

# Whangaruru, 9 Whangaruru Wharf Road

Proudly marketed by Steve and Miriam Davis



# Whangaruru, 9 Whangaruru Wharf Road



# Ultimate Lifestyle - Opportunities Abound!

This property has been staged for video and photo purposes only. Reflective of its superbly elevated position, this ultimate lifestyle property features opportunities galore not only from a residential property but also as a magnificent business opportunity!

To select a few examples, it would be ideal for the following business entrepreneurs with a vision to run an outstanding retreat, in this 'one of a kind' unique locations, rare to find in New Zealand.

- Exclusive Wellness Retreat - Providing Nature Walks, Kayaking, Paddle Boarding, Swimming, Yoga/Pilates
- Bed & Breakfast Exclusive – Helicopter Pad, Boat charters, Nature Walks etc..
- Organic Business – Chef and Commercial Kitchen with Separate Studio
- Business Conferences/ Management Meetings
- Restaurant or Café – Exclusive – Helicopter Pad








An outstanding modern executive home with magnificent harbour views from the floor to ceiling windows and spacious open plan living area that features a quality gourmet chef kitchen, quality fittings, polished hardwood floors and wrap around decking for great outdoor living and entertainment, providing an enviable social vibe to this gorgeous residence.

Every so often a really, stand-out property is offered for sale and this property has it all, from its ridge-top position and breath-taking views to an ever-changing panoramic vista from sunrise to sunset and unrestricted north, west and east facing views of the magnificent Whangaruru Harbour, a native bush mountain backdrop, and with Russell and the Bay of Islands within easy reach.

In keeping with this modern, executive, quality residence, there is also a separate 80m<sup>2</sup> self-contained dwelling, plus a spacious commercial kitchen, giving the business entrepreneur the ability to explore home and income opportunities. This great property offers an extremely desirable way of life with many business opportunities, from a wonderful private residential estate for one or two families, or you could run a 'get-away retreat' for private guests and reap the return.

This is a 'one of a kind', very unique, and extremely private property with multiple opportunities. Master bedroom in its own wing of the house, with lovely breath-taking views and luxury ensuite and walk-in wardrobe. There are 3 more double bedrooms with their own luxury ensuites in their wing, all with breath taking views. Immerse yourself in the great outdoors, with 25ha of grazing land, with established trees, wetlands, and 3 x harbour accesses to explore, outdoor boating, fishing and swimming activities to enjoy with family, friends and guests.

Opportunities are waiting for the right buyer to bask in the vision to pick up an opportunity for this 'one of a kind' very unique and extremely private property.

5  5  2  2  2  10  6 

**VIEW ON WEBSITE:** [www.harcourts.co.nz/WR39242](http://www.harcourts.co.nz/WR39242)

**PRICE ON PROPERTY:** Price by Negotiation

**APPROX FLOOR AREA:** 269 sqm

**APPROX LAND AREA:** 251430 sqm

# Whangaruru, 9 Whangaruru Wharf Road

## Property Details

Property Type	Lifestyle
Property Features	Smoke alarms, Vacuum system
Roof	Coloured steel
Tenure	Freehold
Property condition	Excellent
House style	Executive, Lifestyle
Garaging / carparking	Double lock-up, Auto doors (Number of remotes: 2), Off street
Construction	Cedar and Board and Batten
Joinery	Argon Gas, Aluminium, Double glazing
Insulation	Walls, Floor, Ceiling
Flooring	Vinyl, Other (Commerical), Timber and Tiles
Window coverings	Blinds
Heating / Cooling	Woodfire (Closed), Ceiling fans
Electrical	Satellite dish, TV points, TV aerial, Phone extensions
Chattels remaining	Blinds, Fixed floor coverings, Light fittings, Rangehood, Dishwasher, Heated Towel Rail, Garage Door Remote, Smoke Detector, Garage Door Opener Motor, Belling x4 Oven
Kitchen	Designer, Modern, Open plan, Dishwasher, Upright stove, Rangehood, Breakfast bar, Gas reticulated, Pantry and Finished in Granite and Other (Separate Dwelling has a full spacious Commercial Kitchen)
Living area	Formal dining, Formal lounge, Open plan
Main bedroom	Double, Balcony / deck and Walk-in-robe
Ensuite	Separate shower, Bath
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double and Built-in / wardrobe
Bedroom 4	Double and Built-in / wardrobe
Additional rooms	Office / study, Other (Self contained Studio Accommodation)
Granny flat	Separate and Council approved
Entrance	Formal
Laundry	Separate
Workshop	Combined
Views	Bush, Private, Rural, Water, Waterfront
Aspect	North
Outdoor living	Entertainment area (Partly covered), Clothesline, BBQ area (with lighting and with power), Deck / patio
Fencing	Fully fenced
Land contour	Sloping, Steep, Flat, Flat to sloping
Grounds	Tidy, Backyard access
Garden	Glasshouse, Garden shed (Sizes: 80sqm2, Number of sheds: 2)
Water heating	Gas, Electric
Water supply	Tank (size: House 2 x 25,000 Ltr, Land 1 x 25,000 ltr plus a water bore)
Sewerage	Septic
Locality	Close to schools, Close to shops
Virtual Tour URL	<a href="https://youtu.be/hSVto5g8ktU">https://youtu.be/hSVto5g8ktU</a>
Video Tour URL	<a href="https://youtu.be/hSVto5g8ktU">https://youtu.be/hSVto5g8ktU</a>

# Property Photos



Whangaruru, 9 Whangaruru Wharf Road

## Property Photos



# Property Photos



# Property Title



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **561611**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 January 2012

**Prior References**  
297146

---

**Estate** Fee Simple  
**Area** 25.1430 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 446014

**Registered Owners**  
Keith Andrew Coleman and Vicky Jan Tribe

---

**Interests**

8898642.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.1.2012 at 2:52 pm

Subject to a right of way, right to convey telecommunications and computer media over part marked A on DP 446014 created by Easement Instrument 8898642.5 - 23.1.2012 at 2:52 pm

The easements created by Easement Instrument 8898642.5 are subject to Section 243 (a) Resource Management Act 1991



# Disclosure Document

## 9 Whangaruru Wharf Road, Whangaruru

A **Property Search** obtained from the Whangarei District Council on **9<sup>th</sup> December 2021** is available on request. The above-mentioned search contains the following building permits and/or consents:

- **BC 1100923 - 26 January 2012 - New Shed - Studio, Kitchen and Storage**
- **CCC1100923 - 17 December 2012 - New Shed - Studio, Kitchen and Storage**
- **BC 1400570 - 1 August 2014 – New Dwelling**
- **CCC 1400570 - 28 October 2015 - New Dwelling**

The Building Act 1991 came into effect in 1 July 1992. This is when the process changed from a Building Permit to a Building Consent. A Code Compliance Certificate (final sign off) is required for a Building Consent issued under the Building Act 1991 and/or 2004.

A **Search Copy of the Certificate of Title 561611** dated **09 November 2021 10:18 am**, on the property and is subject to the following interests:

- **8898642.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.1.2012 at 2:52 pm** - This was the original consent granted for the subdivision of this property
- **Subject to a right of way, right to convey telecommunications and computer media over part marked A on DP 446014 created by Easement Instrument 8898642.5 - 23.1.2012 at 2:52 pm** - This provides access to the property to allow telecommunications and computer media maintenance services
- **The easements created by Easement Instrument 8898642.5 are subject to Section 243 (a) Resource Management Act 1991** - Subdivision plan was approved subject to grant or reservation of easements

### District Plan Environment.

- **Zoning is 'Rural Production'**
- **Land Instability – no specific data available via Council GIS maps**
- **High unsuitability for Effluent**

### Other:

**The Vendor has advised that the open 4 bay storage sheds are not consented**

We recommend that all purchasers buying property conduct a thorough due diligence investigation, including but not limited to investing in professional reports and consulting with their lawyer to help them with their purchase decision.

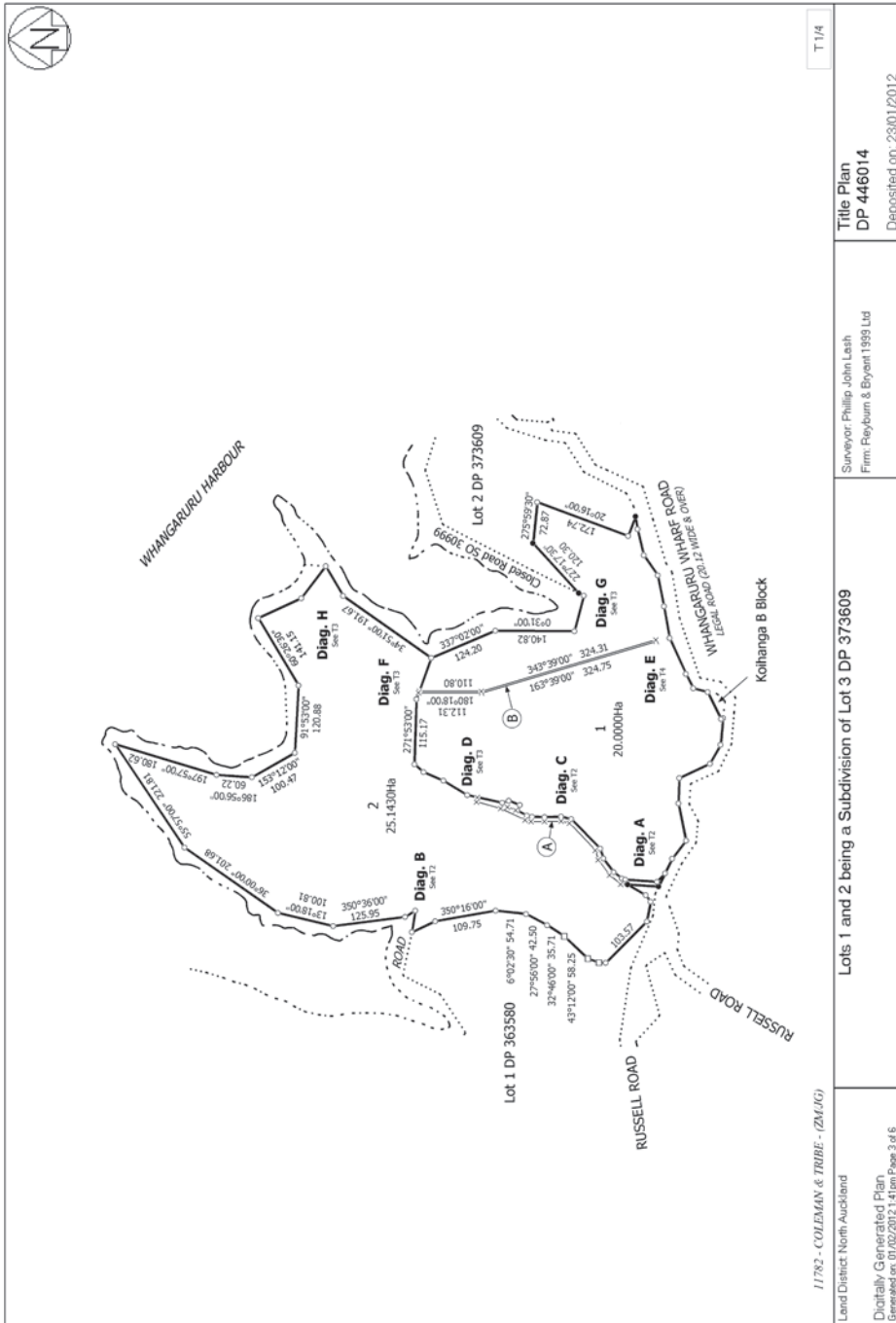
**Please note this disclosure Statement does not form part of the Agreement for Sale and Purchase of Real Estate.**

Purchasers Signature .....

Date.....

# Property Title

Identifier **561611**

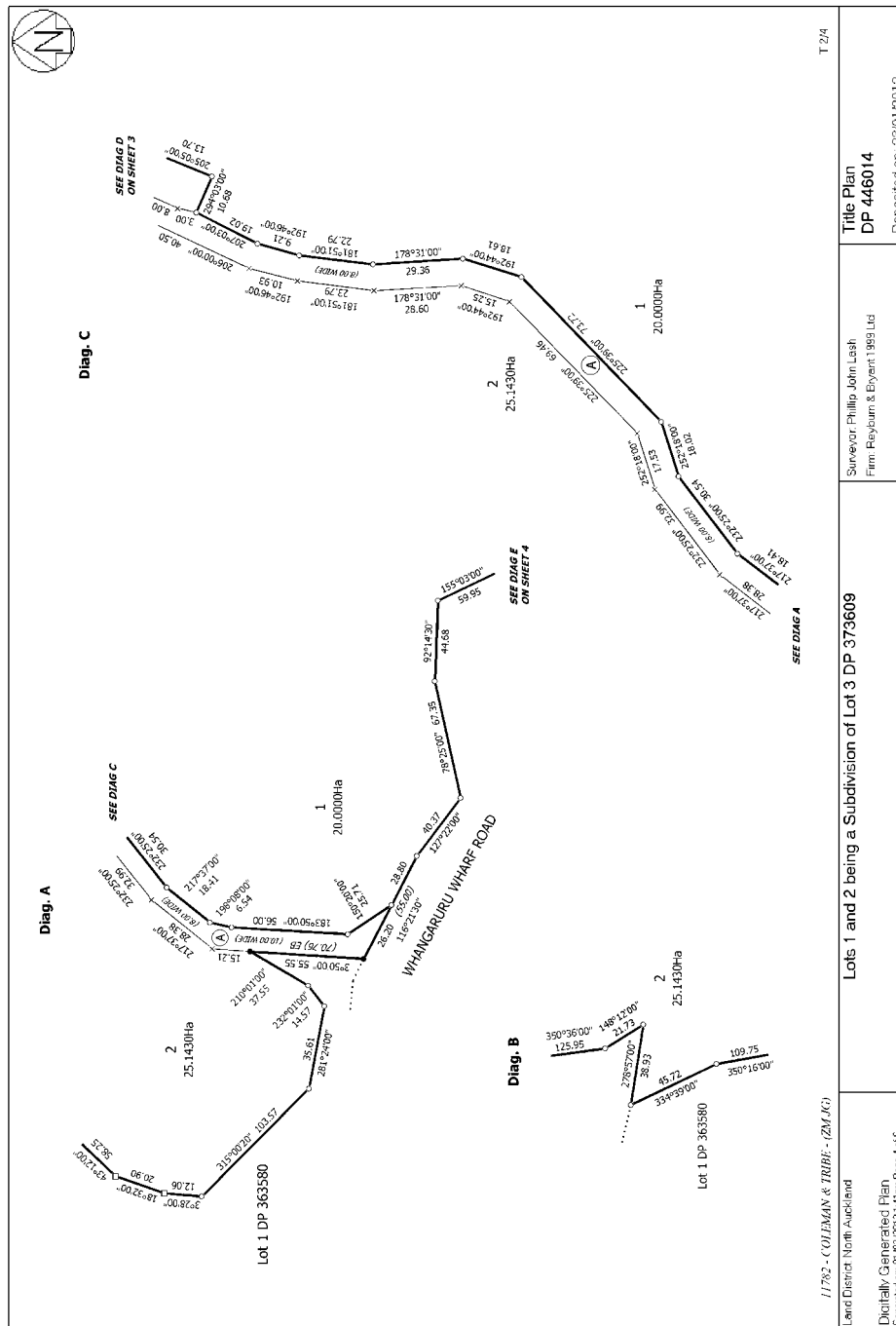


T 1/4	Title Plan DP 446014 Deposited on: 23/01/2012	Surveyor: Phillip John Leah Firm: Peayburn & Bryant 1993 Ltd	Lots 1 and 2 being a Subdivision of Lot 3 DP 373609	11782 - COLEMAN & TRIBE - (ZM/JC) Land District North Auckland Digitally Generated Plan Generated on: 01/02/2012 1:41 pm Page 3 of 6
-------	---	---	---	---

# Whangaruru, 9 Whangaruru Wharf Road

## Property Title

Identifier **561611**



1/782 - (ULIMAN & TRIBE) - (2M/K)  
 Land District North Auckland  
 Digitally Generated Plan  
 Generated on 01/02/2012 14:14pm Page 4 of 6

Lot 1 and 2 being a Subdivision of Lot 3 DP 373609

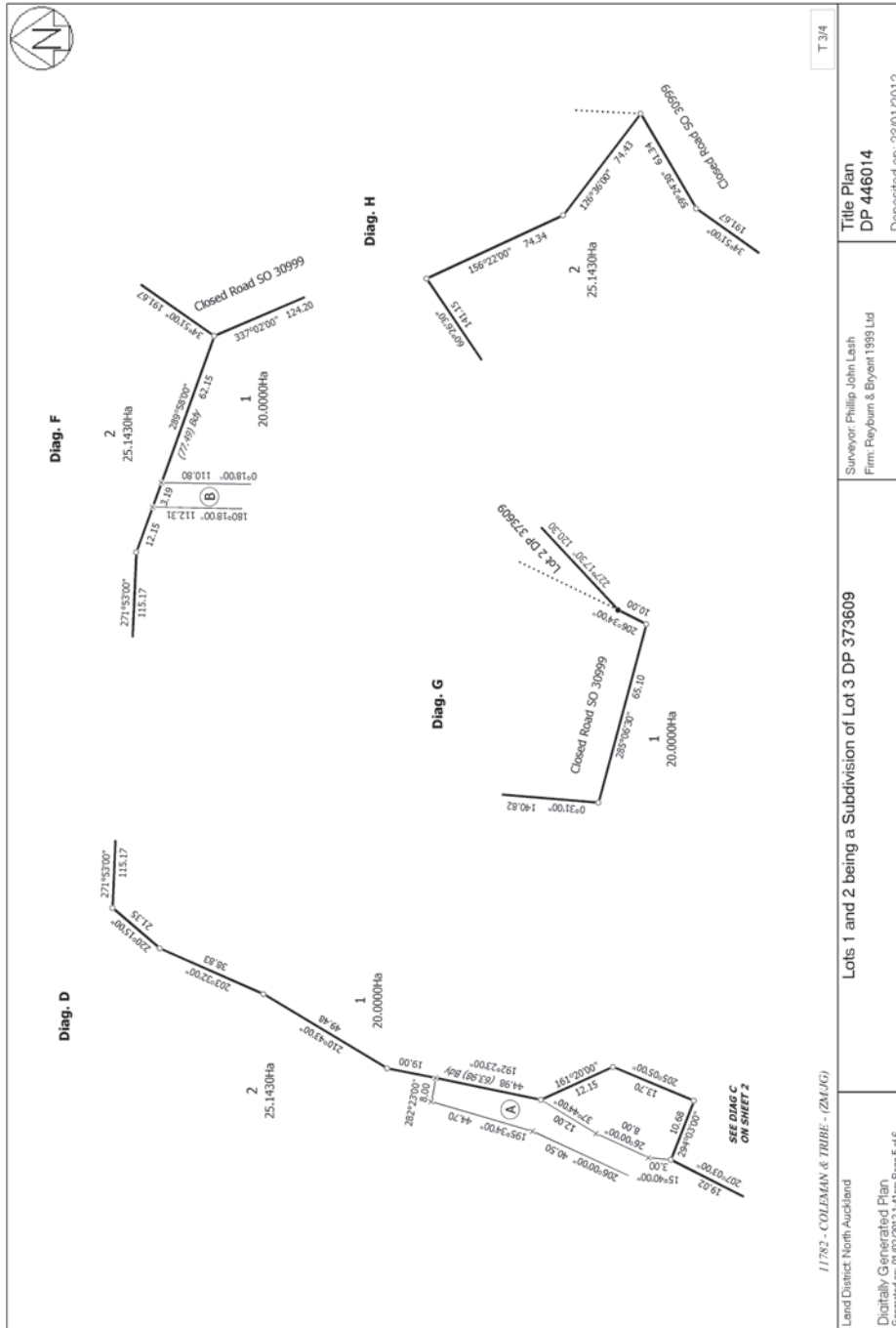
Surveyor Phillip John Lash  
 Firm: Reylum & Elyent 1993 Ltd

Title Plan  
 DP 446014  
 Deposited on 23/01/2012

T 2/4

# Property Title

Identifier **561611**

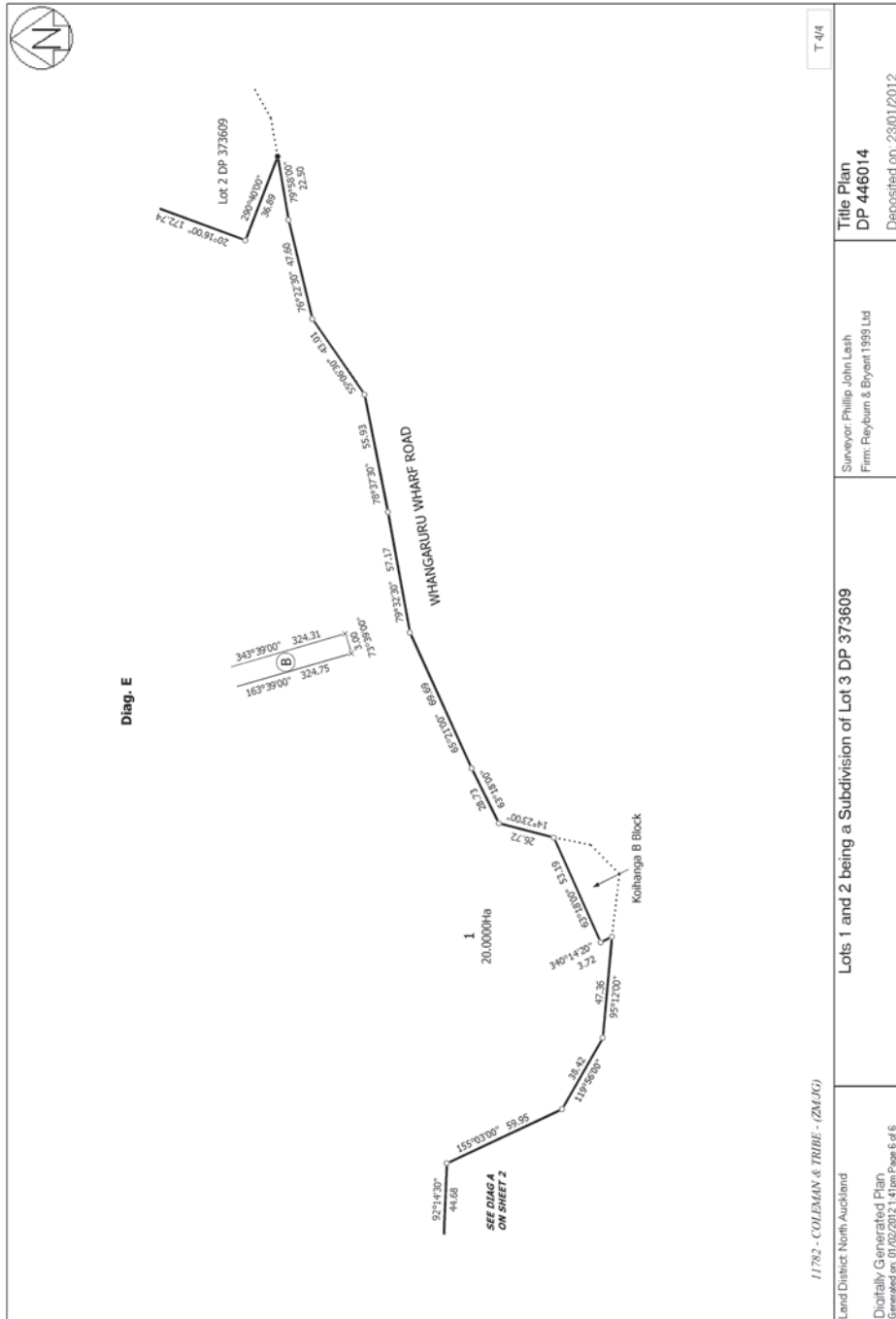


# Whangaruru, 9 Whangaruru Wharf Road

## Property Title

Identifier

561611



# Property Rates

Legal Description:	LOT 2 DP 446014		
Assessment Number:	0030002209		
Property ID:	161723		
Address:	9 Whangaruru Wharf Road Hikurangi 0184		
View Maps:	<a href="#">WDC Maps</a>	<a href="#">Google Maps</a>	
Land Area (hectares):	25.143		
Capital Value:	2021/2022	\$1,690,000	2022/2023 \$2,065,000
Land Value:	2021/2022	\$990,000	2022/2023 \$1,280,000
Record of Title:	561611		
Floor Area (square metres):	232		
Site Area (square metres):	232		
Improvements:	DBLEGGE DECK DWG FG OBS OI		
Land Use Code:	Stock Finishing		
Number of Units:	1		
Property Category:	PFE		

☐ <b>WDC</b>			
General Rural	Land Value	990000	\$3,238.19
Uniform Annual General Charge	SUIPs	1	\$724.00
<b>Total</b>	<b>Land Value</b>	<b>1</b>	<b>\$3,962.19</b>
☐ <b>NRC</b>			
NRC - Regional Civil Defence & Hazard Management	SUIPs	1	\$37.88
NRC - Regional Council Services	SUIPs	1	\$132.69
NRC - Regional Economic Development	Land Value	990000	\$23.76
NRC - Regional Emergency Services Rate	SUIPs	1	\$11.84
NRC - Regional Flood Infrastructure	SUIPs	1	\$31.19
NRC - Regional Land and Fresh Water Management	Land Value	990000	\$375.71
NRC - Regional Pest Management	SUIPs	1	\$76.40
NRC - Regional Sporting Facilities	SUIPs	1	\$16.95
NRC - Regional Transport Rate	SUIPs	1	\$23.07
<b>Total</b>	<b>Land Value</b>	<b>1</b>	<b>\$729.49</b>
<b>Total</b>	<b>Land Value</b>	<b>1</b>	<b>\$4,691.68</b>



Forum North, Private Bag 9023  
 Whangarei 0148, New Zealand  
 Telephone: +64 9 430 4200  
 Facsimile: +64 9 438 7632  
 Email: mailroom@wdc.govt.nz  
 Website: www.wdc.govt.nz

**Code Compliance Certificate BC1100923**  
**Section 95, Building Act 2004**  
**Issued: 17 December 2012**

**The Building**

Street Address of building: Whangaruru Wharf Road  
 Hikurangi 0184

Legal Description of land where building is located: LOT 2 DP 446014

Building name: N/A  
 Location of building within site/block number: N/A  
 Level unit number: N/A  
 Current, lawfully established use: N/A  
 Year first constructed: 2011

**The Owner**

K A Coleman  
 S P Donovan  
 PO Box 4271  
 Kamo 0141

Phone number: N/A  
 Mobile number: 021855570  
 Facsimile number: N/A  
 Email address: N/A  
 Website: N/A

First point of contact for communications with the building consent authority:

**Contact Person**

J Mitchell  
 PO Box 1572  
 Whangarei 0140

Phone number: 4346264  
 Mobile number: 0274459436  
 Facsimile number: N/A  
 Email address: john@mitchellbuilders.co.nz  
 Website: N/A

Street address/registered office: Whangaruru Wharf Road  
 Hikurangi 0184

**Building Work**

**New Shed - Studio, Kitchen and Storage**

Building Consent number

BC1100923

Issued by:

Whangarei District Council

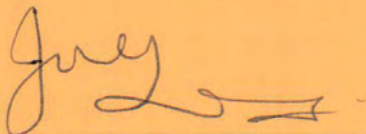
---

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that –

(a) The building work complies with the building consent.

---



---

Jennie Thomas  
Support Assistant – Building Processing

On behalf of: Whangarei District Council

17 December 2012



1100923..



**WHANGAREI**  
DISTRICT COUNCIL

**Building Consent No: BC1100923**  
**Section 51, Building Act 2004**

**Issued: 26 January 2012**  
**Project Assessment No: PA1100311**

Forum North, Private Bag 9023  
Whangarei 0148, New Zealand  
Telephone: +64 9 430 4200  
Facsimile: +64 9 438 7632  
Email: mailroom@wdc.govt.nz  
Website: www.wdc.govt.nz

---

### The Building

Street address of building: Whangaruru Wharf Road  
Hikurangi 0184

Legal description of land where building is located: LOT 3 DP 373609  
(Proposed LOT 2 DP 446014)  
LLP: 117807

Building name: N/A  
Location of building within site/block number: N/A  
Level/unit number: N/A

---

### The Owner

K A Coleman  
PO Box 4271  
Kamo 0141

Phone number: N/A  
Mobile number: 021855570  
Facsimile number: N/A  
Email address: N/A  
Website: N/A

Street address/registered office: Whangaruru Wharf Road  
Hikurangi 0184

First point of contact for communications with council/building consent authority

### Contact Person

Hawthorn Geddes Engineers & Architects Limited  
PO Box 575  
Whangarei 0140

Phone number: 4387139  
Mobile number: N/A  
Facsimile number: N/A  
Email address: cm@hgcs.co.nz db@hgcs.co.nz  
Website: N/A

---

### Building Work

The following building work is authorised by this consent:

**New Shed - Studio, Kitchen and Storage**

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.

**This building consent is subject to the following conditions:**

**Section 90 Building Act 2004**

Under section 90 of the Building Act 2004, agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect-

- ii) land on which building work is being or is proposed to be carried out; and
- iii) building work that has been or is being carried out on or off that building site; and
- iiii) any building

1. See attached list of required inspections.
2. A copy of your Electrical Certificate will be required.
3. A copy of your Gas Certificate will be required.

---

**Compliance Schedule**

A compliance schedule is not required for the building.

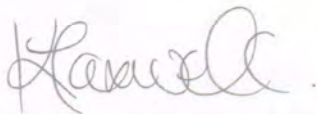
**Attachments**

No attachments.

**Additional Information**

1. Dust Nuisance  
The applicant must control dust nuisance created by any site or building works.
2. Toilet Facilities  
Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. An archaeological site has been identified within the vicinity of the proposed building site. Please contact the New Zealand Archaeological Association to confirm the location of this site.

---



Kayla Maxwell  
Support Assistant – Building Consent Issuing

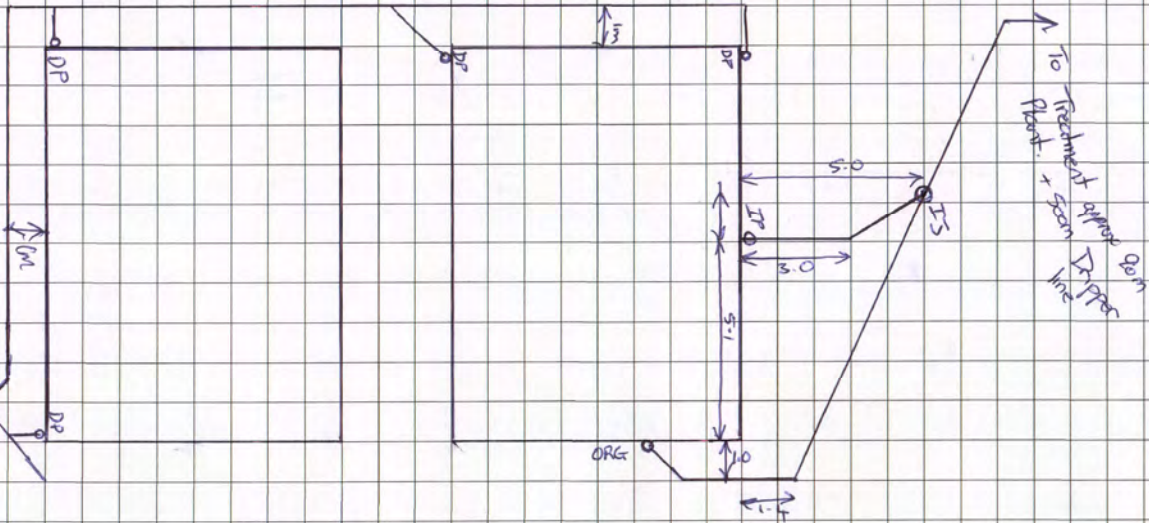
On behalf of: Whangarei District Council

26 January 2012

**PART C As-built services plan**

(to be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)

Water tank  
Over Flows to spreader in South.



Scale \_\_\_\_\_ in \_\_\_\_\_  
Site address \_\_\_\_\_

WHANGARURU HARBOUR

LEGAL BOUNDARY

EXISTING BUSH AREA

RECEIVED  
20 DEC 2011  
WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL

Approximate area of low level native plantings to be advised by QEII, MRC and Crimson

Not this application  
Coleman-Tribe House Concept  
350m<sup>2</sup>  
FGL: +30.500m  
Level 1 FFL: +33.650m  
Downstairs FFL: +30.650m

**Coastal Countryside Environment Rules**  
Approved under WDC Land Use

Application # LU1100050

Activities Generally:	Residential:	Permitted
Hazardous Substances:	None:	Permitted
Parking Spaces:	Residential:	Permitted
Signs:	None:	Permitted
Outdoor Storage:	None:	Permitted

**Coastal Countryside Building Rules**

Residential Units:	1 per 20ha:	Permitted
Accessory Building:	Studio:	Permitted
Building Height:	max. 6.3m:	Permitted
Building Setback from Boundaries:	min. 33m:	Permitted
Building Setback from Water Bodies:	min. 33m:	Permitted
Coastal Min. Floor Level:	+30.65m	Permitted

\* Existing fertilizer store remains to be deleted on this consent (SP10/11)

Existing Fertilizer Store removed

1000 µPVC Soil Waste to Treatment Plant

Building referred to under this application  
Studio Shed  
160m<sup>2</sup>  
FGL: +36.500m  
FFL: +36.725m

Above ground 25000l water tank fed from sealed roof rainwater system

Surface cut off drain  
Tank overflow to cut off drain  
102m to coastal boundary

Effluent Disposal Field B 250m<sup>2</sup> and 135m<sup>2</sup> Reserve Area



This plan has been adapted from an original topographical survey plan by Reburn & Bryant Reference T11782 dated 2004

APPROVED 2012  
BC NUMBER 1 DAY 1MTH  
00923 1901  
COLEMAN-TRIBE SITE PLAN  
1:500  
WHANGAREI DISTRICT COUNCIL  
BCA

**Hawthorn Geddes**  
engineers & architects ltd  
7 Selwyn Avenue  
Whangarei 0110  
PO Box 615  
Whangarei 0140  
Phone: 09 438 7139  
Fax: 09 430 0711  
email: hgd@hgd.co.nz  
Web: hawthorngeddes.co.nz

CLIENT: **KEITH COLEMAN AND VICKY TRIBE**  
PROJECT: **PROPOSD STUDIO SHED**  
**LOT3 DP373609, WHANGARURU**  
DRAWING: **COLEMAN-TRIBE SITE PLAN**

		<b>BUILDING CONSENT</b>		SCALE @ A3 AS SHOWN
DATE	BY	DATE	BY	PROJECT NO
		MAY 2011		<b>8133A</b>
REVISION	DATE	BY	DATE	SHEET
B1 STUDIO & SHED REPARATED BY TO 2 BUILDINGS	04/12/11	CM		<b>B3</b>
B2 EFFLUENT DISPOSAL FIELD INPUT	07/08/11	EF	APPROVED PHILIP RICHAM	
B3 ISSUE FOR LANDSCAPE PERS REVIEW	08/08/11	EF		
REV	REVISION DETAILS	BY	DATE	

WHANGARURU HARBOUR

LEGAL BOUNDARY

Approximate area of low level native plantings to be advised by QEII, NRC and Crimson

EXISTING BUSH AREA

RECEIVED  
20 DEC 2011  
WHANGAREI DISTRICT COUNCIL  
BUDGET COMMITTEE

**Coastal Countryside Environment Rules  
Approved under WDC Land Use**

**Application # LU1100050**

Activities Generally:	Residential:	Permitted
Hazardous Substances:	None:	Permitted
Parking Spaces:	Residential:	Permitted
Signs:	None:	Permitted
Outdoor Storage:	None:	Permitted

**Coastal Countryside Building Rules**

Residential Units:	1 per 20ha;	Permitted
Accessory Building:	Studio;	Permitted
Building Height:	max. 6.3m;	Permitted
Building Setback from Boundaries:	min. 33m;	Permitted
Building Setback from Water Bodies:	min. 33m	Permitted
Coastal Min. Floor Level:	+30.65m	Permitted



This plan has been adapted from an original topographical survey plan by **Reynolds & Boyd** Reference T11782 dated 26/01/11

APPROVED 2012  
BC NUMBER | DAY | MTH  
00923 1901  
WHANGAREI DISTRICT COUNCIL

**COLEMAN-TRIBE SITE PLAN**

1:500

Existing Fertilizer Store removed

10000 uPVC Soil Waste to Treatment Plant

Building referred to under this application  
**Studio Shed**  
160m<sup>2</sup>  
FGL: +36.500m  
FFL: +36.725m

Above ground 25000l water tank fed from sealed roof rainwater system

Not this application  
**Coleman-Tribe House Concept**  
350m<sup>2</sup>  
FGL: +30.500m  
Level 1 FFL: +33.650m  
Downstairs FFL: +30.650m

Effluent Disposal Field B 250m<sup>2</sup> and 136m<sup>2</sup> Reserve Area

PROPOSED DRIVEWAY

Proposed Wastewater Treatment Plant

Inspection Chamber

Effluent Disposal Field A 250m<sup>2</sup>

Surface cut off drain

Tank overflow to cut off drain

102m to coastal boundary

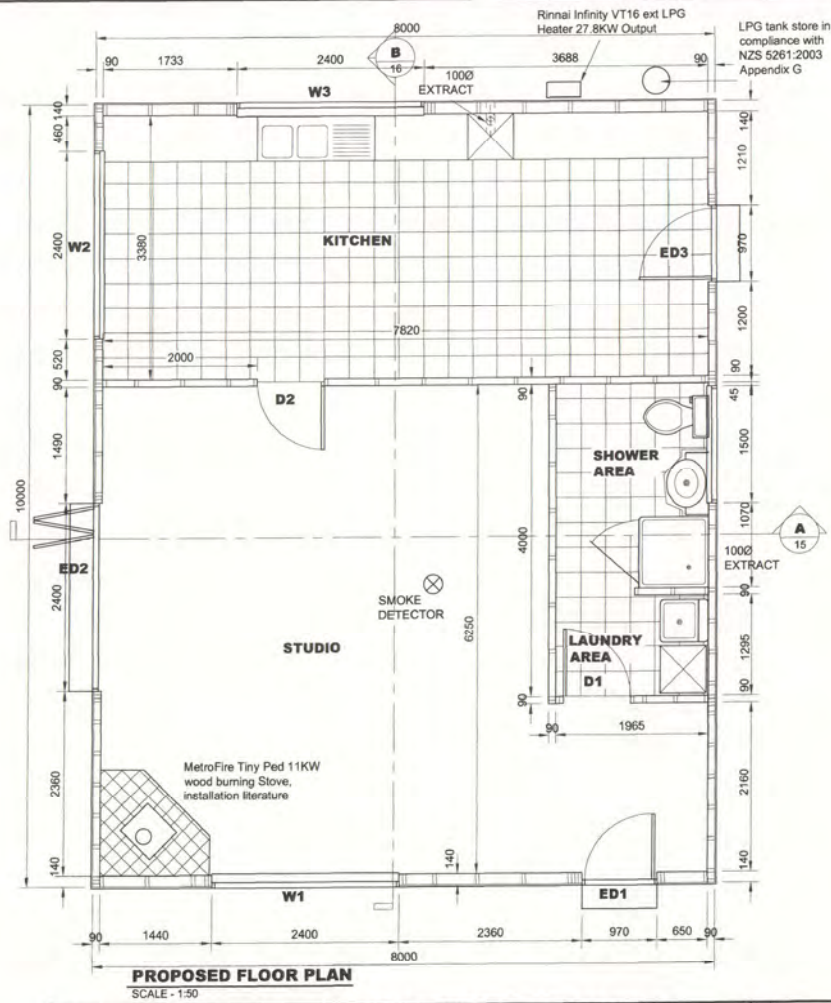
88m to MHWS

**Hawthorn Geddes engineers & architects ltd**

7 Selwyn Avenue  
Whangarei 0110  
PO Box 575  
Whangarei 0140  
Phone: 09 430 7139  
Fax: 09 430 0711  
email: hgd@hgd.co.nz  
Web: hawthorngeddes.co.nz

CLIENT **KEITH COLEMAN AND VICKY TRIBE**  
PROJECT **PROPOSD STUDIO SHED**  
**LOT3 DP373609, WHANGARURU**  
DRAWING **COLEMAN-TRIBE SITE PLAN**

BUILDING CONSENT				SCALE @ A3 AS SHOWN
DRAWN	BY	MAY 2011	PROJECT NO.	<b>8133A</b>
B3	STUDIO & SHED REPARATED IN 10/2 BUILDING	CM	10/12/11	CHECK
B2	EFFLUENT DISPOSAL FIELD SPLIT	EF	10/06/11	APPROVED: PHILIP IRVING
B1	ISSUE FOR LANDSCAPE PLEAS REVIEW	EF	10/09/11	
REV	REVISION DETAILS	BY	DATE	SHEET
				<b>A02</b>
				<b>B3</b>



**RECEIVED**  
 20 DEC 2011  
 WHANGAREI DISTRICT COUNCIL  
 BUILDING CONTROL

**APPROVED 2012**  
 BC NUMBER 1 DAY 1MTH  
**00923 1901**  
 WHANGAREI DISTRICT COUNCIL  
 BCA

**Hawthorn Geddes**  
 engineers & architects ltd  
 7 Selwyn Avenue  
 Whangarei 0110  
 P.O. Box 575  
 Whangarei 0140  
 Phone: 09 438 7139  
 Fax: 09 430 0711  
 email: h@geddes.co.nz  
 Web: hawthorngeddes.co.nz

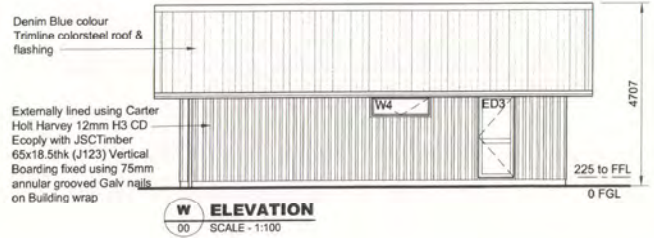
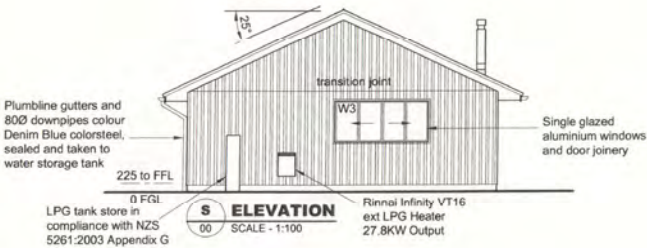
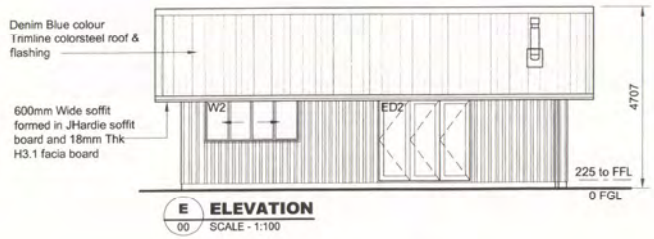
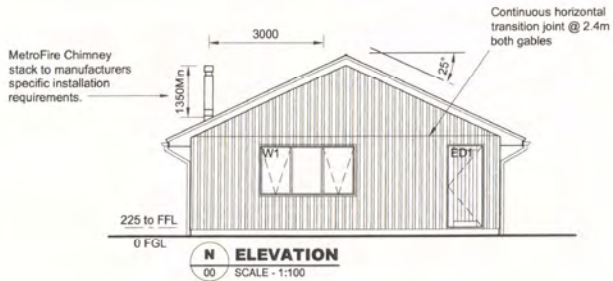
CLIENT **KEITH COLEMAN & VICKY TRIBE**  
 PROJECT **PROPOSED STUDIO SHED**  
**WHARF ROAD, WHANGARURU**  
 DRAWING **PROPOSED FLOOR PLAN**

R3	SHED SECTION REMOVED	CM	21/12/11
R2	EXTERNAL CLADDING ALTERED	CM	20/10/11
R1	ISSUED FOR BUILDING CONSENT	CM	09/10/11
R0	ISSUED FOR CLIENT COMMENT	CM	08/09/11
REV	REVISION DETAILS	BY	DATE

<b>CONSENT</b>		SCALE @ A1 AS SHOWN
DRAWN	CM	AUG 2011
CHECKED	CM	
APPROVED	PETER GEDDES	
PROJECT No.	<b>8133A</b>	
SHEET	<b>A10</b>	REV <b>B3</b>

12/19/2011 11:08:04 AM K:\8133A\_Coleman Whangaruru Shed\8133A\_Building Consent B3.dwg

**RECEIVED**  
 20 DEC 2011  
 WHANGAREI DISTRICT COUNCIL  
 BUILDING CONTROL



**APPROVED 2012**  
 BC NUMBER 1 DAY 1MTH  
 00923 1901  
 WHANGAREI DISTRICT COUNCIL  
 BCA

**Hawthorn Geddes**  
 engineers & architects ltd

7 Selwyn Avenue  
 Whangarei 0110  
 PO Box 575  
 Whangarei 0140

Phone: 09 438 7130  
 Fax: 09 430 0711  
 email: hg@hgeddes.co.nz  
 Web: hawthorngeddes.co.nz

CLIENT **KEITH COLEMAN & VICKY TRIBE**

PROJECT **PROPOSED STUDIO SHED  
 WHARF ROAD, WHANGARURU  
 PROPOSED ELEVATIONS**

B3	BUILDING HEIGHT AND ROOF PITCH ALTERED	CM	21/2/11	DRAWN	CM	AUG 2011
B2	EXTERNAL GLAZING ALTERED	CM	20/2/11	CHECK	CM	
B1	ISSUED FOR BUILDING CONSENT	CM	08/10/11	APPROVED	PHILIP HIGHAM	
P1	ISSUED FOR CLIENT COMMENT	CM	08/04/11			
REV	REVISION DETAILS	BY	DATE			

<b>CONSENT</b>		SCALE @ AS SHOWN
PROJECT NO.	<b>8133A</b>	
SHEET	<b>A20</b>	<b>B3</b>

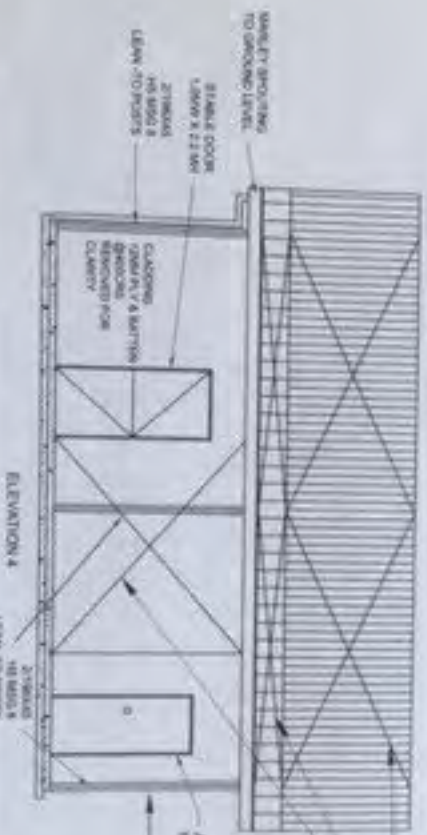
12/10/2011 13:25:56 PM K:\B133A-Coleman Whangaruru Shed\B133A\_Building Consent\B3.dwg

ELEVATION 1



NOTES  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 2. MATERIALS TO BE USED AS SHOWN OR APPROVED BY THE ARCHITECT.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 MATERIALS TO BE USED AS SHOWN OR APPROVED BY THE ARCHITECT.



ELEVATION 4

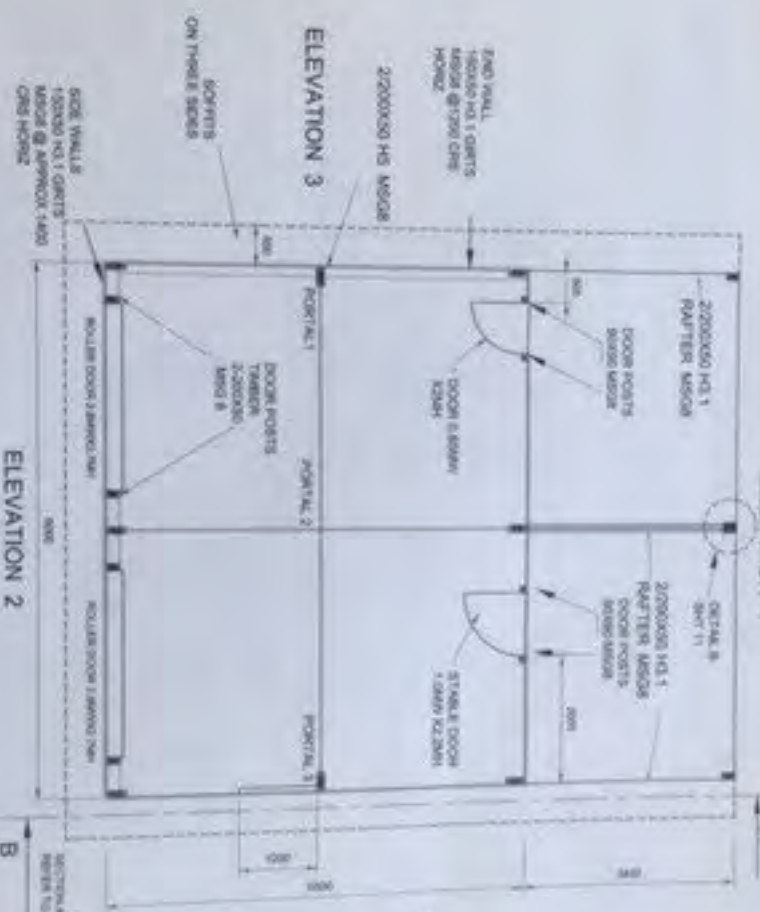
2" STRIPS 14'0" x 22'0"

© This plan and building system is Copyright of Rod Douglas Construction



DATE: \_\_\_\_\_  
DRAWING NUMBER: \_\_\_\_\_

ELEVATION 4



ELEVATION 2

ELEVATION 3

ELEVATION 1

ROD DOUGLAS  
CONSTRUCTION LTD

Revisions

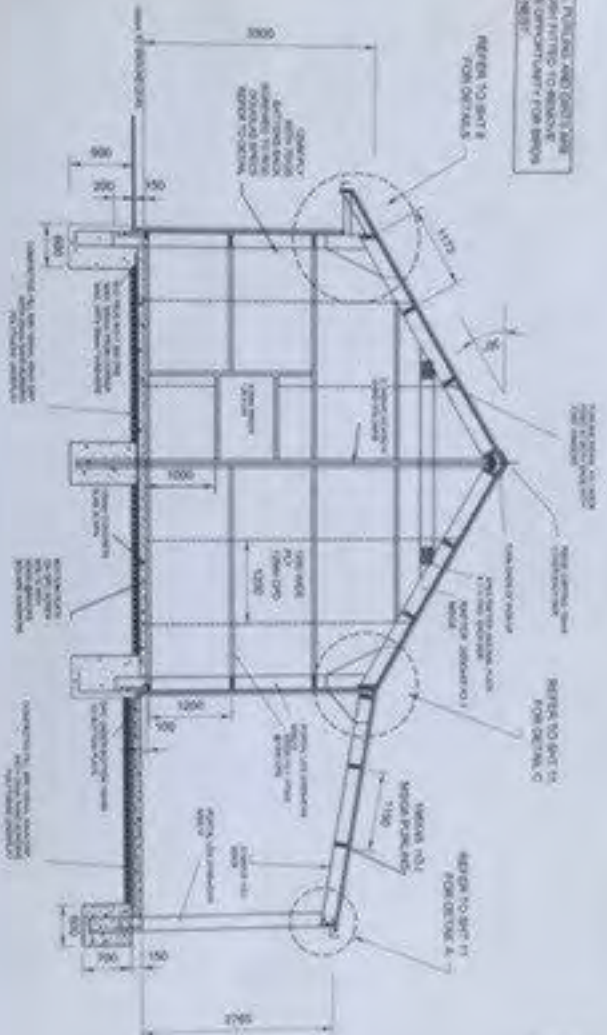
Keith Coleman & Vicki Tribe  
Wooden Portal Gable Shed

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

© This plan and building system is  
Copyright of Rod Douglas Construction

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN MILLIMETERS. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE.



**CROSS SECTION A-B**

NOT TO SCALE  
 THIS DRAWING IS UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE.

© This plan and building system is the copyright of Rod Douglas Construction

ROOF PITCH  
12:12

FACIAL BOARDING  
125mm

WINDSTOP 1.5M SLIM  
35.00mm STYRE

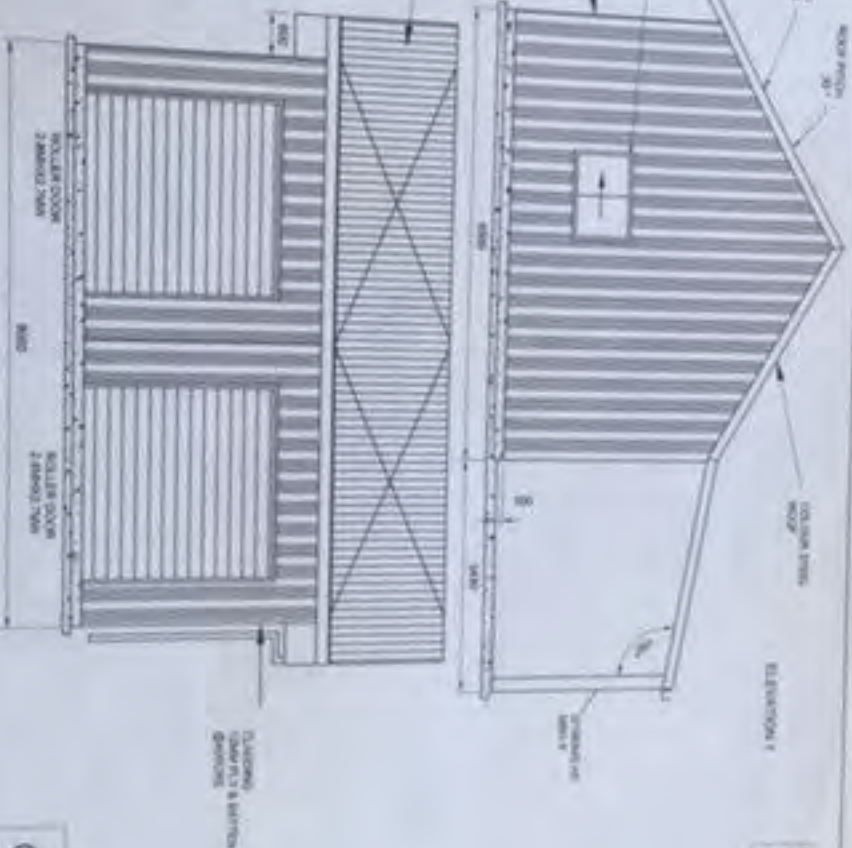
CLEANING  
DOWN PIPE & BRITTON  
BRASS

CLEAN LINE  
ROOF

ELEVATION 1

**NOTES**  
1. ALL MATERIALS TO BE SUPPLIED BY THE  
CONTRACTOR.

ALL FIXINGS TO MATCH WITH  
THE SYSTEM. CHECK SIZES WITH  
MANUFACTURER'S APPROVAL. APPROVED  
WALLS.



ELEVATION 2

ROLLER DOOR  
2.00m HIGH

4.00m

ROLLER DOOR  
2.00m HIGH

CLEANING  
DOWN PIPE & BRITTON  
BRASS

**®** This plan and building system is  
Copyright of Roof Douglas Construction



## Code Compliance Certificate BC1400570

### Section 95, Building Act 2004

Issued: 28 October 2015

#### The Building

Street address of building: 9 Whangaruru Wharf Road  
Hikurangi 0184

Legal description of land where building is located: LOT 2 DP 446014

LLP: 125750

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 2014

#### The Owner

K A Coleman  
S P Donovan  
9 Whangaruru Wharf Road  
RD 4  
Hikurangi 0184

Phone number: 9727963

Mobile number: 021855570

Facsimile number: N/A

Email address: kvnexus@xtra.co.nz

Website: N/A

First point of contact for communications with the building consent authority:

#### Contact Person

K A Coleman  
9 Whangaruru Wharf Road  
RD 4  
Hikurangi 0184

Phone number: 9727963

Mobile number: 021855570

Facsimile number: N/A

Email address: kvnexus@xtra.co.nz

Website: N/A

Street address/registered office: 9 Whangaruru Wharf Road  
Hikurangi 0184

**Building Work**

Building Consent number:

Issued by:

**New Dwelling**

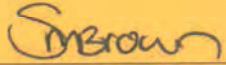
BC1400570

Whangarei District Council

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that -

(a) The building work complies with the building consent.



---

Stephanie Brown  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

28 October 2015

---

Date

## Building Consent No: BC1400570

Section 51, Building Act 2004

Issued: 1 August 2014

Project Information Memorandum No: PM1400177

COPY

### The Building

Street address of building: 9 Whangaruru Wharf Road  
Hikurangi 0184

Legal description of land where building is located: LOT 2 DP 446014  
LLP: 125750

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

### The Owner

K A Coleman  
S P Donovan  
3 Whangaruru Wharf Road  
RD 4  
Hikurangi 0184

Phone number: N/A

Mobile number: 021855570

Facsimile number: N/A

Email address: kvnexus@xtra.co.nz

Website: N/A

Street address/registered office: 9 Whangaruru Wharf Road  
Hikurangi 0184

First point of contact for communications with Council/building consent authority

### Contact Person

R J Moselen  
2 Tuhangi Street  
Kamo 0112

Phone number: 4353513

Mobile number: 021821215

Facsimile number: N/A

Email address: russell@rmadesign.co.nz

Website: N/A

### Building Work

The following building work is authorised by this consent:

#### New Dwelling

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.

### **This building consent is subject to the following conditions:**

#### **Section 90 Building Act 2004**

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
  - iii) building work that has been or is being carried out on or off that building site; and
  - iiii) any building.
1. See attached schedule of site requirements for inspections and documentation required.
  2. A copy of your Electrical Certificate will be required.
  3. A Producer Statement - Construction (PS3) is to be provided by the installer of the wet area membrane specified in the consented documents. The installer must have undertaken appropriate training by the product manufacturer. Evidence of training must be supplied in support of the PS3.

#### **Compliance Schedule**

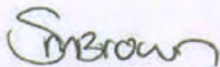
A compliance schedule is not required for the building.

#### **Attachments**

The Project Information Memorandum for the building work covered by this building consent.

#### **Additional Information**

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.
4. An archaeological site has been identified within the vicinity of the proposed building site. Please contact the New Zealand Archaeological Association to confirm the location of this site.



---

Stephanie Brown  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

---

1 August 2014  
Date

BCA15024

# AMENDMENT

Checked By.....

Building Officer *AD 21-10-15*

Planning Officer *[Signature]*  
17/8/15

Received  
Customer Services.

13 AUG 2015

Whangarei  
District Council

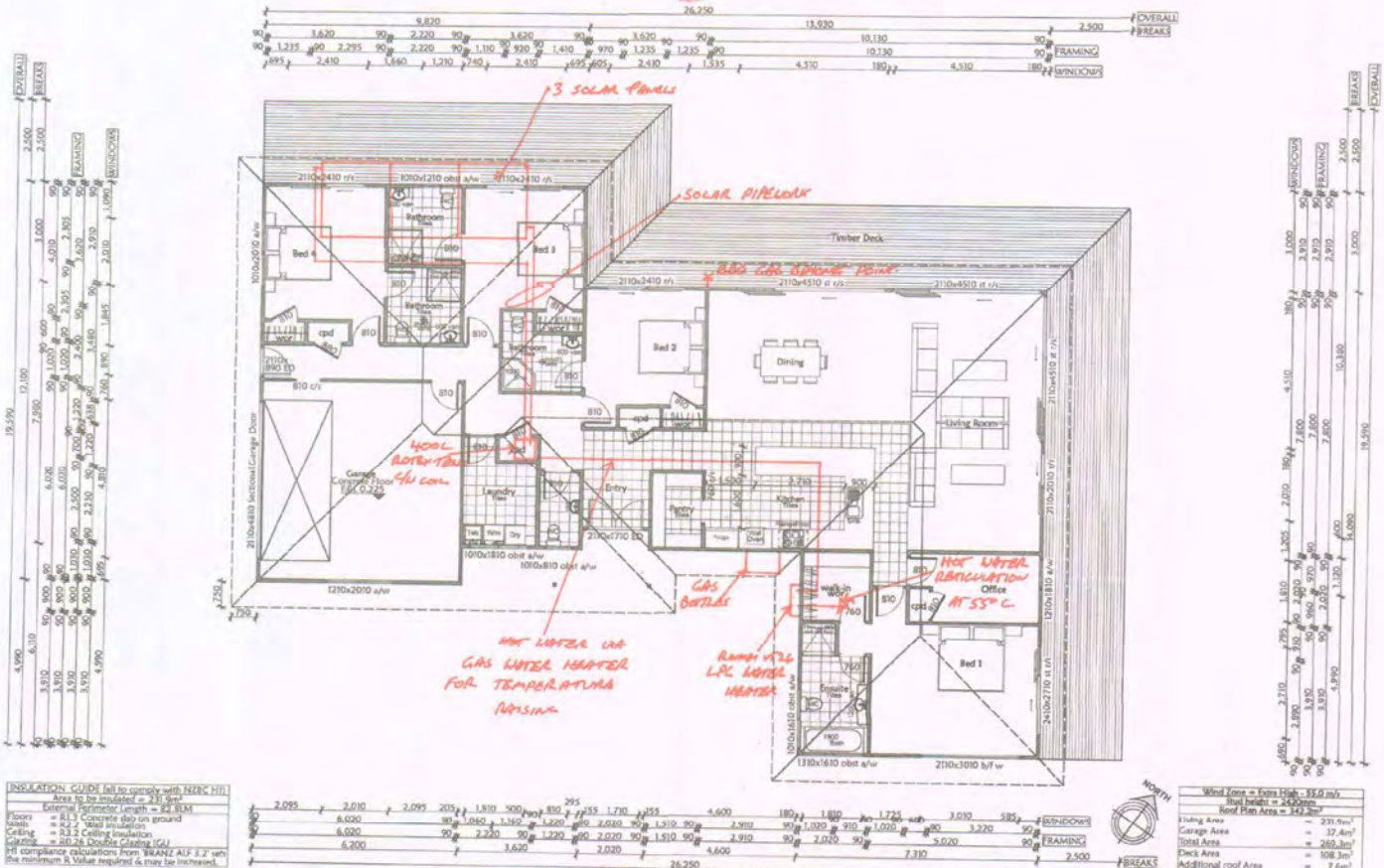
# RECEIVED

13 AUG 2015

WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL

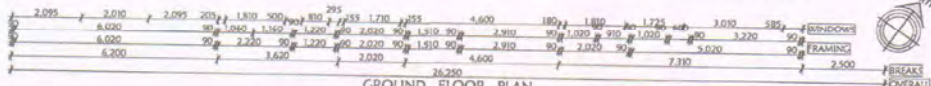


PLAN



**INSULATION GUIDE** (all to comply with NZBC H1)

- Roof Rg to installed = 2.0
- External cladding length = 2.4 (1M)
- Floor = R1.3 Concrete slab on ground
- Walls = R2.0 Wall insulation
- Ceiling = R3.3 Ceiling insulation
- Glazing = R0.18 Double Glazing UGL
- All compliance calculations from *IRANZ ALF 8.2* use the minimum R Value required & may be increased.



Wind Zone = Extra High - 55.0 m/s
Roof height = 2.400m
Roof Pitch Area = 141.2m²
Living Area = 231.9m²
Garage Area = 37.4m²
Total Area = 269.3m²
Deck Area = 108.3m²
Additional roof Area = 7.6m²
Total site coverage = 385.2m²

GROUND FLOOR PLAN

Scale 1:100

GROUND FLOOR PLAN

SCALE 1:100 SHEET L 103

Russell Moselen  
Architectural Design Ltd  
Ph. 021821215

These Drawings and documents are Copyright and are the Property of the Designer. They shall not be copied in any form or passed on to any Third Party without permission from the Designer.

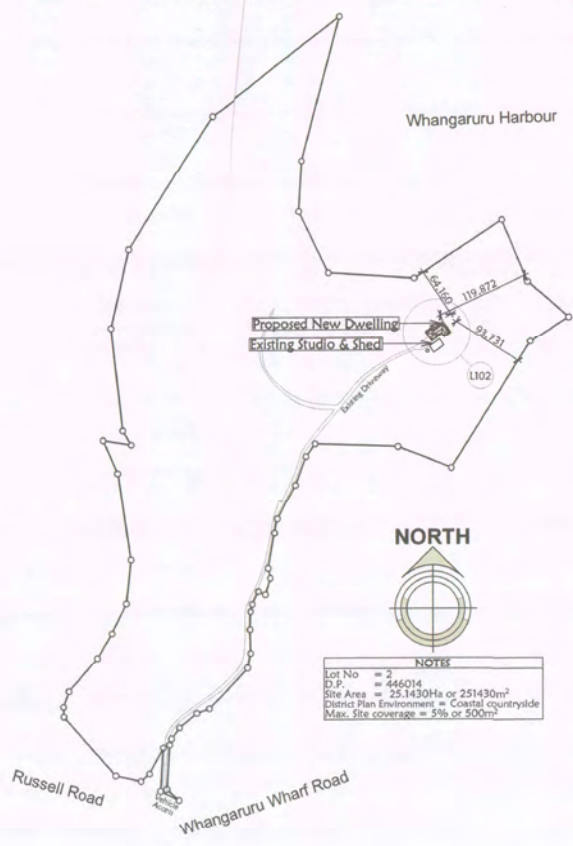
Contractor to check all dimensions and conditions on site before commencing work. Stick only to figured dimensions. In the event of a discrepancy, consult the Designer.

Proposed Dwelling For  
Keith Coleman & Waiyabe  
Whangaruru Wharf Road  
Whangaruru - Whangarei

DESIGNER  
R Moselen  
DATE  
Russell Moselen Architectural Design Ltd - Sunday, April 19, 2015

**APPROVED 2015**  
**BC NUMBER IDAY IMTH**  
**00570 2110**  
 WHANGAREI DISTRICT COUNCIL  
 BCA





RECEIVED  
CUSTOMER SERVICES  
03 JUL 2014  
WHANGAREI  
DISTRICT COUNCIL

NORTH



NOTE  
Lot No = 2  
D.P. = 446014  
Site Area = 25.1430Ha or 251430m<sup>2</sup>  
District Plan Environment = Coastal countryside  
Max. Site coverage = 5% or 500m<sup>2</sup>

APPROVED 2014  
BC NUMBER IDAY IMTH  
00570 3107  
WHANGAREI DISTRICT COUNCIL  
BCA

SITE PLAN

Russell Moselen  
Architectural Design Ltd  
Ph. 021821215



These Drawings and documents are Copyright and are to remain the Property of the Designer. They shall NOT be copied in any form or Passed on to any Third Party without permission from the designer.

Contractor to check all dimensions and conditions on site before commencing work. Work only to figured dimensions. In the event of a discrepancy, consult the designer.

Proposed Dwelling For  
Keith Coleman & Vicky Tribe  
3 Whangaruru Wharf Road  
Whangaruru - Whangarei

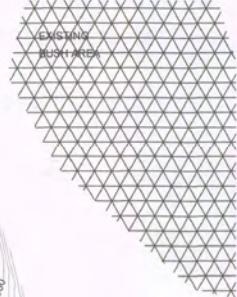
DRAWN  
R. Moselen  
DESIGN  
Russell Moselen Architectural Design Ltd

SCALE 1:5000

SHEET L 100  
DATE Friday, 27 June 2014

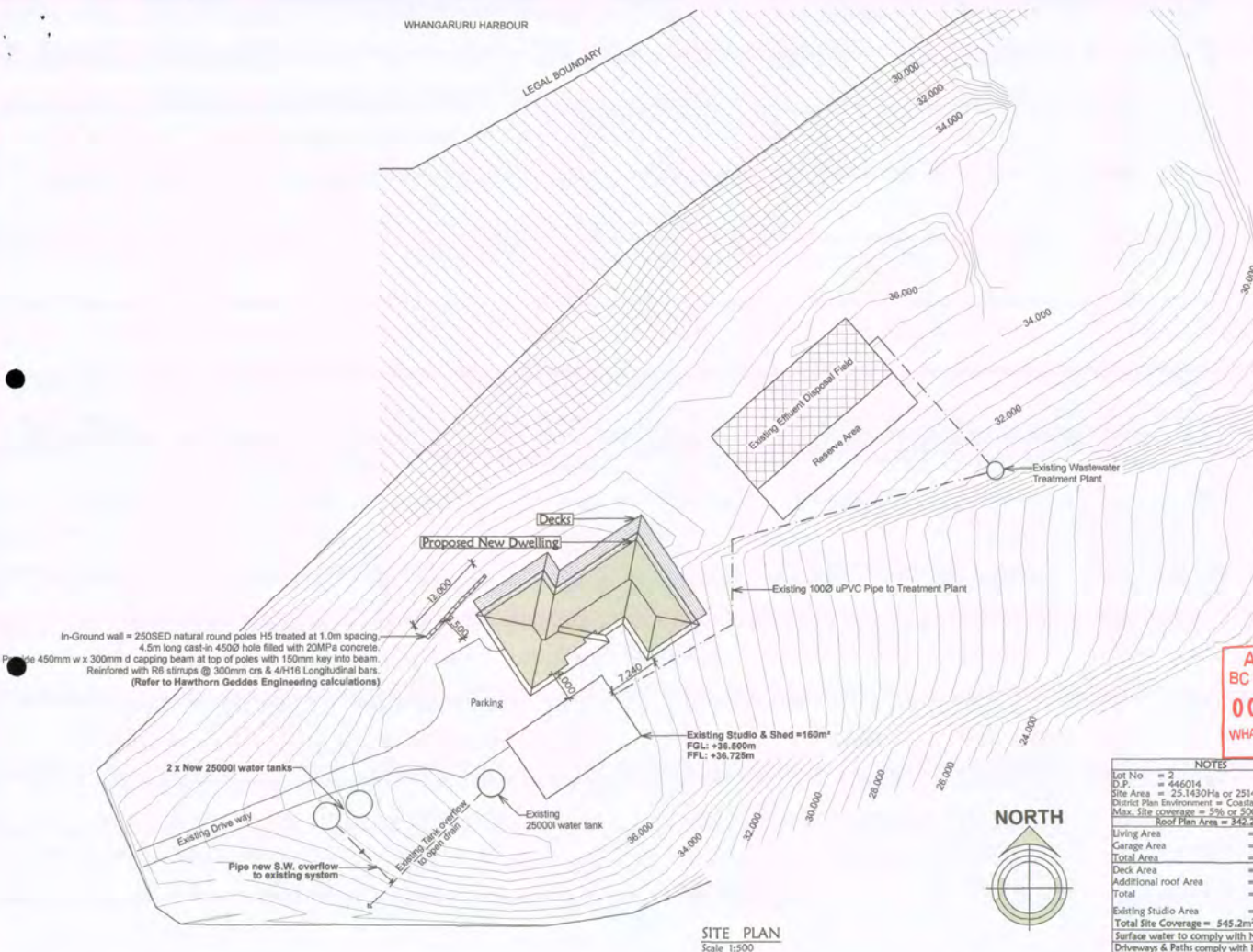
WHANGARURU HARBOUR

LEGAL BOUNDARY



RECEIVED  
CUSTOMER SERVICES  
03 JUL 2014  
WHANGAREI DISTRICT COUNCIL

APPROVED 2014  
BC NUMBER IDAY IMTH  
00570 3107  
WHANGAREI DISTRICT COUNCIL  
BCA



In-Ground wall = 250SED natural round poles H5 treated at 1.0m spacing.  
4.5m long cast-in 450Ø hole filled with 20MPa concrete.  
450Ø capping beam at top of poles with 150mm key into beam.  
Reinforced with R8 stirrups @ 300mm c/c & 4#16 Longitudinal bars.  
(Refer to Hawthorn Geddes Engineering calculations)

2 x New 25000l water tanks

Existing Drive way  
Pipe new S.W. overflow to existing system  
Existing fire overflow to open drain

SITE PLAN  
Scale 1:500



NOTES	
Lot No	= 2
D.P.	= 446014
Site Area	= 25.1430Ha or 251430m <sup>2</sup>
District Plan Environment	= Coastal countryside
Max. Site coverage	= 5% or 500m <sup>2</sup>
Roof Plan Area	= 342.2m <sup>2</sup>
Living Area	= 231.9m <sup>2</sup>
Garage Area	= 37.4m <sup>2</sup>
Total Area	= 269.3m <sup>2</sup>
Deck Area	= 108.3m <sup>2</sup>
Additional roof Area	= 7.6m <sup>2</sup>
Total	= 385.2m <sup>2</sup>
Existing Studio Area	= 160.0m <sup>2</sup>
Total Site Coverage	= 545.2m <sup>2</sup> or 0.216%
Surface water to comply with NZBC E1/AS1	
Driveways & Paths comply with NZBC D1/AS1	

Russell Moselen  
Architectural Design Ltd  
Ph. 021821215



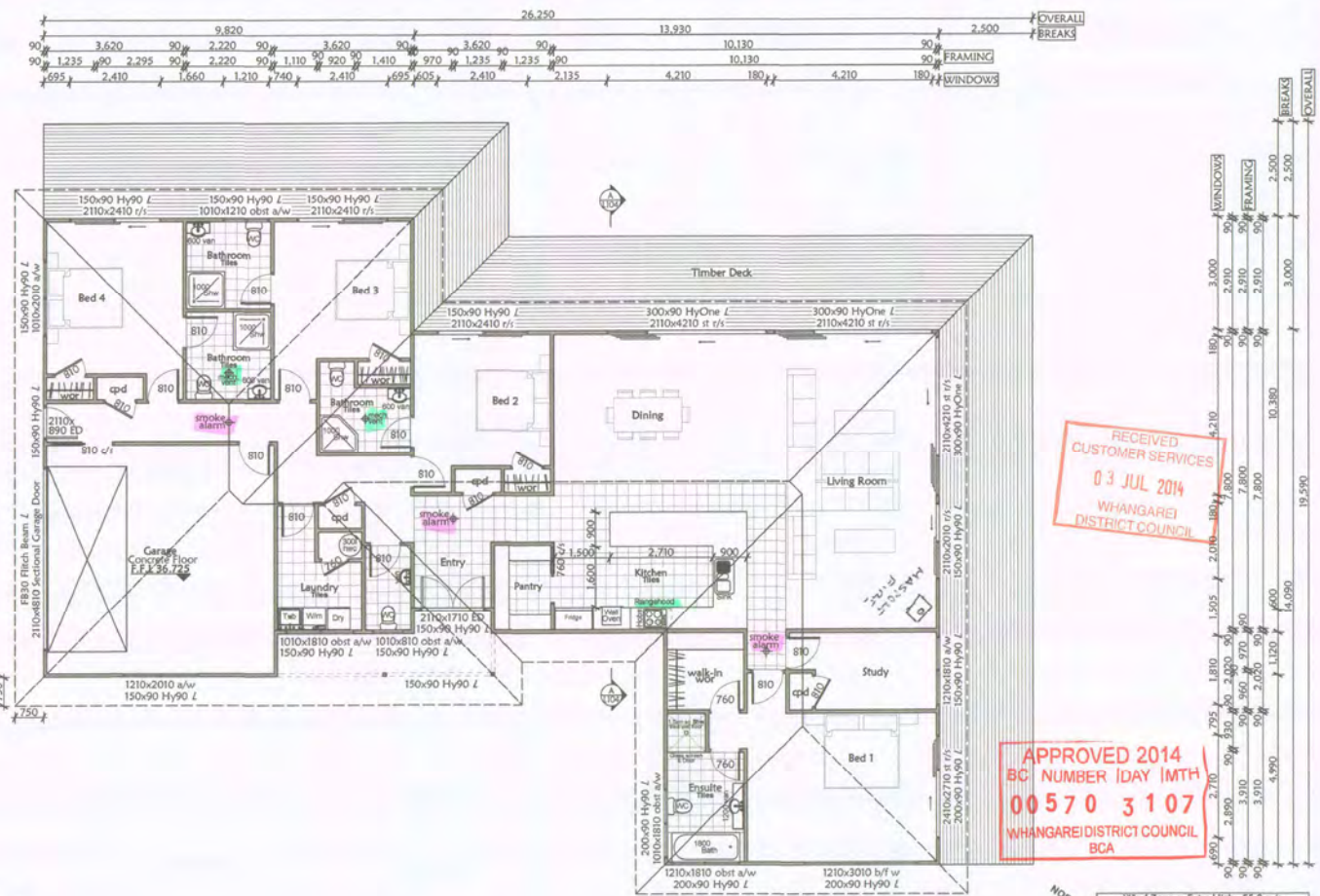
These Drawings and documents are Copyright and are to remain the Property of the Designer. They shall NOT be copied in any form or Passed on to any Third Party without permission from the designer.

Contractor to check all dimensions and conditions on site before commencing work. Work only to figured dimensions. In the event of a discrepancy, consult the designer.

Proposed Dwelling For  
Keith Coleman & Vicky Tribe  
3 Whangaruru Wharf Road  
Whangaruru - Whangarei

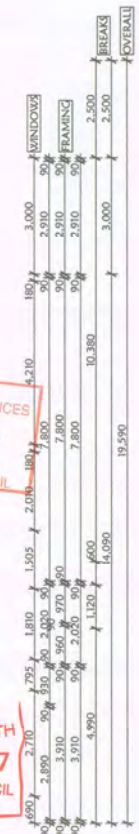
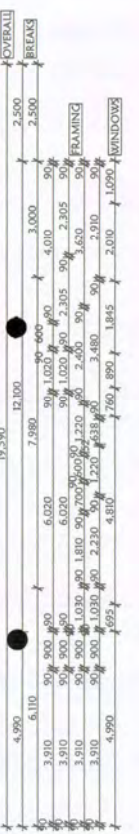
SITE & LOCATION PLAN

DRAWN	SCALE	SHEET
R. Moselen	1:500	L 101
DESIGN		DATE
Russell Moselen Architectural Design Ltd		Friday, 27 June 2014

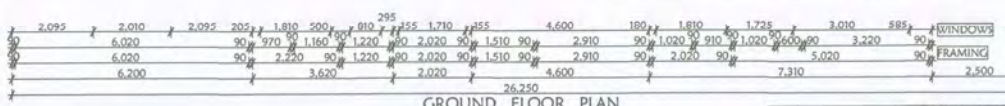


RECEIVED  
CUSTOMER SERVICES  
03 JUL 2014  
WHANGAREI  
DISTRICT COUNCIL

APPROVED 2014  
BC NUMBER 104Y IMTH  
00570 3107  
WHANGAREI DISTRICT COUNCIL  
BCA



**INSULATION GUIDE (all to comply with NZBC H1)**  
 Area to be insulated = 241.9m<sup>2</sup>  
 External Perimeter Length = 92.84m  
 Floor = R1.3 Concrete slab on ground  
 Walls = R2.2 Wall insulation  
 Ceiling = R3.2 Ceiling insulation  
 Glazing = R0.76 Double Glazing (IGU)  
 H1 compliance calculator from BRANZ A11 3.7 sets the minimum K value required & may be increased.



Wind zone = Extra High - 55.0 m/s  
 Stud height = 2400mm  
 Roof Plan Area = 842.2m<sup>2</sup>  
 Living Area = 231.9m<sup>2</sup>  
 Garage Area = 37.4m<sup>2</sup>  
 Total Area = 269.3m<sup>2</sup>  
 Deck Area = 108.3m<sup>2</sup>  
 Additional roof Area = 7.6m<sup>2</sup>  
 Total site coverage = 385.2m<sup>2</sup>

Russell Moselen  
 Architectural Design Ltd  
 Ph. 021821215



These Drawings and documents are Copyright and are to remain the Property of the Designer. They shall NOT be copied in any form or Passed on to any Third Party without permission from the designer.  
 Contractor to check all dimensions and conditions on site before commencing work. Work only to figured dimensions. In the event of a discrepancy, consult the designer.

Proposed Dwelling For  
 Keith Coleman & Vicky Tribe  
 3 Whanganuru Wharf Road  
 Whanganuru - Whangarei

**GROUND FLOOR PLAN**  
 Scale 1:100  
 DRAWN: R. Moselen  
 DESIGN: Russell Moselen Architectural Design Ltd  
 SHEET: L103  
 DATE: Friday, 27 June 2014



SOUTH WEST ELEVATION

RECEIVED  
CUSTOMER SERVICES  
03 JUL 2014  
WHANGAREI  
DISTRICT COUNCIL



SOUTH EAST ELEVATION

APPROVED 2014  
BC NUMBER IDAY IMTH  
00570 3107  
WHANGAREI DISTRICT COUNCIL  
BCA

ELEVATIONS 1

Russell Moselen  
Architectural Design Ltd  
Ph. 021821215



These Drawings and documents are Copyright and are to remain the Property of the Designer. They shall NOT be copied in any form or Passed on to any Third Party without permission from the designer.

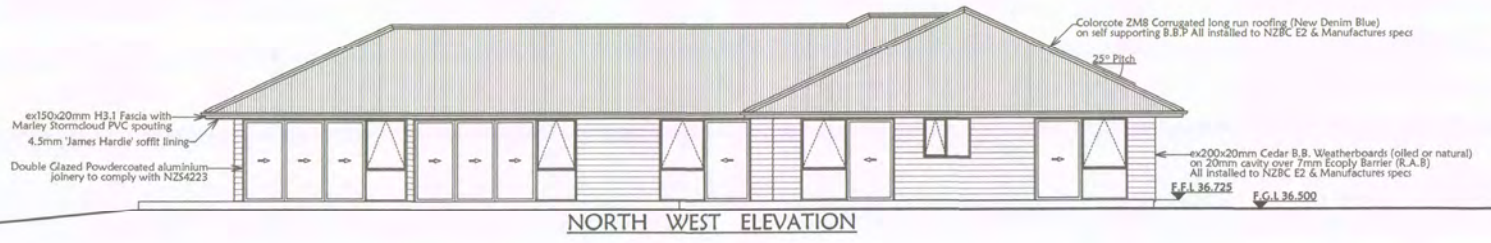
Contractor to check all dimensions and condition(s) on site before commencing work. Work only to figured dimensions. In the event of a discrepancy, consult the designer.

Proposed Dwelling For  
Keith Coleman & Vicky Tribe  
3 Whanganuru Wharf Road  
Whanganuru - Whangarei

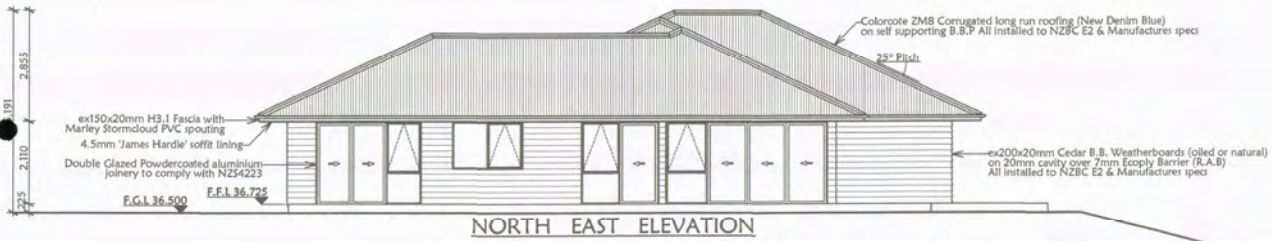
DRAWN: R. Moselen  
DESIGN: Russell Moselen Architectural Design Ltd

SCALE 1:100

SHEET L 105  
DATE Friday, 27 June 2014



NORTH WEST ELEVATION



NORTH EAST ELEVATION

RECEIVED  
CUSTOMER SERVICES  
03 JUL 2014  
WHANGAREI  
DISTRICT COUNCIL

APPROVED 2014  
BC NUMBER | DAY | MTH  
00570 3 107  
WHANGAREI DISTRICT COUNCIL  
BCA

ELEVATIONS 2

Russell Moselen  
Architectural Design Ltd  
Ph. 021821215



These Drawings and documents are Copyright and are to remain the Property of the Designer. They shall NOT be copied in any form or Passed on to any third Party without permission from the designer.

Contractor to check all dimensions and condition on site before commencing work. Work only to figured dimensions. In the event of a discrepancy, consult the designer.

Proposed Dwelling For  
Keith Coleman & Vicky Tribe  
3 Whanganuru Wharf Road  
Whanganuru - Whangarei

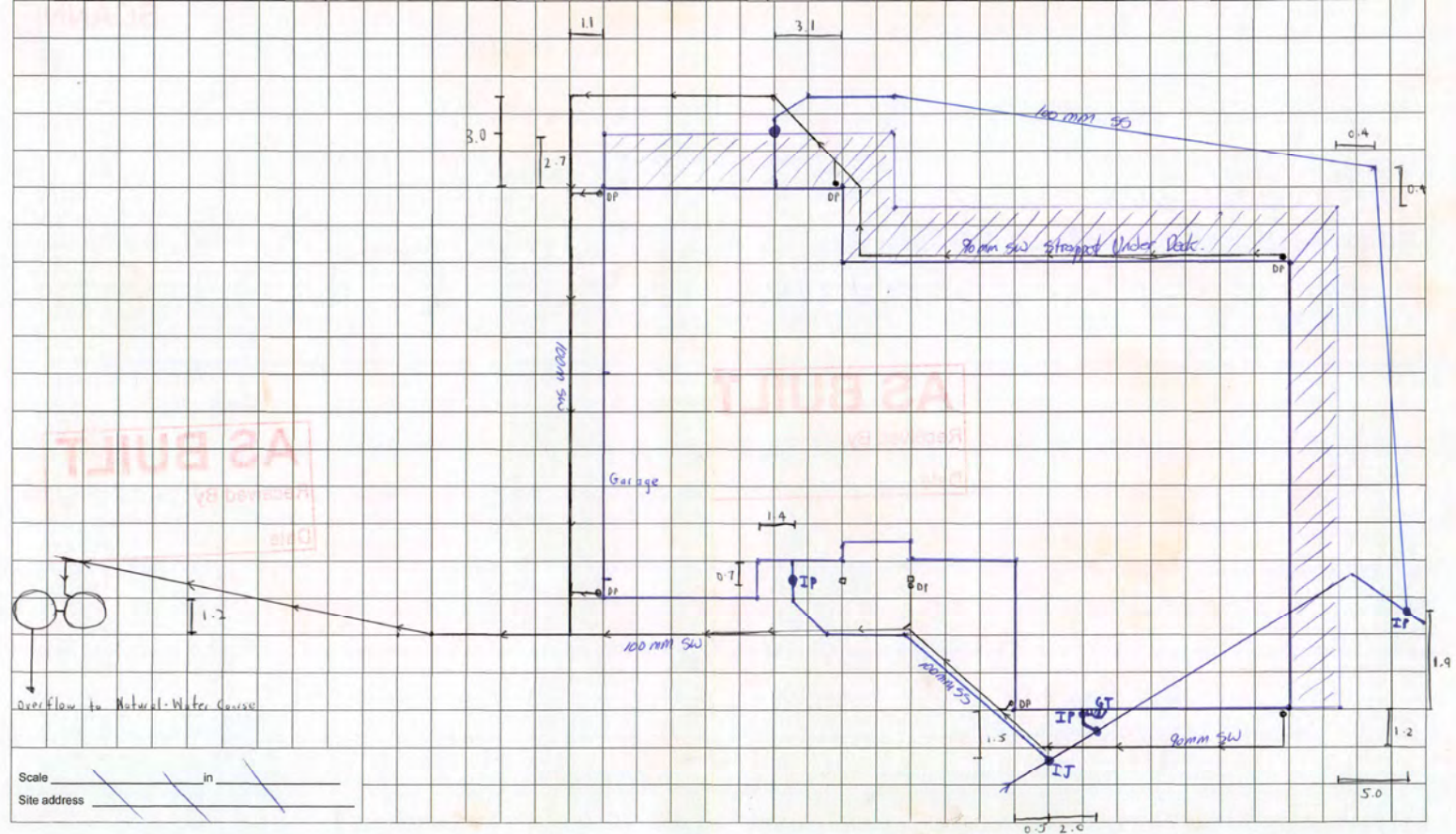
DRAWN  
R. Moselen  
DESIGN  
Russell Moselen Architectural Design Ltd

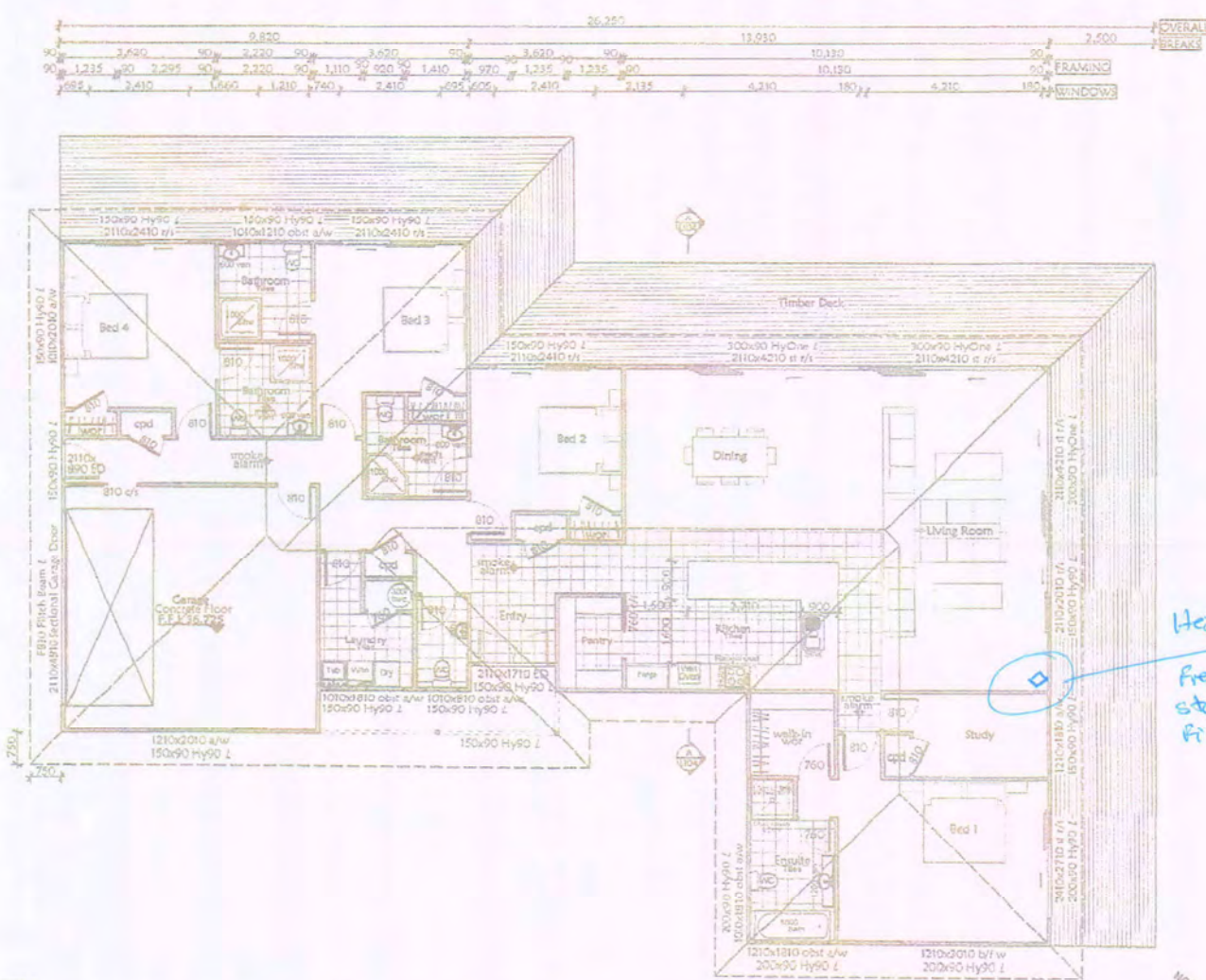
SCALE 1:100

SHEET L 106  
DATE  
Friday, 27 June 2014

**PART C As-built services plan**

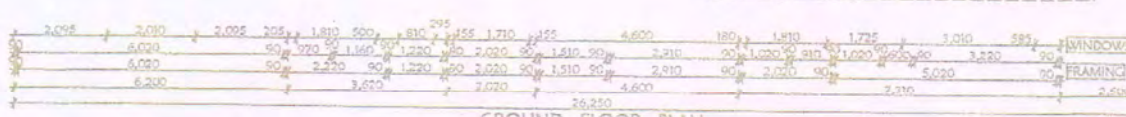
(to be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)





Hestia  
free  
standing  
fire

copy with NZEC 2011  
= 2011 only  
in - R2.3M  
on ground  
in  
ion  
ng ICU  
WRANZ ALL 3.2' sets  
may be increased



GROUND FLOOR PLAN  
Scale 1:100

GROUND FLOOR PLAN



Wind Zone	Zone 1
Roof Pitch	12.5%
Living Area	100.00
Garage Area	10.00
Total Area	110.00
Deck Area	10.00
Additional roof / Total site covers	10.00

ign Ltd  
 These Drawing and documents are Copyright and are to remain the property of the Designer. They shall NOT be copied in any form or raised on to any third party without permission from the designer. In the event of a discrepancy, consult the designer.  
 Contractor to check all dimensions and conditions on site before commencing work. Work only to figured dimensions.  
 Proposed Dwelling For Keith Coleman & Vicky Trite 3 Whangarei Wharf Road Whangarei, Whangarei  
 DRAWN: A. Morrison  
 SCALE: 1:100  
 DATE: 22 Dec 2014  
 DESIGNER: Bussard Architects Architectural Design Ltd  
 DATE: 27 June 2014

APPROVED 2014  
BQ#-NUMBER 1DAY IMTH  
40197 3112  
WHANGAREI DISTRICT COUNCIL  
BCA

Checked By: .....  
 Building Officer: N10108  
 Planning Officer: NA

RECEIVED  
 23 DEC 2014  
 WHANGAREI DISTRICT COUNCIL  
 BUILDING CONTROL

RECEIVED  
 CUSTOMER SERVICES  
 22 DEC 2014  
 WHANGAREI  
 DISTRICT COUNCIL

# provisional - not for construction

Location Plan  
1:1000



**Hawthorn Geddes**  
Engineers & Architects Ltd  
250-254 St Albans Street  
Melbourne VIC 3000  
Tel: 03 9429 3000  
Fax: 03 9429 3001  
www.hawthorn-geddes.com.au

Kath Coleman and Vicky Trites  
Resource Consent  
Whangaruru Wharf Road Whangaruru  
LOCATION PLAN



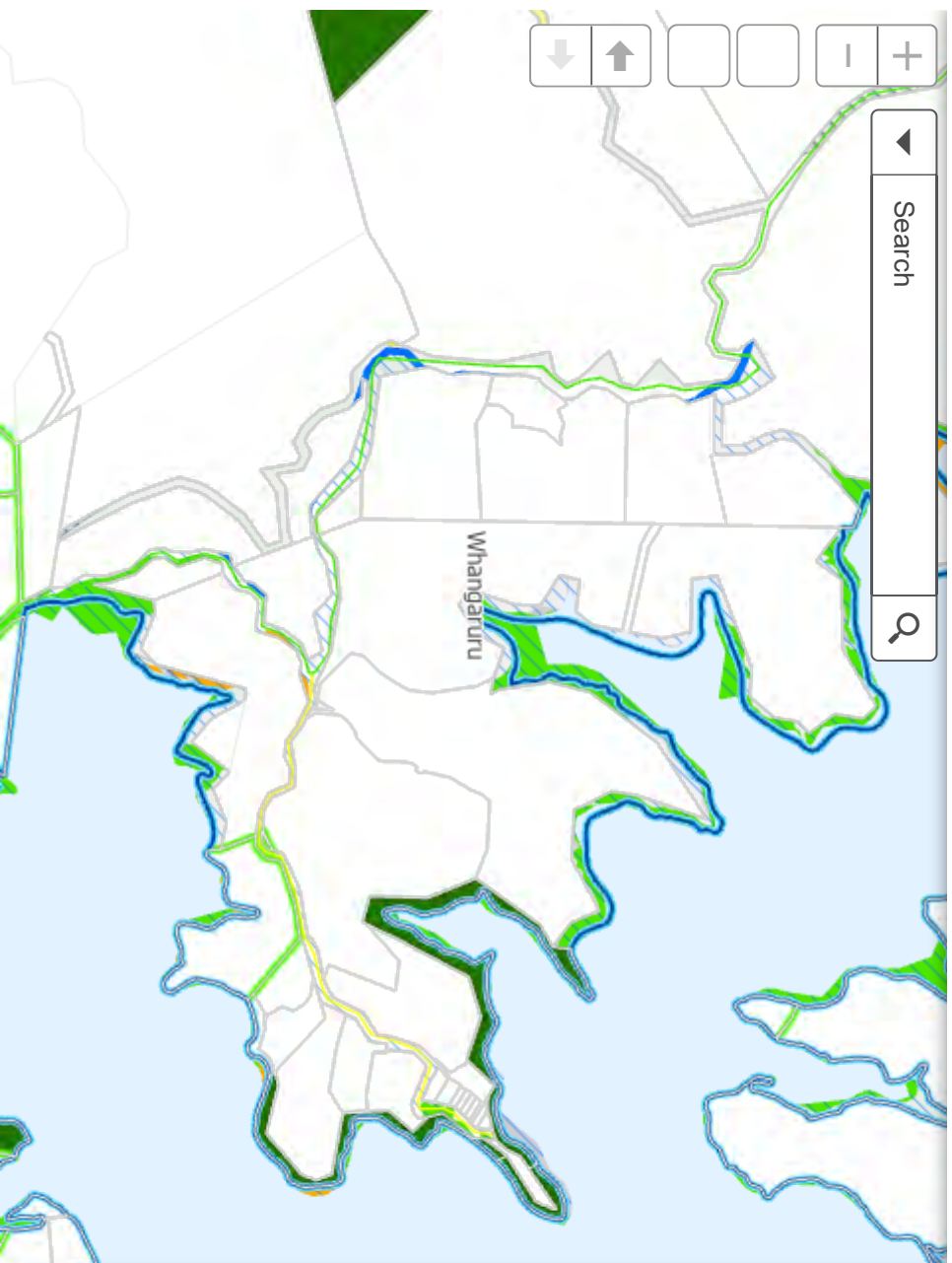
- KEY**
- Existing Land Use
  - Existing Building
  - DP/Landmark/Feature/Other Items
  - Low Impact Zone
  - Medium Impact Zone
  - High Impact Zone
  - Existing Field Area

**Consent Conditions**

1. 100% of the	1. 100% of the
Area of the	Area of the
Site must be	Site must be
used for the	used for the
purpose of the	purpose of the
consent.	consent.
2. The consent	2. The consent
is not to be	is not to be
used for any	used for any
other purpose	other purpose
without the	without the
written consent	written consent
of the Council.	of the Council.
3. The consent	3. The consent
is not to be	is not to be
used for any	used for any
other purpose	other purpose
without the	without the
written consent	written consent
of the Council.	of the Council.



# District Plan



0.4km  
 1720912.44 6087651.84 Meters | Scale 1:18056

<https://gismaps.wdc.govt.nz/GISMapsViewer/?map=e6e86d4d6944d43ea8065c2472e2b8242>

## Legend

### PDI- Planning Maps

#### Core Layers and Map Labels

Labels

Location

Land Parcels

Territorial Authorities Boundaries

#### Rates Property

Rates Property

#### District Plan Sub Environments

Pedestrian Network

Primary Pedestrian Network

Secondary Pedestrian Network

Precincts and Sub Environments

Kamo Activity Precinct

Kamo Low Density Living Precinct

Kamo Medium Density Living Precinct

Ewing Road SE

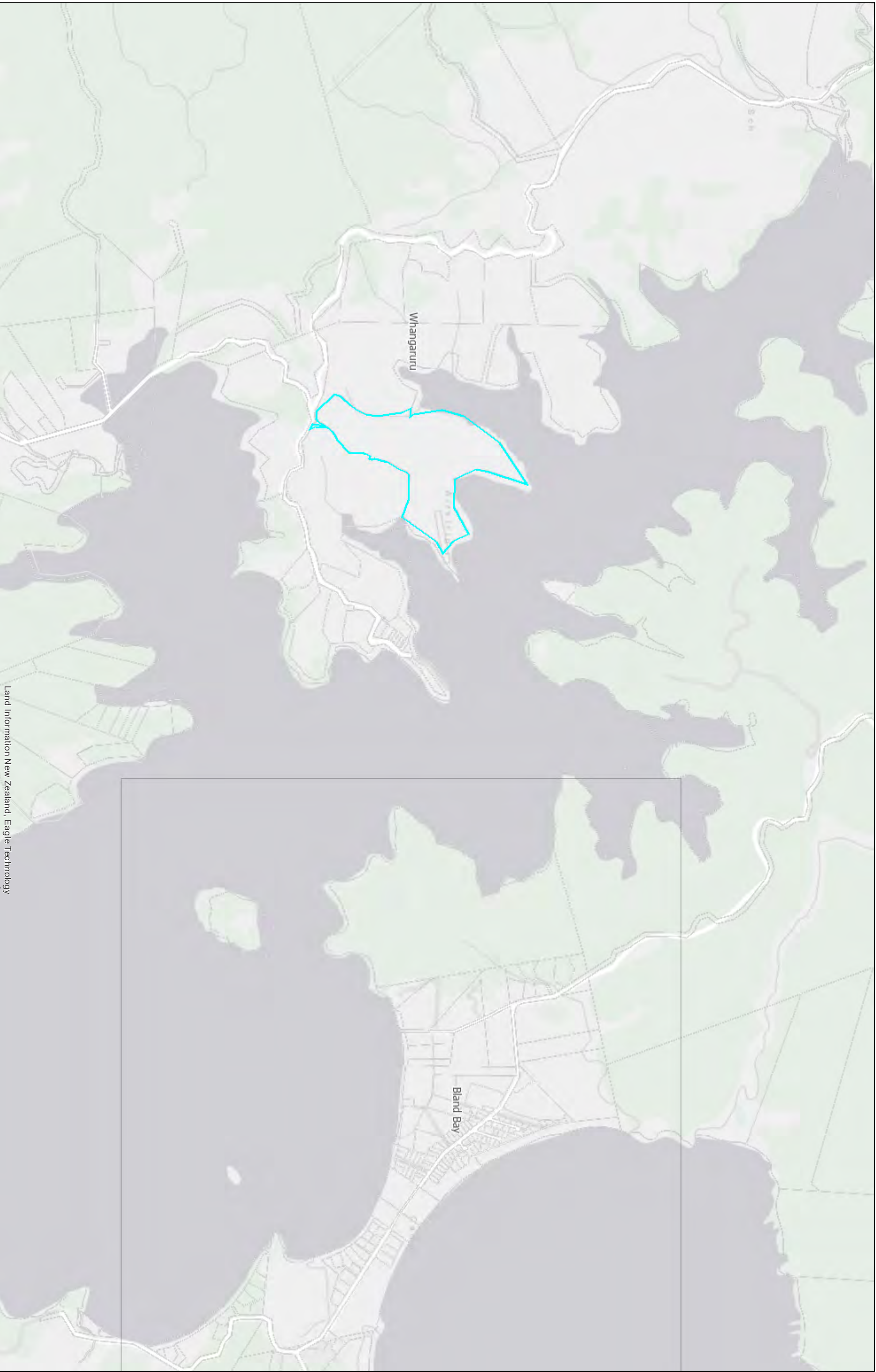
Lower Dent Street SE

Open Space SE

Riverside Drive SE

Town Basin SE

Up River SE



Land Information New Zealand, Eagle Technology

This aerial photography map is composed of several overlapping sets of photography. They are a state highway strip about 4 kilometers wide of a resolution from 0.15m to 0.4m taken in December 2008.  
The district-wide background is from satellite imagery 0.6m resolution ranging from 2008 to 2011.

The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.  
Cadastral information has been derived from land information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Friday, October 8, 2021

Scale: 1:14,945  
Projection: NZGD2000 / NZTM 2000  
Original Sheet Size 210x297mm





*Team*

**DAVIS**

**STEVE** 021 820 015 | **MIRIAM** 027 577 6335 | 0800 832 632  
steve.davis@harcourts.co.nz | miriam.davis@harcourts.co.nz  
www.teamdavis.co.nz | whangarei.harcourts.co.nz

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

## Your Salespeople

### 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.

Just 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.





# YOUR TRUST OUR PEOPLE

**At Harcourts, we appreciate that you've placed your trust in OUR PEOPLE.**

You told us that we are, "great people who listen well." Just one of the reasons New Zealanders voted us the Most Trusted Real Estate Brand for the 9<sup>th</sup> year in a row.

**Find where you belong.**



Your **Harcourts**