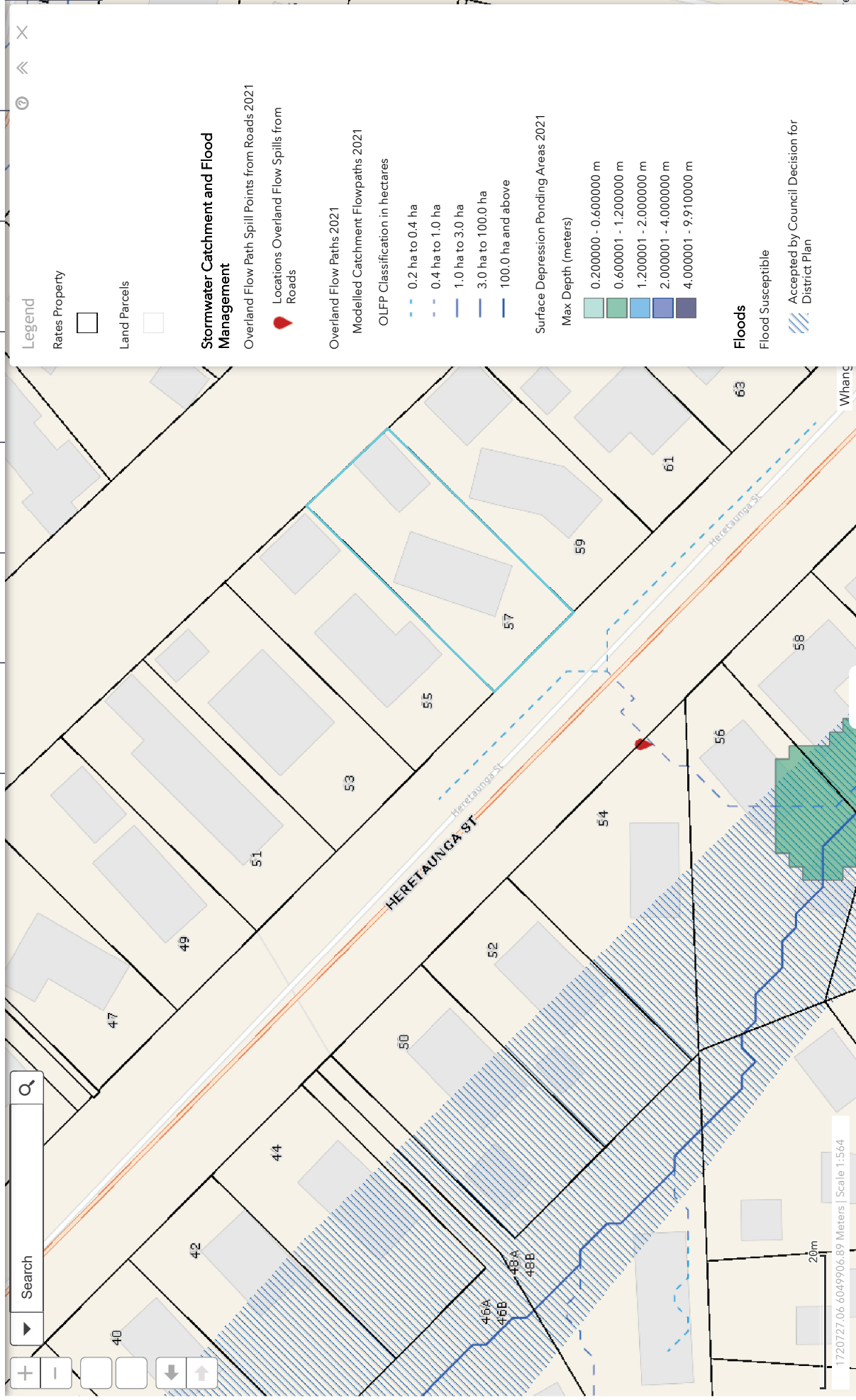
Zoom To Point



Elevation



About



Search by Property Address

Search by Property ID

Search by Assessment No

Search by Legal Description

57 Heretaunga Street

57 Heretaunga Street Whangarei 0112

Property Information

Rates Information

Legal Description:LOT 45 DP 70054

Assessment Number:0072338400

Property ID:15363

Address:57 Heretaunga Street Whangarei 0112

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

Land Area (hectares):0.0653

Capital Value:2026/2027 \$560,000

Land Value:2026/2027 \$265,000

Record of Title:25D/734

Floor Area (square metres):100

Site Area (square metres):100

Improvements:DWG OBS OI

Land Use Code:Residential Single Unit

Number of Units:1

Property Category:RD197B

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

Related Properties:

Improvements Key:

- DWG = Dwelling
- GGE = Garage
- BLDG = Building
- OFF = Office
- OB = Other Buildings
- FG = Fencing
- OI = Other Improvements

Rates History

Property ID	Rating Year	Land Value	Capital Value	WDC Rates	NRC Rates	Total Rates
15363	2026/2027	\$265,000	\$560,000	\$2,927.73	\$598.2	\$3,525.93
15363	2025/2026	\$265,000	\$560,000	\$2,719.08	\$632.28	\$3,351.36
15363	2024/2025	\$265,000	\$600,000	\$2,473.46	\$610.55	\$3,084.01
15363	2023/2024	\$265,000	\$600,000	\$2,221.14	\$548.05	\$2,769.19
15363	2022/2023	\$265,000	\$600,000	\$2,058.88	\$504.06	\$2,562.94
15363	2021/2022	\$149,000	\$392,000	\$1,910.5	\$432.37	\$2,342.87
15363	2020/2021	\$149,000	\$392,000	\$1,789.4	\$370.48	\$2,159.88
15363	2019/2020	\$149,000	\$392,000	\$1,751.69	\$352.59	\$2,104.28
15363	2018/2019	\$93,000	\$275,000	\$1,667.83	\$327.02	\$1,994.85
15363	2017/2018	\$93,000	\$275,000	\$1,608.58	\$248.66	\$1,857.24
15363	2016/2017	\$93,000	\$275,000	\$1,549.84	\$242.46	\$1,792.3
15363	2015/2016	\$85,000	\$240,000	\$1,491.42	\$254.06	\$1,745.48
15363	2014/2015	\$85,000	\$240,000	\$1,372.62	\$225.25	\$1,597.87
15363	2013/2014	\$85,000	\$240,000	\$1,331.04	\$225.55	\$1,556.59

F 22325 ✓

BUILDING APPLICATION FORM

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

Date 21-9-1973

To: The City Inspector,

Sir,

I hereby apply for permission to ERECT A DWELLING.
at 57 HERETAUNGA ST for JEEVES BUILDER LTD. (B. PETERS (S))
(House Number and Street) (Owner)
of P.O. Box 551 WHG. according to locality plan and detail plans, elevations cross-sections
(Address)

and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. PT 70/127.
Lot No. 45.
D.P. 25044 70054
Allotment No. _____

LENGTH OF BOUNDARIES:

Front _____
Back _____
Side _____ Area _____
Side _____

PARTICULARS OF BUILDING:

Foundations CONCRETE Floors CONCRETE
BRICK CONCRETE PARTIAL BOARD
Walls FIBROPLANK Roofs CORR. IRON.
Area of Ground Floor 1040 square feet
Area of Outbuildings _____ square feet
Number of Storeys: Above kerb level 1 Below kerb level _____
Average distance of set back of front of buildings from street boundary line 28' 6"

ESTIMATED VALUE:

Building	\$ 11,270.00
Sanitary Plumbing and Drainage	\$ 950.00
Total	\$ 12,120.00

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) PRIVATE DWELLING.

Proposed use or occupancy of other parts of buildings _____

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

Yours faithfully,

Owner

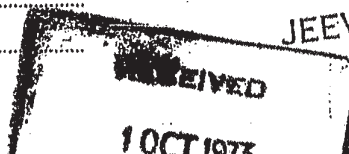
Builder's Postal Address:

P.O. Box 551
WHANGAREI
B3778.

Builder's Phone _____

[Signature] Builder

JEEVES BUILDER LTD.



F 86016
27/8/74

4671

1510005

BUILDING APPLICATION FORM

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

Date 1. 8. 1974

To: The City Inspector,

Sir,

I hereby apply for permission to Erect a Double Garage
at 57 Heretaunga STREET for Ma T. Fraser
(House Number and Street) (Owner)
of as above, according to locality plan and detail plans, elevations cross-sections
(Address)
and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. KT 70/127
Lot No. 15
D.P. 265044
Allotment No. _____

LENGTH OF BOUNDARIES:

Front _____
Back _____
Side _____ Area _____
Side _____

PARTICULARS OF BUILDING:

Foundations Concrete piles Floors N/A
Walls Galvanised weatherboard Roofs Corrugated Iron
Area of Ground Floor 43.2 sq. metres square feet
Area of Outbuildings _____ square feet
Number of Storeys: Above kerb level _____ Below kerb level _____
Average distance of set back of front of buildings from street boundary line _____

ESTIMATED VALUE:

Building	\$ 915 : 00	5 - 00
Sanitary Plumbing and Drainage	\$ 80 : 00	1 - 00
Total	\$ 1055 : 00	6 - 00

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) Garage

Proposed use or occupancy of other parts of buildings N/A

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

Yours faithfully,

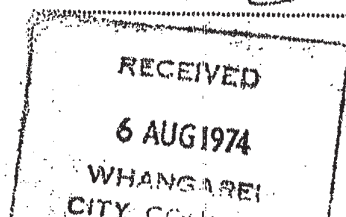
Ma T. Fraser Owner

Builder's Postal Address:

P.O. Box 21

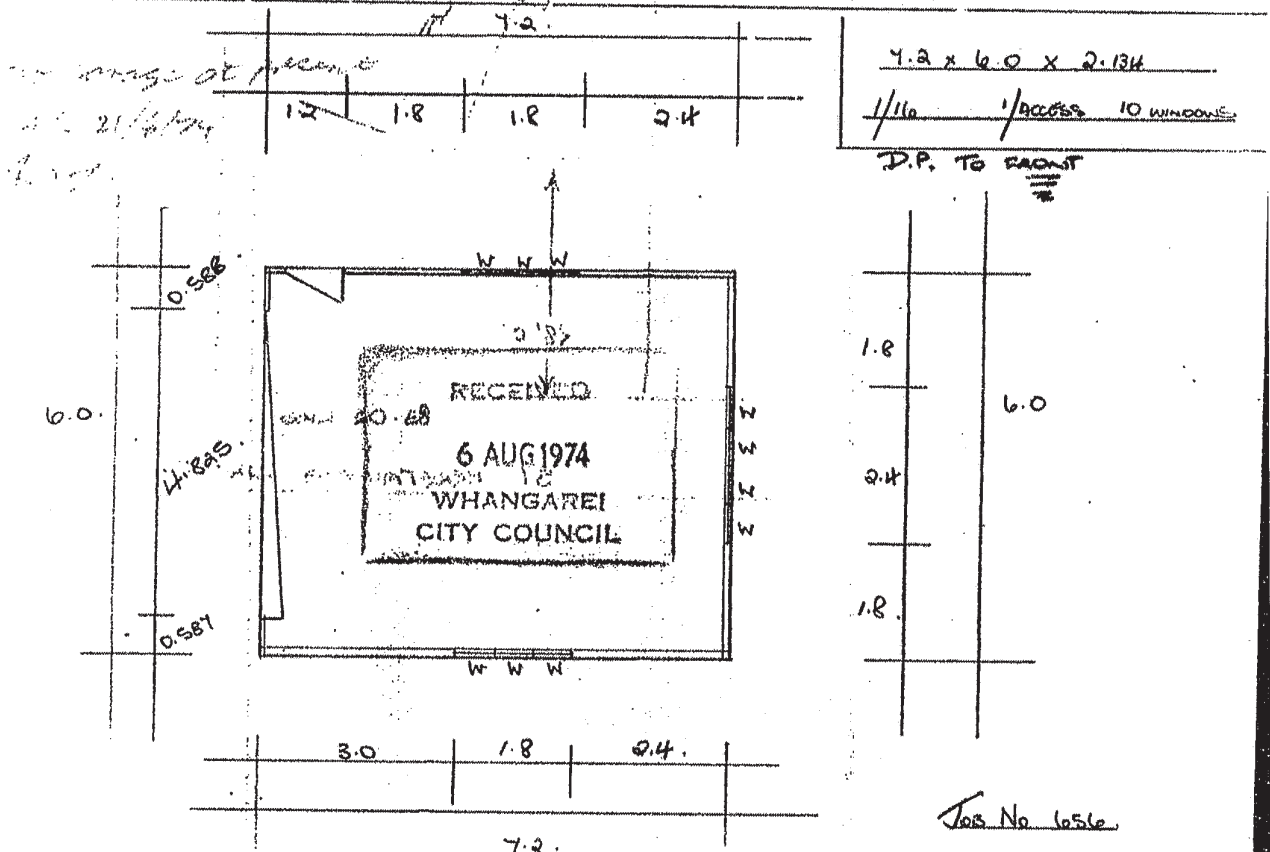
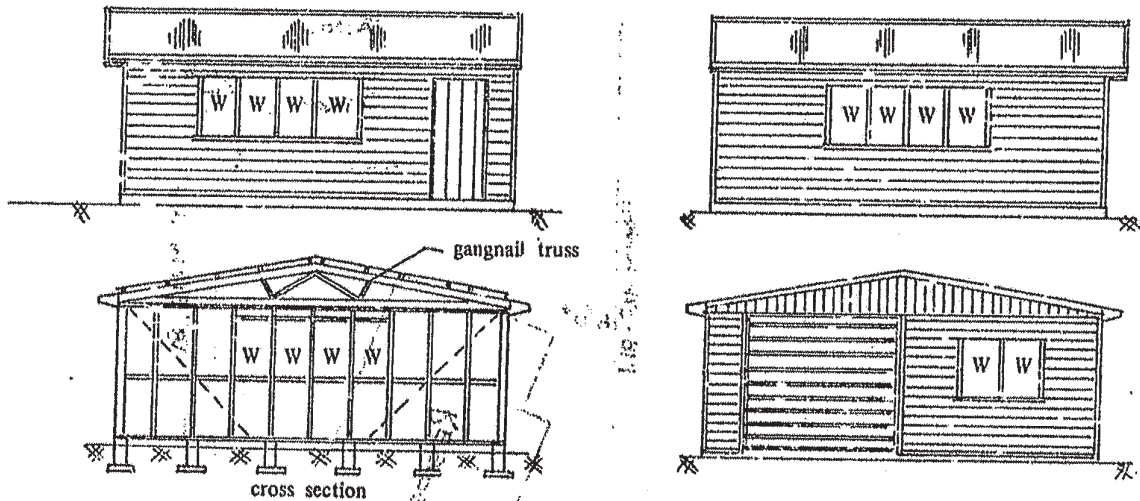
WHANGAREI

Builder's Phone 88 : 9446

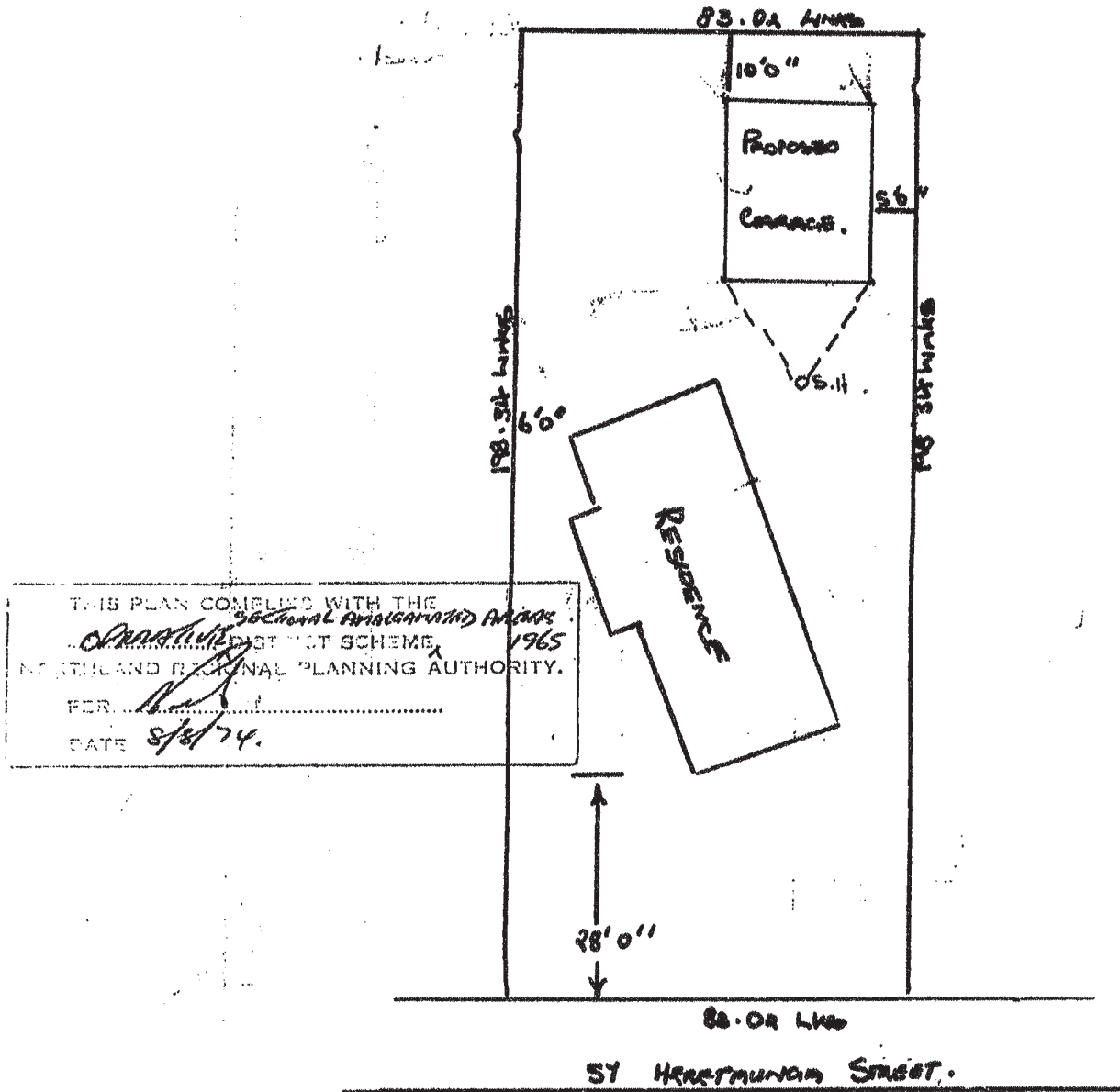


CALDER & WADDONALD 7.78

PROPOSED GARAGE for: Mr. T. Fraser at 57 HENSTONIA STREET, TIRAPONGA
 FOUNDATIONS: 16 x 8 x 8 concrete blocks on 12 x 12 x 4 concrete pads @ 4' 0" centres.
 FRAMING: Height to be 7' 2" over all studs @ 24" centres with one row of nogs. Braces: Pride Angle
 Brace. Timber: Framing No. 2 B.T. Pine. Bottom Plate Tanilized Pine No. 1.
 ROOF CONSTRUCTION: Approved Gang Nail Trusses @ 8 foot centres will be used with 4 x 2 purlins
 @ 30" centres on edge.
 ROOF COVERING: To be 26 g. galvanised corrugated iron with approved ridging and flashing.
 WINDOWS: To be fixed, 22 1/4" wide x 36" high. Number indicated on Plan.
 ACCESS DOOR: To be 6' 6" x 2' 9" of galvanised iron construction, with box steel frame.
 MAIN ENTRANCE DOOR: To be an 8 foot Tiltz door.
 EXTERIOR SHEATHING: To be clad
 STORMWATER: To be completed by Graham Reed



Job No 656



308482
PERMIT NUMBER
24.8.84

76 11
FILE NUMBER

14 AUG 1984
WHANGAREI
CITY COUNCIL

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

To: The CITY Engineer

I hereby apply for permission to EXTEND EXISTING GARAGE
at 57 HERETAUNGA ST TIKIRUNGA for MR. T. FRASER
(House Number and Street) (Owner)
of 57 HERETAUNGA ST TIKIRUNGA according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 723/386 Front Area
Lot No. 45 Back
D.P. 70054 Side Side

PARTICULARS OF BUILDING:

Foundations CONCRETE Floors CONCRETE
Walls STONE Roofs STONE
Area of Ground Floor 16.2m² (60.27) Metres Area of First Floor or Mezzanine Metres
Area of Basement Metres Area of Outbuildings 16.2m² Metres
Number of Storeys: Above kerb level Below kerb level
Average distance of set back of front of buildings from street boundary line 9.0m

ESTIMATED VALUE:

Building \$ 2200 - .00
Sanitary Plumbing \$
Sanitary Drainage \$
Total \$ 2200 - .00

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) W'SHOP

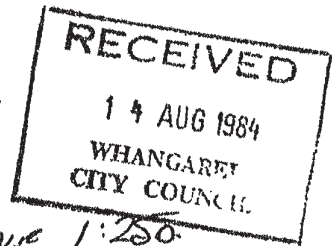
Proposed use or occupancy of other parts of buildings Dwelling

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

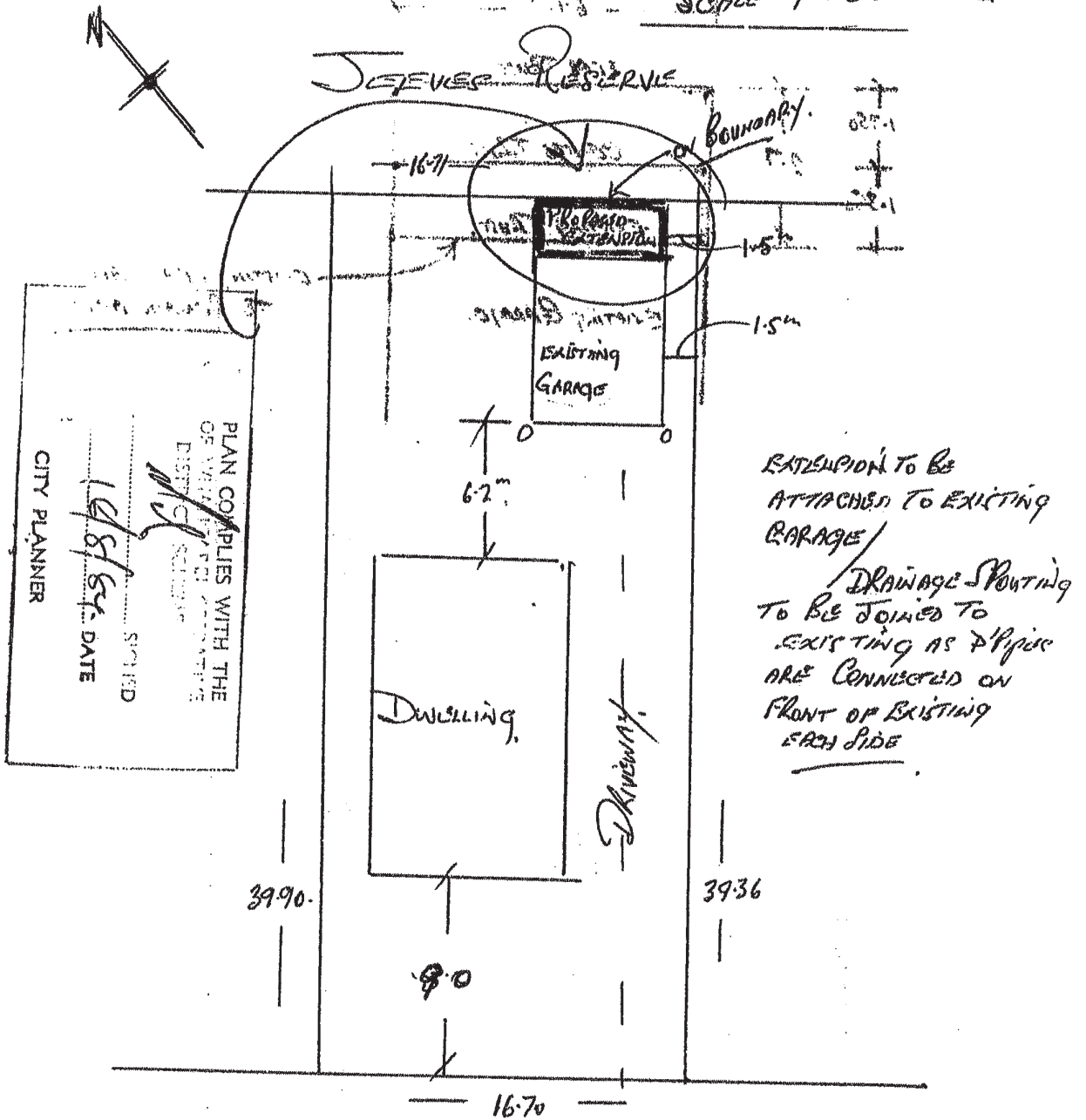
PLEASE PRINT		
OWNER	BUILDER	OWNER'S AGENT
NAME <u>MR. T. FRASER</u>	NAME <u>EDWARD BLOO</u>	NAME <u>(Builder)</u>
POSTAL ADDRESS <u>57 HERETAUNGA ST</u> <u>TIKIRUNGA</u>	POSTAL ADDRESS <u>PO Box 6057</u> <u>RAUMANGA W.R.</u>	POSTAL ADDRESS
PHONE <u>71570</u>	PHONE <u>82163</u>	PHONE
Date <u>13/8/84</u> 198		Signature

IDEAL GARAGES

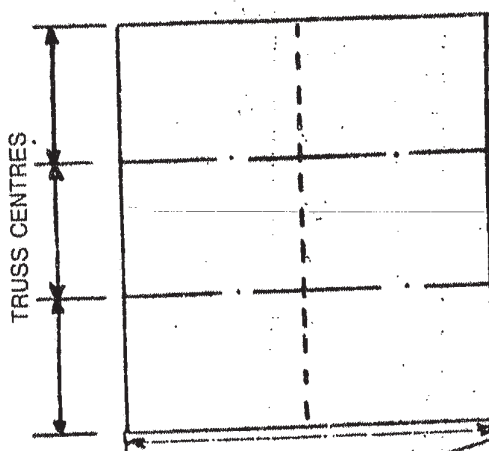
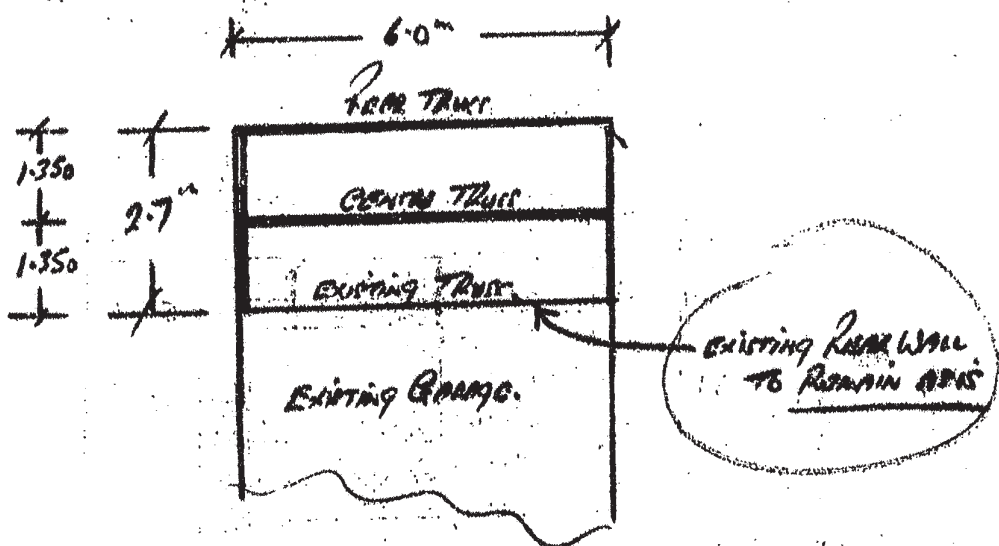
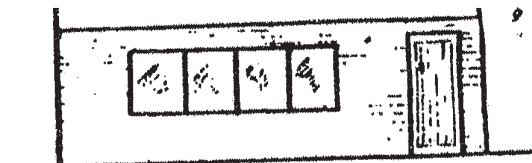
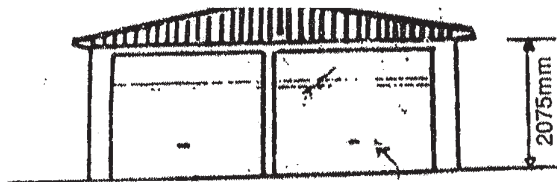
MANUFACTURERS OF PREFABRICATED GARAGES AND SHEDS



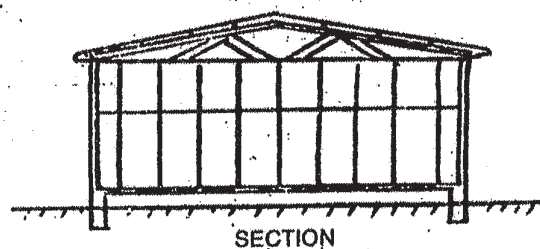
SCALE 1:250



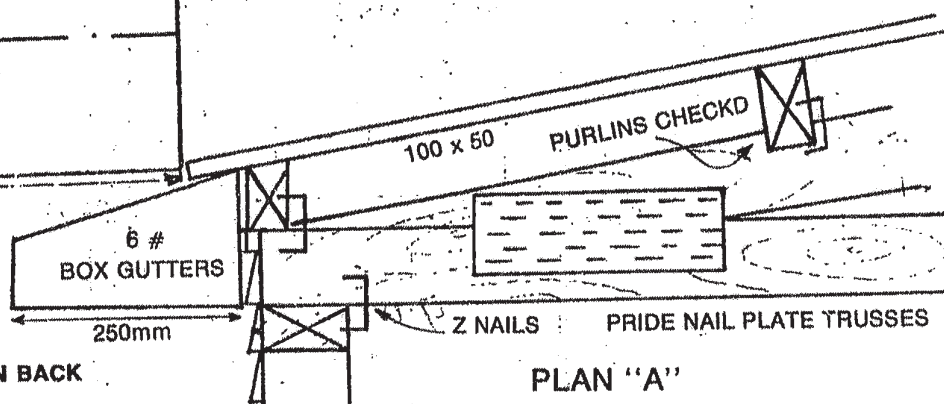
ST NO 57 HERITAGE CT.



PLAN



SECTION



NOTE! SITE PLAN ON BACK

PLAN "A"

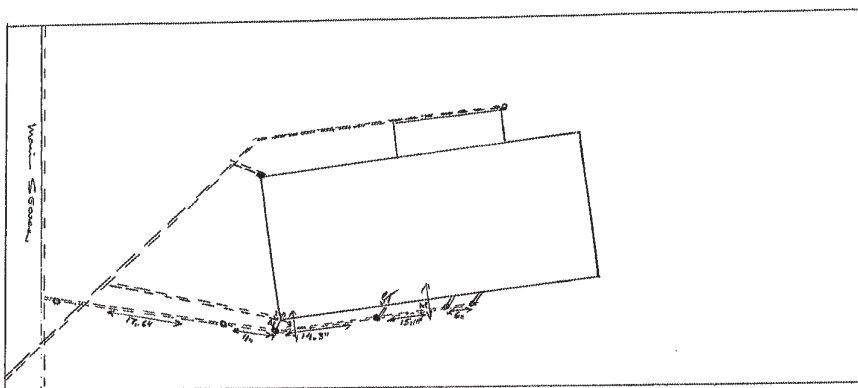
SPECIFICATIONS

Foundations	200mm x 200mm Concrete Blocks @ 1200mm No. 8 wire ties <u>Concrete Slab, Nib Wall No. 8 wire ties.</u>
Plates	100mm x 50mm B.T. Rad. 150mm clear of ground.
Studs	100mm x 50mm B.T. Rad. @ 600mm CRS.
Nogs	100mm x 50mm B.T. Rad. 1 Row
Purlins	100mm x 50mm B.T. Rad. on edge checked 25mm over Trusses installed @ maximum 650mm CRS.
Roof	Pride Nail Plate Trusses by Ideal Constructions (Auck) Ltd, at 2400mm Centres. AK 2182-1
Cladding	Roof 0.45 Galv. Corr. Iron Walls 0.45 Galv. Metal Weatherboard

PERMIT No. 8543
DATE 11-4-74

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

1671



Binding Margin to be left Blank

4

Owner Mr. S. Peters

Street Hastings St. Williams Assessment No.

Plumber

Drainer W. B. Davis

MICROBOX

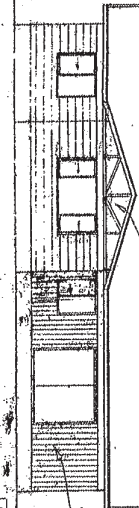
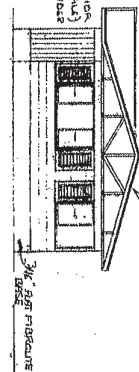
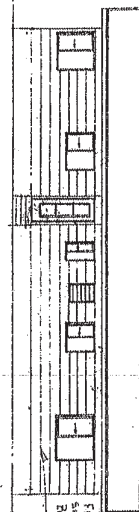
MICROFILM RECORDS (WAIKATO) LTD, HAMILTON

8/12/93

ω

2

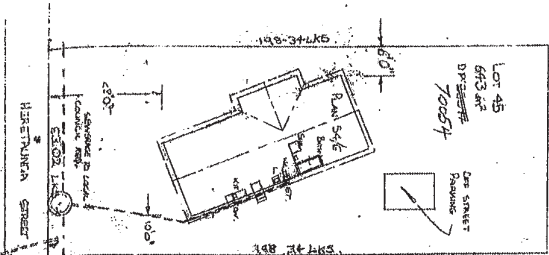
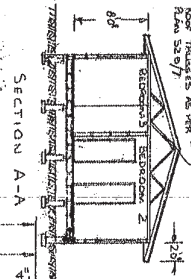
15363



REAR ELEVATION

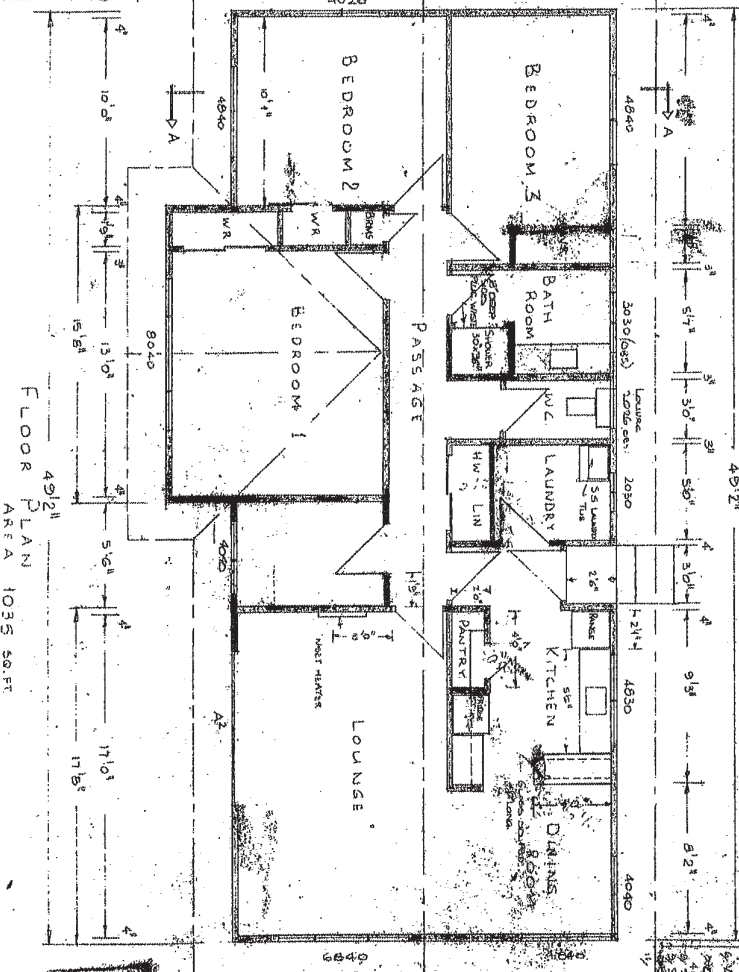
END ELEVATION

FRONT ELEVATION



JEFFES
18MES
KAKA ST. WHANGAREI
TELEPHONE 82-78 - 82-79
PROPOSED RESIDENCE
FOR M. R. & C. J. (S)
DATE 4-7-73
DRAWN K.T.
PLAN NO 54/6
SIZES SHOWN ARE APPROXIMATE ONLY

DOOR SIZES
REAR (3 DOORS) 6'6" x 2'6"
MAIN L.I. 6'6" x 2'6"
BATHROOM 6'6" x 2'6"
H.W. LIN 6'6" x 2'6"
CLOSET 6'6" x 2'6"
BROOKS 6'6" x 2'6"



FLOOR PLAN
AREA 1035 SQ. FT.

COPYRIGHT

MICROBOX

MICROFILM RECORDS (WAIKATO) LTD., HAMILTON

8/12/83

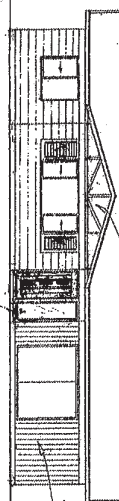
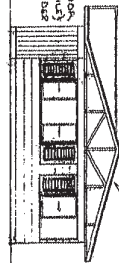
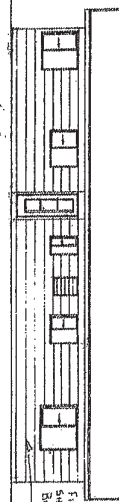
3

2

RECEIVED
22 JAN 84
WHANGAREI
CITY COUNCIL

15363

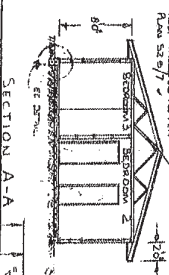
N.B. STEVEN LUDIA SCHE
BY JAMES CONSULTANT



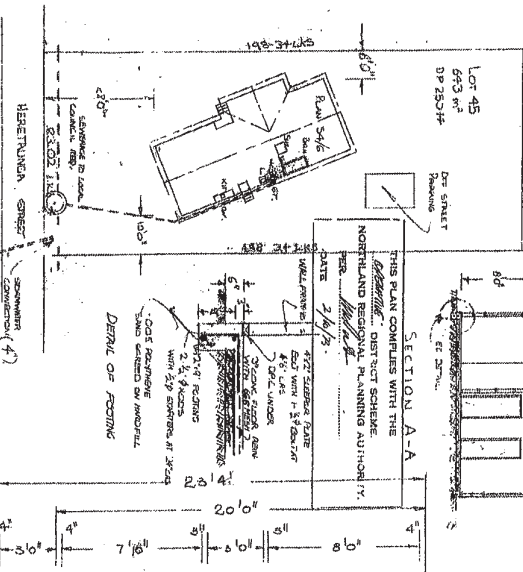
REAR ELEVATION

END ELEVATION

FRONT ELEVATION



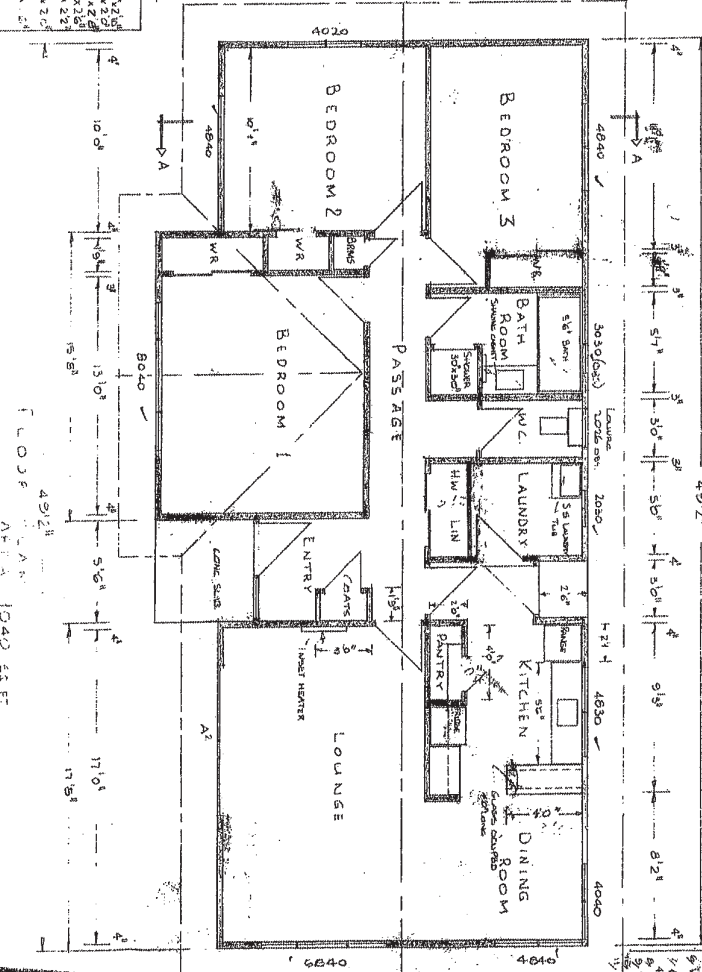
SECTION A-A



JAMES HOMES
KAKA ST. WHANGAREI
TELEPHONE 82778 - 82779

PROPOSED RESIDENCE
FOR Mr. R. C. WILSON
DATE 2-7-75
PLAN No. 54/0

DOCS SIZES
FLOOR PLAN (1/4" = 1'-0") 66" x 122"
SECTION (1/4" = 1'-0") 66" x 122"
ELEVATIONS (1/4" = 1'-0") 66" x 122"
MAIN PLAN 66" x 122"
BATH PLAN 66" x 122"
KITCHEN PLAN 66" x 122"
LIVING PLAN 66" x 122"
BEDROOM PLAN 66" x 122"
BASIC PLAN 66" x 122"



- 1. 100% BUILDING
- 2. 100% BUILDING
- 3. 100% BUILDING
- 4. 100% BUILDING
- 5. 100% BUILDING
- 6. 100% BUILDING
- 7. 100% BUILDING
- 8. 100% BUILDING
- 9. 100% BUILDING
- 10. 100% BUILDING
- 11. 100% BUILDING
- 12. 100% BUILDING
- 13. 100% BUILDING
- 14. 100% BUILDING
- 15. 100% BUILDING
- 16. 100% BUILDING
- 17. 100% BUILDING
- 18. 100% BUILDING
- 19. 100% BUILDING
- 20. 100% BUILDING
- 21. 100% BUILDING
- 22. 100% BUILDING
- 23. 100% BUILDING
- 24. 100% BUILDING
- 25. 100% BUILDING
- 26. 100% BUILDING
- 27. 100% BUILDING
- 28. 100% BUILDING
- 29. 100% BUILDING
- 30. 100% BUILDING
- 31. 100% BUILDING
- 32. 100% BUILDING
- 33. 100% BUILDING
- 34. 100% BUILDING
- 35. 100% BUILDING
- 36. 100% BUILDING
- 37. 100% BUILDING
- 38. 100% BUILDING
- 39. 100% BUILDING
- 40. 100% BUILDING
- 41. 100% BUILDING
- 42. 100% BUILDING
- 43. 100% BUILDING
- 44. 100% BUILDING
- 45. 100% BUILDING
- 46. 100% BUILDING
- 47. 100% BUILDING
- 48. 100% BUILDING
- 49. 100% BUILDING
- 50. 100% BUILDING
- 51. 100% BUILDING
- 52. 100% BUILDING
- 53. 100% BUILDING
- 54. 100% BUILDING
- 55. 100% BUILDING
- 56. 100% BUILDING
- 57. 100% BUILDING
- 58. 100% BUILDING
- 59. 100% BUILDING
- 60. 100% BUILDING
- 61. 100% BUILDING
- 62. 100% BUILDING
- 63. 100% BUILDING
- 64. 100% BUILDING
- 65. 100% BUILDING
- 66. 100% BUILDING
- 67. 100% BUILDING
- 68. 100% BUILDING
- 69. 100% BUILDING
- 70. 100% BUILDING
- 71. 100% BUILDING
- 72. 100% BUILDING
- 73. 100% BUILDING
- 74. 100% BUILDING
- 75. 100% BUILDING
- 76. 100% BUILDING
- 77. 100% BUILDING
- 78. 100% BUILDING
- 79. 100% BUILDING
- 80. 100% BUILDING
- 81. 100% BUILDING
- 82. 100% BUILDING
- 83. 100% BUILDING
- 84. 100% BUILDING
- 85. 100% BUILDING
- 86. 100% BUILDING
- 87. 100% BUILDING
- 88. 100% BUILDING
- 89. 100% BUILDING
- 90. 100% BUILDING
- 91. 100% BUILDING
- 92. 100% BUILDING
- 93. 100% BUILDING
- 94. 100% BUILDING
- 95. 100% BUILDING
- 96. 100% BUILDING
- 97. 100% BUILDING
- 98. 100% BUILDING
- 99. 100% BUILDING
- 100. 100% BUILDING

MICROBOX

RECORDS (WHANGAREI) LTD. WHANGAREI

8/12/93

3

2

COPYRIGHT

Form 7
Code Compliance Certificate

Section 95, Building Act 2004

Rust Avenue, Whangarei
Private Bag 9023, Te Mai,
Whangarei 0143, New Zealand
P +64 9 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz/ContactUs

The Building

Street address of building:	57 Heretaunga Street , Whangarei 0112
Legal description of land where building is located:	Lot 45 DP 70054
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	1970

The Owner

Name of owner:	Danielle Theresa Holt-Pedersen
Contact person:	Danielle Holt-Pedersen
Mailing address:	57 Heretaunga Street, Tikipunga, Whangarei
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 021387771
Daytime:	Landline: N/A Mobile: 021387771
After hours:	Landline: N/A Mobile: 021387771
Facsimile number:	N/A
Email address:	annalee@plumbingandheat.co.nz

First point of contact for communications with the council/building consent authority:
Annalee Boakes (Plumbing & Heating Centre Limited); Mailing Address: 102 Jervois Street
RD 2
Dargaville 0372; Phone: 094396123; Email: sales@plumbingandheat.co.nz

Building Work

Building consent number:	BC2501021
Description:	New Heating Appliance
Issued by:	Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

Signature: Rob Bowers

Position: Building Control Officer - Inspections

On behalf of: Whangarei District Council

Date: 12 March 2026

Form 5

Building Consent - BC2501021

Section 51, Building Act 2004

Rust Avenue, Whangarei
Private Bag 9023, Te Mai,
Whangarei 0143, New Zealand
P +64 9 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz/ContactUs

The Building

Street address of building:	57 Heretaunga Street Whangarei 0112
Legal description of land where building is located:	Lot 45 DP 70054
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

Name of owner:	Danielle Theresa Holt-Pedersen
Contact person:	Danielle Holt-Pedersen
Mailing address:	57 Heretaunga Street Tikipunga Whangarei 0112
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 021387771
Daytime:	N/A
After hours:	N/A
Facsimile number:	N/A
Email address:	annalee@plumbingandheat.co.nz
Website:	N/A

First point of contact for communications with the building consent authority:
Annalee Boakes (Plumbing & Heating Centre Limited); Mailing Address: 102 Jervois Street
RD 2
Dargaville 0372; Phone: 094396123; Email: sales@plumbingandheat.co.nz

Building Work

The following building work is authorised by this building consent:
New Heating Appliance

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act

relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

The building must be altered, removed, or demolished on or before the end of 10 years from the date of issue of this consent (being the specified intended life of the building).

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Inspections

The following inspections are required:

- Final

Compliance Schedule

A compliance schedule is not required for this building.

Attachments

Copies of the following documents are attached to this building consent:

Information page: Now you have your Building Consent

- Advice notes

Signature: Murray McDonald

Position: Manager Building Control

On behalf of: Whangarei District Council

Issue Date: 07 October 2025

Advice Notes

Solid Fuel Burning Appliance: It is the owners responsibility to ensure any curtains, drapes or other such combustibles which would present risk of fire are kept tied back so as not to encroach within the safety clearance of the appliance.

Now you have your Building Consent

To assist you further in the Building Consent process, the following points should be noted:

Building Consent conditions

It is important you understand the conditions of the consent and seek any additional information required before you start building (e.g. you may require the help of other professional services such as an engineer). If you do not understand the conditions, have your consent number handy and contact the building team for assistance.

Inspections cannot be booked if the following applies: (check this consent)

- A Resource Consent, Discharge Consent or Outline Plan is required. The applicable consent must be issued before the inspection booked.
- A Licensed Building Practitioner (LBP) to carry out restricted building works has not been nominated. The name(s) of the LBPs to work on your project must be supplied in writing.

Building inspections

Please do not contact the building inspector directly. All inspections must be booked with the Booking Office team on 09 4304224.

Note some of your inspections may need to be completed by an engineer or a similarly qualified professional. If this is the case, you or your builder will need to ensure that these inspections are completed, and appropriate records supplied to council otherwise the issue of a Code Compliance Certificate may be refused – please check your building consent (Form 5) for detail.

Building Consent

A printed copy of the approved plans must be kept on site at all times. If the approved plans are not available on site, the inspection will not proceed and the inspection will be **“failed”**.

Additional building inspections or processing time

If further processing or additional inspections are required to complete the assessment process, an invoice will be issued. Extra fees may also apply if any on-site inspections fail.

Timeframes

Building work should start within 12 months of the Building Consent being issued if not your consent will be lapsed and another consent will be required.

If you have not applied for a Code Compliance Certificate within two years of your building consent being issued (granted) then we have to make a decision whether to issue the certificate or refuse to issue. If we refuse, you can apply for your CCC when ready. Please contact us should you think this may be an issue.

Final inspection

When all the nominated inspections have successfully been completed, you may then book a final inspection. Please make sure your approved Building Consent plans and documentation are ready, and all LBP Record of Works, certificates and statements are available and have been completed in full.

Code Compliance Certificate

All inspections must have successfully been completed. The owner must apply for the Code Compliance Certificate (CCC) when all building work is complete, the best time to do this is when the final inspection has been signed off or “passed”. While the CCC completes the Building Consent process, it would be advisable to have an ongoing maintenance program in place. Please apply for your CCC via the Objective Build portal.

Residential Warranty and Maintenance Requirements

SUPPLY DATE: FEBRUARY 2026

PROPERTY OWNER	Home Owner
SITE ADDRESS	57 Heretaunga Street, Tikipunga, Whangārei 0112, New Zealand
SITE ENVIRONMENT	Mild
BUILDING TYPE	Residential
ROLLFORMER	Metalcraft Whangarei

WARRANTY THAT PRODUCT:	ROOFING	WALL CLADDING	GUTTERS/DOWNPipes	FLASHINGS	FASCIASOFFIT
Paint will not flake, peel or excessively fade	18 Years	-	-	-	-
Will not perforate through corrosion	50 Years	-	-	-	-

The product manufactured from **COLORSTEEL® MAXAM®** is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of **COLORSTEEL® MAXAM®** and does not constitute a failure of the coating system. Testing to determine coating performance will be in accordance with the methods described in Australian Standard AS1580.

This warranty is issued by New Zealand Steel Limited and is subject to the following terms and conditions:

(Note: all New Zealand Steel literature referred to in this warranty is that which is current at the time of installation and is available from the rollformer or www.colorsteel.co.nz)

- The maintenance programme specified on the reverse **BEING STRICTLY ADHERED TO and documented.**
- The warranty periods stated above start from the date the material is supplied to site.
- The installed pitch of the roof is equal to or greater than 3°, or the minimum recommended for the profile, whichever is greater.
- The product is only used in the environments and applications as recommended in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure (or on-line *Guidelines for Use*).
- The product is designed, formed, stored, handled and installed in accordance with recommendations given in *Specifiers and Builders Guide* (on-line *Guidelines for Use*), *Information Bulletins* and *NZ Metal Roof and Wall Cladding Code of Practice*.
- This warranty covers the **COLORSTEEL® MAXAM®** material only and no accessories supplied which include, without limitation, fasteners, soft edge and building wrap.
- All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed in law. In particular, where the product is supplied for the purpose of business, the guarantees contained in the Consumer Guarantees Act 1993 do not apply.
- Failure of the material or the coating partially or wholly due to one or more of the following causes is not covered by this warranty:
 - Use of the product within 25m of the high water mark on the East Coast or 50m of the high water mark on the West Coast.
 - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as air-conditioning units, PV/Solar energy systems, and failure to remove swarf.
 - Contact or immersion in soil, ash, fertilizer, moisture retaining substances, sunscreen or water (of any type).

- Contact with or runoff from lead or copper and other dissimilar metals, chemical agents, green or wet timber or treated timber.
- Water entrapment or ponding for any reason.
- Mechanical damage, chemical attack, corrosion or other damage sustained during transport, handling, storage, installation or subsequent to installation.
- Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
- Application of post paint treatments or systems.
- Failure to install, use and maintain the product in accordance with NZ Steel's guidelines and applicable industry standards.
- Underside corrosion as a result of high humidity, condensation or pollution generated within a building.
- Failure to replace corroded fasteners, or use of incorrect fasteners.
- Corrosion arising from lapped areas of end-lapped sheets.
- The product having been inappropriately stored prior to installation.
- Causes beyond the control of New Zealand Steel or the roofing manufacturer, including earthquakes, fires, cyclones, tornadoes, storms, hurricanes, lightning, hail, volcanic activity and other similar extreme "Acts of God".
- Actions by other persons.

If **COLORSTEEL® MAXAM®** pre-painted steel has failed to perform as warranted, then a claim, in writing, specifying in what respect the **COLORSTEEL® MAXAM®** has failed to perform, must be made within the applicable warranty period, to New Zealand Steel who will at its sole option repair or replace (including labour) the affected material or provide a refund equal to the cash value based on New Zealand Steel's estimate of the cost of the then current New Zealand Steel equivalent product. All claims must be accompanied by this original warranty document. A new warranty will be issued to cover the balance of the original warranty offer for both the paint coating and perforation protection where repair or replacement is made, this period is not extended in case of replacement. Neither the roofing manufacturer named below nor New Zealand Steel will be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. Nothing in this warranty is intended to exclude or limit any rights consumers may have under the Consumer Guarantees Act 1993.

New Zealand Steel and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.

PRODUCT USAGES

Roofing with a Corrugate profile and a pitch of 15 degrees

- Paint will not flake, peel or excessively fade for **18 years**
- Will not perforate through corrosion for **50 years**

Coil References: P848743: Mist Green, 0.4mm - P848747: Mist Green, 0.4mm

MANUFACTURING

COLORSTEEL® MAXAM® manufactured by New Zealand Steel Limited.

Rollformed by Metalcraft Whangarei.

Installed by John Duff Roofing (2016) Ltd.

APPROVAL

This Warranty is issued by (the manufacturer), New Zealand Steel Limited.

Date: 09 February, 2026

MAINTENANCE PROGRAMME

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	MODERATE ISO CATEGORY 3	SEVERE ISO CATEGORY 4	VERY SEVERE ISO CATEGORY 5
Roof	Rain washing	Rain washing	Rain washing
Wall Cladding	Manual washing every year	Manual washing every 6 months	Manual washing every 3 months
Gutters, fascias and unwashed or high risk areas	Manual washing every 6 months	Manual washing every 3 months	Manual washing every month

Environment zones are described in detail in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure. If your building is within 1000 metres of the sea or in an area with a corrosive environment you should check these Categories.

Regular washing of **COLORSTEEL® MAXAM®** products increases the durability by reducing attack from airborne salts and pollutants. **COLORSTEEL® MAXAM®** surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa. Regular inspection for, and removal of lichen should be carried out as per Information Bulletin - *Removal of Lichen*.

Note: **high risk** areas include areas around flues, chimneys and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris. External objects such as walkways and platforms, air conditioning units, solar hot water and solar photovoltaic systems, all have the potential to create areas on the roof that are sheltered from the rain (unwashed areas) and, as such, additional maintenance of the roof areas affected is required as highlighted in the above table.

COLORSTEEL® and **COLORSTEEL® MAXAM®** are registered trademarks of New Zealand Steel Limited.



Warranty ID: 146481

For information relating to your warranty certificate please call 0800 697 833, or you can write to us at nzs.warranty@bluescopesteel.com

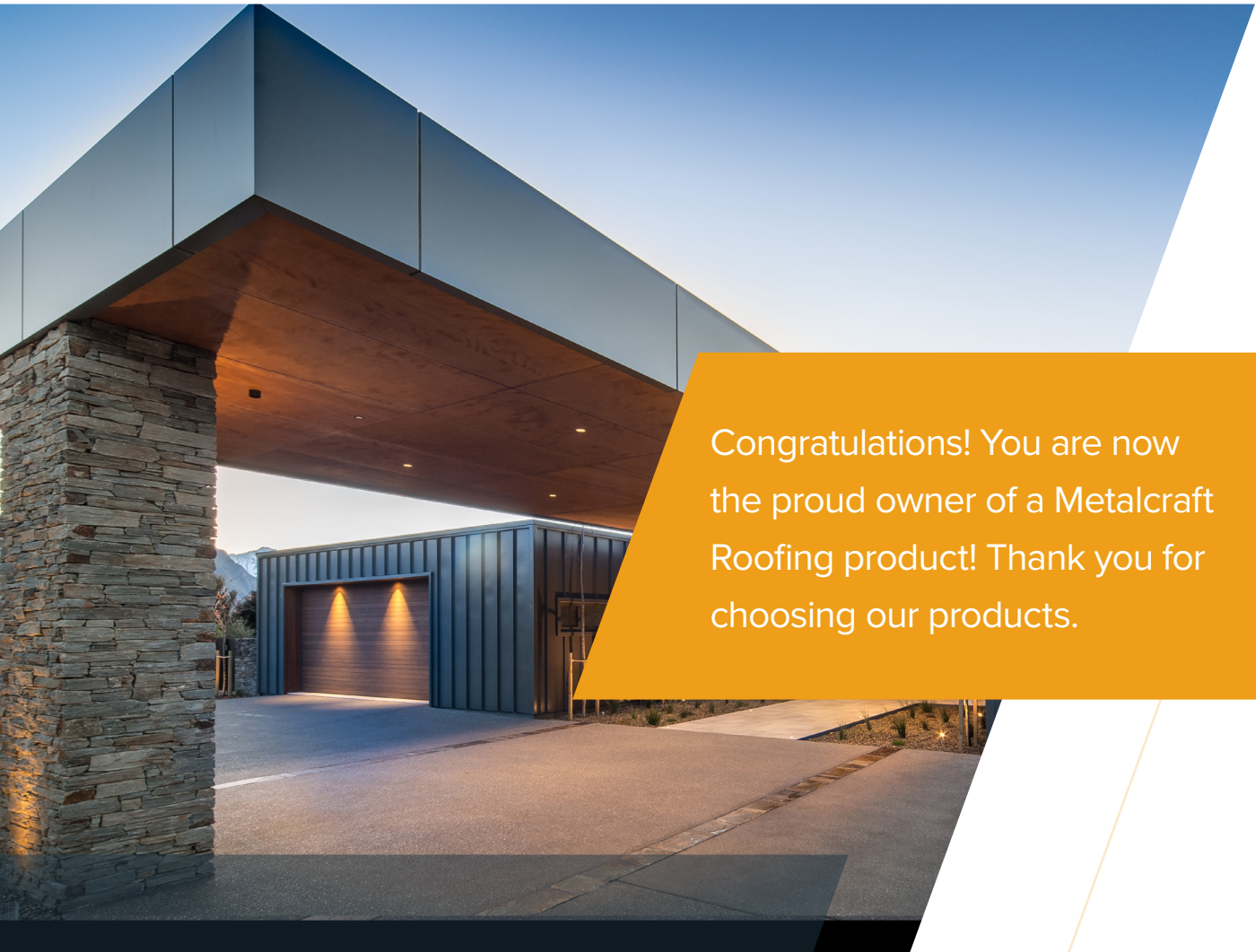




Metalcraft
Roofing



WARRANTY & MAINTENANCE GUIDE



Congratulations! You are now the proud owner of a Metalcraft Roofing product! Thank you for choosing our products.

Wanaka residence featuring espan®

Rest assured that you have purchased a quality product, manufactured from one of New Zealand Steel Limited's trusted brands. For over 60 years Metalcraft Roofing has been sheltering families from New Zealand's extreme environment. Our long standing history and solid material warranties, backed by New Zealand Steel, give you assurance of quality and peace of mind, knowing that your new roof will endure for many years to come. If maintained correctly your Metalcraft Roofing product will meet or exceed the New Zealand Building Code B2 requirement of 15 years.

Zincalume®

colorsteel
maxx®

colorsteel
endura®



Jack's Point home featuring espan®

WARRANTY

The product warranty for your Metalcraft Roofing product is issued by New Zealand Steel Limited and the terms and conditions of the product warranty can be found in the enclosed document 'Residential Warranty and Maintenance Requirements'. For jobs installed by Metalcraft Roofing, in conjunction with the relevant product warranties, a job specific installation warranty is provided. For terms and conditions please refer to 'RANZ Roofing Contract For Residential Building'.

MAINTENANCE REQUIREMENTS

It is important to carry out a regular schedule of maintenance in order to protect the appearance and prolong the durability of any Metalcraft Roofing product.

Roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits.

Normal rain washing will remove most accumulated atmospheric contaminants from roofs.

Regular washing of steel roofing and cladding products increases the durability by reducing attack from airborne salts and pollutants.

Wall cladding, requires manual washing every 3 to 12 months, (depending on the local environment and paint system), to prevent accumulation of dirt, debris or other material not removed by rain washing.

Areas that do not receive any or adequate rain washing (called unwashed areas) such as soffits, wall cladding under eaves, underside of gutters, fascias, sheltered areas of garage doors and unwashed roof areas, more extensive manual washing is required. Similarly, other High Risk

areas, around flues, under television aerials or overhanging trees and sites prone to mold, lichen, bird droppings or debris, need to have regular manual washing.

Roofing and cladding products should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be more appropriate to use water blasting at pressures of no more than 20Mpa.

Please refer to the enclosed information bulletin 12 - Maintenance Recommendations from New Zealand Steel for general guidelines and your specific residential warranty and maintenance requirements.



www.metalcraftgroup.co.nz

BRANCHES

WHANGAREI

42-44 Rewa Rewa Road, Whangarei
09 470 0870
sales.whangarei@metalcraftroofing.co.nz

AUCKLAND NORTH SHORE

4 Silverfield, Wairau Park, Glenfield, Auckland
09 444 1813
sales.auckland@metalcraftroofing.co.nz

AUCKLAND EAST TAMAKI

26 Trugood Drive East Tamaki, Auckland
09 273 2820
orders.akl@metalcraftroofing.co.nz

HAMILTON

25 Sheffield Street, Hamilton
07 849 3807
sales.hamilton@metalcraftroofing.co.nz

TAURANGA

42 Poturi St, Tauriko, Tauranga
07 575 7032
sales.tauranga@metalcraftroofing.co.nz

ROTORUA

15 Monokia Street, Rotorua
07 350 1138
sales.rotorua@metalcraftroofing.co.nz

NEW PLYMOUTH

218 De Havilland Drive, Bell Block, New
Plymouth
06 755 2113
sales.newplymouth@metalcraftroofing.co.nz

PALMERSTON NORTH

76 Malden Street, Palmerston North
06 358 9149
sales.palmerston@metalcraftroofing.co.nz

HASTINGS

1454A Omahu Road, Hastings
06 873 9020
sales.hastings@metalcraftroofing.co.nz

WELLINGTON

201 Gracefield Rd, Seaview, Lower Hutt
04 566 2253
sales.wellington@metalcraftroofing.co.nz

KAPITI COAST

11A Manchester Street, Paraparaumu
04 298 7994
sales.wellington@metalcraftroofing.co.nz

CHRISTCHURCH

85 Columbia Ave, Hornby, Christchurch
03 349 7350
sales.christchurch@metalcraftroofing.co.nz

CROMWELL

20 McNulty Road, Cromwell
03 445 4180
sales.cromwell@metalcraftroofing.co.nz

For more information on Metalcraft Roofing
visit: www.metalcraftgroup.co.nz. Metalcraft
Roofing is part of United Industries Ltd. For
more information on United Industries visit:
www.unitedindustries.co.nz.



www.metalcraftgroup.co.nz
Brochure version. 2 -Jan 2017



Metalcraft Roofing are members of the Roofing Association,
New Zealand and the New Zealand Metal Roofing
Manufacturers Incorporated.