Tikipunga
1 Rerewai Place

Proudly marketed by Steve and Miriam Davis

Harcourts
Whangarei

> Separate courtyard for those summer BBQs with family and friends a breeze...

3 1 2 2 2

Spacious Family Home Waiting for You!

FOR SALE **FLOOR AREA** 182sqm

If you are looking for a spacious family home on a spacious flat section in a quiet cul-de-sac with shops, schools, walks, Falls Lifestyle Village and public transport, with an easy drive to town - then look no further.

This attractive cross lease home of approximately 182m2 is on one level, and provides all your needs:

- 3 Bedrooms with a rumpus or fourth bedroom
- 1 Bathroom with two toilets
- Bright and spacious open plan living - kitchen, dining, and in the lounge a heat pump for instant heating or cooling for year-round comfort, and high stud ceiling
- Super large internal garage and large workshop area for hobby lovers, with loads of storage
- Separate courtyard for those summer BBQs with family and friends a breeze, and an established veg garden for garden lovers and a garden shed
- High stud carport for a Boat, Motorhome or caravan
- Fully fenced and secure for family and pets

If a home of this size provides all your needs and more, call Steve and Miriam today.

Sold Nearby

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

SALE PRICE	$566,000 TO $665,000	MEDIAN	$587,000	MEAN	$604,000
C.V	$590,000 TO $675,000	MEDIAN	$640,000	MEAN	$639,000

FOR THE PROPERTY AT THE MEDIAN, THE SALE PRICE WAS 7.9% BELOW CV.

We were unable to find any other Cross Lease properties with the size of your property to compare, we also believe you RV is low compared to others in same street, see report. Also we have mostly compared other 3 bedroom, 1 bathroom properties due to what you have advised about non-consented work.

4 Coleridge Place, Tikipunga, Whangarei — 3 | 1 | 3

LAST SOLD	$580,000 - 26 JUL 24	FLOOR AREA	100 M²
		ROOF	TILE PROFILE
CAPITAL VALUE	$640,000 - 01 JUL 21	WALLS	FIBRE CEMENT
LAND VALUE	$270,000 - 01 JUL 21	BUILDING AGE	1980-1989
LAND USE	RESIDENCE		
LAND AREA	657 M²		

Smaller house and smaller land area in similar location, not Cross Lease

178 Kiripaka Road, Tikipunga, Whangarei — 3 | 1 | 1

LAST SOLD	$566,000 - 25 JUL 24	FLOOR AREA	100 M²
		ROOF	STEEL/G-IRON
CAPITAL VALUE	$590,000 - 01 JUL 21	WALLS	WOOD (INCL WEATHERBOARD)
LAND VALUE	$270,000 - 01 JUL 21		
LAND USE	RESIDENCE	BUILDING AGE	1960-1969
LAND AREA	1,196 M²		

Smaller house, larger land area in similar location, not Cross Lease

52 Kiripaka Road, Tikipunga, Whangarei — 3 | 2 | 6

LAST SOLD	$665,000 - 04 JUL 24	FLOOR AREA	111 M²
		ROOF	STEEL/G-IRON
CAPITAL VALUE	$630,000 - 01 JUL 21	WALLS	WOOD (INCL WEATHERBOARD)
LAND VALUE	$395,000 - 01 JUL 21		
LAND USE	RESIDENCE	BUILDING AGE	2010-2019
LAND AREA	1,152 M²		

Smaller house on larger land area in similar location, not Cross Lease

142 Kiripaka Road, Tikipunga, Whangarei — 4 | 2 | 5

LAST SOLD	$622,000 - 28 MAY 24	FLOOR AREA	114 M²
		ROOF	STEEL/G-IRON
CAPITAL VALUE	$675,000 - 01 JUL 21	WALLS	WOOD (INCL WEATHERBOARD)
LAND VALUE	$260,000 - 01 JUL 21		
LAND USE	RESIDENCE	BUILDING AGE	1960-1969
LAND AREA	787 M²		

Small house on smaller land area in similar location, not Cross Lease

14 Hawea Place, Tikipunga, Whangarei — 3 | 1 | 2

LAST SOLD	$587,000 - 31 MAY 24	FLOOR AREA	100 M²
		ROOF	STEEL/G-IRON
CAPITAL VALUE	$660,000 - 01 JUL 21	WALLS	FIBRE CEMENT
LAND VALUE	$270,000 - 01 JUL 21	BUILDING AGE	1970-1979
LAND USE	RESIDENCE		
LAND AREA	741 M²		

Smaller house on smaller land area in similar location, not Cross Lease

Harcourts Just Rentals

Rental Appraisal

02 October 2024

Tikipunga 1 Rerewai Place

3 1 1 2

Rental Estimate: $570.00 - $600.00 per week

Comparable Properties

Address	Bedrooms and Bathrooms	Rent Per Week
Kiripaka Road, Tikipunga	3 Bedrooms, 1 Bathroom	$570.00
Otuhiwai Crescent, Tikipunga	3 Bedrooms, 1 Bathroom	$580.00
Erin Street, Tikipunga	3 Bedrooms, 1 Bathroom	$590.00
Heretaunga Street, Tikipunga	3 Bedrooms, 1 Bathroom	$600.00

Are you considering purchasing this home as an investment?

We are a highly experienced award-winning property management team who service the Whangarei area and would be delighted to manage your investment property. We take property management seriously and our results speak for themselves.

99.54% of our properties are tenanted

99.36% of our tenants pay their rent on time

To ensure your investment property reaches it's full potential, contact Janet Pitman today.

Janet **PITMAN**

Business Development Manager

021 892 443 | janet.pitman@harcourts.co.nz

Disclaimer: This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). Your property may not be able to be rented if it is not compliant with the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Information about these regulations can be found here: http://www.tenancy.govt.nz/assets/Uploads/Insulation-requrements.pdf. This report is solely to provide information to the property owner and / or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

Property Information

Property Type	House
Other Rooms	Dining Room, Double Bedrooms, Living Rooms, Rumpus, Separate Laundry, Single Bedroom, Workshop
Hot Water	Electric
Heating	Heat Pump, Ventilation System
Insulation	Ceiling, Floor, Walls
Kitchen	Open Plan, Standard
Dining	Open Plan Dining
Bathrooms	Separate Bathrooms, Separate Shower, Separate WCs
Lounge	Lounge/Dining Combined
Stove	Electric
Interior Condition	Very Good
Exterior Condition	Very Good
Roof	Iron
Flooring	Carpet, Vinyl, Polished Concrete
Garaging	Boat Parking, Carport, Double, Internal Access, Off St Parking
Fencing	Fully Fenced
Aspect	Northerly
Views	Private, Urban
Sewage	Mains
Water	Town
Frontage	Street
Amenities	Close to Schools, Close to Shops, Close to Transport

Features & Chattels

Living Rooms	2
Chattels	Bathroom Extractor Fan, Cooktop, Curtains, Drapes, Fixed Floor Coverings, Garden Shed, Heat Pump, Light Fittings, Smoke Detectors, Stove, TV Aerial

Additional Information

More Details URL	harcourtswhangarei.co.nz/property/WR46347

Rates

Legal Description:	FLAT 49 DP 101325 HAVING 1/3 INT IN 1944 SQ METRES BEING LOT 17 DP 100284

Assessment Number:	0072345617C
Property ID:	15503
Address:	1 Rerewai Place Whangarei 0112
View Maps:	WDC Maps Google Maps
Land Area (hectares):	0
Capital Value:	2024/2025 $530,000 2025/2026 $530,000
Land Value:	2024/2025 $155,000 2025/2026 $155,000
Record of Title:	55D/544
Floor Area (square metres):	182
Site Area (square metres):	182
Improvements:	DWG OI
Land Use Code:	Residential Single Unit
Number of Units:	1
Property Category:	RD198B
Zone (view District Plan Map):	District Plan Map

WDC			
General Residential	Land Value	155000	$423.74
Uniform Annual General Charge	SUIPs	1	$821.00
Sewage Disposal - Residential	Pans	1	$928.00
Total			**$2,172.74**
NRC			
NRC - Regional Council Services	SUIPs	1	$209.33
NRC - Regional Economic Development	Land Value	155000	$3.83
NRC - Regional Emergency & Hazard Management	SUIPs	1	$57.07
NRC - Regional Flood Infrastructure	SUIPs	1	$40.67
NRC - Regional Land and Freshwater Management	Land Value	155000	$44.45
NRC - Regional Pest Management	SUIPs	1	$100.86
NRC - Regional Rescue Services	SUIPs	1	$11.30
NRC - Regional Sporting Facilities	SUIPs	1	$16.18
NRC - Regional Transport Rate	SUIPs	1	$51.81
NRC - Regional Urban Rivers Management - Gen Catchment	SUIPs	1	$40.78
Total			**$576.28**
Total			**$2,749.02**

Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA55D/544**
Land Registration District **North Auckland**
Date Issued 29 June 1984

Prior References
NA54C/1097

Estate Fee Simple - 1/3 share
Area 1944 square metres more or less
Legal Description Lot 17 Deposited Plan 100284
Registered Owners
Paul David Neaves as to a 2/3 share
Devon Marie Neaves as to a 1/3 share

Estate Leasehold
Instrument L B304069.3
Term 999 years as from and including 1.4.1984
Legal Description Flat 49 Deposited Plan 101325
Registered Owners
Paul David Neaves as to a 2/3 share
Devon Marie Neaves as to a 1/3 share

Interests

B304069.1 Lease of Flat 47 Composite CT NA55D/542 issued - 29.6.1984 (Affects Fee Simple)

Land Covenant in Lease B304069.1 - 29.6.1984 (Affects Fee Simple)

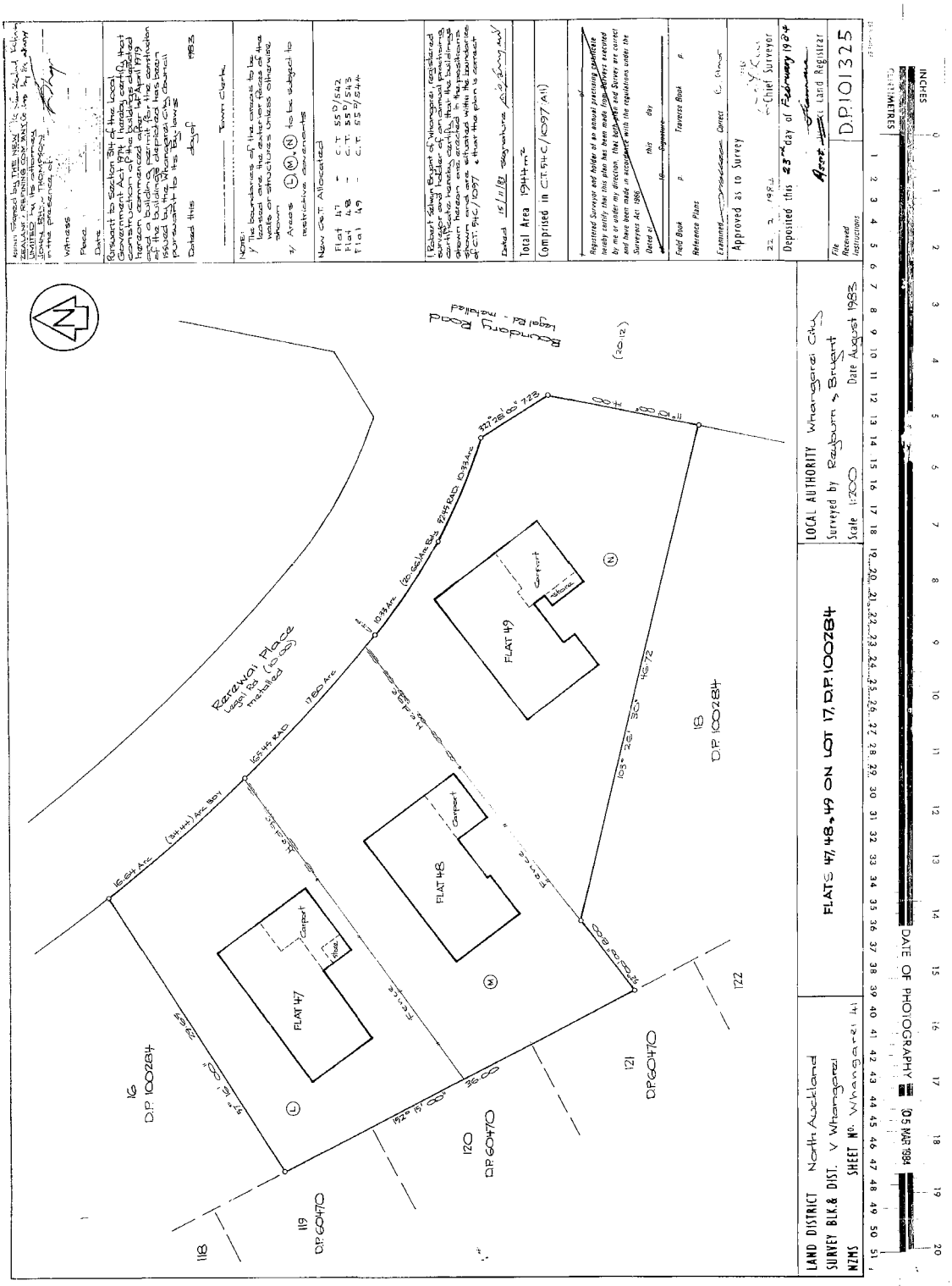
B304069.2 Lease of Flat 48 Composite CT NA55D/543 issued - 29.6.1984 (Affects Fee Simple)

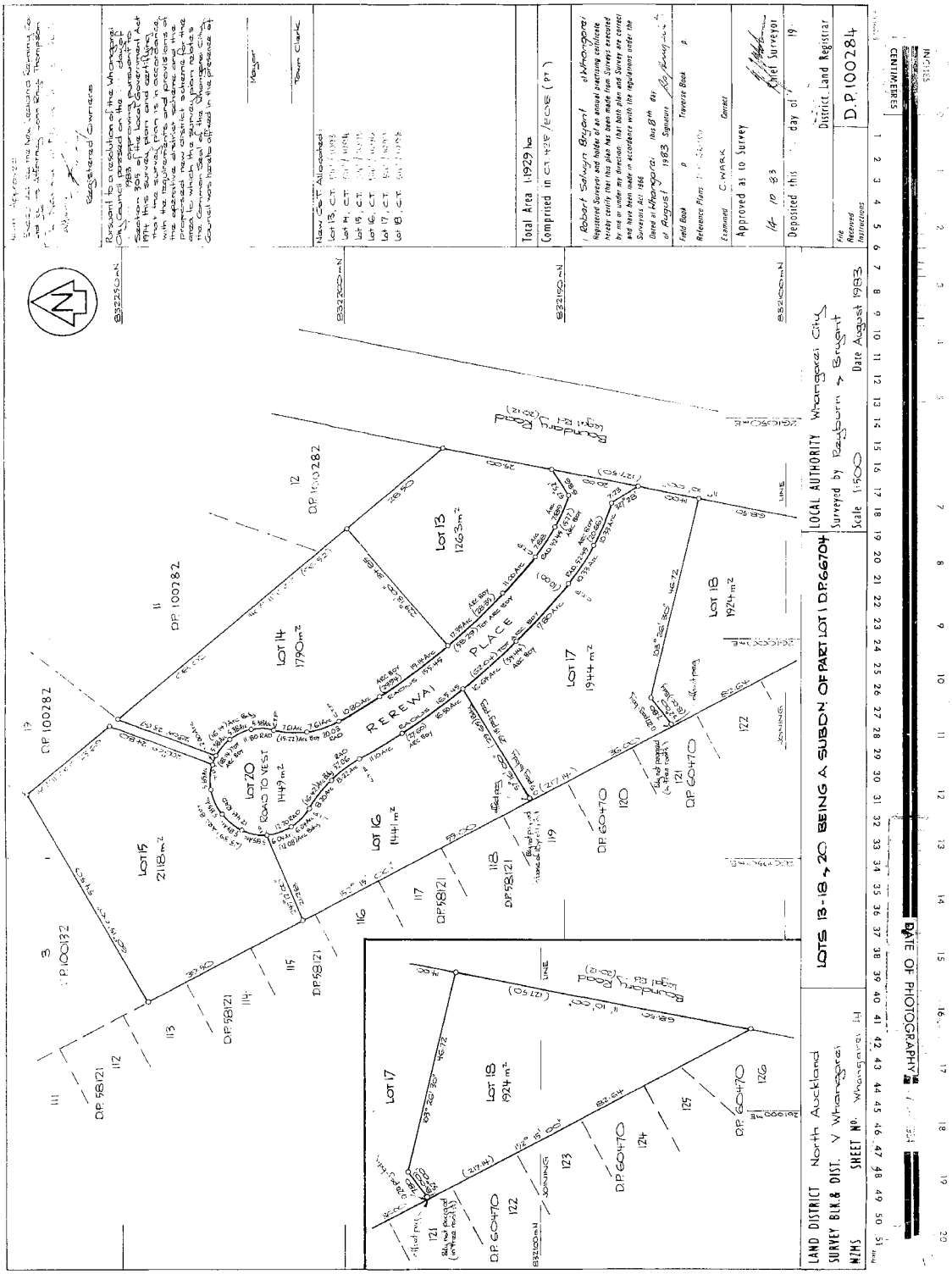
Land Covenant in Lease B304069.2 - 29.6.1984 (Affects Fee Simple)

Land Covenant in Lease B304069.3 - 29.6.1984 (Affects Fee Simple)

B304069.3 Lease of Flat 49 DP 101325 for the space of 999 years as from and including 1.4.1984 Composite CT NA55D/544 issued - 29.6.1984 (Affects Fee Simple)

12276822.2 Mortgage to Bank of New Zealand - 18.11.2021 at 1:08 pm


Rarawai Place
Legal Rd (10.05)
metalled
Boundary Road
Legal Rd, metalled
FLAT 47
FLAT 48
FLAT 49
Carport
Patio
16 D.P. 100284
18 D.P. 100284
118
119 D.P. 60470
120 D.P. 60470
121 D.P. 60470
122
LOCAL AUTHORITY Whangarei City
Surveyed by Rayburn & Bryant
Scale 1:200
Date August 1983
FLATS 47, 48 & 49 ON LOT 17 D.P. 100284
LAND DISTRICT North Auckland
SURVEY BLK. & DIST. V Whangarei
NZMS SHEET No. Whangarei 141
D.P. 101325
DATE OF PHOTOGRAPHY
05 MAR 1984


Registered Surveyor
Town Clerk
Total Area 1.1929 ha
Comprised in CT 42B/ECNB (PT)
Approved as to Survey
Deposited this day of 19
District Land Registrar
D.P.100284
Lot 13 1263m²
Lot 14 1790m²
Lot 15 2118m²
Lot 16 1441m²
Lot 17 1944m²
Lot 18 1924m²
Lot 20 1449m²
RERAWAI PLACE
Boundary Road
LOCAL AUTHORITY Whangarei City
Surveyed by Rayborn & Bryant
Date August 1983
Scale 1:500
LOTS 13-18, 20 BEING A SUBDN. OF PART LOT 1 D.P.66704
LAND DISTRICT North Auckland
SURVEY BLK. & DIST. V Whangarei
SHEET No. Whangarei 14
DATE OF PHOTOGRAPHY

Your Salesperson
Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us Real Estate is all about the people, working and helping our clients to achieve major changes and or goals in their lives. We all come to the point where we need to sell a property for a variety of life-changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as ‘Team Davis’ and sell homes with the promise to be ‘committed to working for our clients’. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance.

We deliver great results as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, which is why we sponsor schools in our local area and find opportunities to get involved in community activities.

You can only sell your property once, so it’s important to do it well. The key to this is Good Marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.J

ust a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.

Steve & Miriam Davis
M 021 820 015 | **P** 09 430 1000
steve.davis@harcourts.co.nz
whangarei.harcourts.co.nz
Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

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Licensed Real Estate Salesperson

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Miriam Davis
Licensed Real Estate Salesperson

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Harcourts
Whangarei

Disclaimer: This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.

Property Documents

This information has been supplied by the Vendor or the Vendors agents. Accordingly, Optimize Realty Limited cannot guarantee its accuracy and reliability.

All intending Purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.

Harcourts Whangarei

4855 BP 934855

APP

WHANGAREI DISTRICT COUNCIL
BUILDING CONSENT

SCANNED

DATE GRANTED 20-7-93 NO BC 4855

OWNER

NAME W R Henwood.
MAILING ADDRESS 1 Rorewai Place
Whangarei

BUILDER

NAME AS OWNER
MAILING ADDRESS

SITE

STREET/ ROAD NO 1
STREET/ ROAD NAME Rorewai Place
TOWN OR DISTRICT Whangarei

LEGAL DESCRIPTION

VALUATION ROLL NO 723/456.17C
LOT 17 DP 101325
SECTION BLOCK

DESCRIPTION OF WORK/BUILDING

Install Toilet

SIZE OF BUILDING

FLOOR AREA — m²
NO. OF DWLLG UNITS
NO OF STOREYS

PROJECT

- [ ] NEW BUIILDING
- [x] ALTERATION
- [ ] EXTENSION
- [ ] RELOCATION
- [ ] DEMOLITION
- [ ] CHANGED USE/LIFE

TOTAL VALUE OF WORK/BUILDING

INCLUDING PLUMBING AND DRAINAGE $ 400-00

INTENDED LIFE OF BUILDING 50 YEARS

PROJECT INFORMATION MEMORANDUM NO : 1155

NUMBER OF AGREED INSPECTIONS : 1

FEES PAID AT DATE ISSUED

CONSENT APPLICATION FEE	$ 100-00
BUILDING RESEARCH LEVY	$
BUILDING CONSENT PROCESSING FEES	$
SERVICE FEES AND CHARGES	$
ROAD DAMAGE BOND	$
TOTAL	$ 100-00

RECEIPT NOS 359309

DATE ISSUED 20-7-93 SIGNATURE P.R. Burd (AUTHORISED OFFICER)
Administration Clerk

WHANGAREI DISTRICT COUNCIL

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

In reply please quote: PROPERTY ID: 15500

Or ask for: Land Information

PROJECT INFORMATION MEMORANDUM NO: 1155

Section 31, Building Act 1991

Issued by **WHANGAREI DISTRICT COUNCIL**
[Cross each applicable box and attach relevant documents]

APPLICANT*

Name: W.R. Henwood

Mailing Address: 1 Rerewai Place
Whangarei

Contact: As Above

Phone: ..... Fax: .....

Application received: 7 July 1993

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this project information memorandum, in accordance with the attached details are: $ —

Receipt No: 359309

PROJECT

New building ☐

Relocated building ☐

Alteration ☑

Extension ☐

Intended use(s) *[In detail]*:
Install Toilet

Intended life:
Indefinite but not less than 50 years ☑
Specified as ..... years

Demolition ☐

DJL:0107471

PROJECT LOCATION

Street address *[If any]*: ...1...Rerewai...Pl.....Whangarei

Legal description: .Flat..49..DP.101325..on..Lot.17.. DP 100284

This project information memorandum is:

☐ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent

Not yet applied for ☐
No: ...4855..... attached ☑

☐ Notification that other authorisations must be obtained before a building consent will be issued.

☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

This project information memorandum includes *[Cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings]*:

☐ Information identifying relevant special features of the land concerned.

☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.

☐ Details of relevant utility systems.

☐ Details of authorisations which have been granted.

☐ Details of authorisations which must be obtained before a building consent will be issued.

☐ Details of authorisations which have been refused.

Signed for and on behalf of the Council:

Date: .....

DJL:0107471

14010

WHANGAREI DISTRICT COUNCIL
FORUM NORTH • PRIVATE BAG 9023, WHANGAREI • TELEPHONE 0-9-438 4879 • FAX 0-9-438 7632

FIELD ADVICE NOTICE

TO: N R HENWOOD (OWNER/APPLICANT)

DATE: 22 / 2 / 94

ADDRESS: 1 REREWAI PL WHANGAREI

PID No:

CONSENT OR PERMIT No: 4855

IN ORDER TO COMPLY WITH THE NZ Building Act 1991 (ACTS, CODES, REGULATIONS, BYLAWS, STANDARDS, ETC)

THE FOLLOWING ITEMS HAVE BEEN NOTED:

Drain Inspection

Visual Inspection only

Drain Layed Bedded & approved

Connection to Existing drain approved

PLAN TO COME

ACTION TO BE TAKEN:

Approved to Backfill

FURTHER INSPECTION REQUIRED: YES/NO Finals

SHOULD YOU NEED TO APPLY FOR A CONSENT/PERMIT PLEASE DO SO BY ..../..../....

ISSUED BY: [signature] DESIGNATION: Land Checker

THIS NOTICE RECEIVED BY: W Henwood (SIGNATURE) (OWNER/TRADESMAN)

TIME 8-45 A.M./P.M. DATE: 22 / 2 / 94

Whangarei Print

CONTROL SHEET

PROCESS	SIGNATURE
PLANNING.	✓
P & D	✓
BUILDING	✓
Please Refer Property I.D No. 15500	
PEM.	✓
ADMIN ONLY	
INVOICED	
WRITE UP FORMS	
ISSUE CONSENT.	

15503

APPLICATION FOR BUILDING CONSENT

(Section 33, Building Act 1991)

4855

RECEIVED
LAND INFORMATION DIVISION
14 JUL 1993

RECEIVED
- 7 JUL 1993
WHANGAREI DISTRICT COUNCIL

FILE NO 12905

CLASSIFIED USE Home

APPLICATION NO

(Please tick boxes where applicable and attach relevant duplicated documents)

PART A : GENERAL *(To be completed in all cases)*

(The owner must be the owner of the land or the leaseholder)
(The builder may be the plumber or drainlayer where appropriate)

OWNER

NAME Darren Robert Henwood
MAILING ADDRESS 1 Rehevai Pl
Whangarei

BUILDER

NAME
MAILING ADDRESS

SITE

STREET/ ROAD NO 1
STREET/ ROAD NAME Rehevai
TOWN OR DISTRICT Whangarei

LEGAL DESCRIPTION

VALUATION ROLL NO ~~37~~ 723/456.07c
LOT Flat 49 *DP* 101325.
SECTION *BLOCK*

DESCRIPTION OF WORK/BUILDING

Install Toilet.

SIZE OF BUILDING

FLOOR AREA m²
NO OF STOREYS
NO. OF DWLG UNITS

PROJECT

- [ ] NEW BUIILDING
- [x] ALTERATION
- [ ] EXTENSION
- [ ] RELOCATION
- [ ] DEMOLITION
- [ ] CHANGED USE/LIFE

TOTAL VALUE OF WORK/BUILDING

INCLUDE PLUMBING AND DRAINAGE $ 400-

OFFICE USE ONLY
APPLICATION FEE: $ 100-

INTENDED LIFE OF BUILDING

- [x] NOT LESS THAN 50 YEARS
UNDER 50 YEARS ..... NO OF YEARS

OFFICE USE ONLY

NUMBER OF INSPECTIONS AGREED TO AT TIME OF CONSENT ISSUE ..1.....

THIS APPLICATION IS FOR:

- [ ] BUILDING CONSENT ONLY, IN ACCORDANCE WITH PROJECT INFORMATION MEMORANDUM NO .....
- [x] BOTH BUILDING CONSENT AND A PROJECT INFORMATION MEMORANDUM

SMN:S99275

PART B: PROJECT DETAILS

[Complete Part B only if you have not applied separately for a project information memorandum.]

The project involves the following matters [TICK *each applicable box, if any, and attach relevant information in duplicate*]:

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
- ☐ New provisions to be made for vehicular access, including parking
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- ☐ New connections to public utilities
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

PART C: BUILDING DETAILS

[Complete Part C in all cases]

This application is accompanied by [TICK *each applicable box, attach relevant documents in duplicate*]:

- ☑ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including—
  - ☐ Building certificates
  - ☐ Producer statements
  - ☐ References to accreditation certificates issued by the Building Industry Authority
  - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

WHANGAREI DISTRICT COUNCIL
BUILDING CONSENT/PIM APPLICATION FEE

APPLICANT	AGENT	FEE TYPE
W. R. Henwood	—	Minor
SITE	**LEGAL DESCRIPTION**	**RECEIPT NO.**
Rewarewa Rd	Flat 49	359309
Wly	DP 101325	**DATE** 7.7.93

INITIAL FEE

510021-167	ADMINISTRATION	$ 80—
510022-167	CERTIFICATION	$ 20
855003-113	PROJECT INFORMATION MEMORANDUM FEE	$
685001-563	ROAD DAMAGE BOND (DEMOLITION ONLY)	$
	TOTAL	$ 100—

NOTE: THE RECEIPT YOU RECEIVE FROM THE CASHIER IS THE TAX INVOICE IN COMPLIANCE WITH THE GOODS & SERVICES ACT.

Signature: P. Wolt Date: 7 / 7 / 93

SMN:S99532

4855

PROCESSING CHECK LIST

	OK (signature)	DATE
LOG IN		9/7
PLANNING/RESERVE CONTRIBUTION		9/7
ENVIRONMENTAL HEALTH/DANGEROUS GOODS		
ENGINEER (SUBDIV)		
ENGINEER (BUILDING)		
TITLE REGISTRATION (COVENANTS, MINES ETC)		
FIRE SAFETY		
PLUMBING /DRAINAGE (INCLUDING CONNECTIONS)	B.V.B.	20/7/93
BUILDING	BVB	20/7/93
CONSENT GRANTED	B-V-B	20/7/93

SMN:R99247

PLUMBING SPECIFICATIONS

Shower :	Feltonmix shower mixer. 40mm waste fitting and plastic S - trap
Toilet :	P - pan, dual flush cistern, 15mm ballcock.
Vanity :	15mm hot and cold taps, 32mm waste fitting and plastic S-trap.
Bath :	20mm hot and cold taps, 40mm waste fitting and plastic S-trap.
Laundry :	15mm hot and cold taps, 40mm waste fitting with plastic S-trap & washing machine waste connection.
Kitchen sink:	15mm hot and cold taps, 40mm waste fitting and plastic S-trap
Hot water :	180ltr HW cylinder, 2 kw element, thermostat temp. not less than 60'C, 20mm tempering valve to give tap temp. not exceeding 55'C, 20mm pressure reducing valve set to 7.6m, 20mm pressure relief valve set to 7.6m.
Water pipes:	15mm copper to hot and cold water pipes, 20mm PVC cold water feed buried to house.
Waste pipes:	32mm and 40mm SWV PVC subfloor waste pipes, min. slope to gulley 1:60.
Terminal vent:	80mm SWV PVC vertical vent pipe and slotted vent cap to roofline.
Stormwater:	80mm PVC spouting downpipes.

DRAINAGE SPECIFICATIONS

RECEIVED
20 JUL 1993
WHANGAREI
DISTRICT COUNCIL

Gulley:	110mm gulley trap, gulley dish supported in concrete.
Septic tank:	As Engineers design and shown on drainage plan.
Sewer pipe:	110mm sewer and drain PVC pipe and fittings, inspections at changes of direction and grade, min. slope 1:60, pipe bedded and surrounded by 100mm BMF 7mm metal, capped with 50mm concrete if top of pipe buried less than 500mm.
Stormwater pipe:	110mm stormwater PVC pipe and fittings, min. slope 1:60, pipe bedded and surrounded by 100mm BMF 7mm metal, capped with 50mm concrete if top of pipe buried less than 500mm.
Soakhole:	1.2m x 1.2m x 1.2m excavated pit backfilled with 65/40 drainage metal or equivalent, covered with layer of building paper and 150mm topsoil.

All plumbing and drainage work to be carried out in accordance with the Building Act 1992.
This Specification to be used in addition with the standard specifications submitted.

RECEIVED
- 7 JUL 1993
WHANGAREI
DISTRICT COUNCIL

WHANGAREI CITY

SITE DRAINAGE PLAN

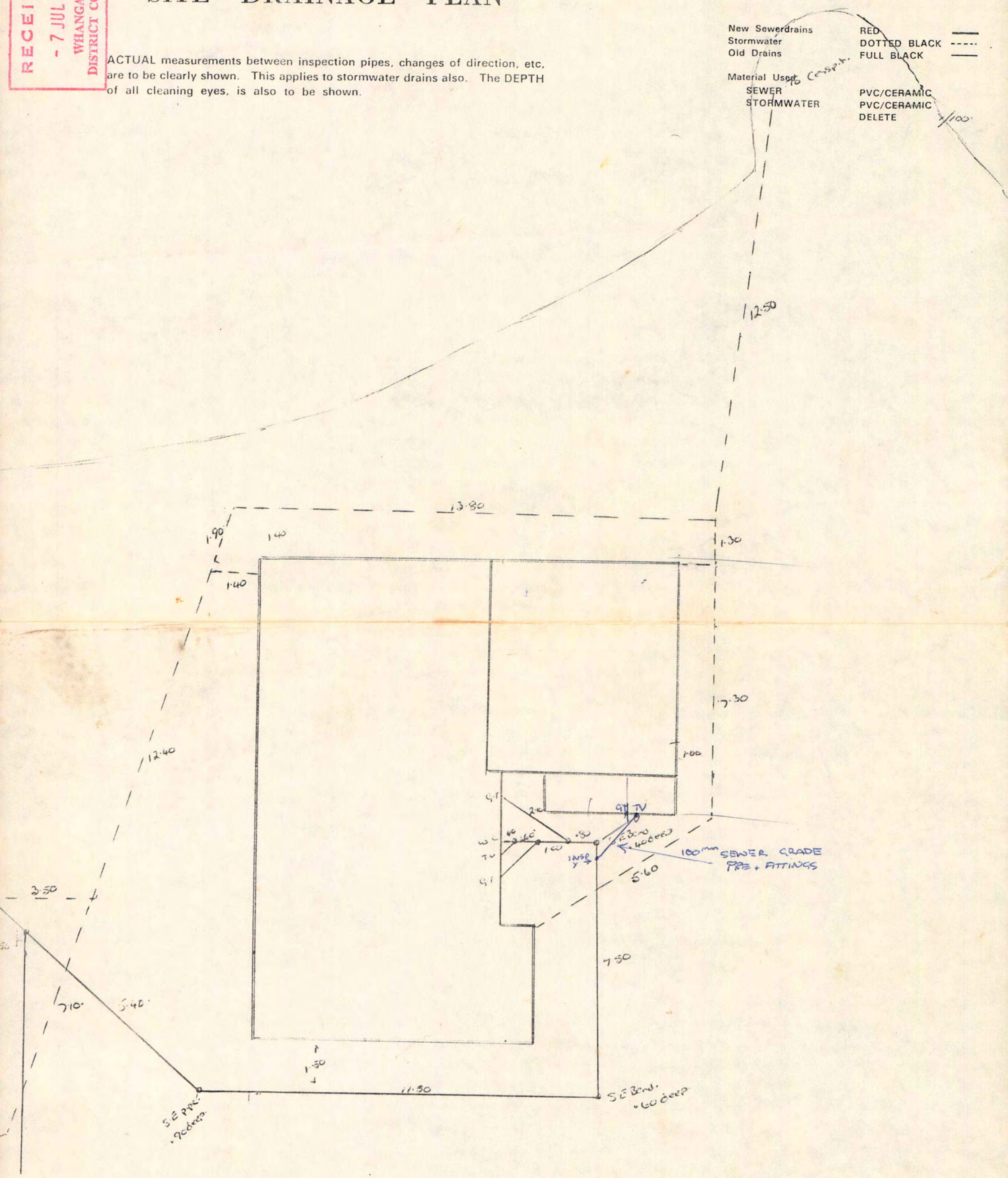
DRAINLAYER Martin & Hopkins.

Permit No. 2527.

Date 11th Nov. 1993.

ACTUAL measurements between inspection pipes, changes of direction, etc, are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also to be shown.

New Sewerdrains	RED
Stormwater	DOTTED BLACK -----
Old Drains	FULL BLACK
Material Used	
SEWER	PVC/CERAMIC
STORMWATER	PVC/CERAMIC
	DELETE



OWNER: D.J. II - C.B Developments

LOT No.

STREET: Hex 49 Stage 4.

DP No.

PART D: KEY PERSONNEL

[Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.]

Designer(s): .....

.....

Building certifier(s): .....

.....

Builder(s): .....

.....

Registered drainlayer: B.T. WHITEHEAD

Registered plumber: "

Registered gasfitter: .....

Registered electrician: .....

Other: .....

.....

.....

.....

PART E: COMPLIANCE SCHEDULE DETAILS

E1: SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

[Complete Part E1 for all new buildings and alterations, except single residential dwellings.]

The building will contain the following [TICK *each applicable box and attach proposed inspection, maintenance, and reporting procedures*]:

- ☐ Automatic sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire or other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems
- ☐ Riser mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building
- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the building code in respect of the above-mentioned systems
- ☐ None of the above

E2: OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

[Complete Part E2 only if the building contains one or more of the systems listed in Part E1]

The building will contain the following [TICK *each applicable box and attach proposed inspection, maintenance, and reporting procedures*]:

- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975
- ☐ Hand-held hoses for fire fighting
- ☐ Such signs as are required by the building code or section 25 of the Disabled Persons Community Welfare Act 1975

APPLICANT (Please Print)

NAME W.R. Henwood

MAILING ADDRESS 1 Rewawai Pl.

Wly.

PHONE

SIGNED BY OR FOR AN ON BEHALF OF THE OWNER :

SIGNATURE W Henwood

DATE

File No 12905

Date 15/11/89

Permit No 11792

Issued 8/5/90

15500

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WHANGAREI DISTRICT COUNCIL

BUILDING APPLICATION FORM

PROPOSED BUILDING WORK Build a garage

PROPERTY ADDRESS 1 Rerewai Place Tikipunga Whg.

NAME OF OWNER MR & MRS WR & HT Henwood

Postal Address Same as above

NAME OF BUILDER SAM PIVAC

Postal Address 27 HINAU ST TIKIPUNGA.

ASSESSMENT NO 723/456 Lot 17 DP 100284

AREA OF BUILDING SITE ..... Hectares ..... Square Metres

NATURE OF SOIL (Rock, Clay, Sand, Loam etc) CLAY

FLOOR AREA OF PROPOSED WORK (Square Metres)

	Basement	Ground Floor	Other Floors	Total
Main Building		79.0		
Accessory Buildings				

ESTIMATED VALUE OF WORK

Building	$
Accessory Building	$ 8000
Plumbing	$
Drainage	$ ESTIMATED 300
TOTAL	$ 8,300

OFFICE USE ONLY

TAGS

READY FOR ISSUE

FEES PAID

7/5/90

NAME OF APPLICANT WARREN HENWOOD

Postal Address 1 Rerewai Place Tikipunga Phone 71:818

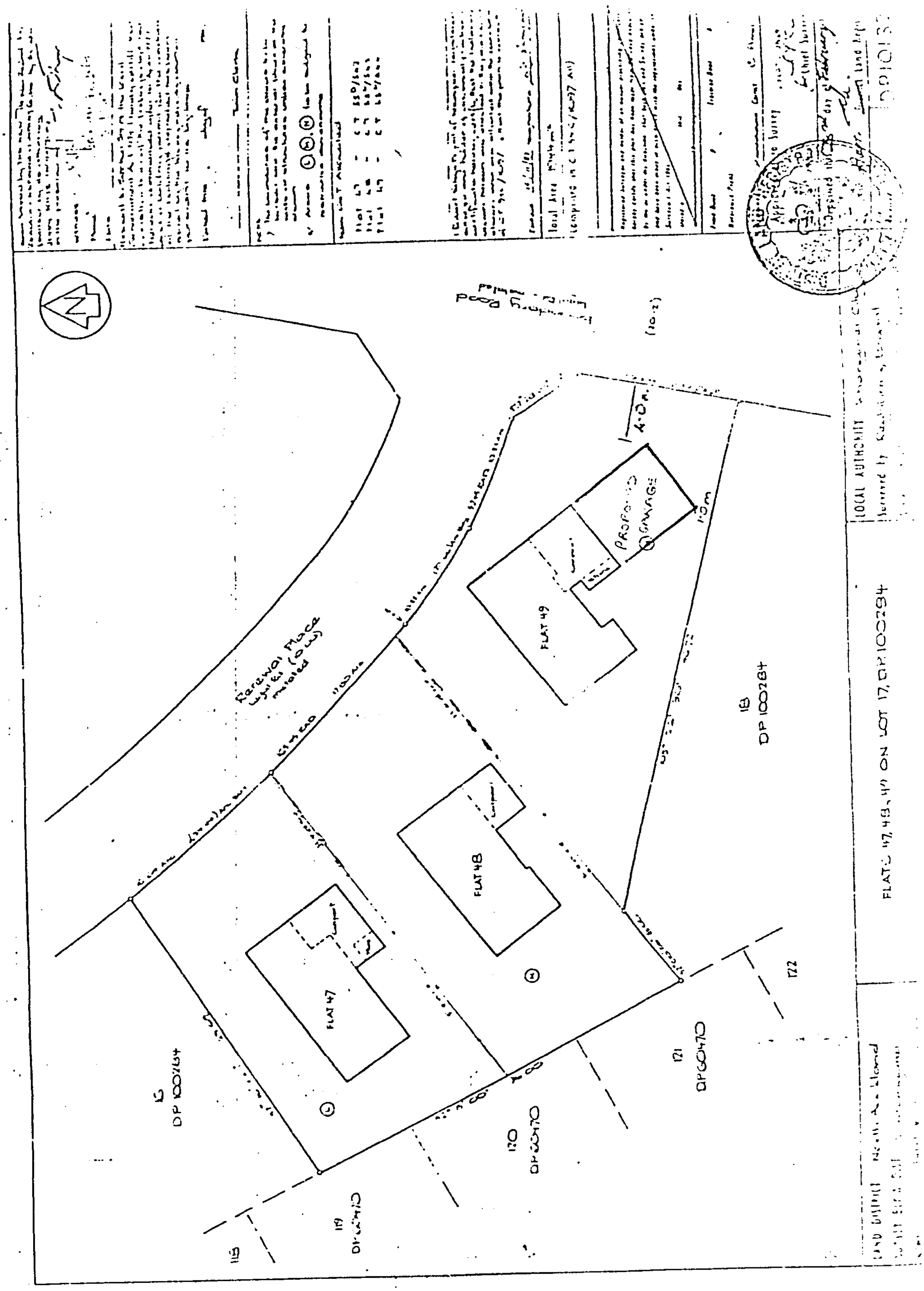
DESIGNATION OF APPLICANT MR & MRS HENWOOD (eg Owner, Builder, Owner's Agent)

I hereby acknowledge that the above information is correct and that should a permit not be uplifted I undertake to pay the designated administration fee.

SIGNATURE OF APPLICANT [signature] Date 7/11/89

OFFICE USE ONLY

Stormwater Connection	$	Permit to Cross Footway	$
Sewer Connection	$	Deposit Against Street Damage	$
Water Connection	$	Building Research Levy	$
Water for Building	$	Development Levy	$
Backflow Preventer	$	Building Permit	$
Plumbing Permit	$	Sundry Building	$
Drainage Permit	$ 37	Other	$
		TOTAL	$



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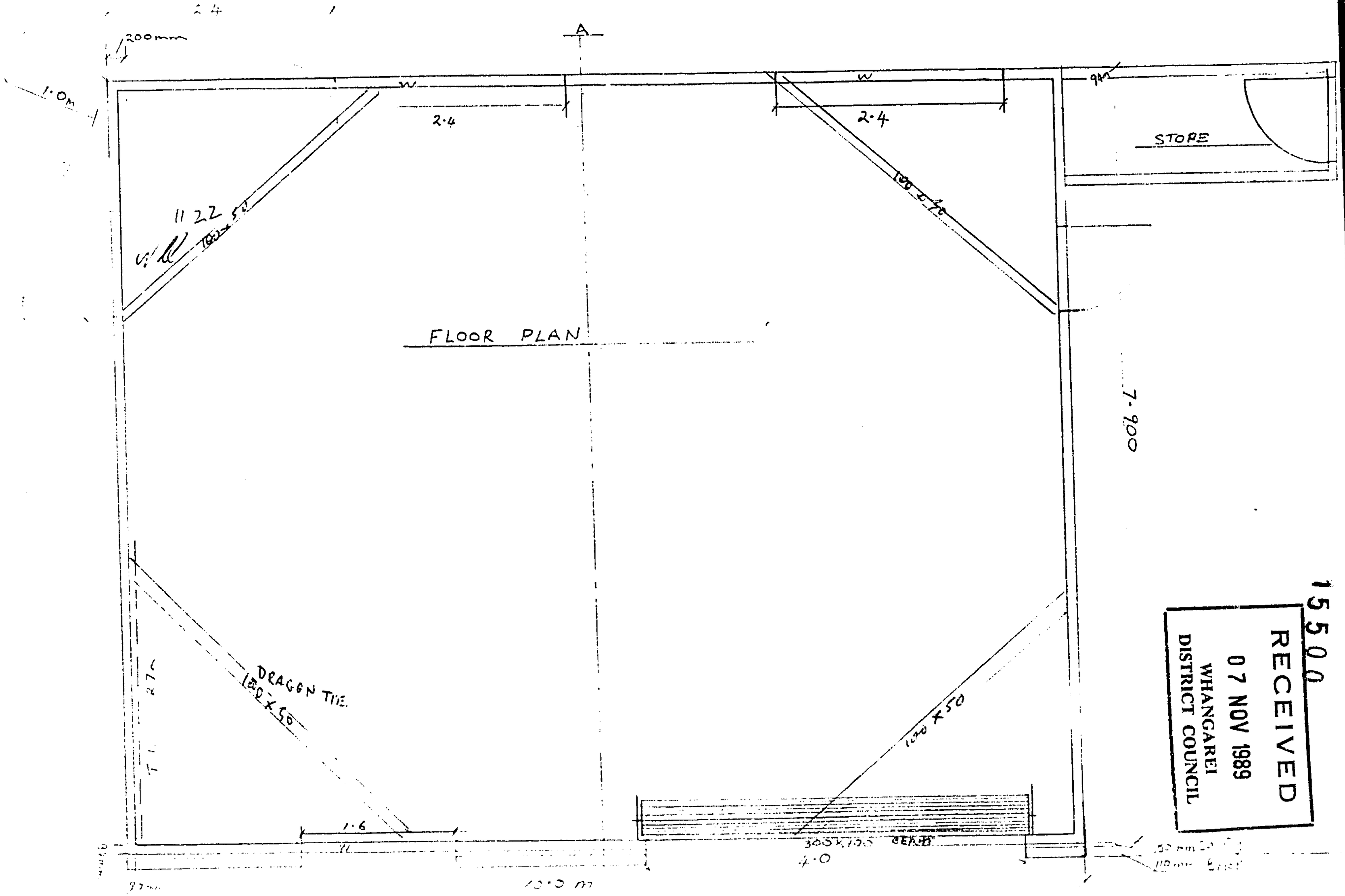
DISTRICT COUNCIL

1550

PROPOSED CAR [illegible] R. HELLWOOD SCALE: 1:50



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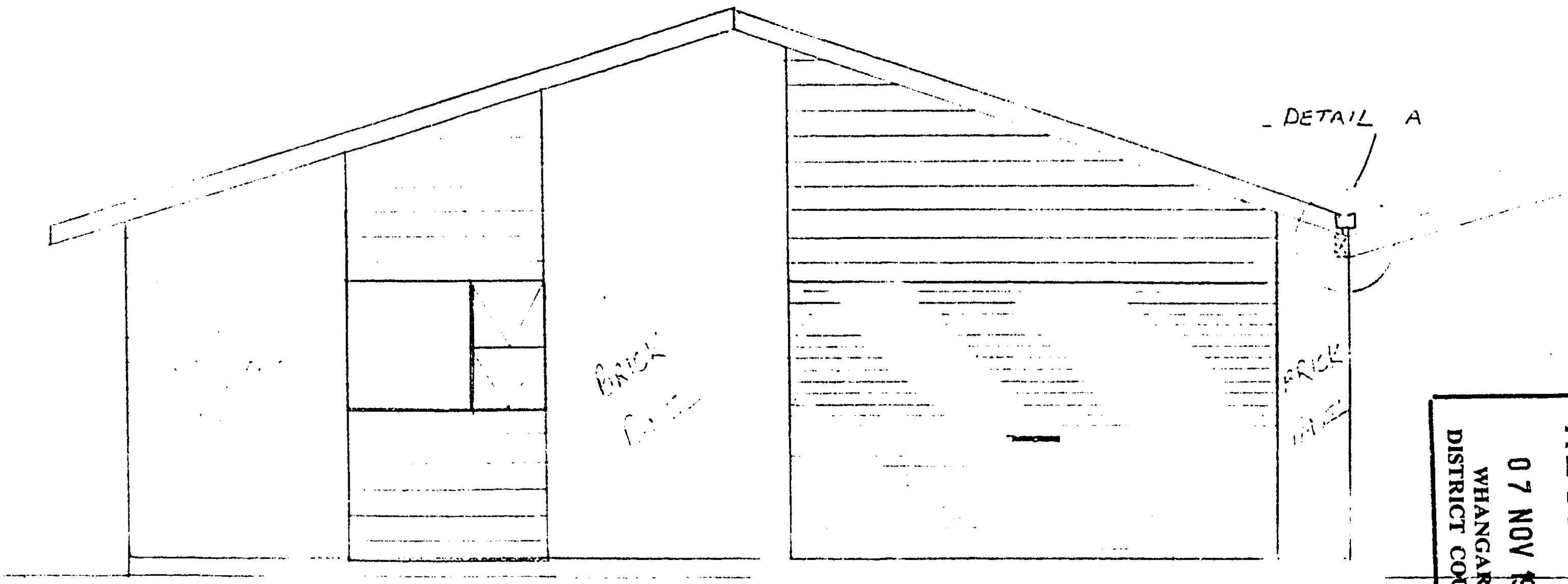
DISTRICT COUNCIL

FOR MR + MRS HENWOOD

SOUTH EAST ELEVATION SCALE 1:50



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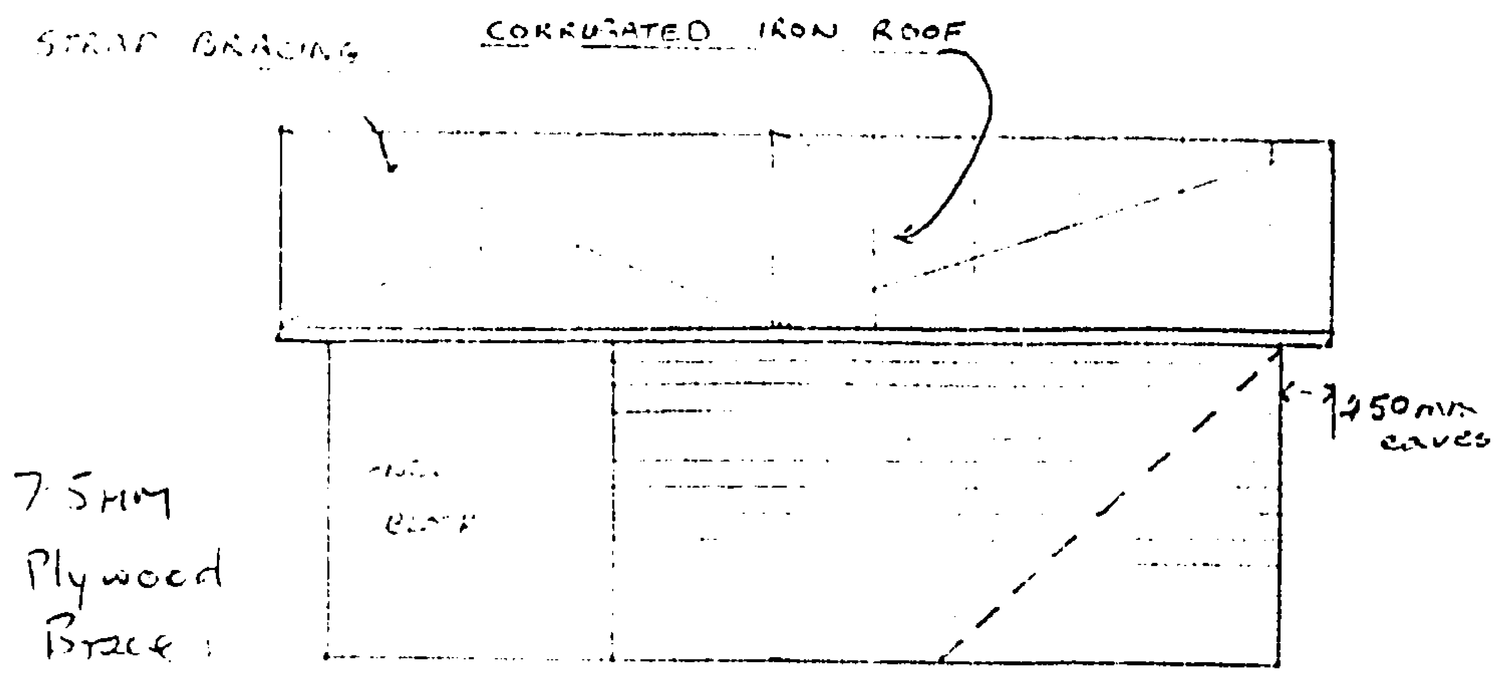
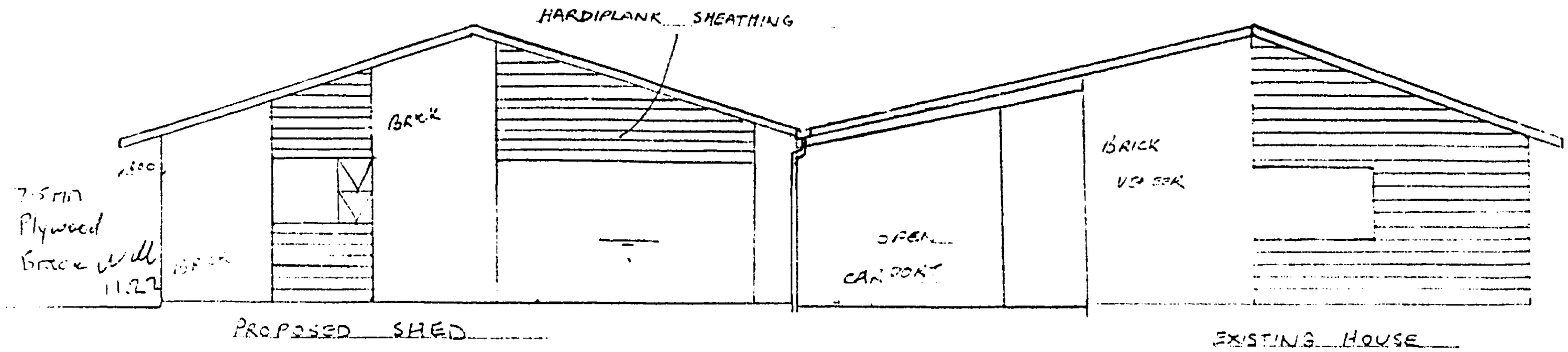


HARDIPLANK SHEATHING
AND BRICK VENEER TO MATCH
EXISTING HOUSE



SOUTH EAST ELEVATION SCALE 1:100

PROPOSED CAR SHED FOR MR & MRS [illegible]

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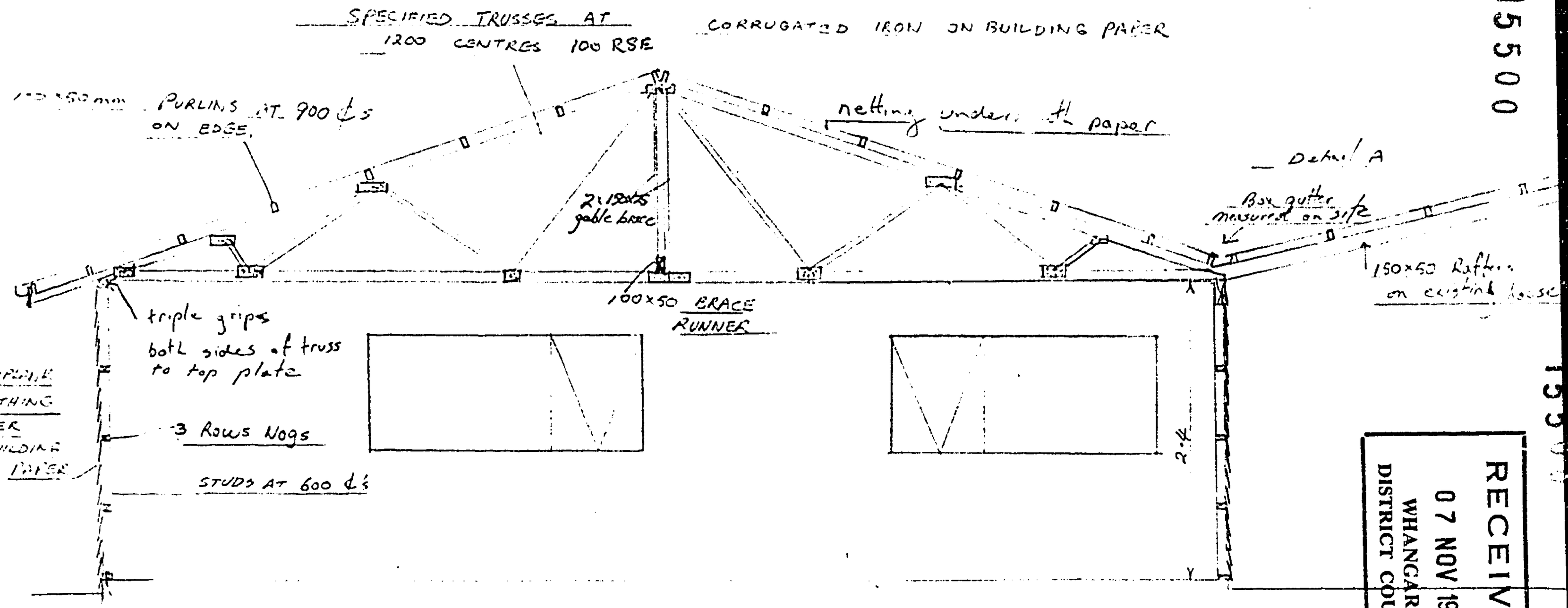
SCALE 1:50

CROSS-SECTION OF SOUTH EAST ELEVATION

LINTEL SIZES

2·4 = 2×250×50 mm

1·6 = 2× 150×50 mm



PROPOSED CAR SHED FOR MR + MRS HENWOOD.

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DISTRICT COUNCIL

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WHANGAREI CITY

SITE DRAINAGE PLAN

DRAINLAYER: Mudder & Hughes

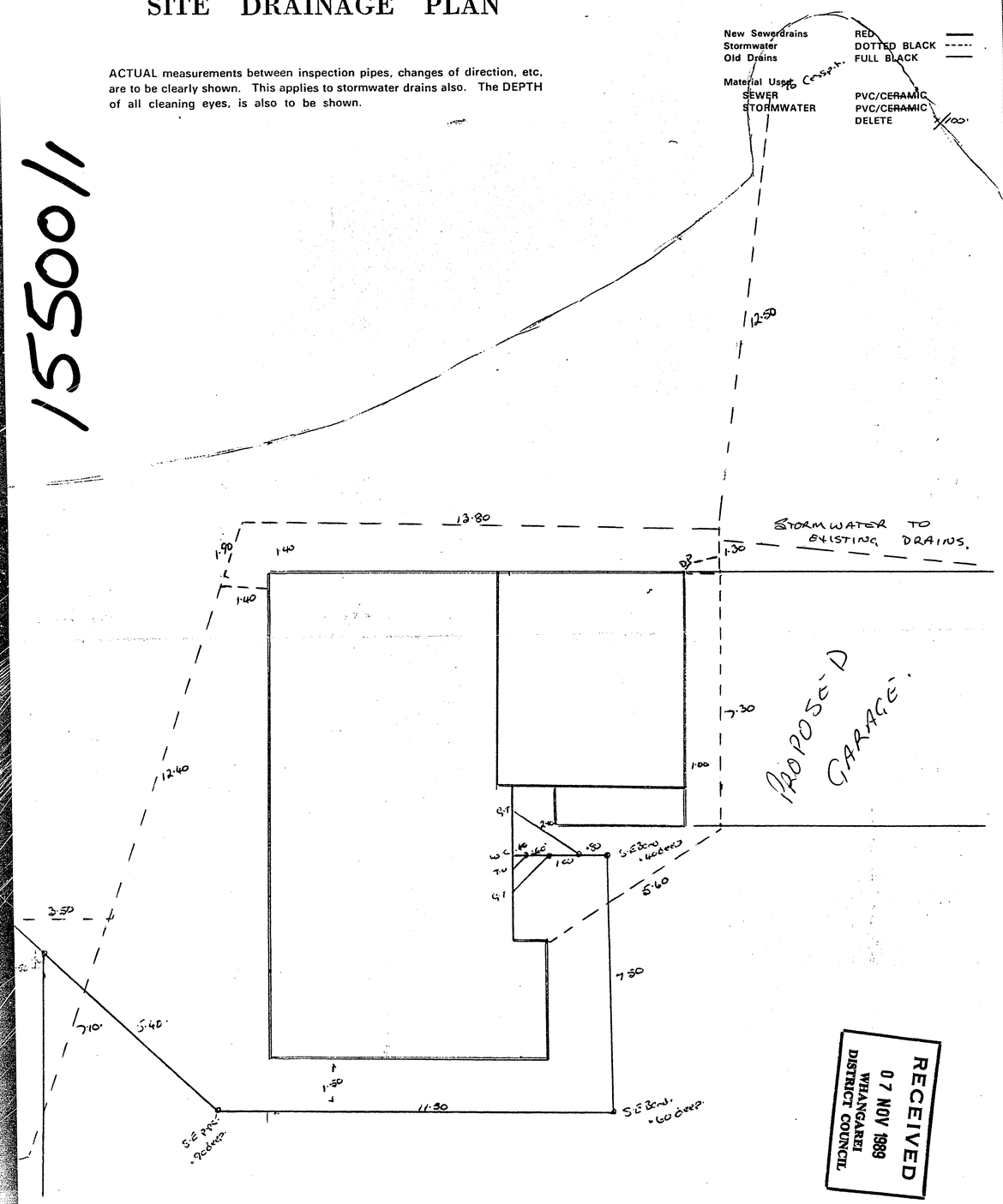
Permit No. 25327.

Date 11th Nov 1993.

ACTUAL measurements between inspection pipes, changes of direction, etc, are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also to be shown.

New Sewerdrains	RED
Stormwater	DOTTED BLACK
Old Drains	FULL BLACK
Material Used to CESSPIT.	
SEWER	PVC/CERAMIC
STORMWATER	PVC/CERAMIC
	DELETE

155001



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OWNER: G. B. - G. B Developments

LOT No.

STREET: House 49 Stage 4.

DP No.

MICROBOX
MICROFILM RECORDS (WAIKATO) LTD HAMILTON
3/02/94

WHANGAREI CITY

SITE DRAINAGE PLAN

DRAINLAYER Maddox & Hopkins

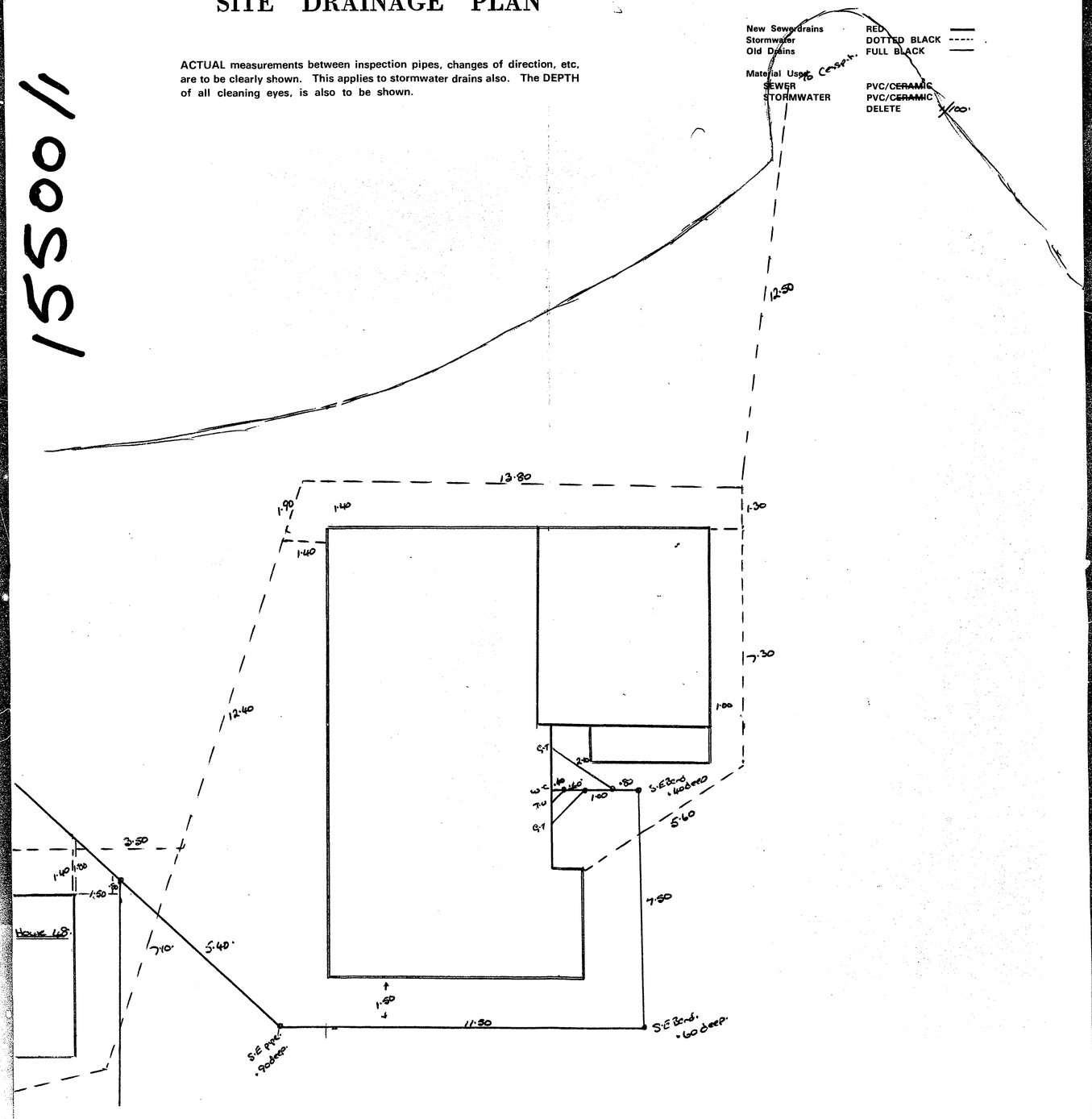
Permit No. 2527.

Date 11th May 1983.

ACTUAL measurements between inspection pipes, changes of direction, etc, are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also to be shown.

New Sewerdrains	RED
Stormwater	DOTTED BLACK -----
Old Drains	FULL BLACK
Material Used	
SEWER	PVC/~~CERAMIC~~
STORMWATER	PVC/~~CERAMIC~~
	DELETE

15500 11



OWNER: Bus. II - C. B. Developments

LOT No.

STREET: House 49 Stage 4.

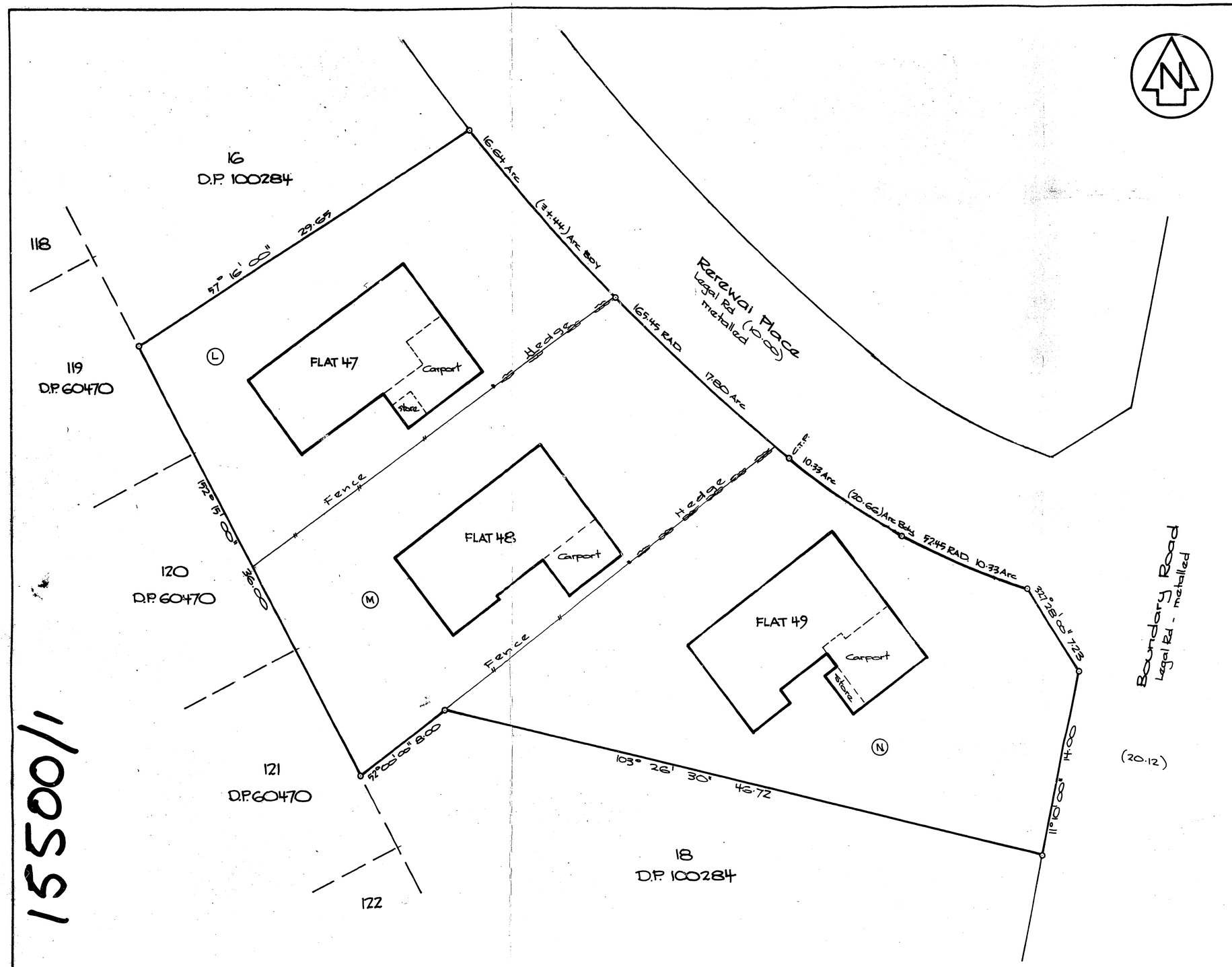
DP No.

MICROBOX MICROFILM RECORDS (WAIKATO) LTD HAMILTON 3702/34

FP 607.

1.3.5 REREWAI PL

B.E. 12905, 06, 07



15500/1

Approvals Signed by THE NEW ZEALAND REFINING COMPANY LIMITED by its attorney JOHN RHYS THOMPSON in the presence of

The New Zealand Refining Co. Ltd by its attorney

Witness :

Place : Postmaster Whangarei

Date : 22/12/83

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that construction of the buildings depicted hereon commenced after 1st April 1979 and a building permit for the construction of the buildings depicted has been issued by the Whangarei City Council pursuant to its By-laws

Dated this day of 1983

Town Clerk

NOTE:

1/ The boundaries of the areas to be leased are the exterior faces of the walls or structures unless otherwise shown

2/ Areas (L), (M), (N) to be subject to restrictive covenants

New C.T. Allocated

Flat 47	-	C.T. 55D/542
Flat 48	-	C.T. 55D/543
Flat 49	-	C.T. 55D/544

I, Robert Selwyn Bryant of Whangarei, registered surveyor and holder of an annual practising certificate hereby certify that the buildings shown hereon are erected in the positions shown and are situated within the boundaries of C.T. 54C/1097 & that the plan is correct

Dated 15/11/83 Signature

Total Area 1944 m²

Comprised in C.T. 54C/1097

~~I, of~~

Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at this day of 19 Signature

Field Book p. Traverse Book p.

Reference Plans

Examined Correct

Approved as to Survey

/ / Chief Surveyor

Deposited this day of 19

District Land Registrar

File

Received

Instructions 81/253B

D.P. 101325

LAND DISTRICT North Auckland

SURVEY BLK.& DIST. V Whangarei

NZMS SHEET No. Whangarei 41

FLATS 47, 48 & 49 ON LOT 17, D.P. 100284

LOCAL AUTHORITY Whangarei City

Surveyed by Rayburn & Bryant

Scale 1:200 Date August 1983

Printed by Sterling Imparts Ltd. Auckland. New Zealand.

W. N. Hawkey, Surveyor-General, Department of Lands and Survey, Wellington

G.E. DEVELOPMENTS

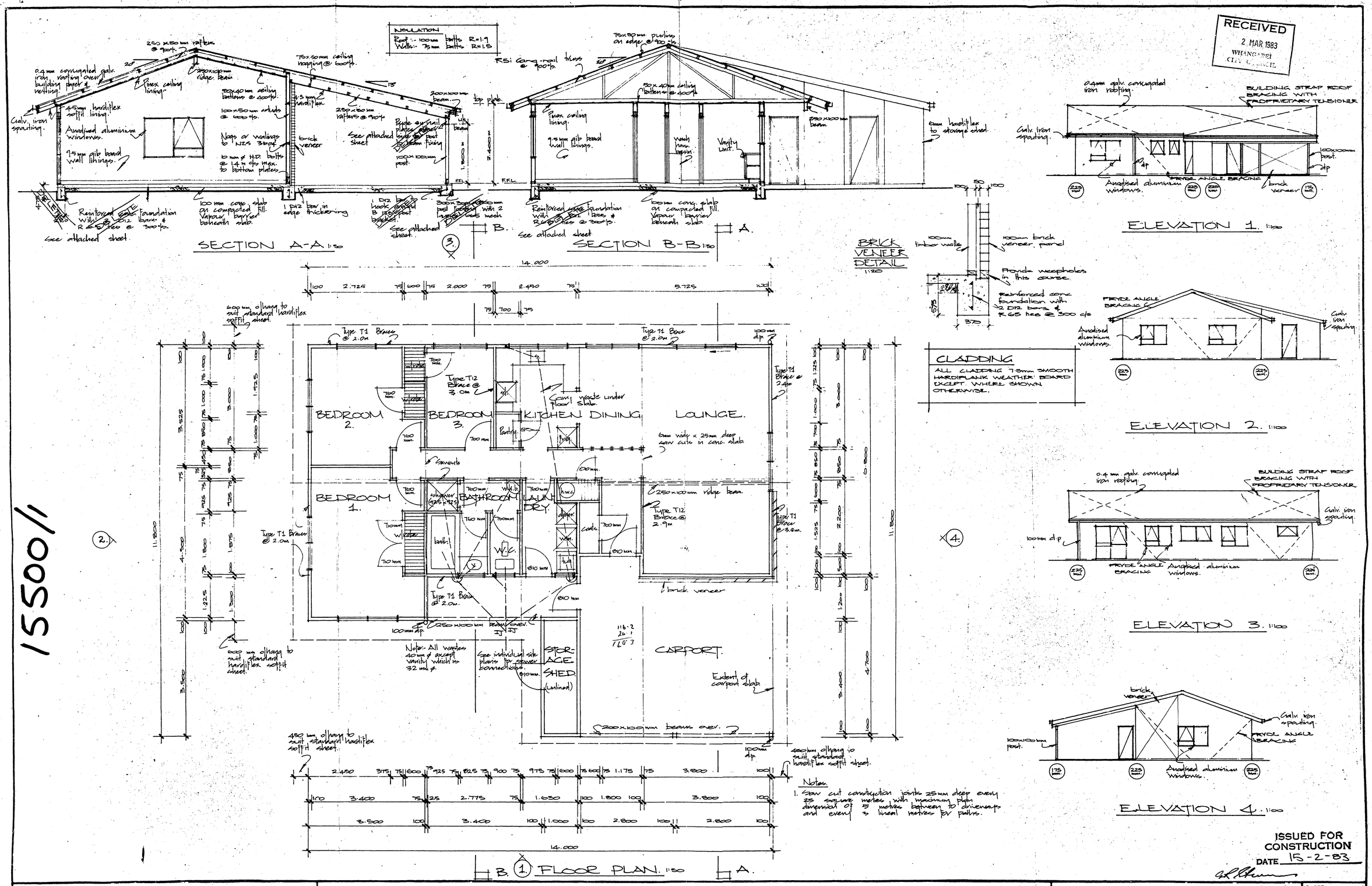
L&S FORM N 93

STAGE 4 FLATS

MICROBOX

MICROFILM RECORDS (WAIKATO) LTD, HAMILTON

3702/94

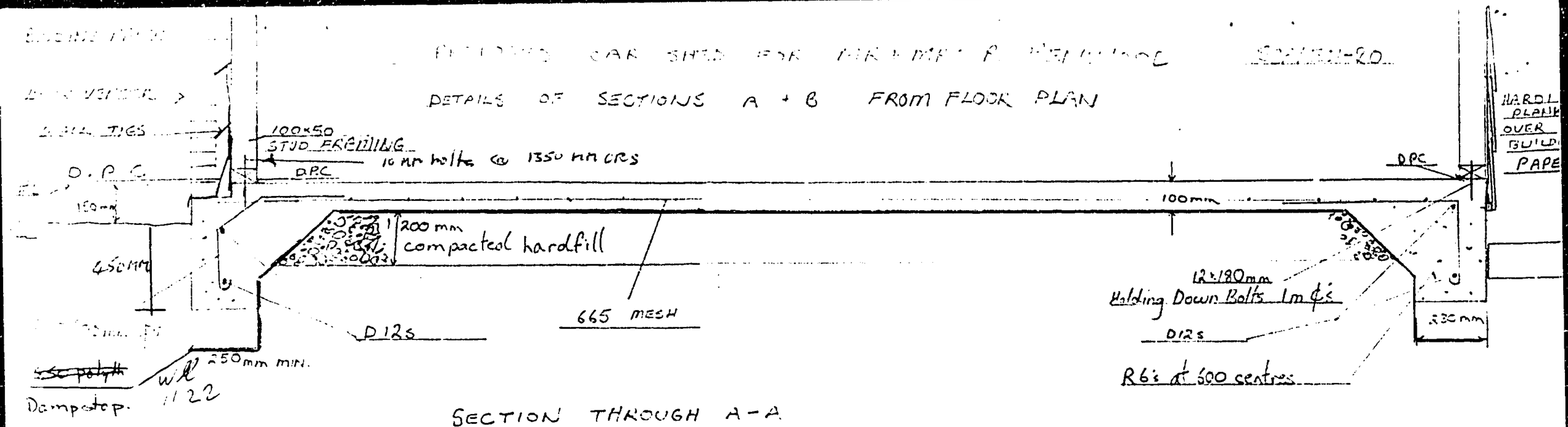


PETER McNAUGHT CONSULTANTS WHANGAREI
ASSOCIATED ARCHITECTS AND TOWNPLANNERS
PARSONS GRANT ARCHITECTS AUCKLAND

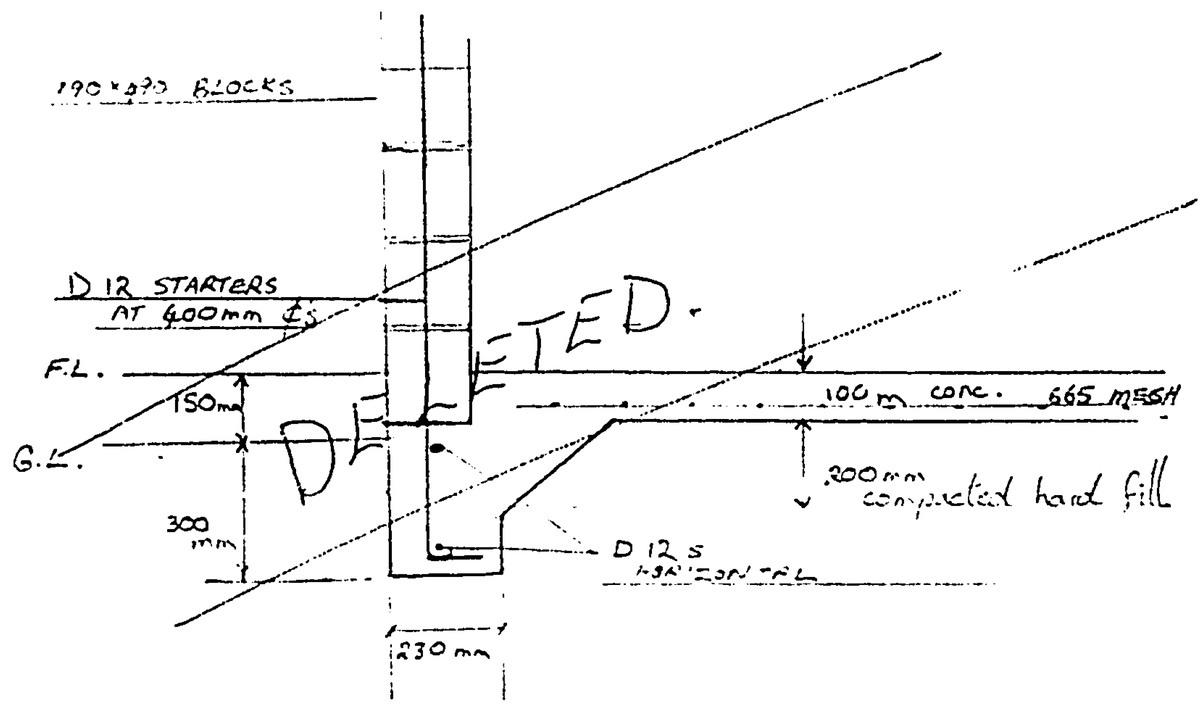
PROPOSED HOUSING DEVELOPMENT AT TIKIPUNGA
FOR G. B. DEVELOPMENTS

HOUSE No. 49 TYPE A5			SHEET
DRAWN P.M.	CHECKED	SCALES 1:50 1:100	SERIES OF
TRACED P.S.	DATE 17 DEC '82		REF 545

DETAILS OF SECTIONS A + B FROM FLOOR PLAN



SECTION THROUGH A-A



SECTION B-B

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DISTRICT COUNCIL

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