

# Whangaruru, 9 Whangaruru Wharf Road

Proudly marketed by Steve and Miriam Davis



## Whangaruru, 9 Whangaruru Wharf Road





“

...ridge-top  
position and  
breath-taking views  
to an ever-changing  
panoramic vista...

”



Indicative outline only



# The Ultimate Lifestyle Property!

**FOR SALE** Price by Negotiation

**FLOOR AREA** 269sqm

**LAND AREA** 25.143ha

5  5  1  1  2  10  6 

All buyers in the \$3m to \$4m range should inspect this property.  
This property has been staged for video and photo purposes only.

Reflective of its superbly elevated position, this ultimate lifestyle property features 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 kitchen, granite benchtops, quality fittings, polished hardwood floors and wrap around decking for great outdoor living and entertainment, that provides an enviable social vibe to this gorgeous residence.

Every now and then 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 accommodation, plus a spacious commercial kitchen, giving the business entrepreneur the ability to explore home and income opportunities, along with several outbuildings. This great property offers an extremely desirable way of life, that could be a wonderful private residential estate for one or two families, or you could run the property as a 'get-away' for private guests and reap the return. This is a 'one of a kind', very unique and extremely private property with multiple opportunities that will surprise you!

The master bedroom is situated separately in its own wing of the house, with lovely breath-taking views featuring a large luxury ensuite bathroom and walk-in wardrobe and office nearby. There are 3 more double bedrooms each having their own luxury ensuites in their own wing, all with breath taking views and outdoor access to the wrap around decking.

Immerse yourself in the great outdoors, this property is set on 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.

The land is divided into sixteen paddocks all with water and well-maintained fencing. There is easy access from the home to an orchard, vegetable and root crop growing area, for self-sustainability along with Solar power generating electricity and Solar thermal hot water.

With plenty of water provisions, and outbuildings for accommodating equipment, and all-terrain vehicle access to the land, and gated areas to accommodate animals this lifestyle property has endless options for your family and guests to enjoy.

Located just 50 minutes (approx.) from Whangarei City and 40 minutes (approx.) to the Bay of Islands, you are perfectly positioned to take advantage of beautiful Northland with the Bay of Islands and Russell, and other scenic spots on offer for you and your visitors to explore. A short drive to a lovely café, award-winning restaurant, great beaches and a local school is close-by for the family as well.

## 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





**Additional Features:**

- Septic Tank System is a DuraCrete 3 x chamber system with pumps and alarm system if not working.
- Solar panels that generate power used by the property or feed back up the line
- Thermal Hot water system

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

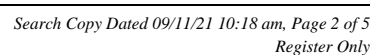
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Estate Fee Simple  
Area 25.1430 hectares more or less  
Legal Description Lot 2 Deposited Plan 446014  
Registered Owners  
Keith Andrew Coleman and Vicky Jan Tribe

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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

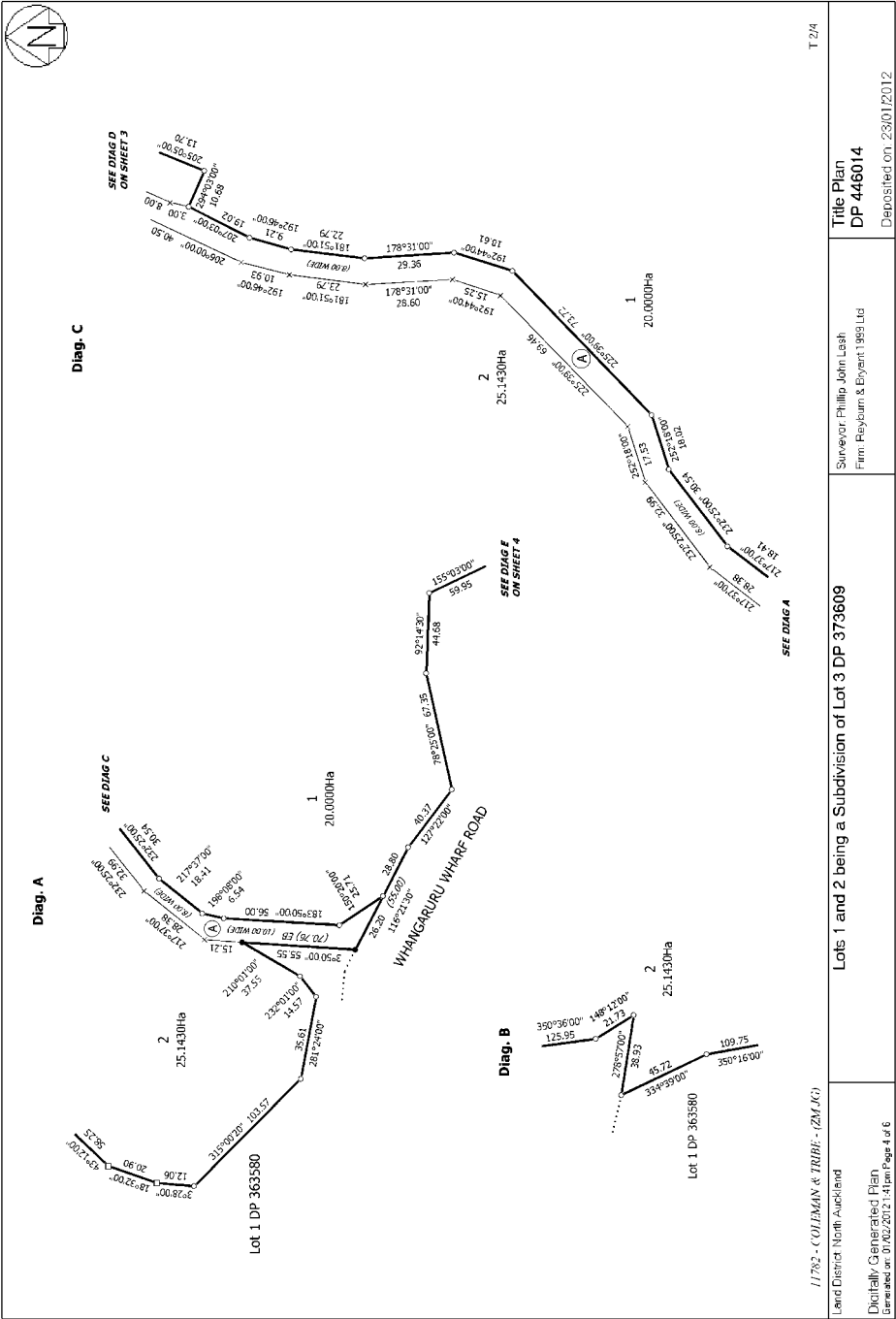
**561611**



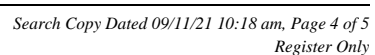
Property Title

Identifier

561611



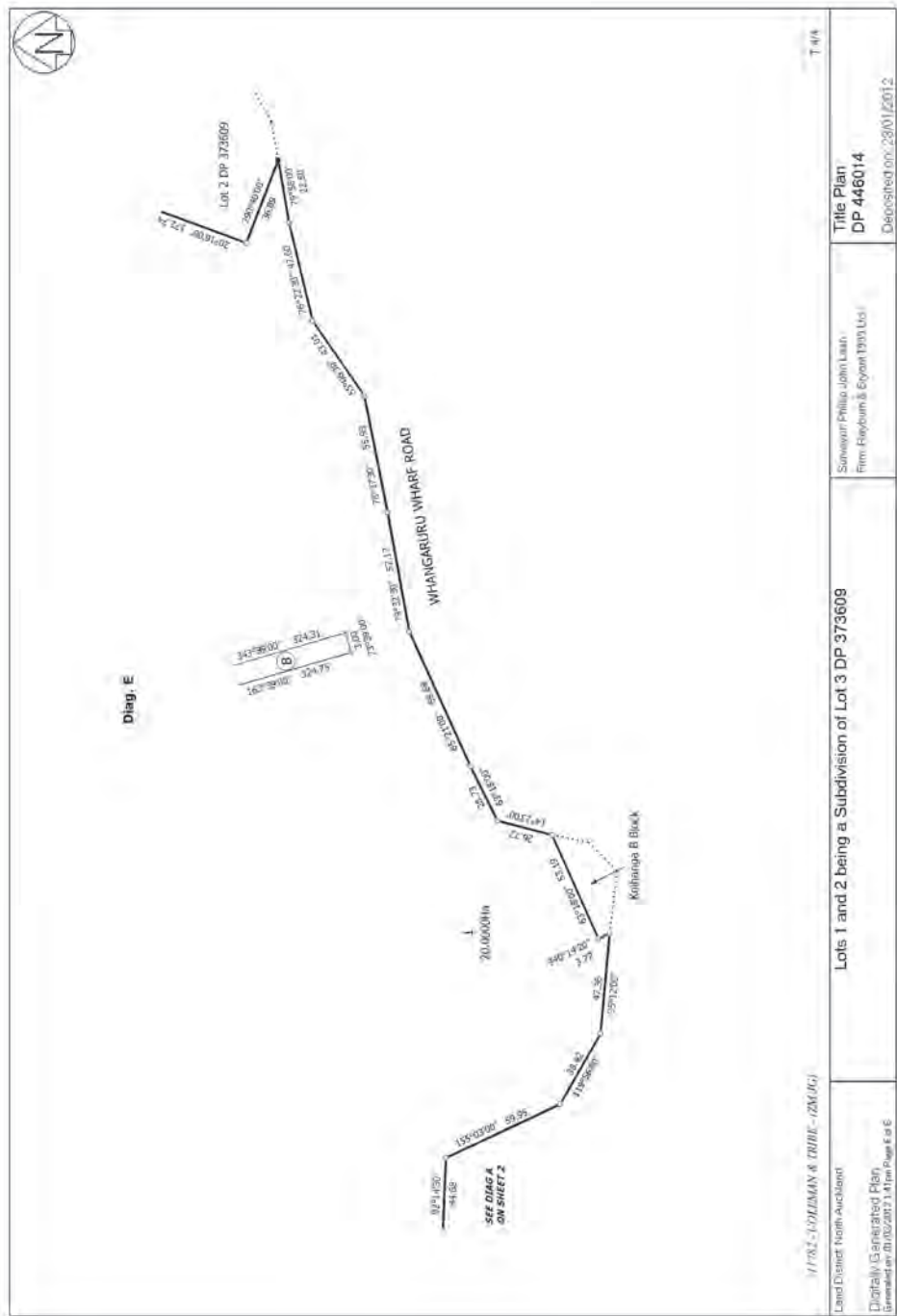
**561611**



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			

<div> <div></div> <b>WDC</b> </div>				
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>
<div> <div></div> <b>NRC</b> </div>				
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>



**WHANGAREI**  
DISTRICT COUNCIL

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**

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**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
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**Building Work**

Building Consent number

Issued by:

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

BC1100923

Whangarei District Council

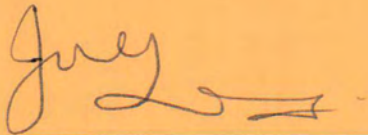
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**Code Compliance**

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

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

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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.

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**Compliance Schedule**

A compliance schedule is not required for the building.

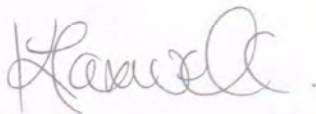
**Attachments**

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.

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Kayla Maxwell  
Support Assistant – Building Consent Issuing

On behalf of: Whangarei District Council

26 January 2012



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  
BUILDING CONTROL

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 Reyburn & Bryant Reference T11782 dated 2001

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 675  
Whangarei 0140  
Phone: 09 430 7139  
Fax: 09 430 0711  
email: hg@hga.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
PROJECT NO.	8133A	SHEET		REV.
DRAWN BY	MAY 2011	A02		B3
CHECKED BY	PHILIP HUGHAM			
APPROVED BY	DATE			
REVISION DETAILS				

\* Existing Fertilizer Store remains to be deleted on this consent (20/01/11)

Existing Fertilizer Store removed

1000 l PVC Soil Waster to Treatment Plant

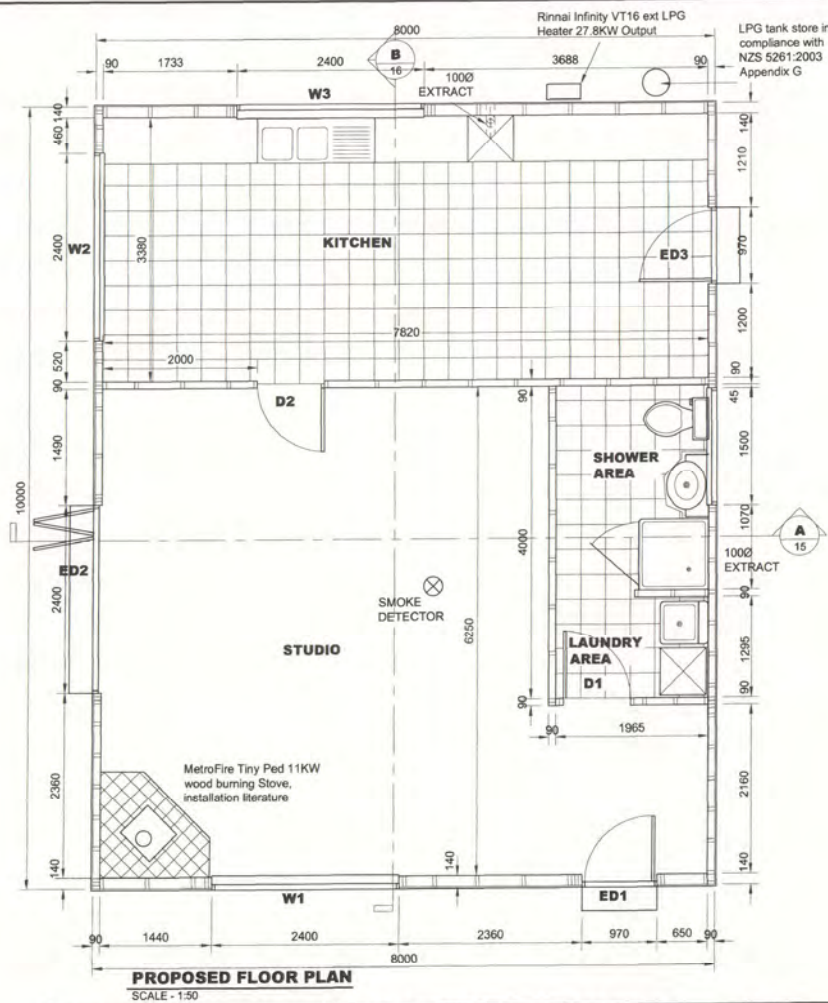
Building referred to under this application  
**Studio Shed**  
**160m²**  
**FGL: +36.500m**  
**FFL: +36.725m**

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

Proposed Wastewater Treatment Plant  
Inspection Chamber  
Effluent Disposal Field A 250m²  
Effluent Disposal Field B 250m² and 135m² Reserve Area  
Surface cut off drain  
Tank overflow to cut off drain  
102m to coastal boundary

Not this application  
**Coleman-Tribe House Concept**  
**350m²**  
**FGL: +30.500m**  
**Level 1 FFL: +33.650m**  
**Downstairs FFL: +30.650m**





**PROPOSED FLOOR PLAN**  
SCALE - 1:50

**Hawthorn Geddes**  
engineers & architects ltd  
7 Selwyn Avenue  
Whangarei 0110  
PO Box 575  
Whangarei 0140  
Phone: 09 438 7130  
Fax: 09 430 0711  
email: hgd@hgd.co.nz  
Web: hawthorngeddes.co.nz



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

83	SHED SECTION REMOVED	CM	21/01/11
82	EXTERNAL GLAZING ALTERED	CM	20/10/11
81	ISSUED FOR BUILDING CONSENT	CM	03/10/11
80	ISSUED FOR CLIENT COMMENT	CM	06/09/11
REV	REVISION DETAILS	BY	DATE

**CONSENT**  
DRAWN CM AUG 2011  
CHECKED PETER GEDDES  
APPROVED PETER GEDDES

PROJECT No. **8133A**  
SHEET **A10** REV **B3**

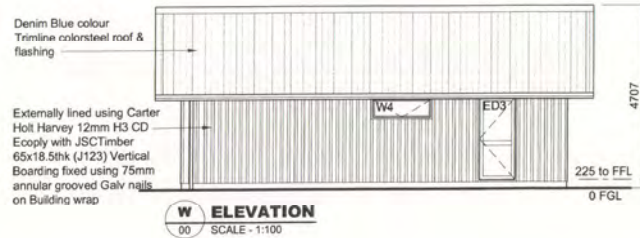
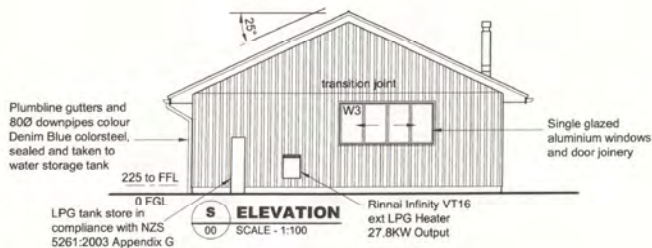
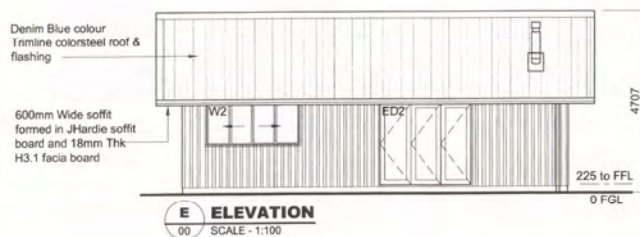
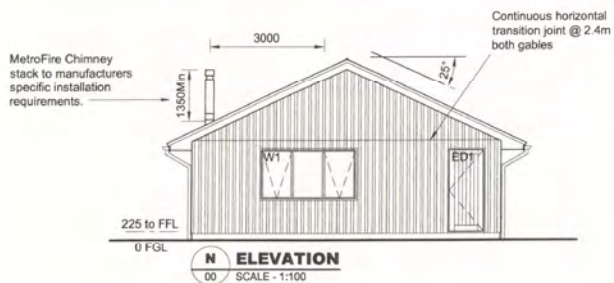
**RECEIVED**  
20 DEC 2011  
WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL

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

RECEIVED

20 DEC 2011

WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL



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

**Hawthorn Geddes**  
engineers & architects ltd

7 Selwyn Avenue  
Whangarei 0110  
PO Box 575  
Whangarei 0140

Phone: 09 438 7135  
Fax: 09 430 0711  
email: hgd@hgd.co.nz  
web: hawthorngeddes.co.nz



CLIENT **KEITH COLEMAN & VICKY TRIBE**

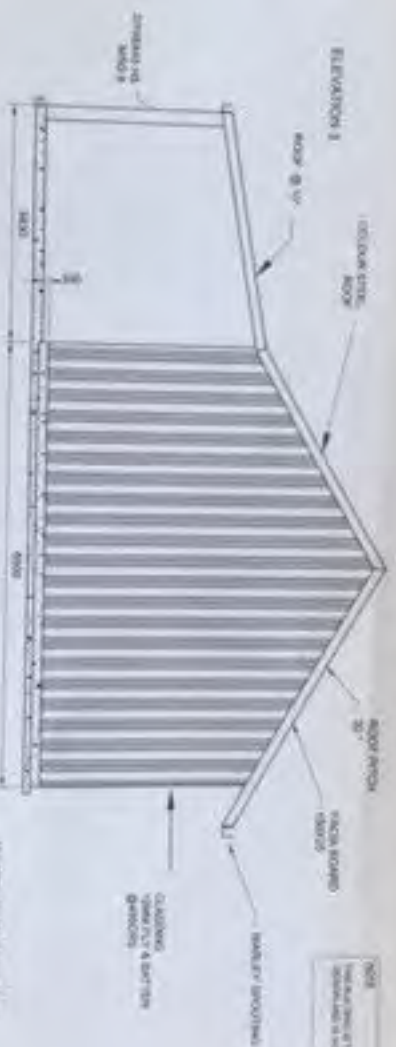
PROJECT **PROPOSED STUDIO SHED  
WHARF ROAD, WHANGARURU**

DRAWING **PROPOSED ELEVATIONS**

CONSENT				SCALE @ AS SHOWN
B3	BUILDING HEIGHT AND ROOF PITCH ALTERED	CM	21/12/11	PROJECT NO. <b>8133A</b> SHEET <b>A20</b> REV <b>B3</b>
B2	EXTERNAL GLAZING ALTERED	CM	20/06/11	
B1	ISSUED FOR BUILDING CONSENT	CM	18/10/11	
P1	ISSUED FOR CLIENT COMMENT	CM	08/04/11	
REV	REVISION DETAILS	BY	DATE	
APPROVED PHILIP HIGHAM				

12/10/2011 13:23:58 PM K:\8133A-Coleman Whangaruru Shed\8133A\_Building Consent B3.dwg

ELEVATION 1



NOT

This plan and building system is  
copyrighted by Rod Douglas Construction  
and is not subject to anyCLADDING  
SPACING 4 BATTEN  
SPACINGALL TIMBER IS 2x4 UNLESS NOTED  
OTHERWISE. ALL DIMENSIONS ARE  
UNLESS NOTED OTHERWISE. ALL DIMENSIONS  
ARE IN FEET AND INCHES.WALL LINING  
TO GROUND LEVELSTABLE DOOR  
LEAF 20'00" X 12'00"27 TRACKS  
W/ 100'S 8

LEAF 20'00" PUSHS

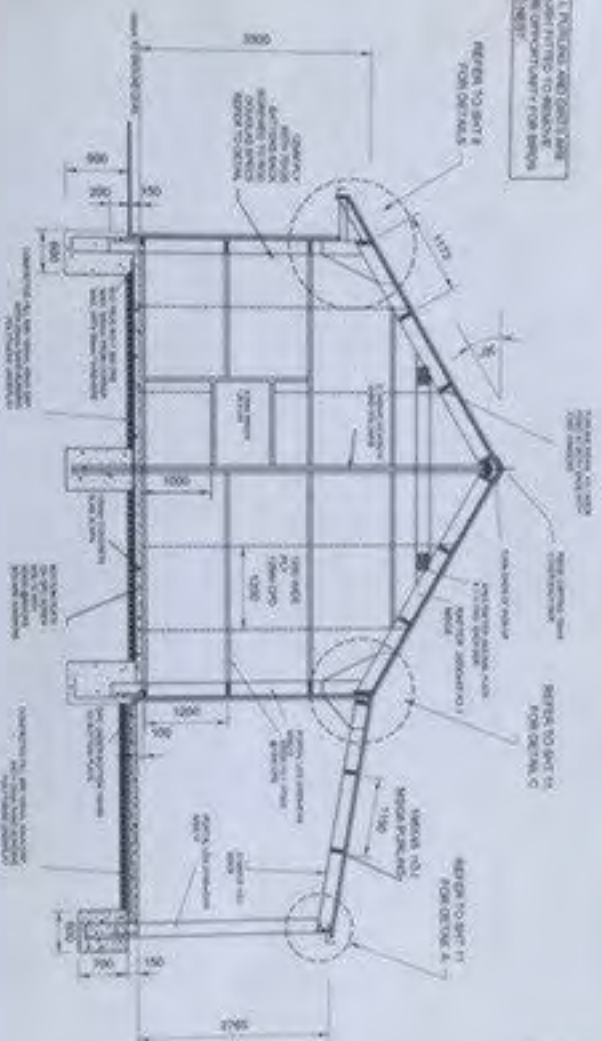
CLADDING  
SPACING 4 BATTEN  
SPACING  
CLADDING

ELEVATION 4

27 TRACKS  
W/ 100'S 8  
LEAF 20'00" PUSHSACCESS DOOR  
10'00" X 20'00" HIGHCLADDING  
SPACING 4 BATTEN  
SPACING



ALL DIMENSIONS ARE GIVEN IN METERS  
UNLESS OTHERWISE SPECIFIED  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
CONVERSION



NOTES:  
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
CONVERSION OF ALL DIMENSIONS TO METERS  
UNLESS OTHERWISE SPECIFIED

# CROSS SECTION A-B

© This plan and building system is  
Copyright of Rod 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**

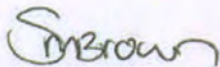
A compliance schedule is not required for the building.

**Attachments**

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

**Additional Information**

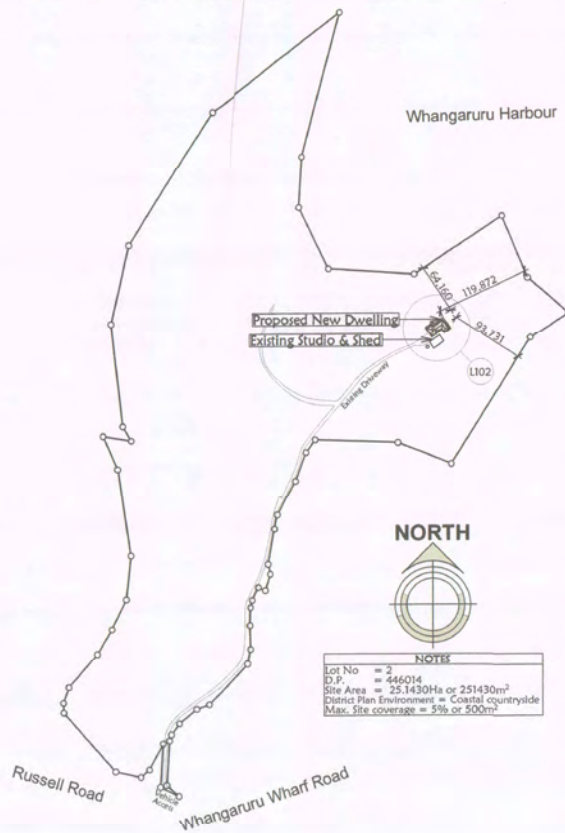
1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, 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





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 WHANGAREI  
 DISTRICT COUNCIL

APPROVED 2014  
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 BCA

# SITE PLAN

Russell Moselen  
 Architectural Design Ltd  
 Ph. 021821215



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 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  
 DATE  
 Friday, 27 June 2014

L 100



Russell Moselen  
Architectural Design Ltd  
Ph. 021821215



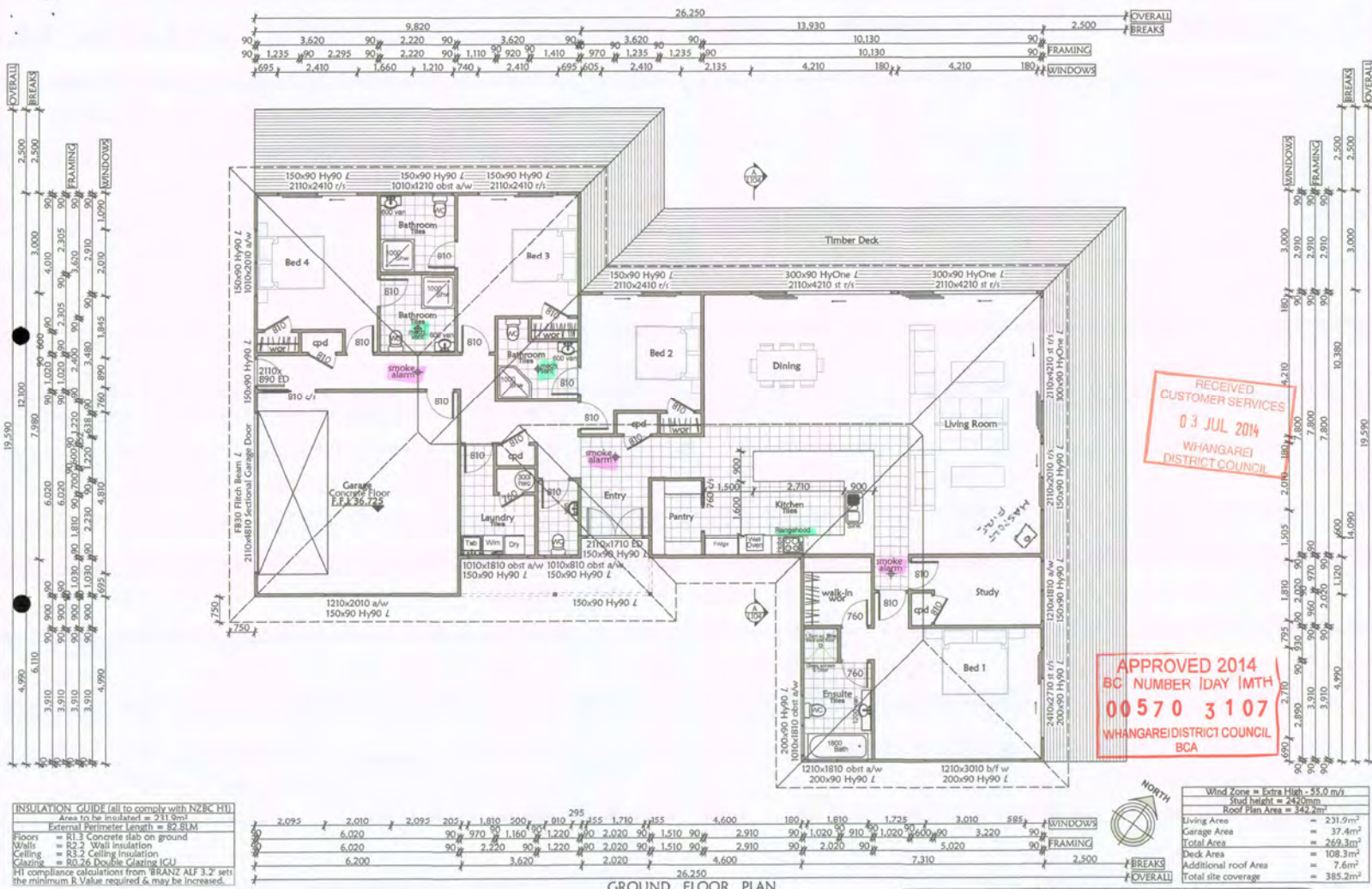
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Proposed Dwelling For  
Keith Coleman & Vicky Tribe  
3 Whangaruru Wharf Road  
Whangaruru - Whangarei

# **SITE & LOCATION PLAN**

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



Russell Moselen  
Architectural Design Ltd  
Ph. 021821215



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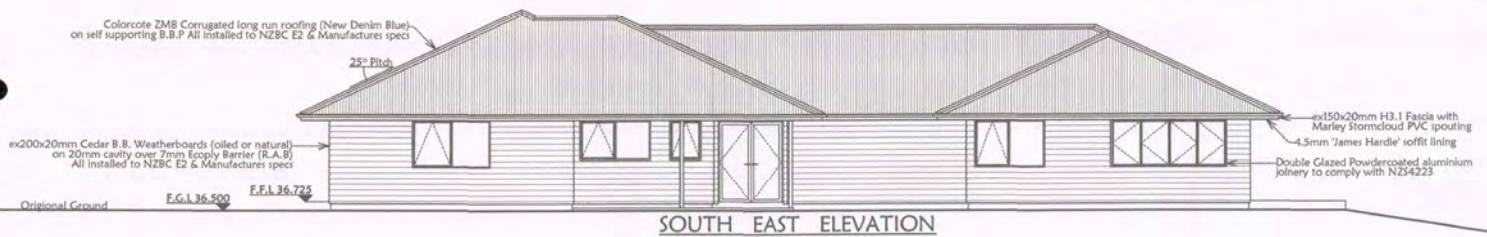
Proposed Dwelling For  
Keith Coleman & Vicky Tribe  
3 Whangaruru Wharf Road  
Whangaruru - Whangarei

DESIGNER  
R. Moselen  
SCALE 1:100  
DATE  
Russell Moselen Architectural Design Ltd

SHEET  
L103  
DATE  
Friday, 27 June 2014

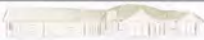


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Russell Moselen  
Architectural Design Ltd  
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Proposed Dwelling For  
Keith Coleman & Vicky Tribe  
3 Whanganui Wharf Road  
Whanganui - Whangarei

DRAWN  
R. Moselen  
DESIGN  
Russell Moselen Architectural Design Ltd

**ELEVATIONS 1**

SCALE 1:100

SHEET **L 105**

DATE  
Friday, 27 June 2014



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

DESIGNER  
R. Moselen  
DESIGN  
Russell Moselen Architectural Design Ltd

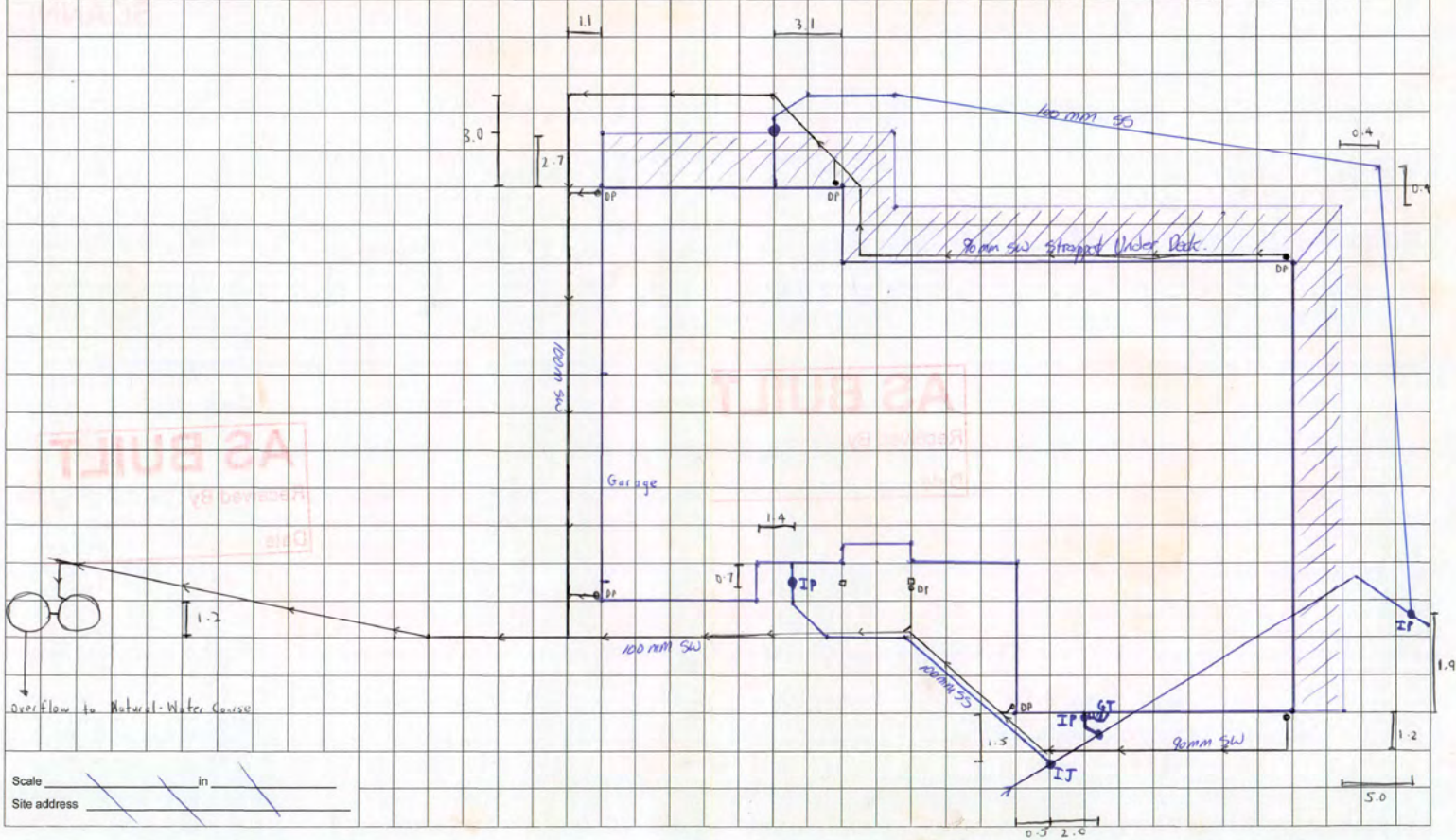
ELEVATIONS 2

SCALE 1:100

SHEET L106  
DATE  
Friday, 27 June 2014

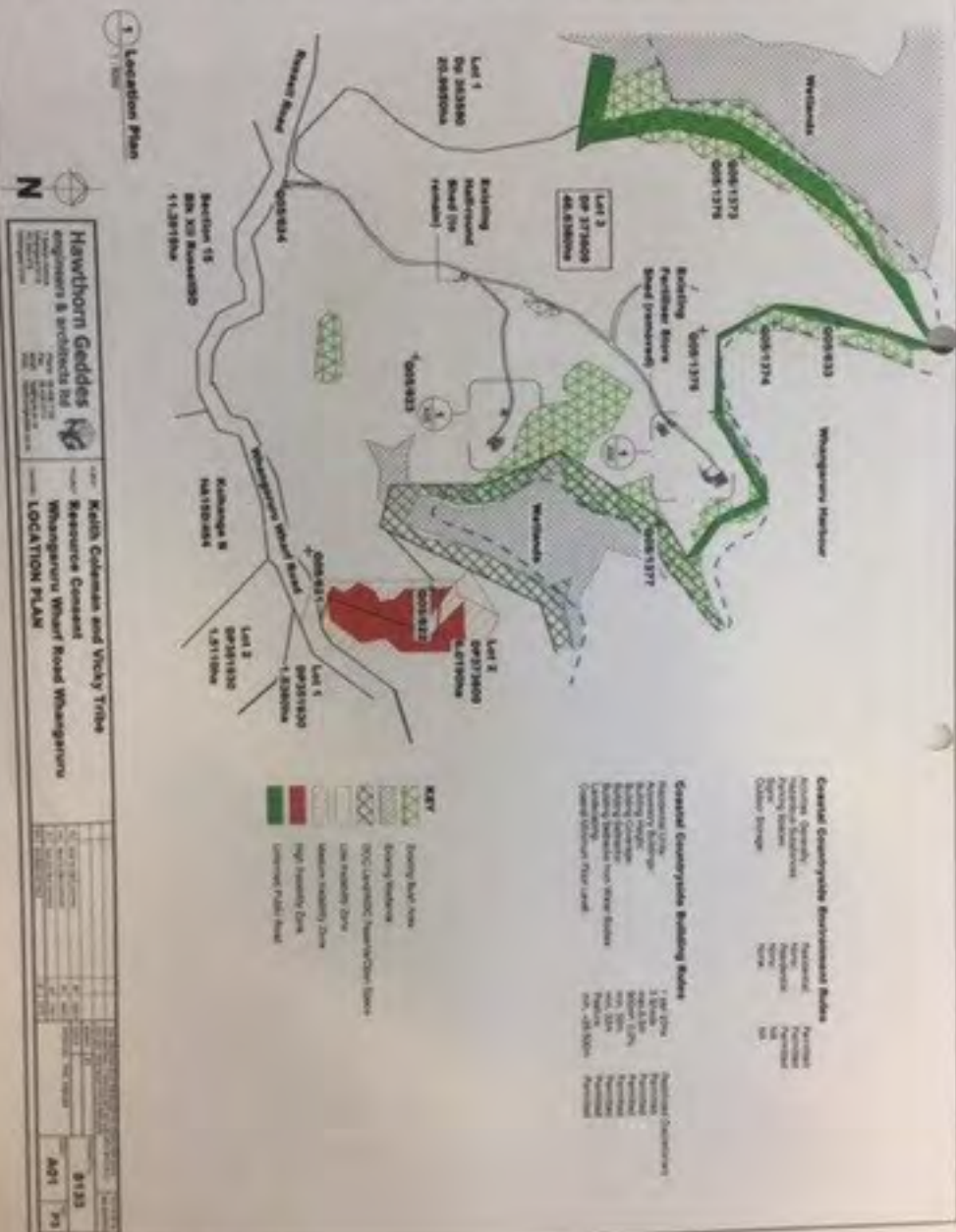
**PART C As-built services plan**

(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)

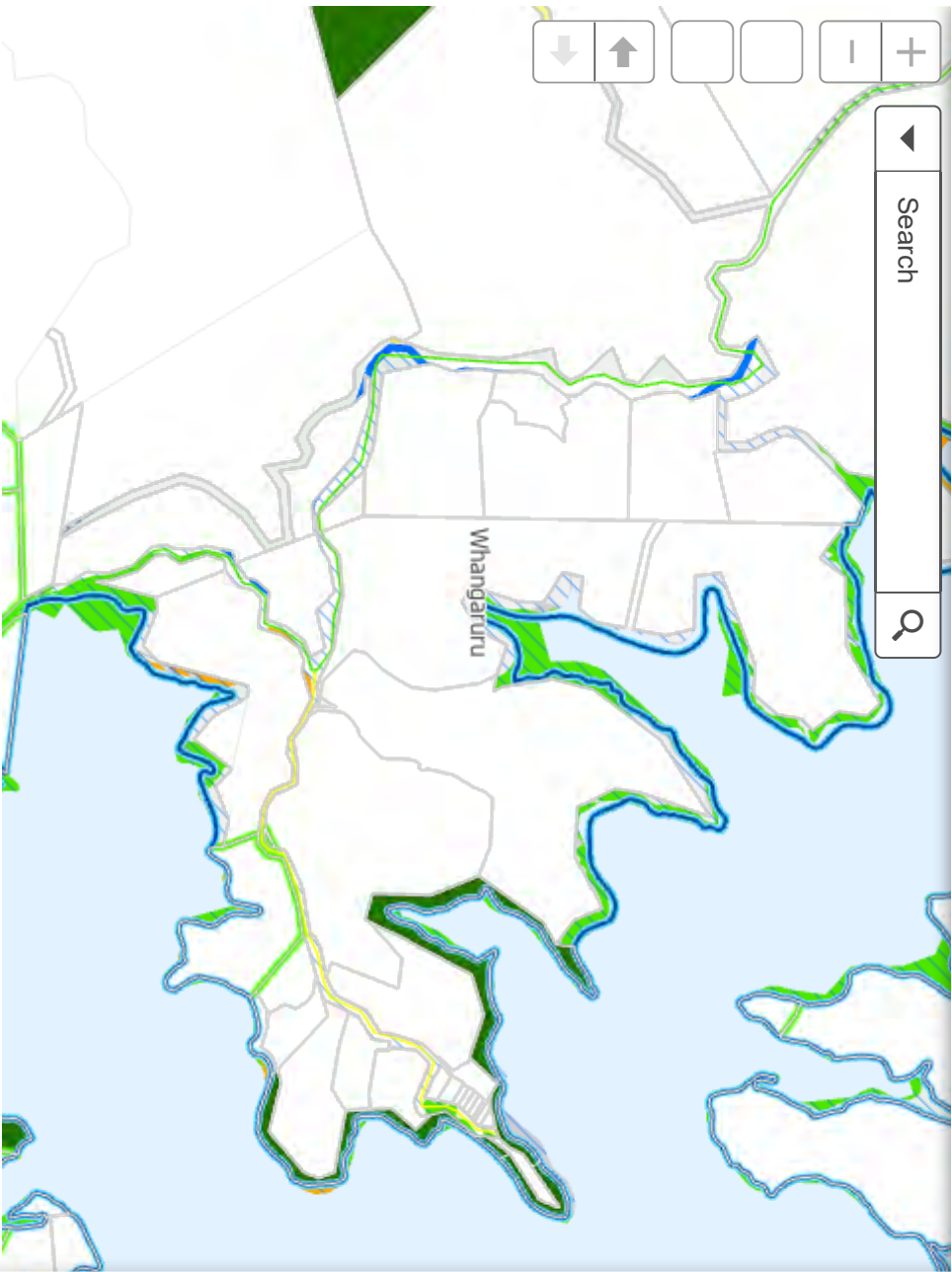




**provisional - not for construction**



# District Plan



## Legend



### 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

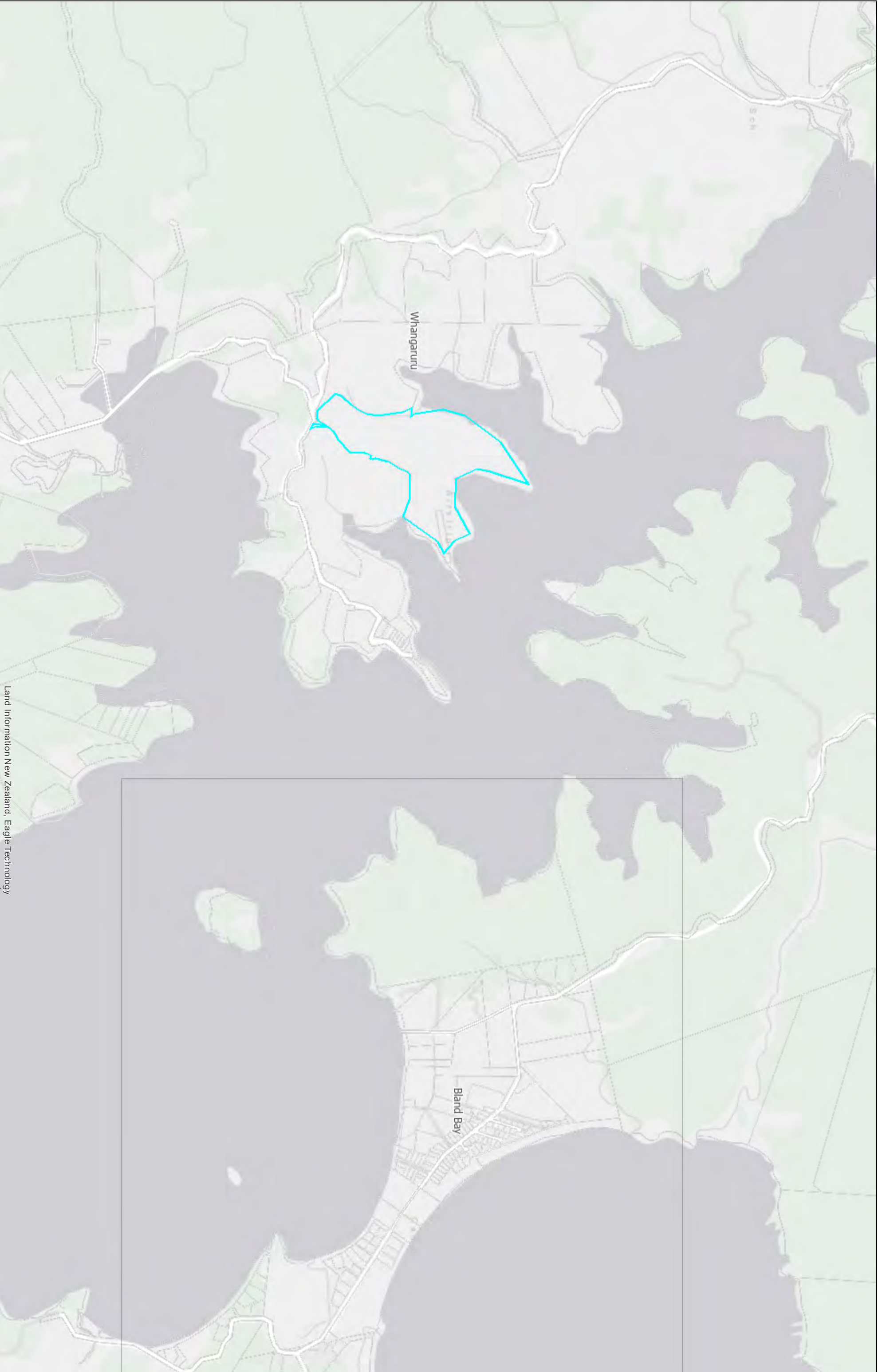
Lower Dent Street SE

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



**Whangarei**  
District Council

**GIS Maps Print**



# Disclosure Document

## 9 Whangaruru Wharf Road, Whangaruru

A **Property Search** obtained from the Whangarei District Council on **6<sup>th</sup> June 2023** is included in this book. 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**
- **BC 1400570 - 1 August 2014 – New Dwelling**
- **CCC 1400570 - 28 October 2015**

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.....



Team

**DAVIS**

**STEVE** 021 820 015 | **MIRIAM** 027 577 6335 |  
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 and Miriam have spent much of their life in Northland and together with their passion for property, have teamed up to help others to both sell their beloved property, and to buy the property of their dreams.

Miriam's experience as a private teacher, facilitator, and property manager, has given her a good business knowledge, an eye for detail, lots of patience, empathetic communication, with good listening and organizational skills. She believes these skills along with her passion for property help make the experience of both selling and buying property a comfortable experience for their clients.

Steve has over 35 years' business experience in Senior Management positions to General Manager. Steve brings all of his business experience, sales, marketing and negotiation, to help you achieve the best possible outcomes in both selling and buying your property.

Together, 'Team Davis' are 'committed to working for you' to providing you with exceptional personal service, a high level of professionalism, local knowledge, honesty and integrity, while extending the Harcourts values, of fulfilling people's needs, dreams and aspirations, which is their foundation for your success.

"Our commitment to you is to make your journey simple, easy and smooth, while providing a high level of professionalism and friendly service. Listening to you, and understanding your needs, is key to a successful relationship – that way we can create a successful campaign to achieve the best possible result for you in the current market."

Please check out our clients recommendations and testimonials here: [www.teamdavis.co.nz](http://www.teamdavis.co.nz)





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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.