



Whangaruru
9 Whangaruru Wharf Road

Proudly marketed by Steve and Miriam Davis

Harcourts
Whangarei





“

...west and east facing views of the magnificent Whangaruru Harbour...

”



5 5 2 6 2

The Ultimate Lifestyle Property!

FOR SALE

FLOOR AREA 269sqm

LAND AREA 25.143ha

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, 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 80m2 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, from 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. Master bedroom in its own wing of the house, with lovely breath-taking views and luxury ensuite and walk-in wardrobe. There are three 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.

harcourtswangarei.co.nz/property/WR47244









Property Information

Property Type	Lifestyle Property
Rooms	2 Dining Rooms, 5 Double Bedrooms, Study
Hot Water	Electric, Gas, Solar
Heating	Ceiling Fans, Closed Fire
Insulation	Ceiling, Floor, Walls
Kitchen	Designer, Modern, Open Plan
Dining	Open Plan Dining
Bathrooms	Ensuite, Separate Bathrooms, Separate Shower
Lounge	Lounge/Dining Combined
Stove	Gas (bottled)
Interior Condition	Excellent
Exterior Condition	Excellent
Roof	Coloured Steel
Flooring	Tiles, Timber, Vinyl
Garaging	Automatic Doors, Boat Parking, Double, Internal Access, Off St Parking
Fencing	Fully Fenced
Aspect	Northerly
Views	Bush, Private, Rural, Sea
Sewage	Septic Tank
Water	Bore, Tank
Frontage	ROW
Amenities	Close to Schools, Close to Shops

Features & Chattels

Living Rooms	2
Chattels	Bathroom Extractor Fan, Blinds, Central Vac System, Cooktop, Dishwasher, Fireplace, Fixed Floor Coverings, Garage Door Opener Remote Control, Garden Shed, Heated Towel Rail, Light Fittings, Rangehood, Smoke Detectors, TV Aerial, Wall Oven
Other Features	Garage Door Opener Motor, Sheds x 2

Additional Information

More Details URL	harcourtswhangarei.co.nz/property/WR47244
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Harcourts | Optimize Realty Ltd Licensed REAA 20081. 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 make no representation, warranty or undertaking (whether expressed or implied) as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from a variety of third parties and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing. Accordingly all interested parties should make their own enquiries to verify the information. We do not guarantee the performance of the property and recommend that you undertake your own independent enquiries. The information is general information only and any examples given are for illustrative purposes. The information does not take into account your individual objectives, financial situation or needs. Any price shown is not a valuation and should not be relied on or treated as such. Prices, if indicated, have been estimated based on recent market evidence in the locality for comparable properties, to the extent available.

Rates

Assessment Number:	0030002209			
Property ID:	161723			
Address:	9 Whangaruru Wharf Road Hikurangi 0184			
View Maps:	WDC Maps	Google Maps		
Land Area (hectares):	25.143			
Capital Value:	2024/2025	\$2,065,000	2025/2026	\$3,350,000
Land Value:	2024/2025	\$1,280,000	2025/2026	\$2,200,000
Record of Title:	561611			
Floor Area (square metres):	349			
Site Area (square metres):	349			
Improvements:	2 DWG FG OBS OI			
Land Use Code:	Stock Finishing			
Number of Units:	1			
Property Category:	PFE			
Zone (view District Plan Map):	District Plan Map			
Related Properties:				

WDC			
General Rural	Land Value	1280000	\$5,023.23
Uniform Annual General Charge	SUIPs	1	\$821.00
Uniform Annual General Charge - Multi Units	SUIPs	1	\$0.00
Total			\$5,844.23
NRC			
NRC - Regional Council Services	SUIPs	1	\$209.33
NRC - Regional Council Services - Multi Units	SUIPs	1	\$0.00
NRC - Regional Economic Development	Land Value	1280000	\$31.62
NRC - Regional Emergency & Hazard Management	SUIPs	1	\$57.07
NRC - Regional Emergency & Hazard Mgt - Multi Units	SUIPs	1	\$0.00
NRC - Regional Flood Infrastructure	SUIPs	1	\$40.67
NRC - Regional Flood Infrastructure - Multi Units	SUIPs	1	\$0.00
NRC - Regional Land and Freshwater Management	Land Value	1280000	\$367.10
NRC - Regional Pest Management	SUIPs	1	\$100.86
NRC - Regional Pest Management - Multi Units	SUIPs	1	\$0.00
NRC - Regional Rescue Services	SUIPs	1	\$11.30
NRC - Regional Rescue Services - Multi Units	SUIPs	1	\$0.00
NRC - Regional Sporting Facilities	SUIPs	1	\$16.18
NRC - Regional Sporting Facilities - Multi Units	SUIPs	1	\$0.00
NRC - Regional Transport - Multi Units	SUIPs	1	\$0.00
NRC - Regional Transport Rate	SUIPs	1	\$51.81
Total			\$885.94
Total			\$6,730.17

Title



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



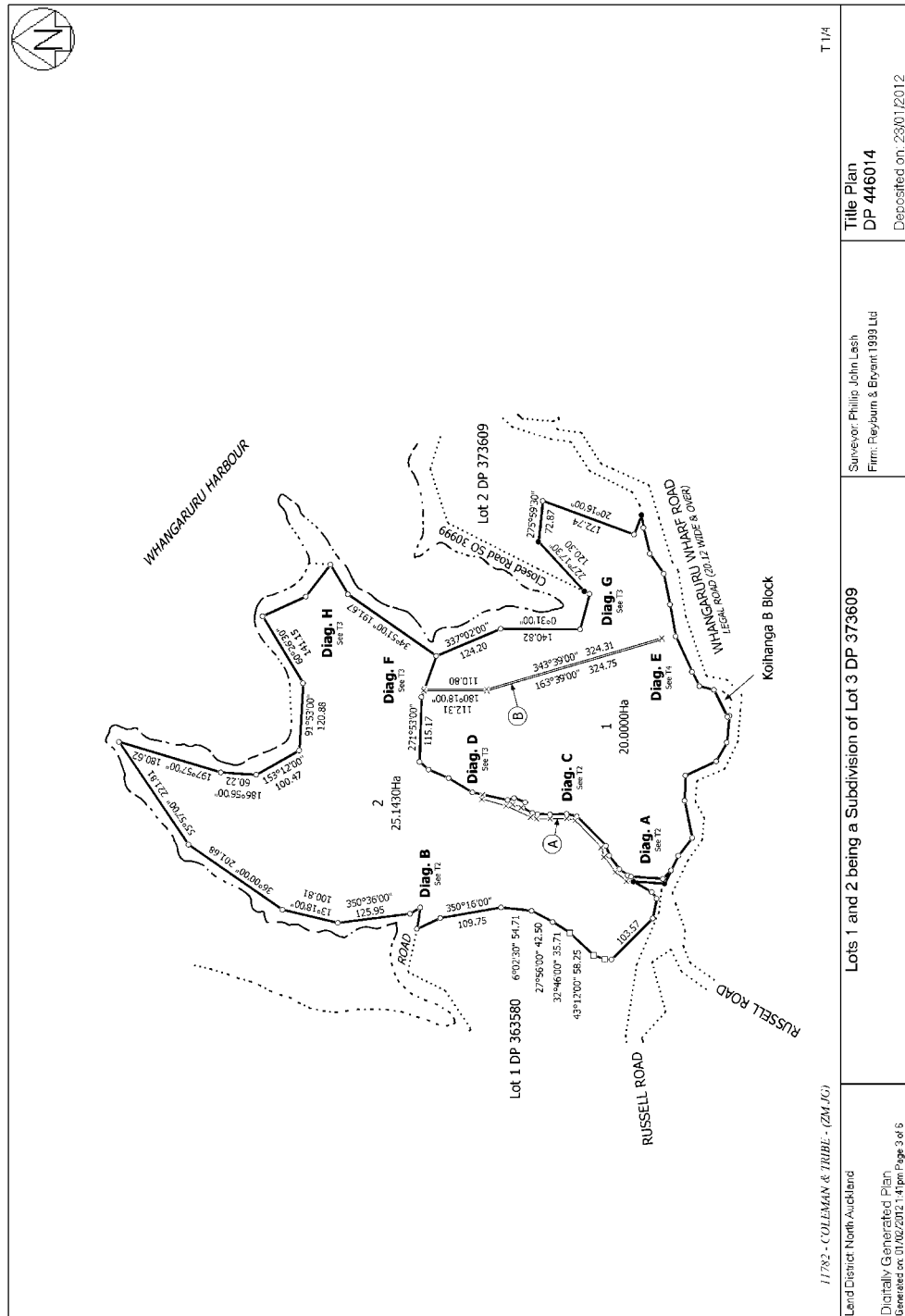

R.W. Muir
Registrar-General
of Land

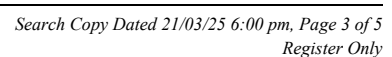
Identifier 561611
Land Registration District North Auckland
Date Issued 23 January 2012

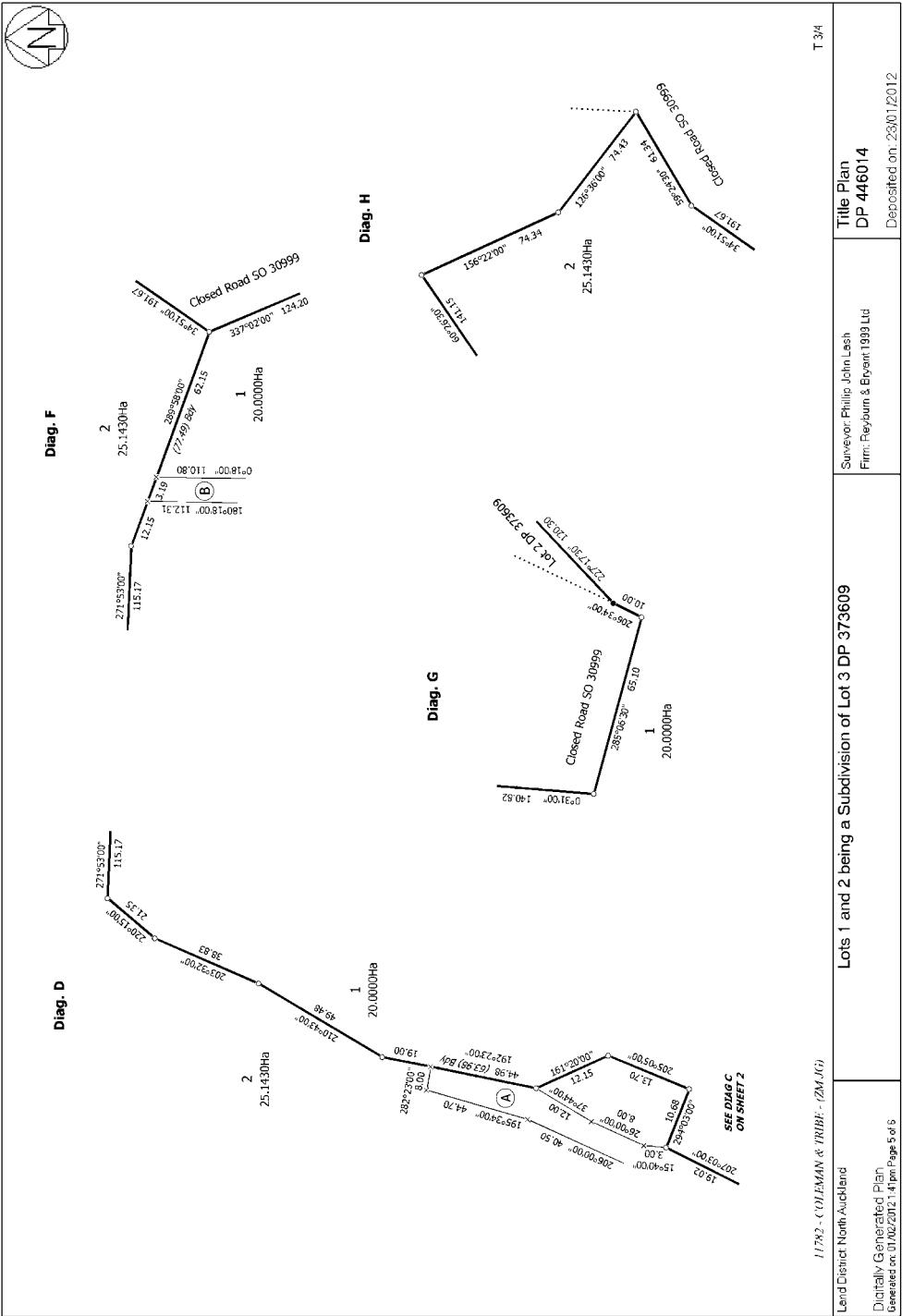
Prior References
297146

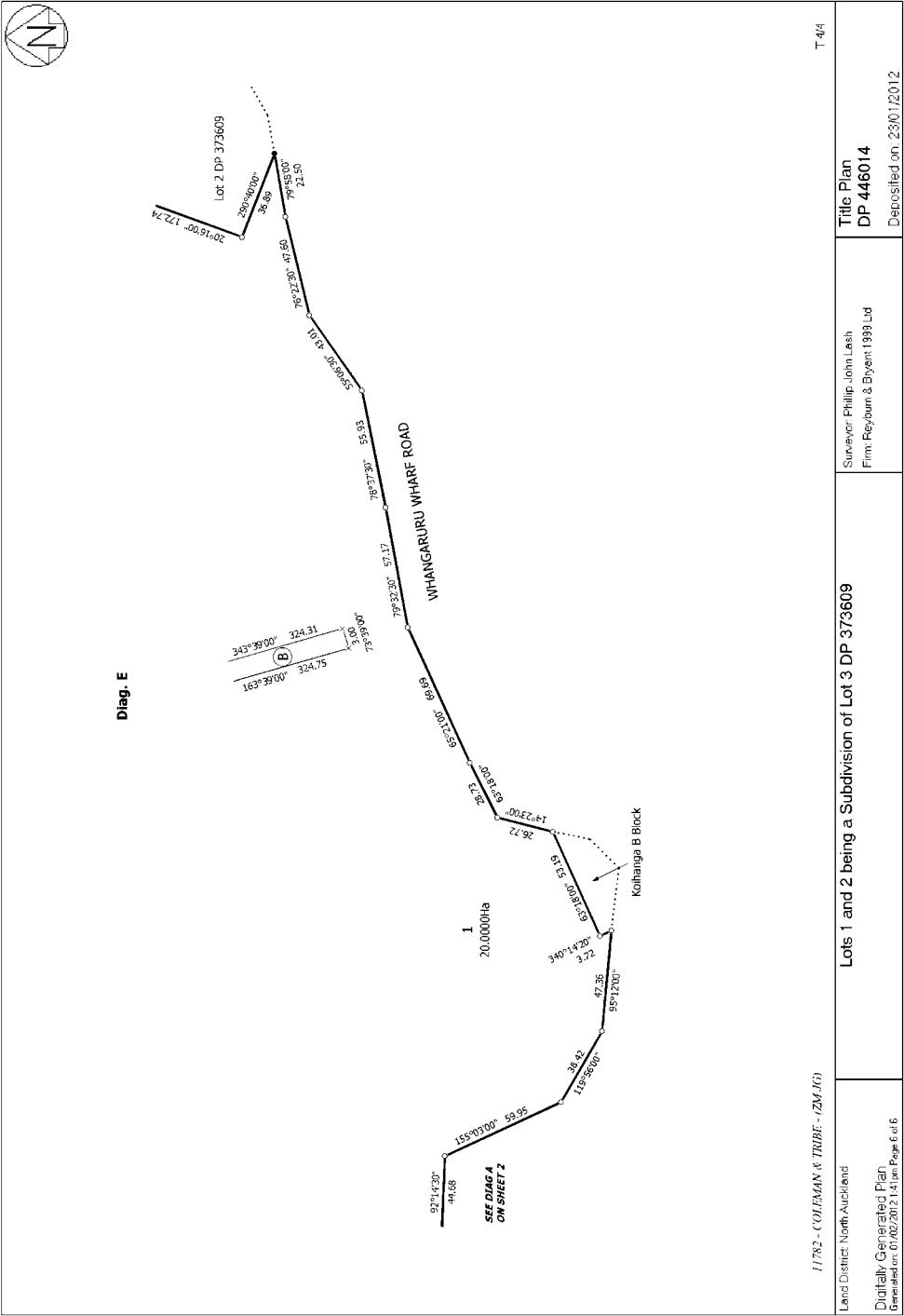
Estate Fee Simple
Area 25.1430 hectares more or less
Legal Description Lot 2 Deposited Plan 446014
Registered Owners
Adrian-Alin Misescu, Raluca-Andreea Misescu and GTA Trustee (2015) Limited

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









WDC GIS Maps - Zoning



Zones

Residential Zones

- Large Lot Residential Zone
- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone

Rural Zones

- Rural Production Zone
- Rural Lifestyle Zone
- Settlement Zone Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone
- Future Urban Zone
- Strategic Rural Industries Zone
- Fonterra Kauri Milk Processing SRIZ - Ancillary Irrigation Farms

WDC GIS Maps - Coastal Erosion



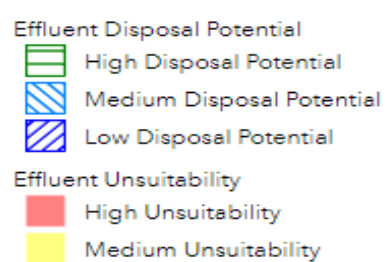
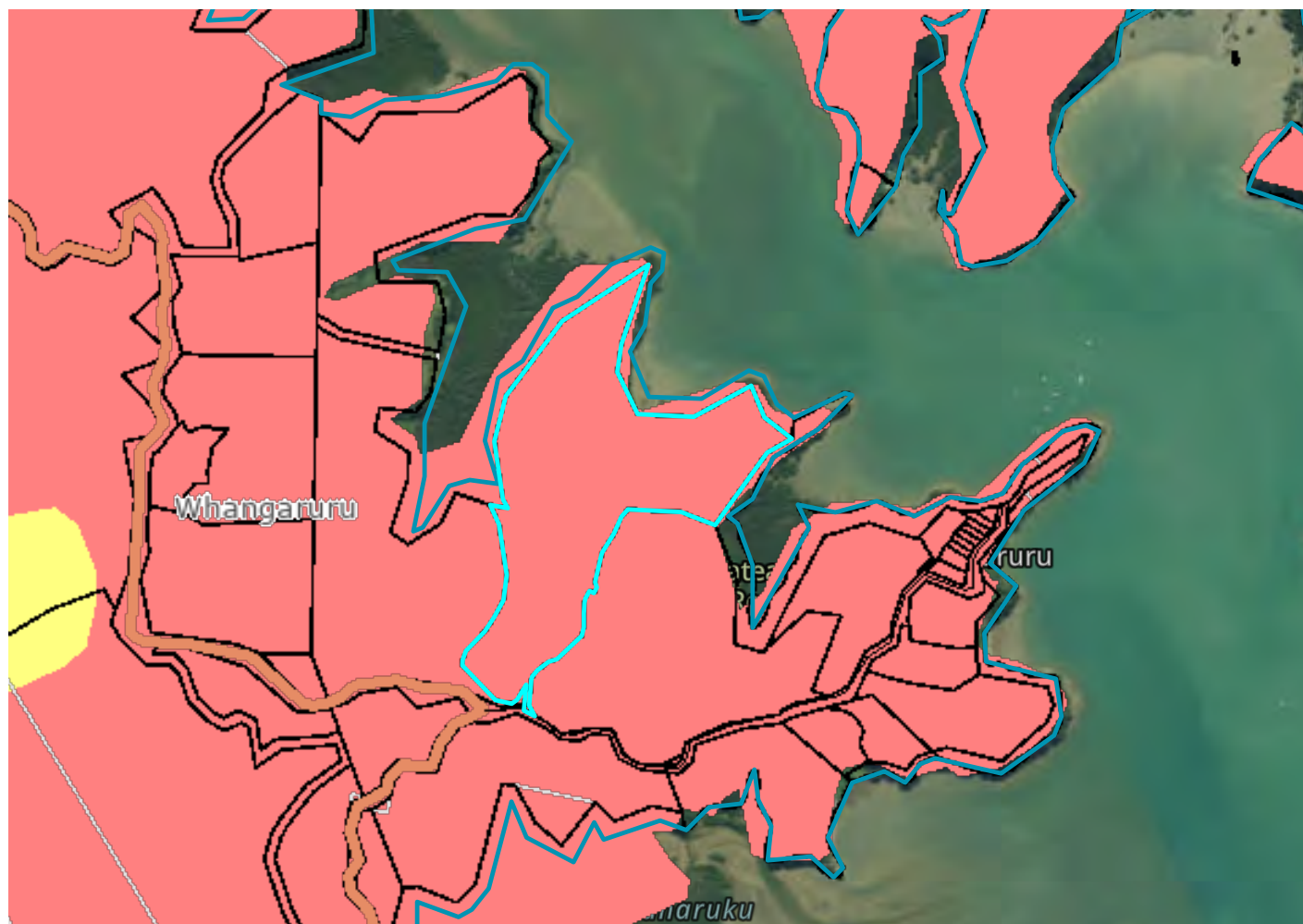
Coastal Erosion Hazards

- CEHA 0 (Current)
- CEHA 1 (50 years)
- CEHA 2 (100 years)
- CEHA 3 (100 years + Rapid Sea Level Rise Scenario)

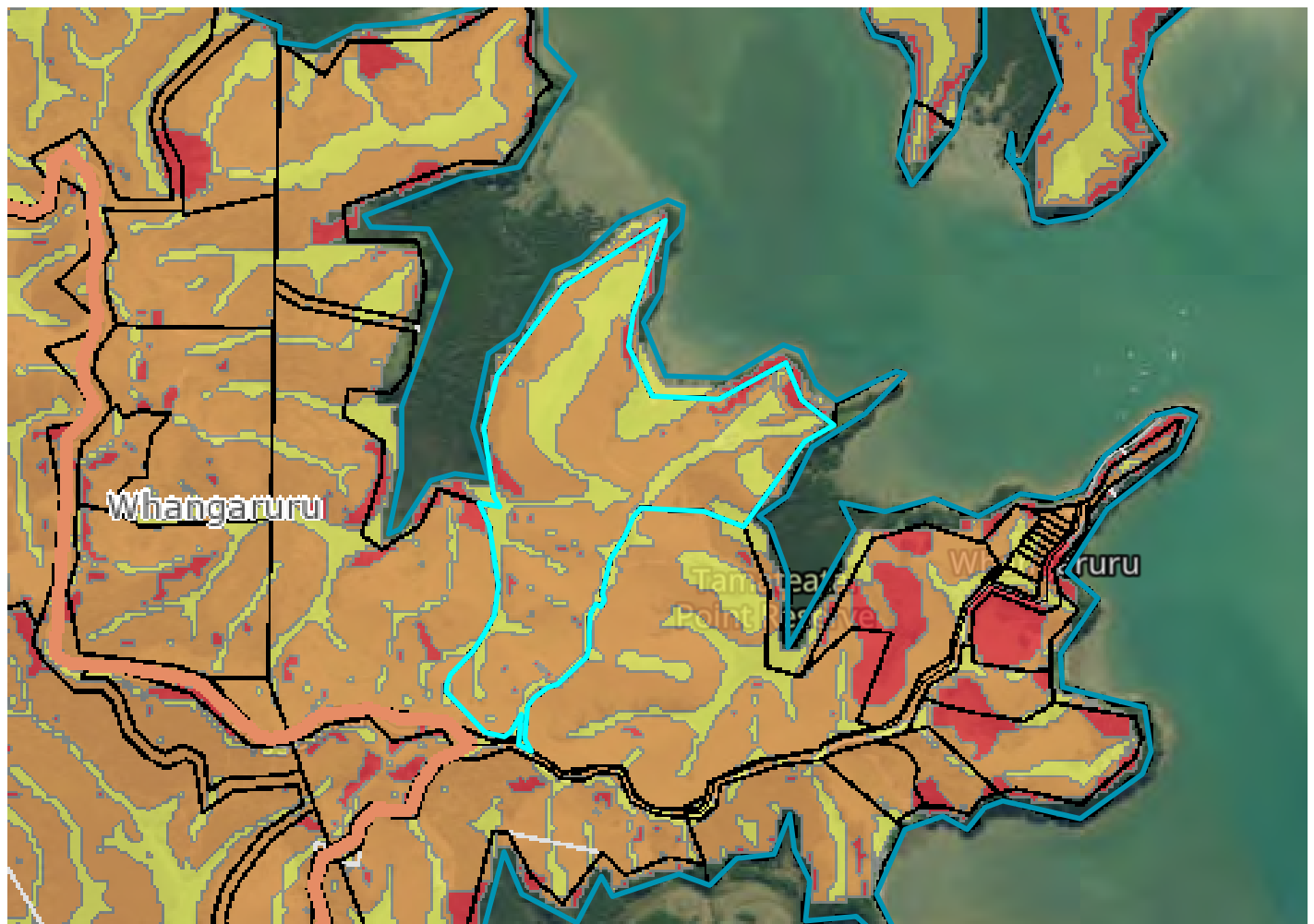
Coastal Flood Hazards

- CFHA 0 (Current)
- CFHA 1 (50 years)
- CFHA 2 (100 years)
- CFHA 3 (100 years + Rapid SLR Scenario)

WDC GIS Maps - Effluent Unsuitability

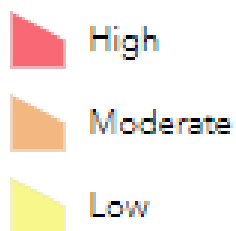


WDC GIS Maps - Land Instability

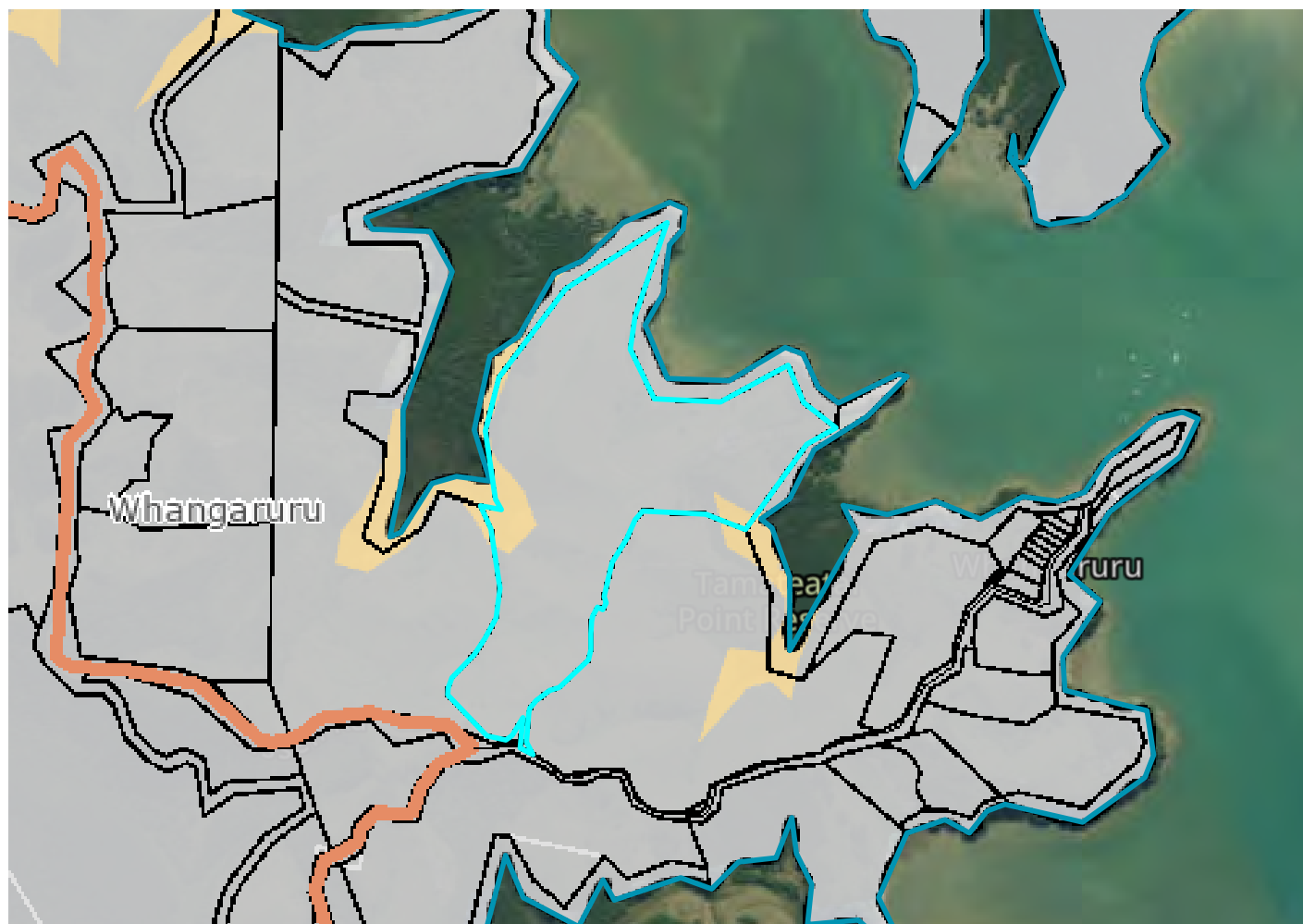


Land Stability

Landslide Susceptibility Zone



WDC GIS Maps - Liquefaction



Liquefaction

SiteExtent



Liquefaction vulnerability category



Possible



Unlikely

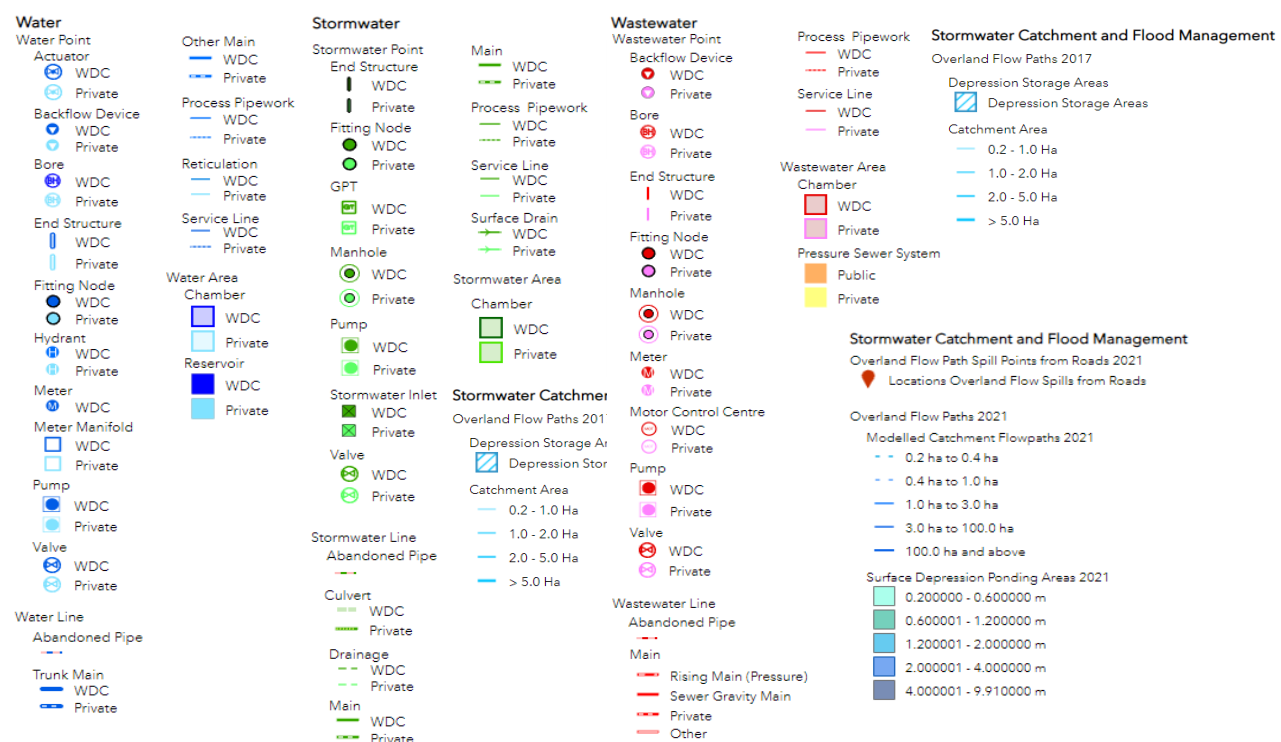


Undetermined

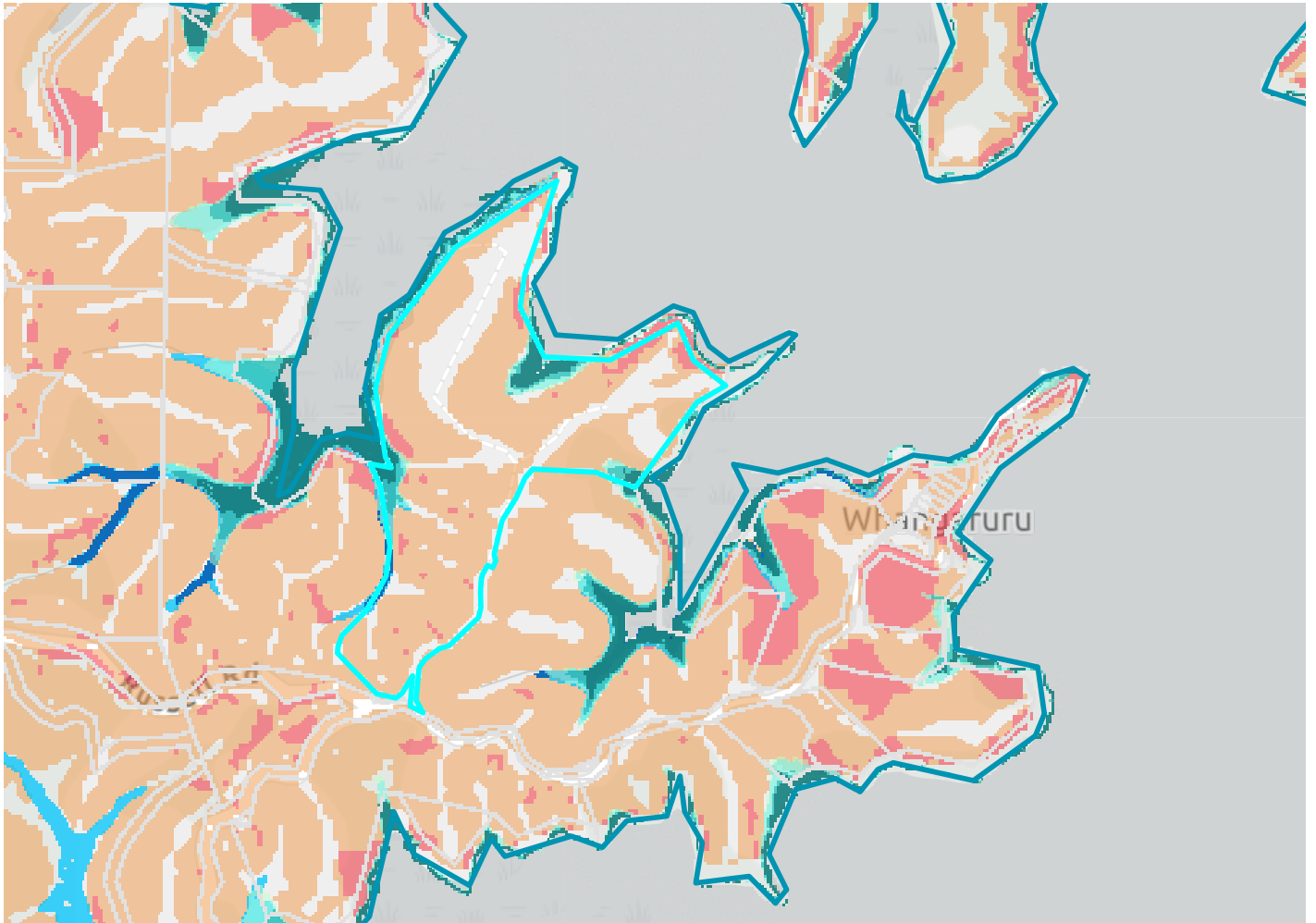
WDC GIS Maps - Assets



Assets Map



WDC GIS Maps - 100 Year Flood



Land Parcels



Flood Hazard Area

Flood Hazard - 10yr extent



Flood Hazard - 100yr CC extent





Team

DAVIS

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



Steve Davis

Licensed Real Estate Salesperson

M 021 820 015

steve.davis@harcourts.co.nz

Miriam Davis

Licensed Real Estate Salesperson

M 027 577 6335

miriam.davis@harcourts.co.nz

Harcourts
Whangarei



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.

Please note that this is only part of the 148 page WDC File, if you would like all pages to be sent please request that from us.

Harcourts Whangarei



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

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

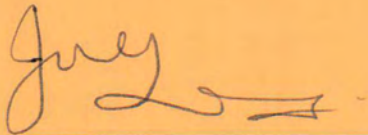
BC1100923

Whangarei District Council

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
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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

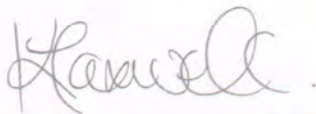
A compliance schedule is not required for the building.

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.

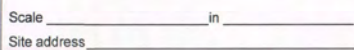


Kayla Maxwell
Support Assistant – Building Consent Issuing

On behalf of: Whangarei District Council

26 January 2012

(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)



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: PROPOSED STUDIO SHED
LOT3 DP373609, WHANGARURU
DRAWING: COLEMAN-TRIBE SITE PLAN

BUILDING CONSENT SCALE @ A3 AS SHOWN

PROJECT NO: 8133A

SHEET: A02

REV: B3

DATE	BY	DESCRIPTION
12/04/11	CH	STUDIO & SHED REFINISHED BY 2 BUILDINGS
20/08/11	EP	EFFLUENT DISPOSAL FIELD INPUT
20/08/11	EP	ISSUE FOR LANDSCAPE PERS REVIEW
20/08/11	BY	REVISION DETAILS

* Existing Fertilizer Store remains to be deleted on this consent (20/09/11)

Existing Fertilizer Store removed

1000 uPVC Soil Wastes 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

Surface cut off drain

Tank overflow to cut off drain

102m to coastal boundary

Effluent Disposal Field B 250m² and 135m² Reserve Area

86m to MHWS

WHANGARURU HARBOUR

LEGAL BOUNDARY

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

30m to coastal boundary

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
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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
8C NUMBER 1 DAY 1MTH
00923 1901

WHANGAREI DISTRICT COUNCIL
COLEMAN-TRIBE SITE PLAN

1:500

Existing Fertilizer Store removed

1000 uPVC Soil Waste 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

Surface cut off drain

Tank overflow to cut off drain

100m to coastal boundary

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

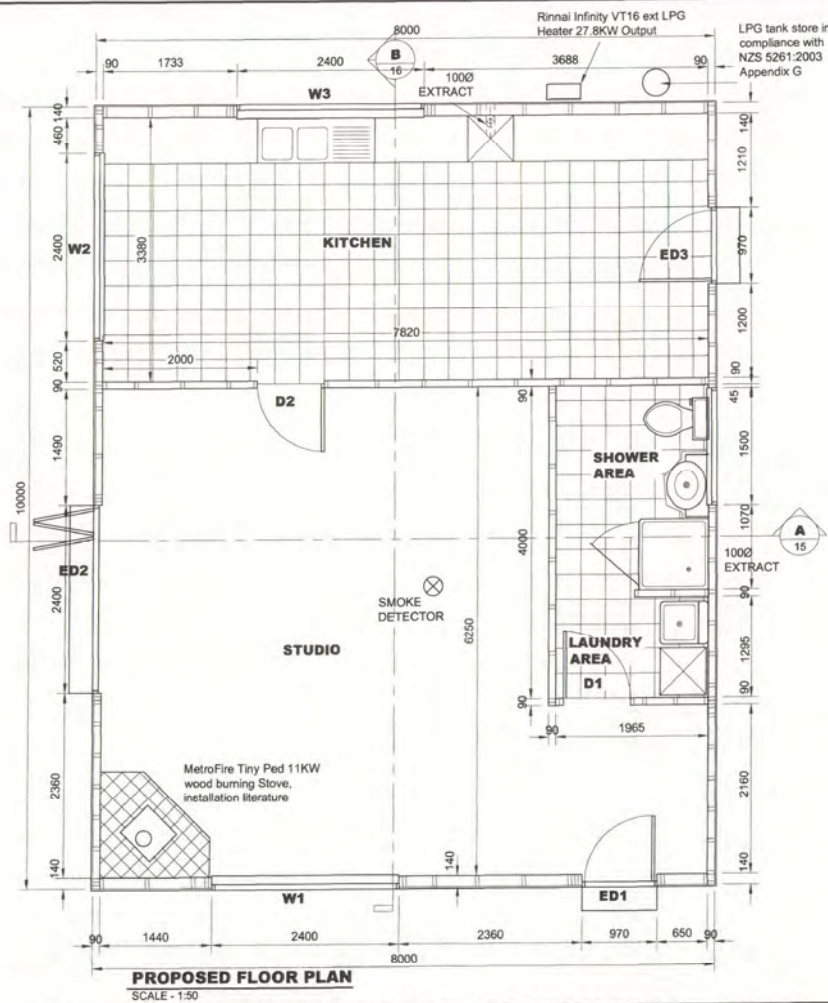
Effluent Disposal Field B 250m² and 136m² Reserve Area

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 **PROPOSED STUDIO SHED**
LOT3 DP373609, WHANGARURU
COLEMAN-TRIBE SITE PLAN

BUILDING CONSENT				SCALE @ A3 AS SHOWN
DRAWN	BY	DATE	PROJECT NO.	
CM	CM	10/12/11	8133A	
BY	DATE	APPROVED	SHEET	REV.
BY	DATE	PHILIP HUGHES	A02	B3



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: hgd@hgd.co.nz
Web: hawthorngeddes.co.nz

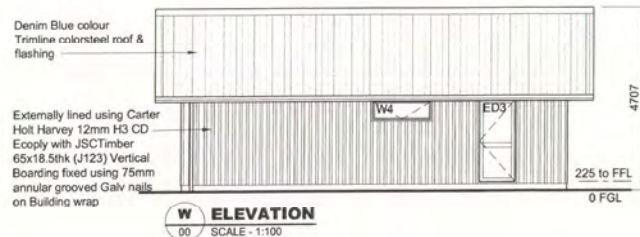
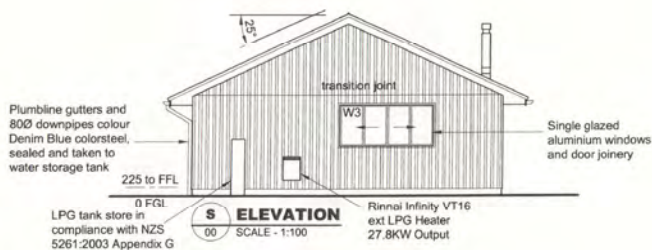
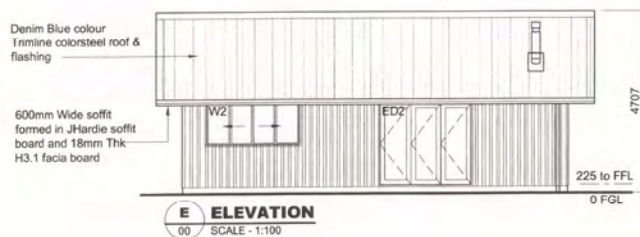
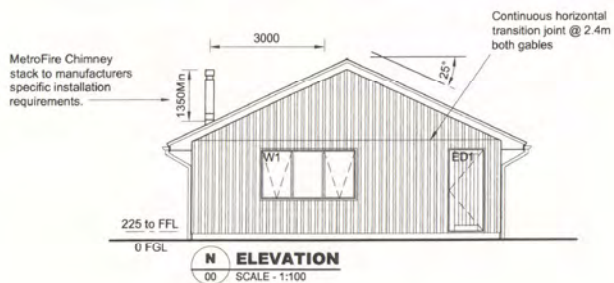
CLIENT **KEITH COLEMAN & VICKY TRIBE**
PROJECT **PROPOSED STUDIO SHED**
WHARF ROAD, WHANGARURU
DRAWING **PROPOSED FLOOR PLAN**

CONSENT				SCALE: Q41 AS SHOWN
B3 - SHED SECTION REMOVED	CM	21/01/11	DRAWN: CM	PROJECT NO. 8133A
B2 - EXTERNAL CLADDING ALTERED	CM	20/10/11	CHECK: PETER GEDDES	
B1 - ISSUED FOR BUILDING CONSENT	CM	03/10/11	APPROVED: PETER GEDDES	
B1 - ISSUED FOR CLIENT COMMENT	CM	06/09/11	BY: J. DATE	
REV 1 - REVISION DETAILS	BY: J. DATE			SHEET A10
				REV B3

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

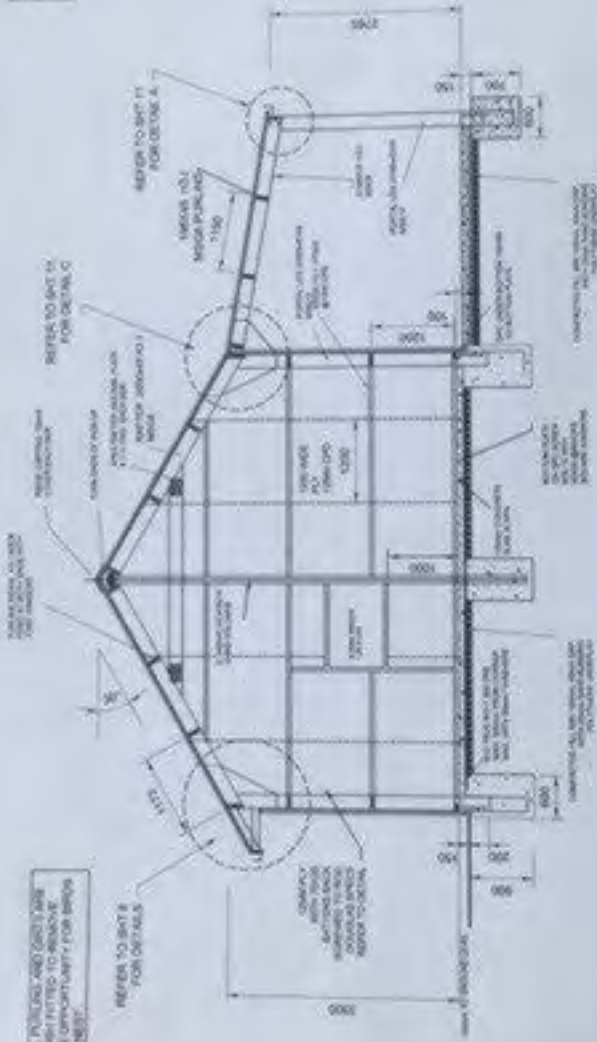


CLIENT **KEITH COLEMAN & VICKY TRIBE**
PROJECT **PROPOSED STUDIO SHED**
WHARF ROAD, WHANGARURU
DRAWING **PROPOSED ELEVATIONS**

CONSENT				SCALE @ AS SHOWN
B3	BUILDING HEIGHT AND ROOF PITCH ALTERED	CM	21/12/11	PROJECT NO. 8133A SHEET A20 B3
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

NOTE:
This drawing is to be used in conjunction with the specification and is not subject to scale.



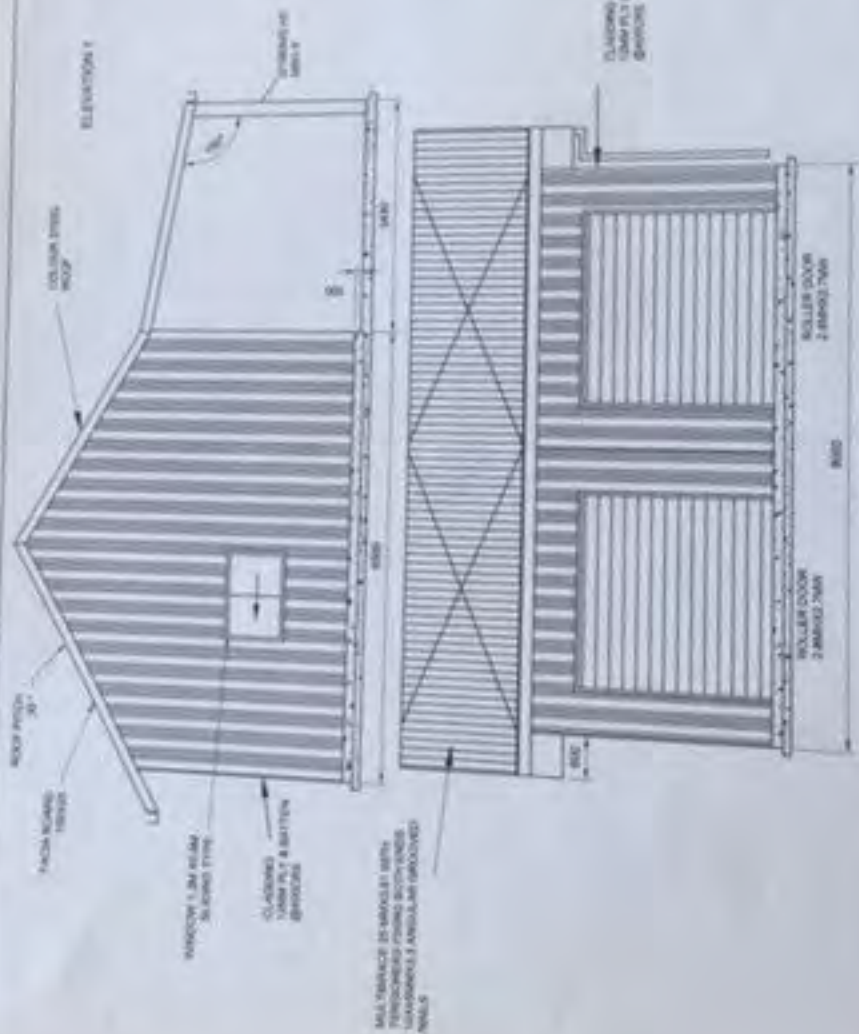
ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED TO BE IN MILLIMETRES. THE DIMENSIONS ARE GIVEN TO THE CENTRE OF THE MEMBER UNLESS OTHERWISE SPECIFIED.

CROSS SECTION A-B

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 Keith Coleman & Vicki Tribe
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ELEVATION 1



ELEVATION 2

®

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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

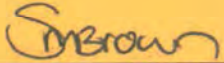
BC1400570

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

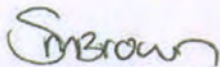
A compliance schedule is not required for the building.

Attachments

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

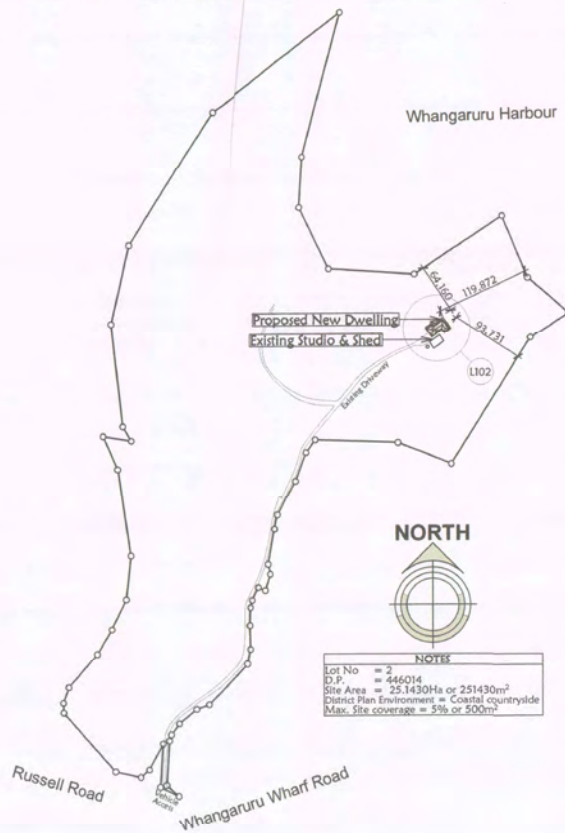
Additional Information

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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SITE PLAN

Russell Moselen
 Architectural Design Ltd
 Ph. 021821215



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 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



Russell Moselen
Architectural Design Ltd
Ph. 021821215



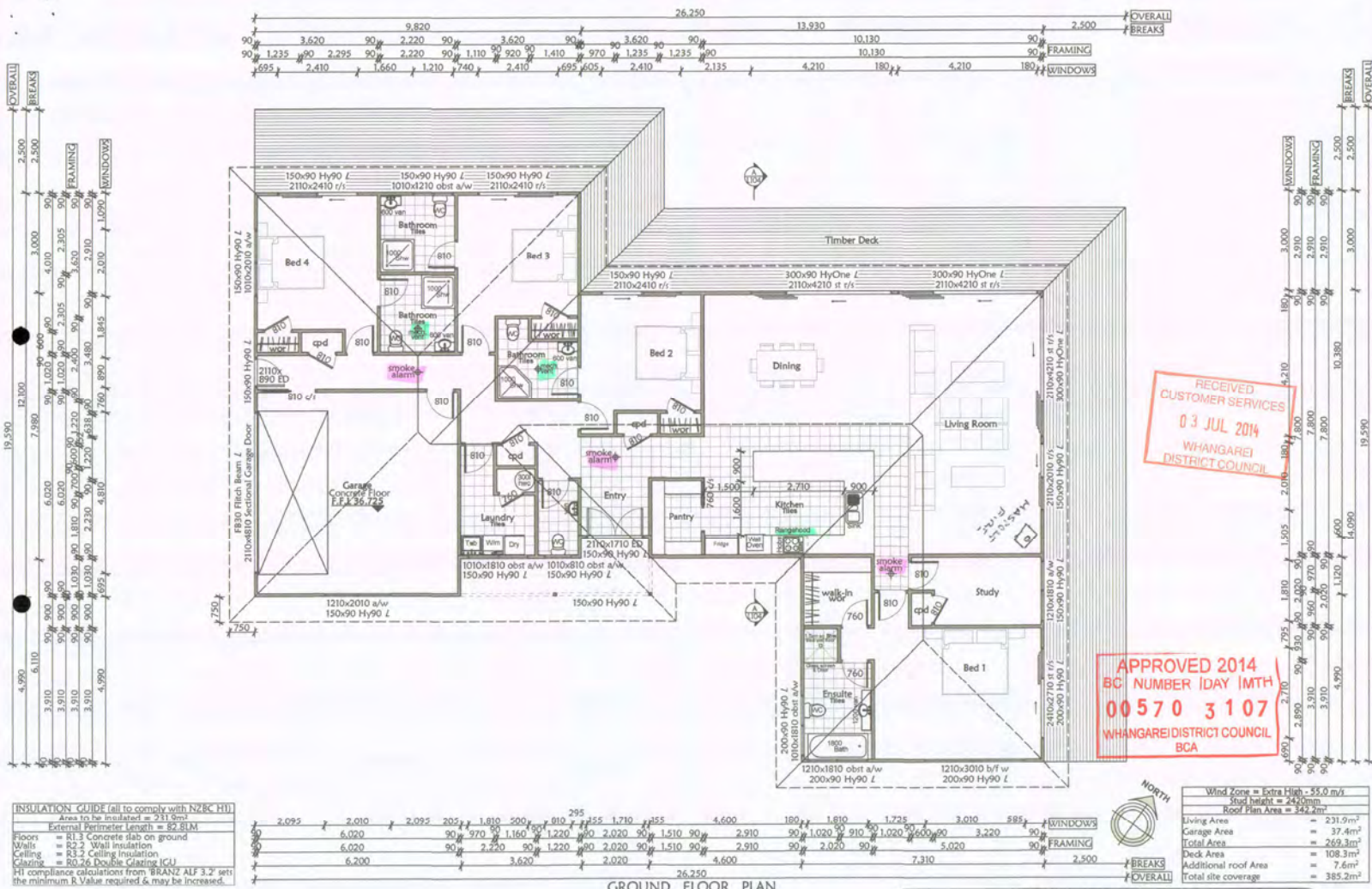
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Proposed Dwelling For
Keith Coleman & Vicky Tribe
3 Whangaruru Wharf Road
Whangaruru - Whangarei

SITE & LOCATION PLAN

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



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INSULATION GUIDE (all to comply with NZBC H1)
Area to be insulated = 241.9m²
External Perimeter Length = 92.81M
Floors = R1.5 Concrete slab on ground
Walls = R2.2 Wall insulation
Ceiling = R3.2 Ceiling insulation
Glazing = R0.76 Double Glazing (GU)
H1 compliance calculator from 'BRANZ ALF 3.2' sets the minimum R Value required & may be increased.

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

GROUND FLOOR PLAN
Scale 1:100

GROUND FLOOR PLAN

Russell Moselen
Architectural Design Ltd
Ph. 021821215



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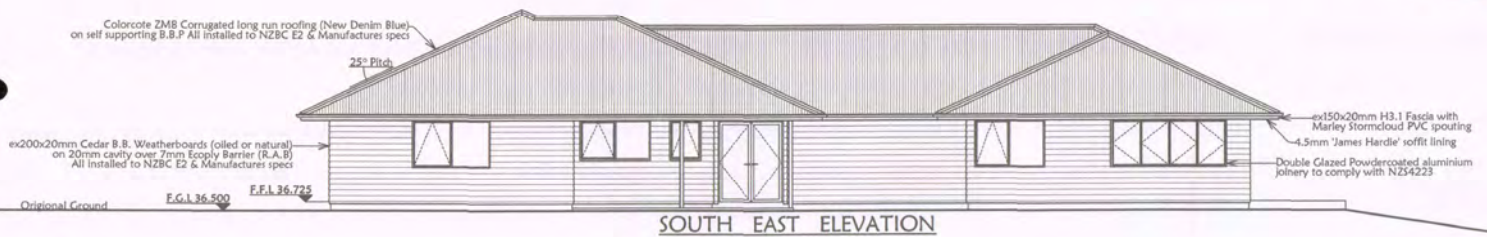
Proposed Dwelling For
Keith Coleman & Vicky Tribe
3 Whangaruru Wharf Road
Whangaruru - Whangarei

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

SCALE: 1:100
SHEET: L103
DATE: Friday, 27 June 2014



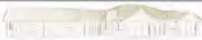
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ELEVATIONS 1

Russell Moselen
Architectural Design Ltd
Ph. 021821215



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Contractor to check all dimensions and
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Work only to figured dimensions.
In the event of a discrepancy, consult the designer

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

DRAWN
R. Moselen
DESIGN
Russell Moselen Architectural Design Ltd

SCALE 1:100

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Russell Moselen
Architectural Design Ltd
Ph. 021821215



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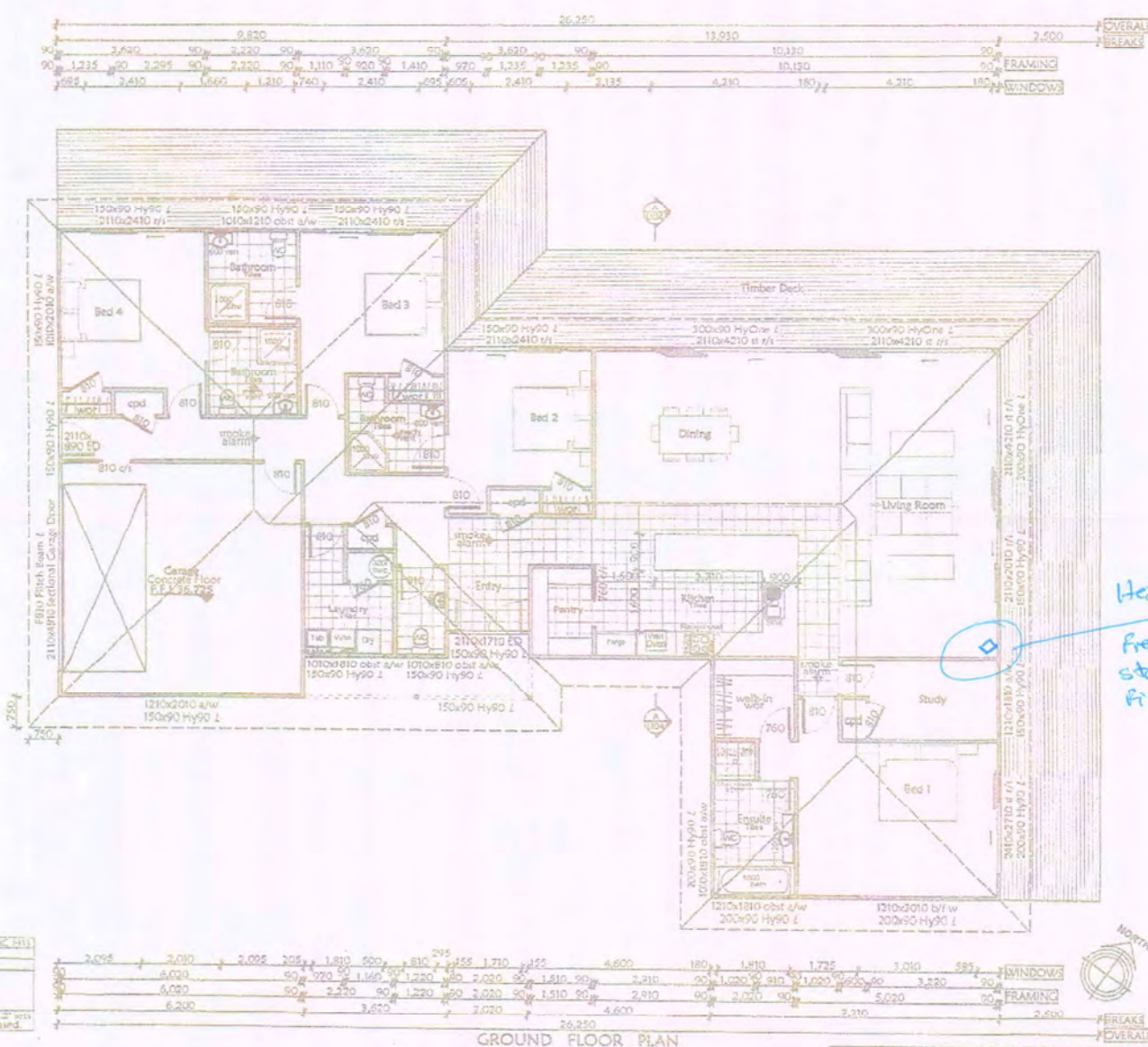
Proposed Dwelling For
Keith Coleman & Vicky Tribe
3 Whangaruru Wharf Road
Whangaruru - Whangarei

DESIGNER
R. Moselen
DESIGN
Russell Moselen Architectural Design Ltd

ELEVATIONS 2

SCALE 1:100

SHEET L106
DATE
Friday, 27 June 2014



copy with 1/2" scale
= 2.5m
in = 8.2m
on ground
on
ion
the 100
WANGAREI ALF 2.2m
(may be increased)



Wind Zone	Zone 1
Living Area	100m²
Garage Area	100m²
Total Area	200m²
Deck Area	100m²
Additional roof	100m²
Total site covers	400m²

ign Ltd
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Proposed Dwelling For: Keith Coleman & Vicki Trile 3 Whangarei Wharf Road Whangarei, Whangarei.
DESIGNER: K. Coleman & V. Trile
SCALE: 1:100
DATE: 22 Dec 2014

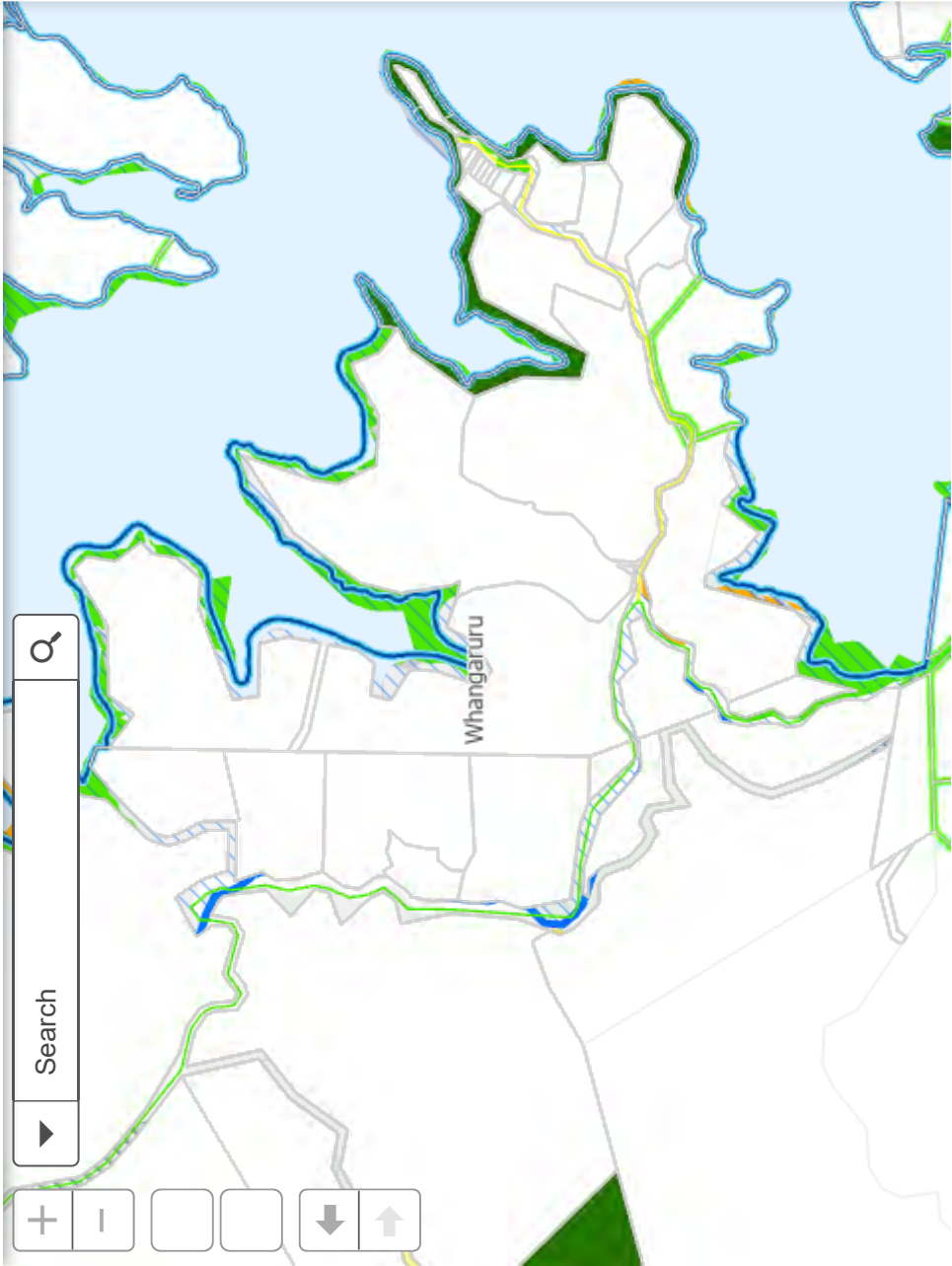
APPROVED 2014
BQ-NUMBER 1DAY 1MTH
40197 3112
WHANGAREI DISTRICT COUNCIL
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Checked By: N10103
Building Officer: N10103
Planning Officer: N10103

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23 DEC 2014
WHANGAREI DISTRICT COUNCIL
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CUSTOMER SERVICES
22 DEC 2014
WHANGAREI DISTRICT COUNCIL

District Plan



0.4km

1720912.44 6087651.84 Meters | Scale 1:18056

Legend

PDF Planning Maps



Core Layers and Map Labels

Labels

Location

Land Parcels



Territorial Authorities Boundaries



Rates Property

Rates Property



District Plan Sub Environments

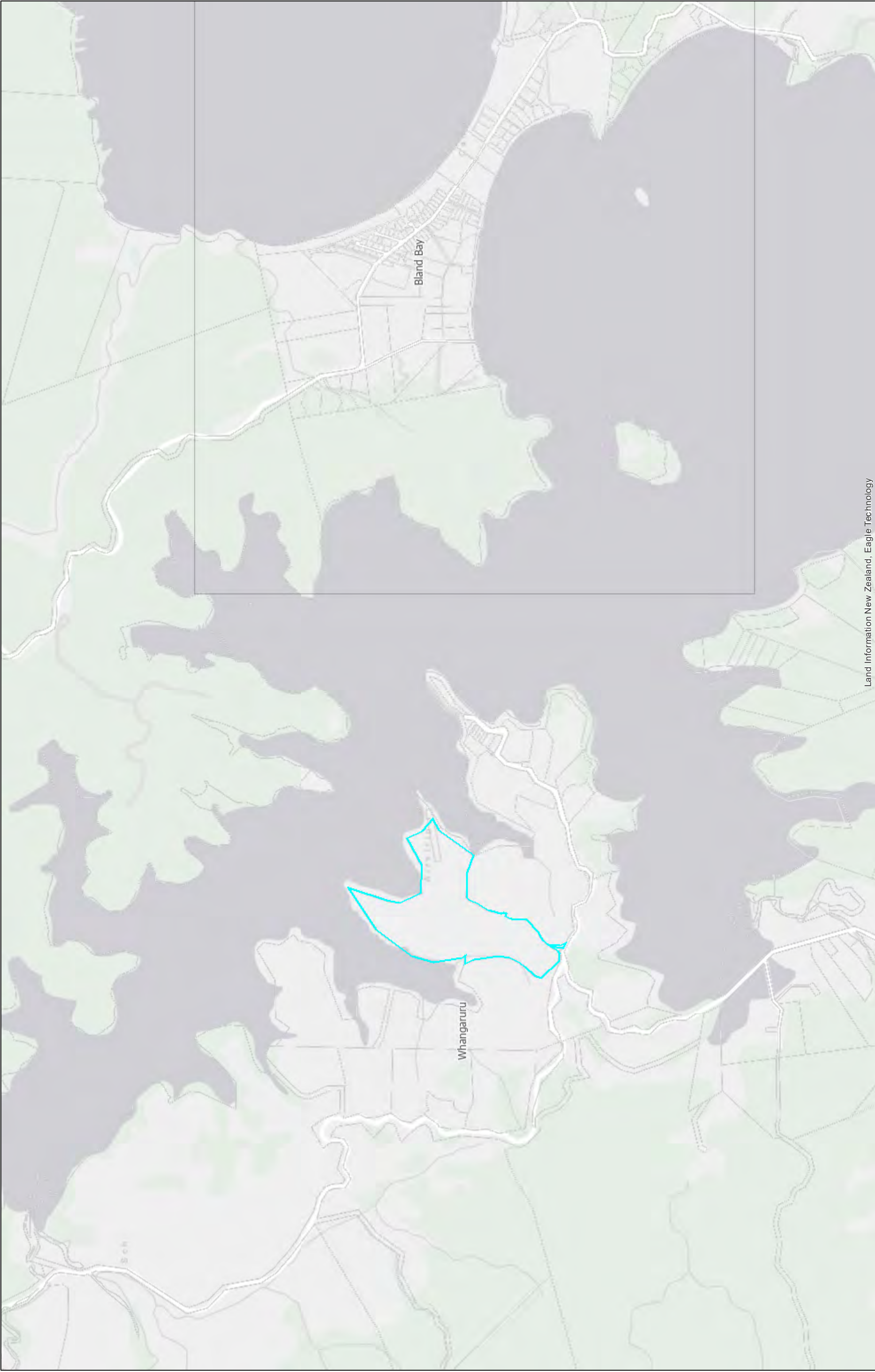
Pedestrian Network


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



 Whangarei District Council	GIS Maps Print	<p>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.</p> <p>The district-wide background is from satellite imagery 0.6m resolution ranging from 2008 to 2011.</p>	<p>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.</p> <p>Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.</p>	<p>Friday, October 8, 2021</p> <p>Scale: 1:14,945</p> <p>Projection: NZGD2000 / NZTM 2000</p> <p>Original Sheet Size 210x297mm</p>
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