



## PROPERTY INFORMATION PACK

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WARRINGTON  
**50 Park Road**

[nidd.co.nz](http://nidd.co.nz)

PRESENTED BY  
**Kirsty Coulter**



## WARRINGTON 50 Park Road



### ASKING PRICE

Visit [nidd.co.nz](http://nidd.co.nz) for detail

### LAND AREA

397 m<sup>2</sup> more or less

### BUILDING AREA

Approximately 80 m<sup>2</sup>

### OUTGOINGS

Council Rates \$2,600.21 pa

### C.V.

\$385,000

### LEGAL DESCRIPTION

OT189/107 - Part Lot 16 Deposited Plan 2368



Gold Achiever

### Kirsty Coulter

Property Consultant

MOBILE 027 311 4445

DIRECT 425 9943

EMAIL [kirsty.coulter@nidd.co.nz](mailto:kirsty.coulter@nidd.co.nz)

WEB [nidd.co.nz](http://nidd.co.nz)

This Property Information has been supplied by the DCC. Nidd Realty cannot warrant the content or completeness of this document. We have used our best endeavours to provide complete documentation and correct information.

Potential purchasers should not be confined to the material herein and should always undertake their own due diligence on all aspects of the property.





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **OT189/107**  
**Land Registration District** **Otago**  
**Date Issued** 24 November 1919

**Prior References**

OT187/253

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<b>Estate</b>	Fee Simple
<b>Area</b>	397 square metres more or less
<b>Legal Description</b>	Part Lot 16 Deposited Plan 2368

**Registered Owners**

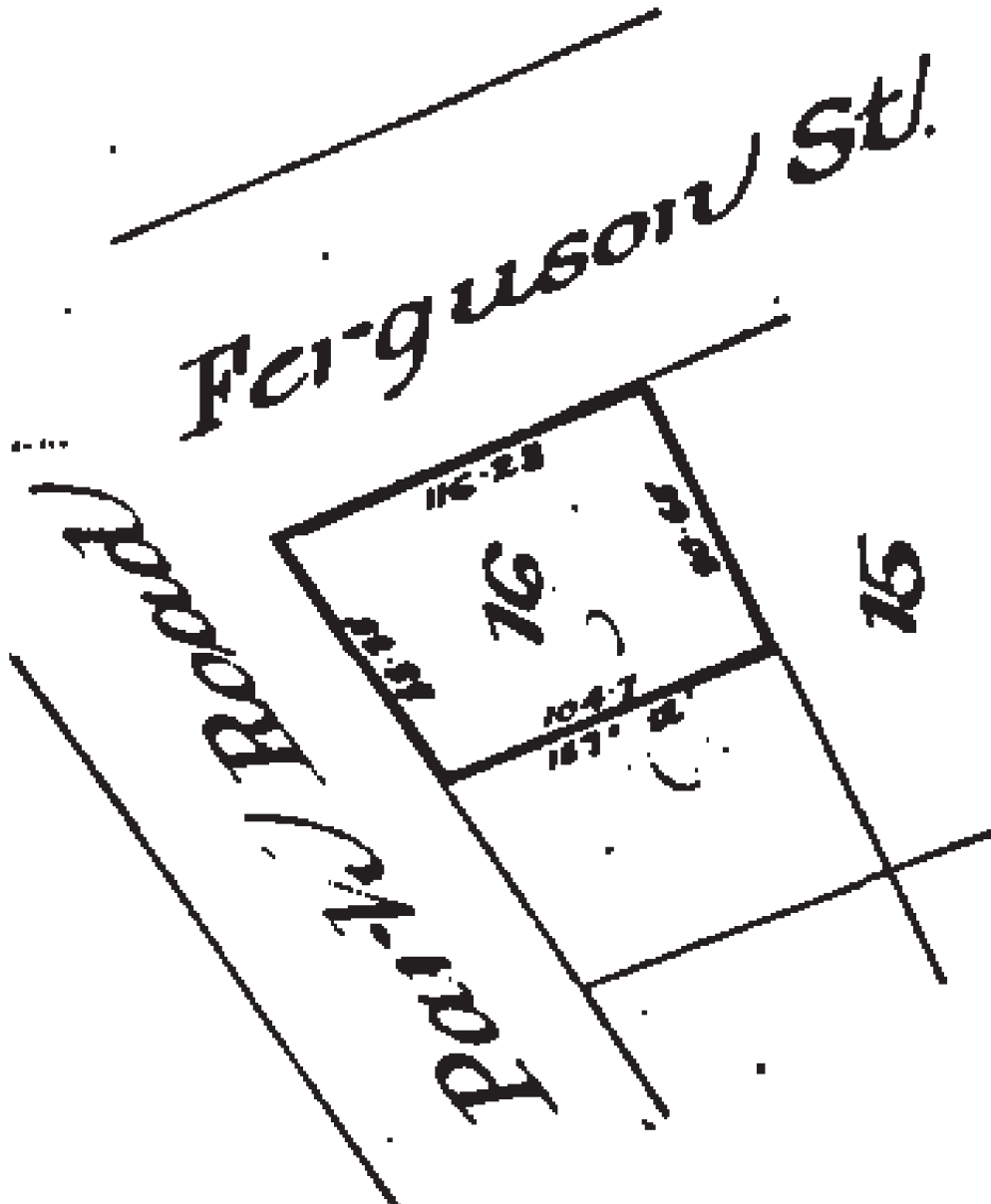
Trent Owen O'Brien and Heidi Bryer Timms

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**Interests**

Fencing Agreement in Transfer 70702

9438588.4 Mortgage to ASB Bank Limited - 19.7.2013 at 2:29 pm







Legend

Water Supply

- |  |                                |  |                                |
|--|--------------------------------|--|--------------------------------|
|  | Manifold Box                   |  | Water Non-Return Valve         |
|  | Water Meter                    |  | Water Pump Station             |
|  | Toby                           |  | Water Bore                     |
|  | Meter without manifold box     |  | Water Treatment Plant          |
|  | Retic Flow Meter               |  | Water Storage Tank             |
|  | Combination Meter              |  | Supply Main                    |
|  | Manifold Box With Restrictor   |  | Trunk Main                     |
|  | Water Valve - Zone             |  | Disused                        |
|  | Non Return Valve               |  | Reticulation                   |
|  | Water Valve - Gate             |  | Rider                          |
|  | Water Valve - Sluice           |  | Scour                          |
|  | Water Hydrant                  |  | Water Service Lateral          |
|  | Water Backflow Preventor - RPZ |  | Water Fire Service Lateral     |
|  |                                |  | Water Critical Service Lateral |
|  |                                |  | Water Zone Boundary            |
|  |                                |  | Water Reservoir                |
|  |                                |  | Redundant Water Main           |

NOTE:  
Private water services have the same symbols  
as those above, however they are coloured pink.

Foul Sewerage

- |  |                             |  |                                |
|--|-----------------------------|--|--------------------------------|
|  | Standard Manhole            |  | Pump Station                   |
|  | Valve Chamber (pressurised) |  | Treatment Plant                |
|  | Boundary Kit                |  | Vent                           |
|  | Non-Return Valve            |  | Foul Sewer Node                |
|  | Pump Station Domestic       |  | Foul Drains in Common (public) |
|  | Drop Manhole                |  | Sewer                          |
|  | Inspection Manhole          |  | Trunk Sewer                    |
|  | Inspection Opening          |  | Vent Line                      |
|  | Lamphole                    |  | Rising Main                    |
|  | Outlet                      |  | Redundant Foul Sewer Pipe      |

NOTE:  
Private foul drains have the same symbols  
as those above, however they are coloured orange.

Stormwater

- |  |                                   |  |                           |
|--|-----------------------------------|--|---------------------------|
|  | SW Bubble-up Tank                 |  | Roading Bubble-Up Tank    |
|  | SW Drop Manhole                   |  | Roading Mudtank           |
|  | SW Insp Chamber and Grating Inlet |  | Stormwater Main           |
|  | SW Inspection Manhole             |  | Stormwater Trunk Main     |
|  | SW Inspection Opening             |  | DCC Open Channel          |
|  | SW Lamphole                       |  | Piped WC                  |
|  | SW Mudtank Inlet                  |  | Open WC                   |
|  | SW Outlet                         |  | Culvert                   |
|  | SW Pipe Inlet                     |  | Stormwater Mudtank Pipe   |
|  | SW Pressure Manhole               |  | Redundant Stormwater Main |
|  | SW Standard Manhole               |  | SW Sump                   |
|  | SW Stormwater Node                |  | SW Pump Station           |

NOTE:  
Private stormwater drains have the same symbols  
as those above, however they are coloured light green.

General

- |  |                             |  |        |  |                          |
|--|-----------------------------|--|--------|--|--------------------------|
|  | DCC Water & Waste Structure |  | Parcel |  | Road/Rail                |
|  | Railway Centreline          |  | Hydro  |  | Motorway Parcels         |
|  |                             |  | Strata |  | Easment (where recorded) |

Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>

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Council Water & Drainage Services

Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A3:  
1:250

12/03/2020  
1:49:42 PM



PARCEL LINES CAN VARY FROM  
LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only  
and is not accurate to surveying, engineering  
or orthophotographic standards. Every effort  
has been made to ensure correctness and  
timeliness of the information presented.

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## PROPERTY DETAILS

<b>Property Key</b>	5045026
<b>Print Date</b>	12/03/2020 01:59 PM
<b>Address</b>	50 Park Road Warrington
<b>Property Type</b>	Situation
<b>Property Name</b>	
<b>Legal Description</b>	PT LOT 16 DP 2368

## BUILDING PERMITS/CONSENTS

### Pre-1992 Historical Records (No CCC Required)

#### AAS

#### Details

AAS19800022 607 - Plumbing and Drainage (Wilson)

Number	Type	Status	Started
H-1980-280363 (AAS19800022)	AAS	Historical Record	28/07/1980

#### AAW

#### Details

AAW19670037 A018607 - ADditions to House (Hampted)

Number	Type	Status	Started
H-1967-288775 (AAW19670037)	AAW	Historical Record	01/08/1967

#### Details

AAW19712148 C072148 - Erect glasshouse (Wilson)

Number	Type	Status	Started
H-1971-2148		Historical Record	12/10/1971

## Building Consent

### Details

Heater-Lady Kitchener/Alter Wall/Wetback

Number		Status	Started
ABA-1995-330243 (ABA950717)		CCC Issued	10/03/1995
PIM	BC	ICC	CCC
10/03/1995	16/03/1995		05/04/1995

## PROPERTY ANALYSIS

**NOTE: The Property Analysis section is additional information recorded in the computer system for your property. Full details of items can be obtained by requesting a Land Information Memorandum or Land Information Report from the Council Information Management Unit.**

### DISCLAIMER

The information in this report is provided in accordance with Sections 216 and 217 of the Building Act 2004.

No person should rely on this information without seeking appropriate, independent and professional advice.

Every care has been taken to ensure that the information supplied is accurate however Council does not give any guarantees, undertakings or warranties concerning the accuracy, completeness or up-to-date nature of the information provided and disclaims all liability whatsoever for any error, inaccuracy, irrelevance or incompleteness of the information.

The information provided does not constitute a Land Information Memorandum (LIM).

### DEFINITION OF "STATUS" OF BUILDING CONSENTS

**CCC REFUSED/ARCHIVED CONSENTS:** In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.

**LAPSED CONSENTS:** Section 52 of the Building Act 2004 requires that a building consent shall lapse and be of no further effect if work has not commenced within 12 months after the date of issue, or any further period allowed by the Building Consent Authority.

The application will be given a status of LAPSED if no extension of time to this period is applied for. This means that a new consent will be required if the work were to take place in the future.

**NOTE:** This is NOT a comprehensive list of all building consent statuses.



## DEFINITION OF "ABBREVIATIONS"

Pim = Project Information Memorandum  
BC = Building Consent  
ICC = Interim Code Compliance Certificate  
CCC = Code Compliance Certificate  
CER = Certifier  
COA = Certificate of Acceptance  
NTF = Notice to Fix  
AMD = Amendment to a Building Consent



ENVIRONMENTAL HEALTH CONDITIONS:-  
SOLID FUEL BURNER TO BE OPERATED  
IN NUISANCE FREE MANNER  
PLEASE CONTACT ENVIRONMENTAL HEALTH  
SECTION PH. 477-4000 FOR ADVICE ON  
OWNER RESPONSIBILITIES

**DUNEDIN CITY COUNCIL**

**Copy of Approved Plan  
and/or Specification**

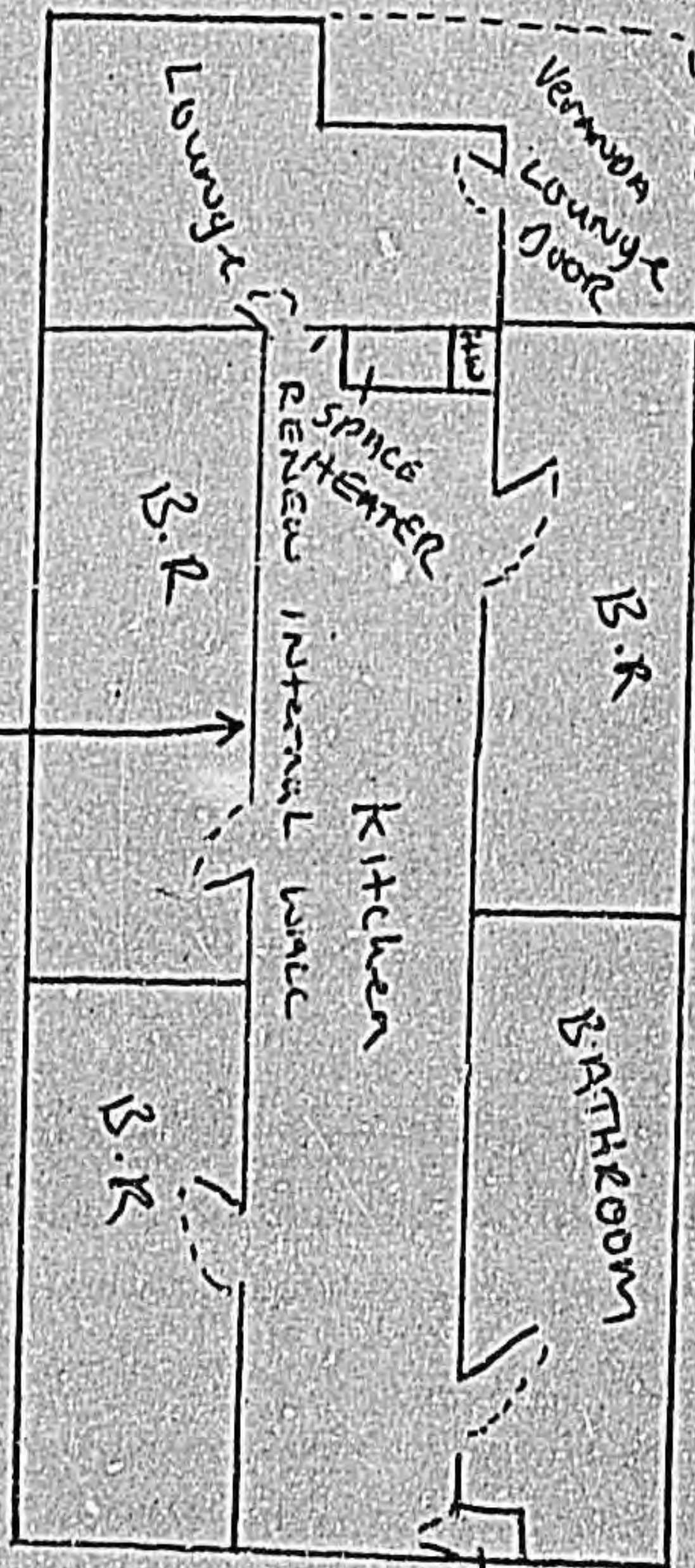
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.

DATE

BUILDING INSPECTOR

MRS E. WILSON  
50 PARK ROAD  
WARKINGTON

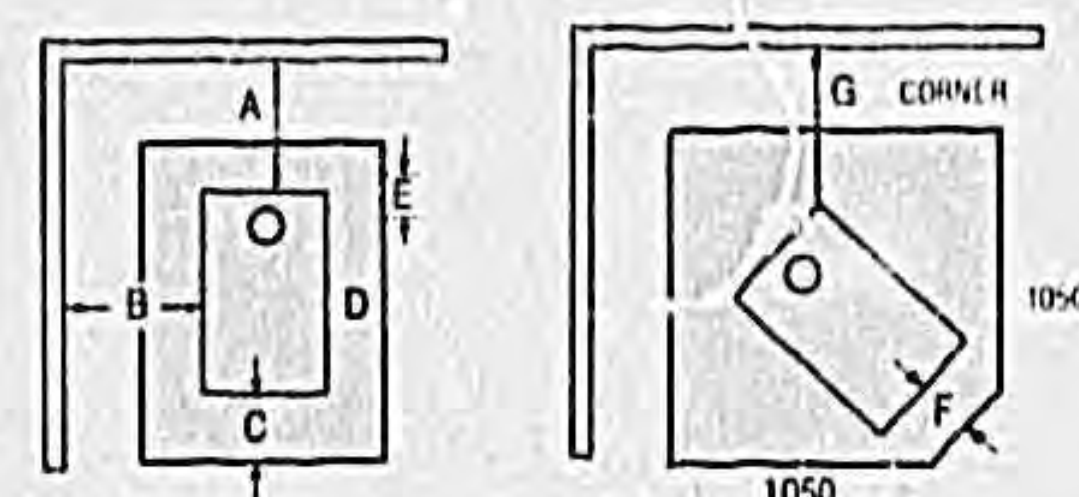
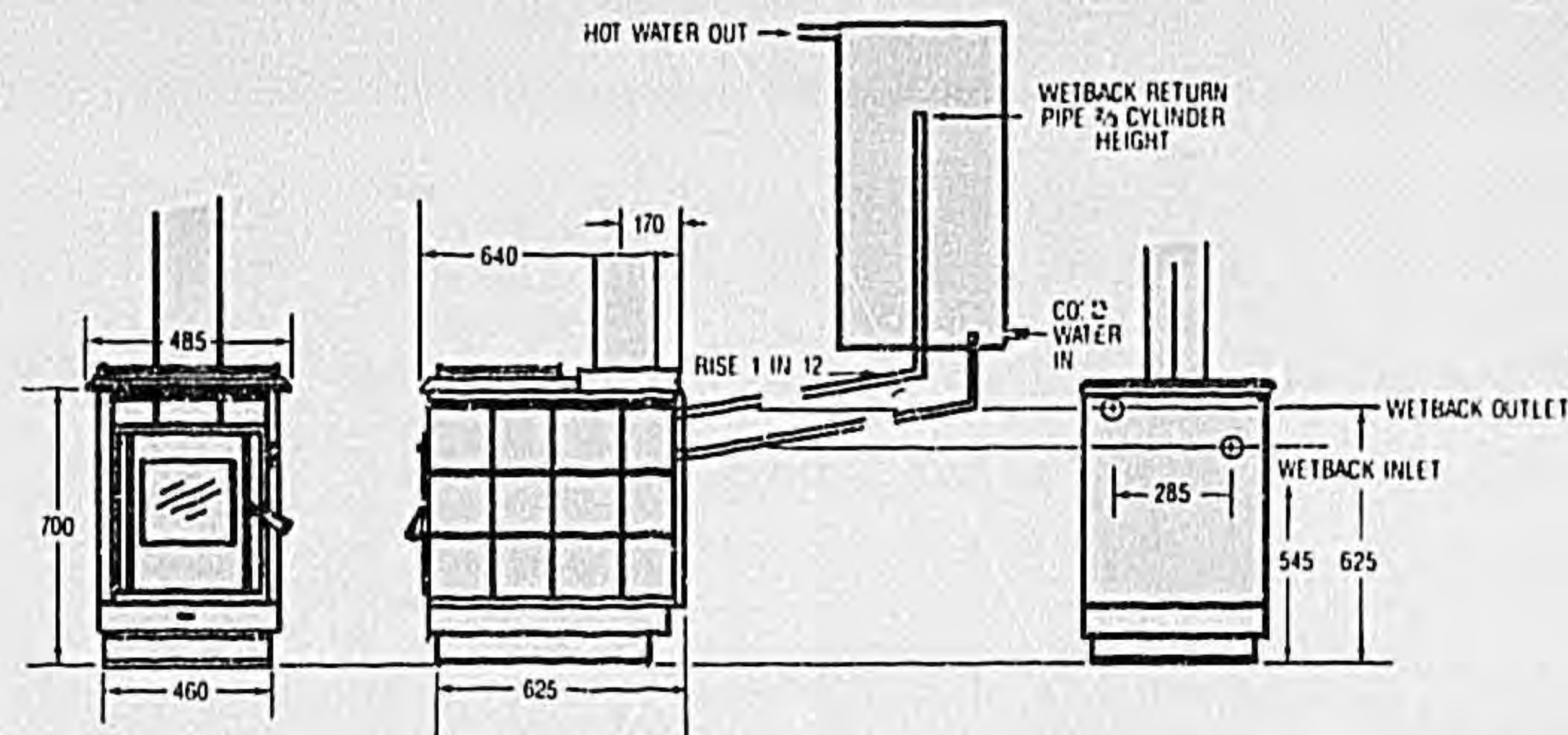
Wall facing to comply with N.Z. 3604  
1990



95/0717



DUNEDIN  
 and Plan  
 ation  
 ON WORKS  
 H REQUEST  
 ECTOR.  
 AND RESPECTOR.



CLEARANCES	A	B	C	D	E	F	G
With flue shield	80	300	375	258	85	375	90
Without flue shield	150	300	375	258	85	375	250

**SPECIFICATIONS:**  
 Height 720  
 Depth 635  
 Width 480

**FIREBOX:**  
 Height 340  
 Depth 500  
 Width 320

**DOOR OPENINGS:**  
 Height 340  
 Width 310

Weight 148kg  
 Firebox Heat Output 18kw  
 Wetback Heat Output 5kw  
 Firebox Temp up to 1000°C  
 Cooktop Temp up to 380°C  
 Hot Water Tapings 1" BSP  
 Flue 150mm

Suggested minimum hearth size 900 wide x 1050 deep standard  
 1050 wide x 1050 deep corner.

Clearances are in accordance with the requirements of  
 NZ standards 7421 - 1990  
 Australian standards 2918 - 1997

As part of a continuing product improvement programme Hewitson Industries Limited reserve the right to change and improve the products dimensions and specifications without notice.

Your Stockist

**THE FIREPLACE**  
 31 ST ANDREWS STREET  
 DUNEDIN  
 TELEPHONE 4 790-041



Manufactured by  
 HEWITSON INDUSTRIES LIMITED, PO BOX 3231, ONEKAWA, NAPIER, NZ  
 TELEPHONE (06) 843-8260 - FACSIMILE (06) 843-0505

# LADY KITCHENER

## 700 SERIES



CERAMIC LINED FIREBOX

Unit Cost	\$
Flue Kit	\$
Water Heater	\$
Tiles	\$
Hearth	\$
Installation & Plumbing Costs	\$
Total Cost	\$



*The need for a clean burning solid fuel heater to not only heat a large family home efficiently and economically, but to offer cooking facilities and ample hot water, has long been apparent.*

*Both this awareness, coupled with the excessive demand on our electricity supplies, has not only made us conscious of how precious our natural resources are but also acutely aware of our reliance on this one commodity.*

*The Lady Kitchener 700, a free standing multi fuel heater, incorporates all of these needs without compromising technically superior design.*

## DESIGN

Combining the traditional elegance of yesteryear with modern design, the Lady Kitchener 700 blends beautifully into the individual styling of your home.

With a tile colour of your choosing, the Lady Kitchener 700 is not only an efficient heater, but an asset to your living or kitchen decor.

## COOKING

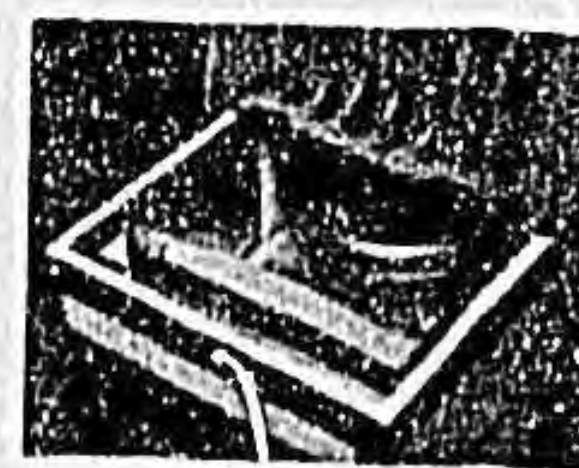
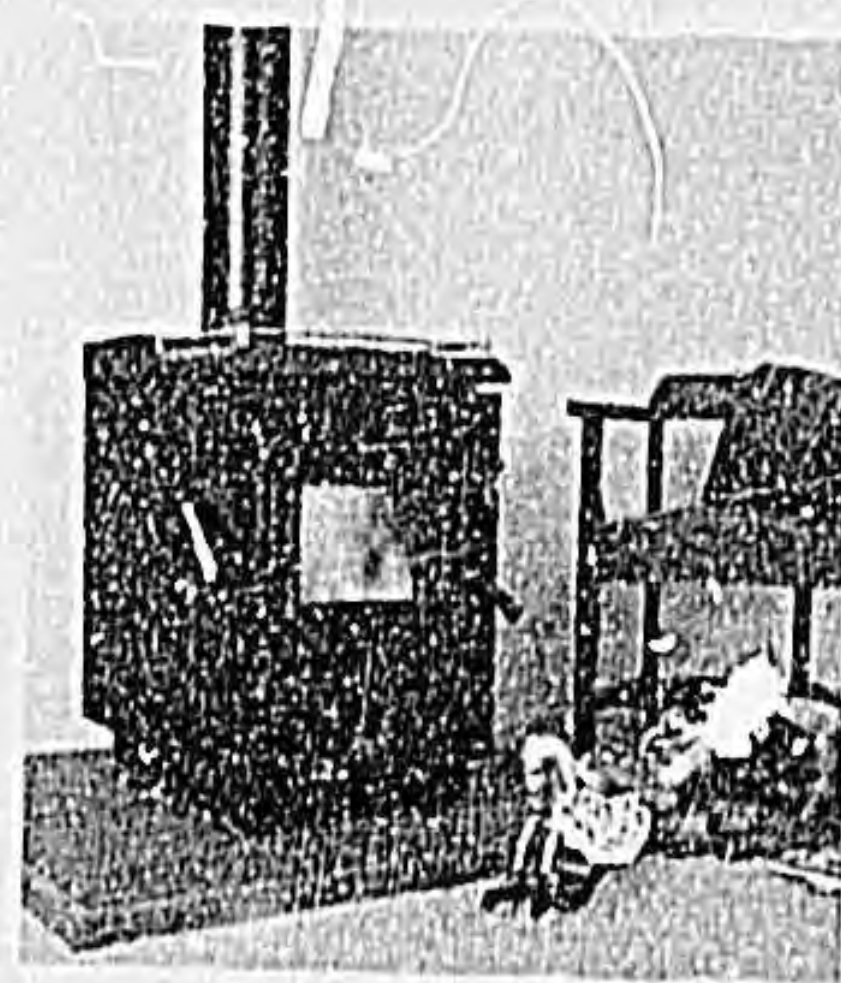
An efficient heat store, the cast iron cooktop is capable of reaching in excess of 380°C.

Designed to fit three average size pots, the cooktop also features simmering pads located at the rear of the stove and as an optional extra, the Hot Top Oven offers an alternative baking facility. Based on a conventional oven, the temperature within the Hot Top is adjustable via the air control lever, with a gauge allowing you to monitor the oven temperature whilst cooking.

## WATER HEATING

Cold water running through a wetback will create a fire chill within the firebox. To avoid this the Lady Kitchener 700 wetback is situated in the secondary chamber above the firebox, thus increasing the unit's heat output.

Capable of supplying a large family's full hot water requirements, the wetback comprises of 2.5 metres of copper tube and is designed as a complete water heater.

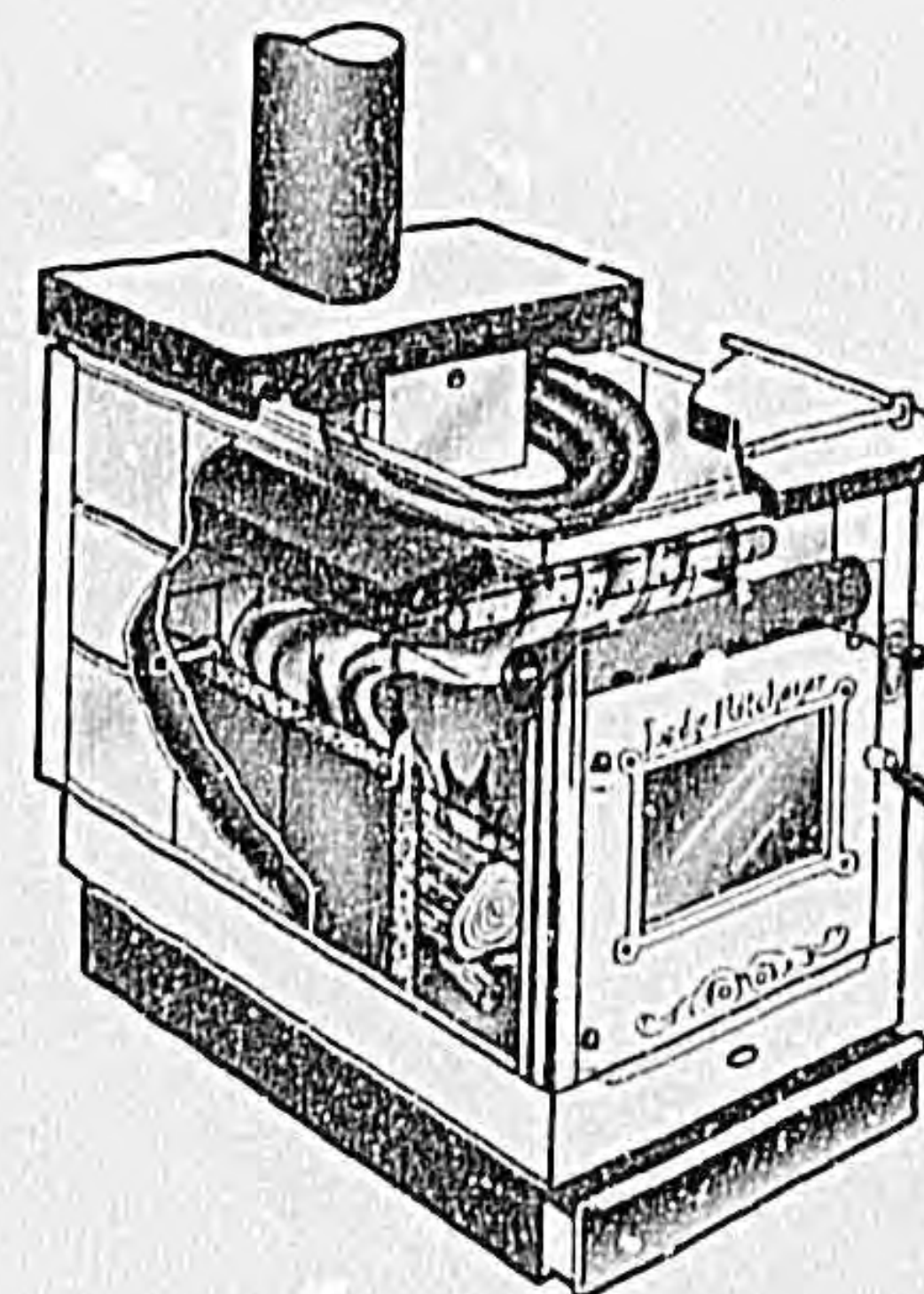


## SECONDARY COMBUSTION AND EFFICIENCY

Creating optimum efficiency is the method of balancing the mixture of combustible gases, oxygen and heat.

When fuel is burnt, combustible gases are driven out. In an open fire these gases would be emitted into our atmosphere. The technical design of the Lady Kitchener 700 burns these gases, by introducing preheated oxygen into the firebox, enabling these unburnt gases to ignite.

Secondary combustion takes advantage of the maximum efficiency within your fuel, leaving a minimal of ash and without harming the environment.



## Features

- Firebox lined with high quality furnace bricks.
- Completely insulated for greater efficiency.
- Technically superior baffle system for optimum efficiency and heat output.
- Convection and radiation heat, i.e.
- Overnight, single load burning.
- Air wash system to keep glass bright and clean.
- Air control lever for low, medium, high burning.
- Firebox safety lip to prevent fuel spillage.
- Completely removable ash drawer for ease of cleaning & safety.
- Split cast iron top, offering easy access to secondary chamber for cleaning.
- Removeable brass rail and grill.
- Completely interlocking firebox for long life parts replacement.
- Five year limited guarantee.

## FUEL

Multi fuel heating offers you the choice of our natural resources. The Lady Kitchener 700 is designed to use:

### WOOD

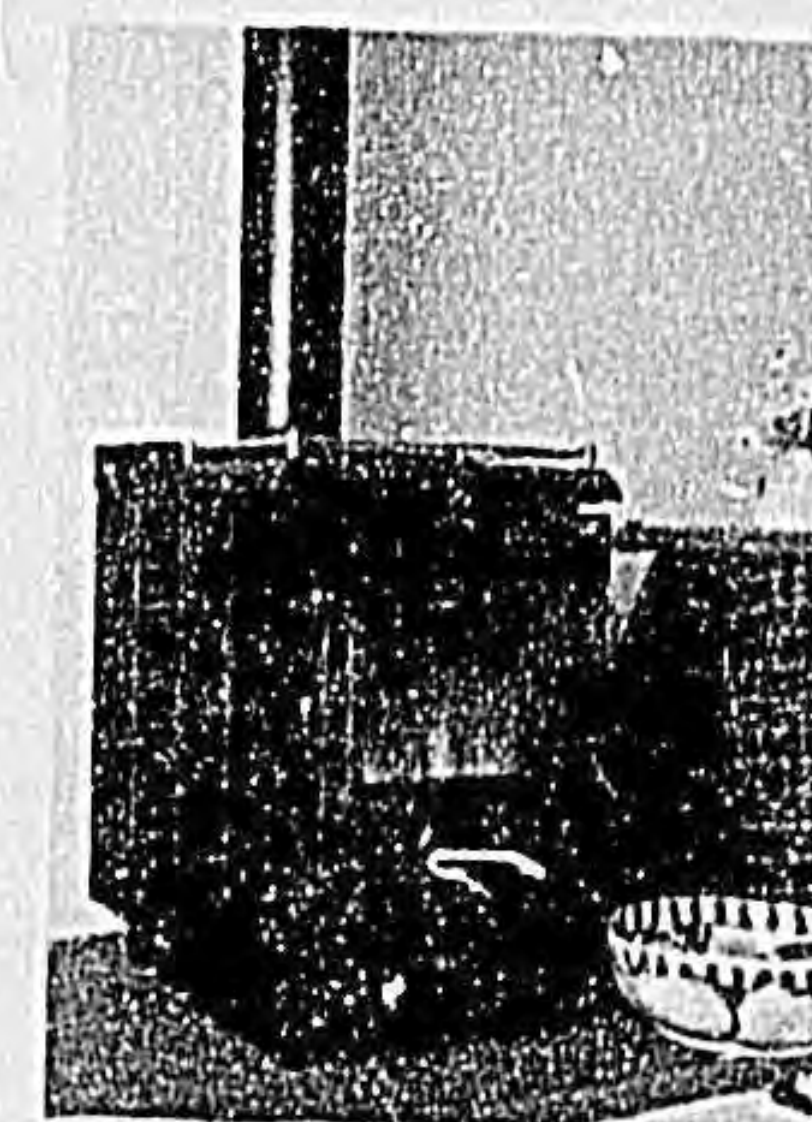
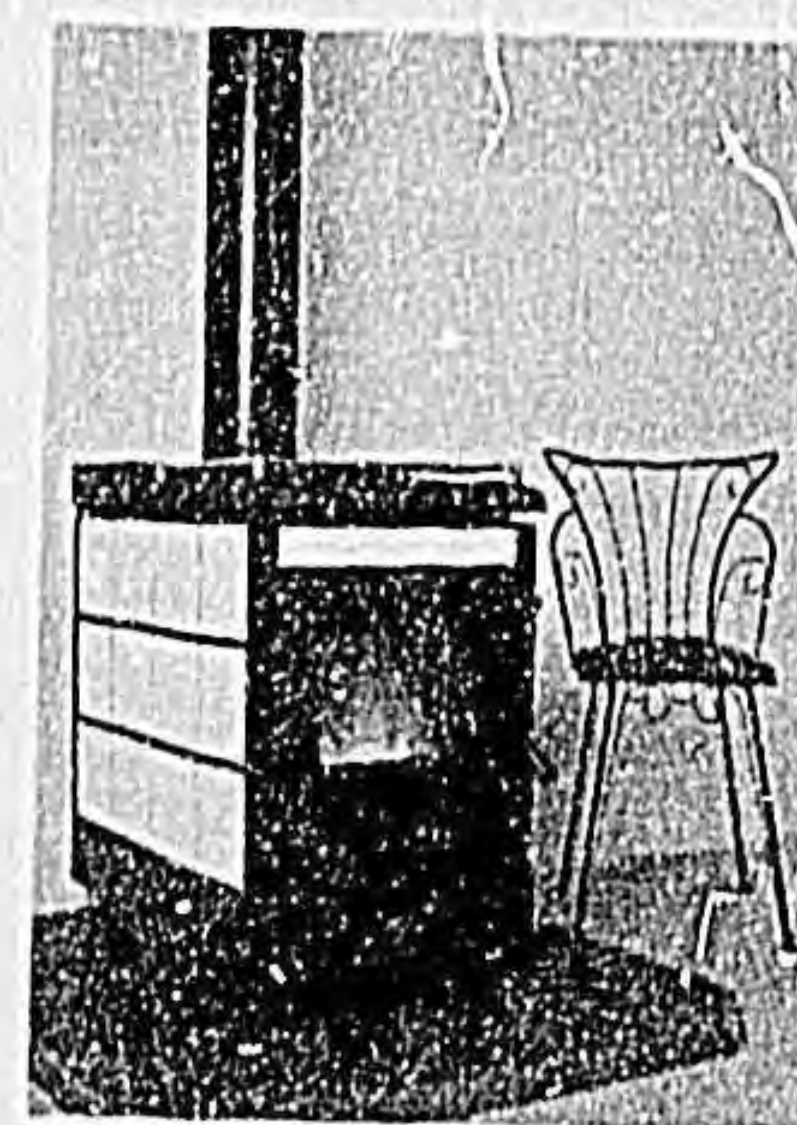
The large firebox offers ease of use, fitting a 500mm (19½") log. Fire efficiency can be effected by the quality of your fuel. Dry wood burns most efficiently.

### WOOD/COAL MIXTURE

A 50/50 mixture of wood and coal/peat requires no grate and will perform exceptionally well.

### COAL/PEAT

100% usage requires a grate to allow air circulation. A specially designed grate is available through your heating retailer.

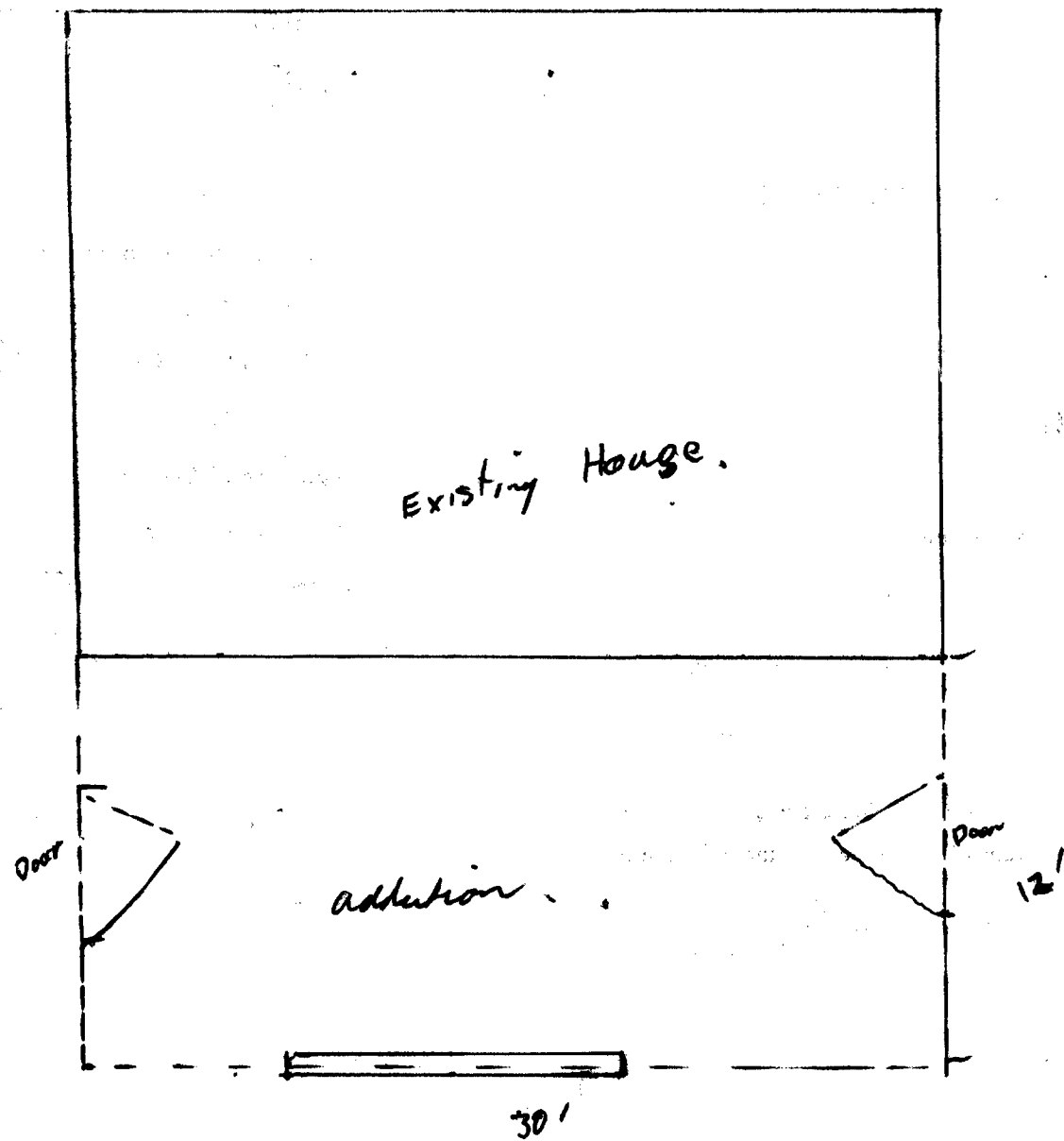




SCALE—SITE PLAN 1/16th INCH = 1 FOOT  
ELEVATIONS, ETC. 1/8th INCH = 1 FOOT

# PLAN OF PROPOSED BUILDING

Park Road.

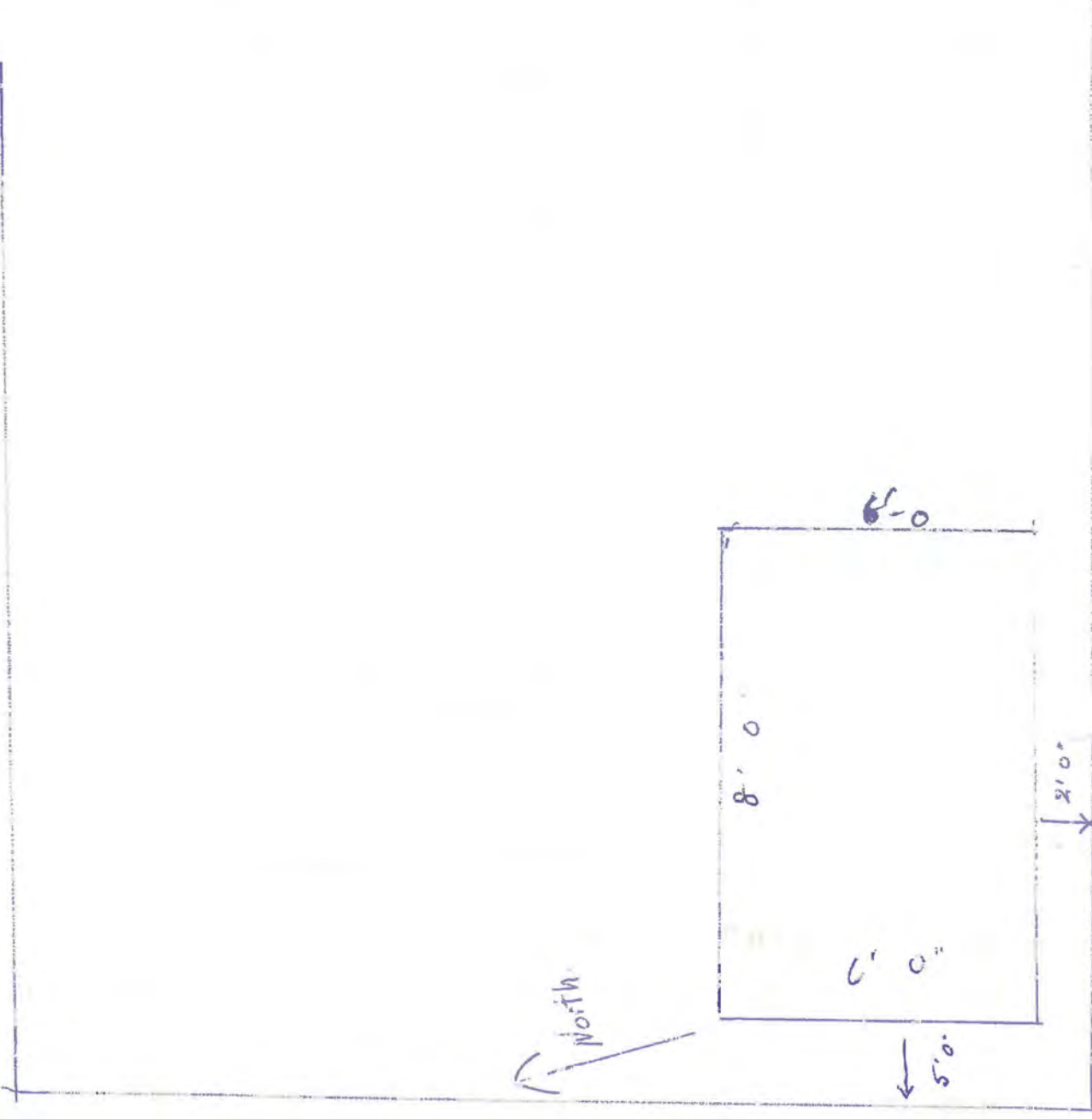


Ferguson St.

SCALE—SITE PLAN 1/16th INCH = 1 FOOT  
ELEVATIONS, ETC. 1/8th INCH = 1 FOOT

PLAN OF PRC

Ferguson St.



Park Rd



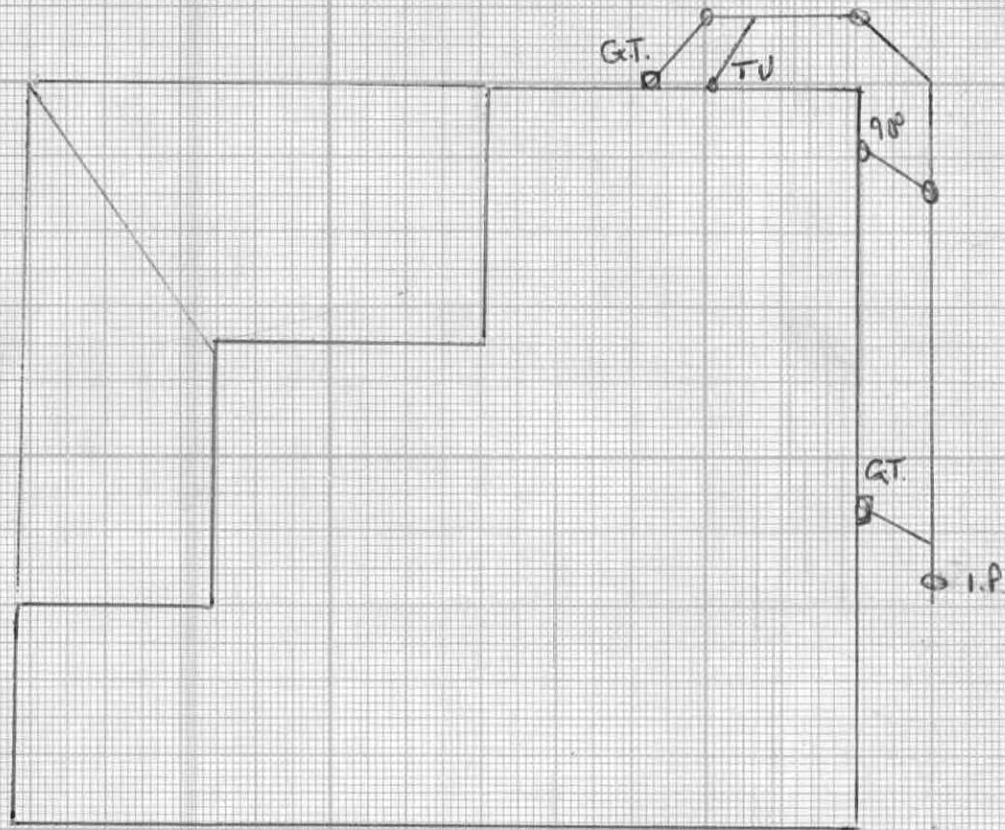
**DRAINAGE BLOCK PLAN**

I.T. means Intercepting Trap  
F.A.I. " Fresh Air Inlet  
I.P. " Inspecting Pipe

REFERENCE:  
Y.P. means Junction Pipe  
G.T. " Gully Trap

M.V. means Main Vent  
T.V. " Terminal Vent  
I.C. " Inspection Chamber

SCALE — TEN MILLIMETRES EQUALS ONE METRE (10 mm = 1 m)



Valuation No. ....

Permit No. ....

Owner Mrs E. Wilson .....

..... District

Description of Property .....

Record No. ....

Date 29/7/80 .....

Signature of Drainer BGG .....