



PROPERTY INFORMATION PACK

WAITATI
107 Doctors Point Road

Part 1



WAITATI 107 Doctors Point Road



ASKING PRICE

Visit nidd.co.nz for detail

LAND AREA

2,474 m² more or less

BUILDING AREA

Approximately 205 m²

OUTGOINGS

Council Rates \$2,578.40 pa

C.V.

\$896,000

LEGAL DESCRIPTION

OT7D/1299
Lot 5-6 Block I Deposited Plan 2243



Kirsty Coulter

Property Consultant

MOBILE 027 311 4445

DIRECT 425 9943

EMAIL kirsty.coulter@nidd.co.nz

WEB nidd.co.nz

Gold Achiever

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 **OT7D/1299**
Land Registration District **Otago**
Date Issued 28 June 1982

Prior References

OT165/127

Estate Fee Simple
Area 2474 square metres more or less
Legal Description Lot 5-6 Block I Deposited Plan 2243

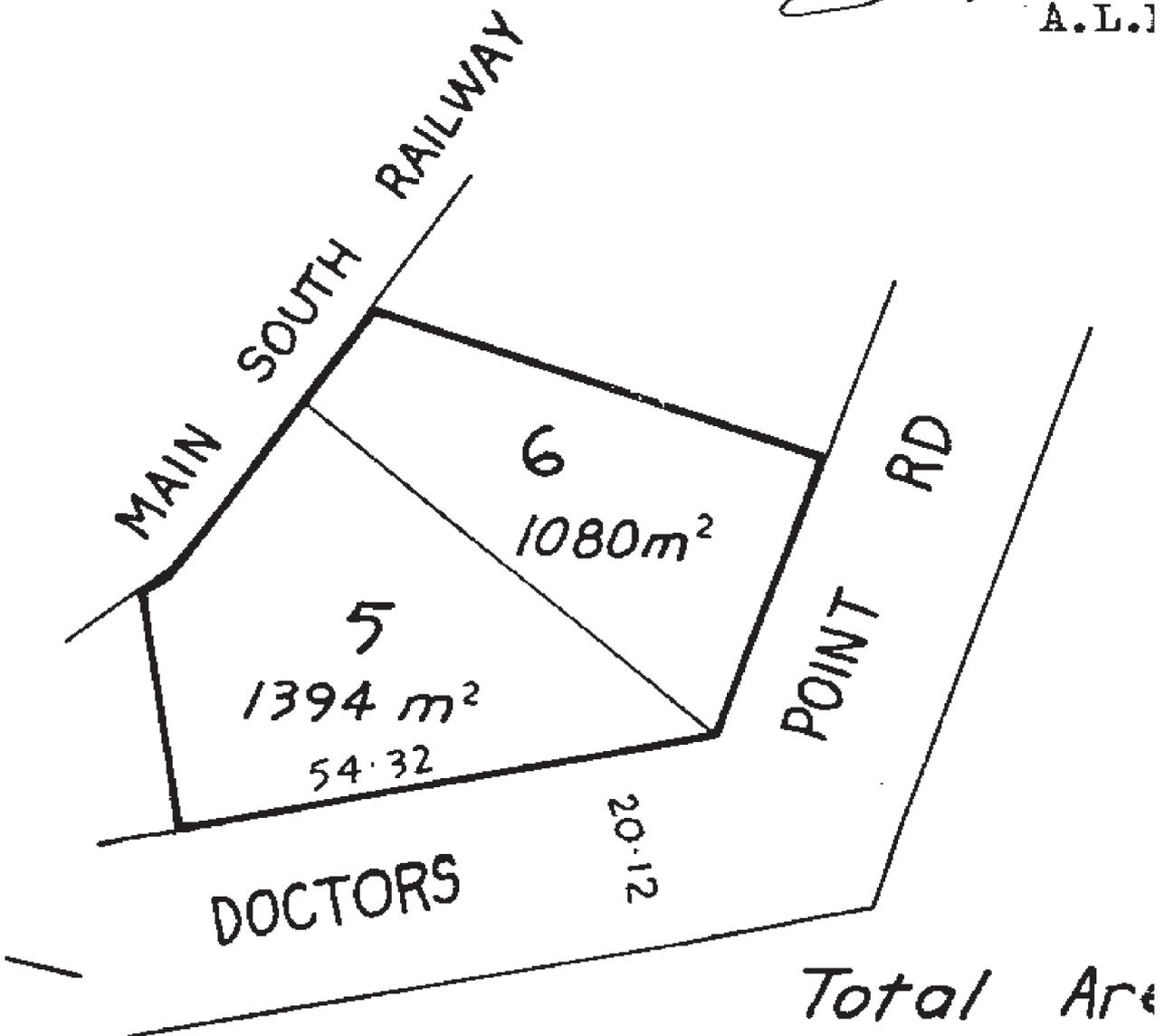
Registered Owners

Christopher Alan Roy, Adrienne Ann Roy and Downie Stewart Trustee 2012 Limited

Interests

9797011.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) - 29.7.2014 at 7:00 am
11400093.4 Mortgage to ANZ Bank New Zealand Limited - 1.4.2019 at 4:22 pm

[Handwritten Signature] A.L.J



Measurements are Metric

DK Scale 1:1250



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 |
| | Railway Centreline | | Road/Rail |
| | | | Hydro |
| | | | Motorway Parcels |
| | | | Strata |
| | | | Easment (where recorded) |

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

2018-2019, copyright DCC/Aerial Surveys Ltd/ORC, CC BY 4.0 NZ



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:
1:750
11/03/2020
10:37:44 AM



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.

2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

PROPERTY DETAILS

| | |
|--------------------------|--------------------------------|
| Property Key | 5045640 |
| Print Date | 11/03/2020 10:38 AM |
| Address | 107 Doctors Point Road Waitati |
| Property Type | Situation |
| Property Name | |
| Legal Description | LOT 5 DP 2243, LOT 6 DP 2243 |

BUILDING PERMITS/CONSENTS

Pre-1992 Historical Records (No CCC Required)

AAS

Details

AAS19770046 17761 - Erect glasshouse, plan (James)

| Number | Type | Status | Started |
|--------------------------------|------|-------------------|------------|
| H-1977-278176 (AAS19770046) | AAS | Historical Record | 08/03/1977 |

Details

AAS19860049 5258 - New tail drain for septic tank, no plan (Abbott)

| Number | Type | Status | Started |
|--------------------------------|------|-------------------|------------|
| H-1986-285504 (AAS19860049) | AAS | Historical Record | 23/09/1986 |

Details

AAS19860048 5260 - Plumbing alterations, no plan (Abbott)

| Number | Type | Status | Started |
|--------------------------------|------|-------------------|------------|
| H-1986-285503 (AAS19860048) | AAS | Historical Record | 24/09/1986 |

Details

AAS19880055 5643 - Bathroom, kitchen and hot water cylinder alterations, no plan (Murray)

| Number | Type | Status | Started |
|--------------------------------|------|-------------------|------------|
| H-1988-286771 (AAS19880055) | AAS | Historical Record | 10/11/1988 |

Building Consent

Details

Demolish Deck and Lean To Area, Add New Deck and Kitchen Addition, Relocate Bathroom, Install Metro Eco Mega Smart Inbuilt Fire

| Number | | Status | Started |
|--------------|------------|------------|------------|
| ABA-2014-905 | | CCC Issued | 23/05/2014 |
| PIM | BC | ICC | CCC |
| | 19/08/2014 | | 14/05/2015 |

Details

Alter Dwg-Heater-Stack/Beam

| Number | | Status | Started |
|--------------------------------|------------|------------|------------|
| ABA-1994-328028 (ABA943610) | | CCC Issued | 26/08/1994 |
| PIM | BC | ICC | CCC |
| 12/09/1994 | 13/09/1994 | | 12/10/1994 |

Details

Heater-Jayline Spitfire

| Number | | Status | Started |
|--------------------------------|------------|------------|------------|
| ABA-1998-343361 (ABA981265) | | CCC Issued | 07/05/1998 |
| PIM | BC | ICC | CCC |
| 08/05/1998 | 08/05/1998 | | 03/06/1998 |

Details

ALter-Add to Dwg - Relocate Heater/Jetmaster

| Number | | Status | Started |
|--------------------------------|------------|------------|------------|
| ABA-1999-348247 (ABA992939) | | CCC Issued | 27/10/1999 |
| PIM | BC | ICC | CCC |
| 15/11/1999 | 15/11/1999 | | 30/09/2005 |

BUILDING ACT - OTHER

PIM

Details

Demolish Deck and Lean To Area, Add New Deck and Kitchen Addition, Relocate Bathroom, Install Metro Eco Mega Smart Inbuilt Fire

| Number | Status | Started |
|--------------|------------|------------|
| PIM-2014-378 | PIM Issued | 23/05/2014 |
| PIM | | |
| 19/08/2014 | | |

Details

Amendment - To allow for Updated Planning Comments

| Number | Status | Started |
|----------------|------------|------------|
| PIM-2014-378/A | PIM Issued | 23/10/2014 |
| PIM | | |
| 24/10/2014 | | |

PROPERTY ANALYSIS

| Analysis Group | Reference | Apply Date |
|---------------------------------|-----------|------------|
| Septic Tank & Effluent Disposal | | 24/01/2013 |

Details

Property note:

ST Septic tank & effluent disposal

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"

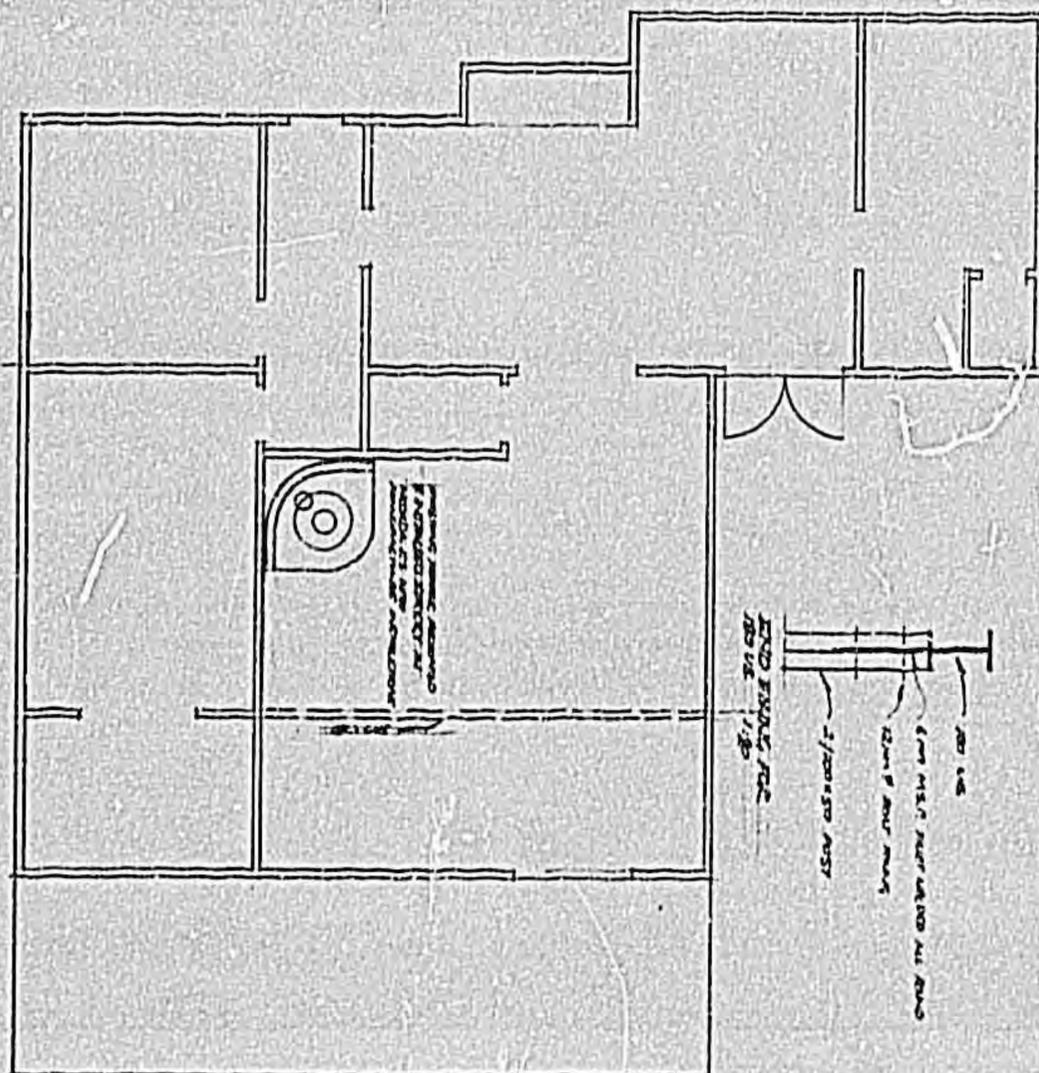
Pim = Project Information Memorandum
BC = Building Consent
ICC = Interim Code Compliance Certificate
CCC = Code Compliance Certificate
CER = Certifier
COA = Certificate of Acceptance
NTF = Notice to Fix
AMD = Amendment to a Building Consent

AGON CAFE

has
house
problems
for
to be
not belly
to

RAIN

NEW BEAM & HEAVY STRUCTURE FOR MS. S. 1200
107 DKS POINT ROAD - NAIRAITI PLAN 1:100

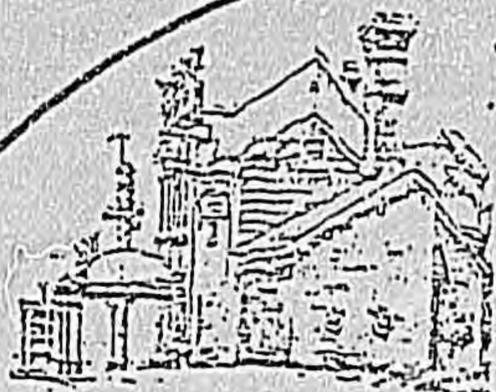


DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 6.9.94
BUILDING INSPECTOR

CI/S:8

(S.S.O.) /XHI

DEC 1976

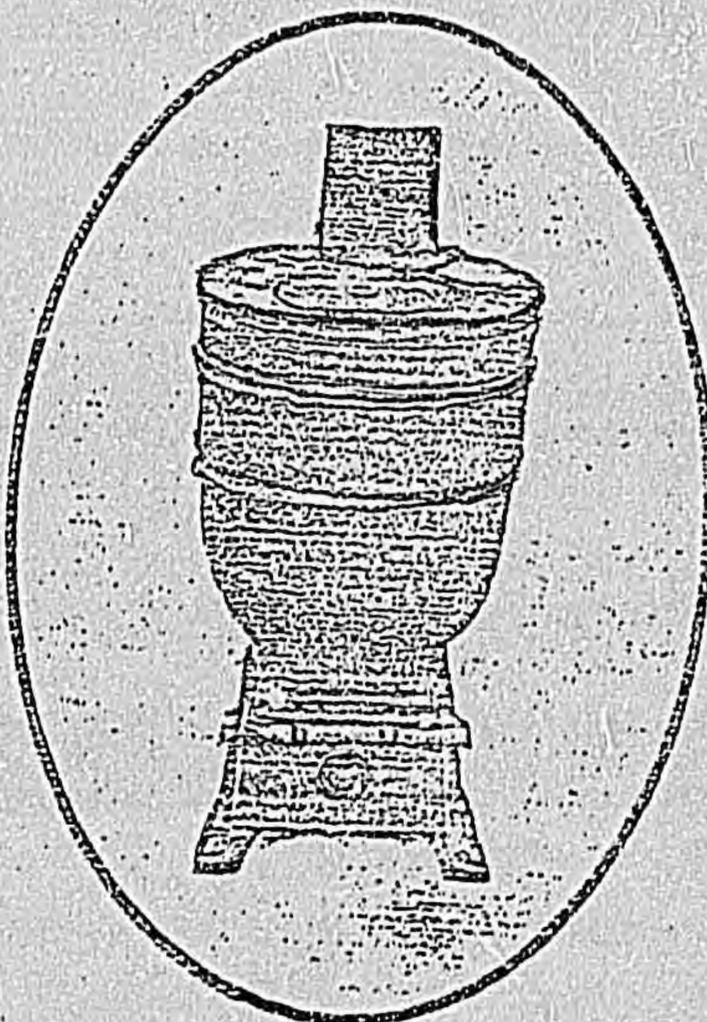


The STACK

Corner of Essex Street & Mt Eden Road
Phone 603-630 P.O. Box 67-039



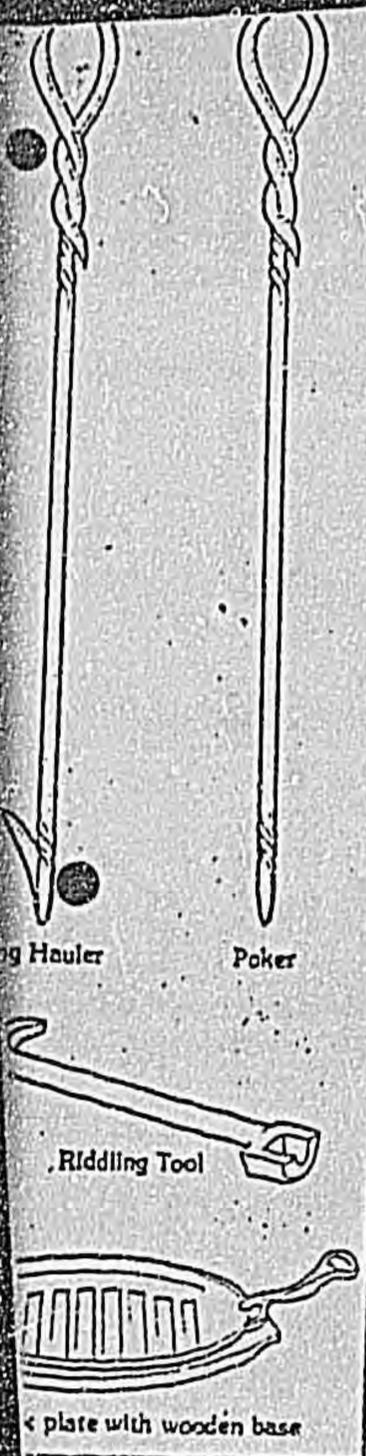
Romesse No. 1



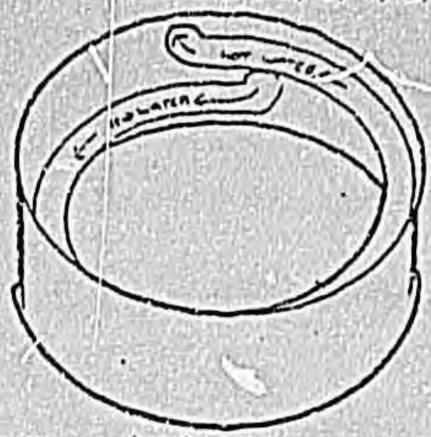
Romesse Flat Top

THE ROMESSE SOLID FUEL STOVE was first introduced into New Zealand in the 1860's, and has been produced in varying quantities by the original manufacturers ever since. The Romesse fell from favour in the mid-1930's with the advent of cheap electricity, gas and oil. But within the last two years they have jumped back to the fore as the most efficient and economical home heating system available. Their new popularity is due of course to the ever-increasing costs of electricity, gas and oil — which has caused home owners and builders to seek a home heating system that will not suffer from spiralling fuel costs. The un-atable advantages of the Romesse are many, the major ones being: Complete control of fuel consumption, with its damper system not found on modern variations. . . Its cast iron construction which radiates heat around the room. . . once brought up to temperature, the Romesse takes very little fuel (be it wood cuts, coal, carbonettes or rolled newspapers) to maintain its temperature. . . The Romesse is easy to install and remove, thus allowing the owner to use it indoors in the winter and outdoors to heat patio and swimming pool areas on summer evenings, while doubling as a barbeque. . . the Romesse can be fitted

Xhl
976

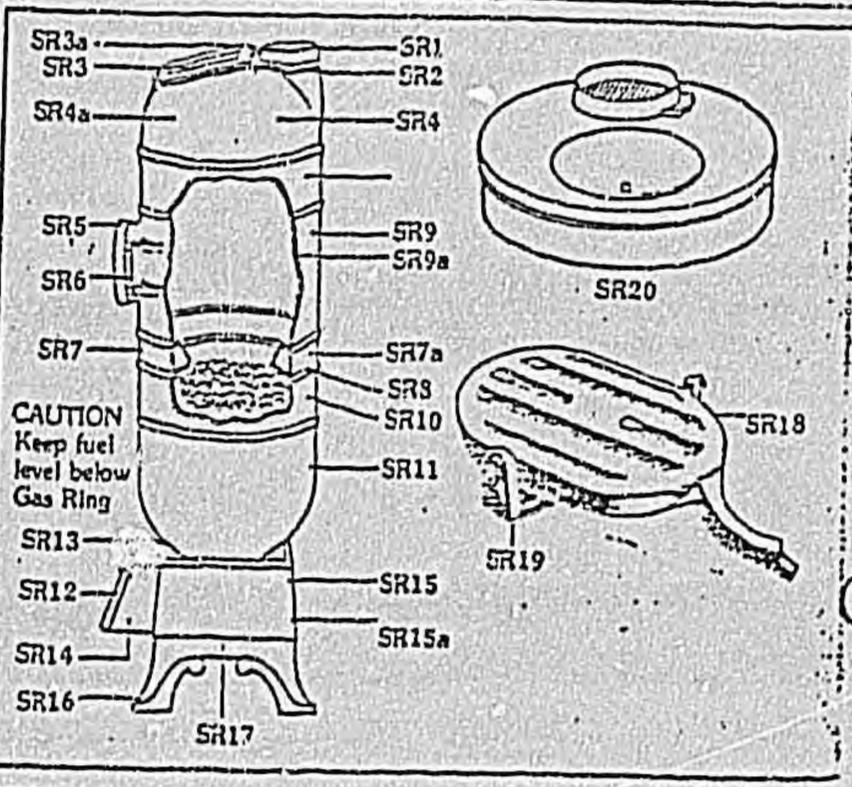


Water Heating Coil for Romesse No's 2, 3, 4, 5, 6



The water heating coil can be used where the water cylinder is higher than the coil's outlet pipe. Once connected to the water system the water heating coil, which works on the convection principle, provides enough hot water for the average family. Ideally, the existing electric heating element in the water cylinder should be left

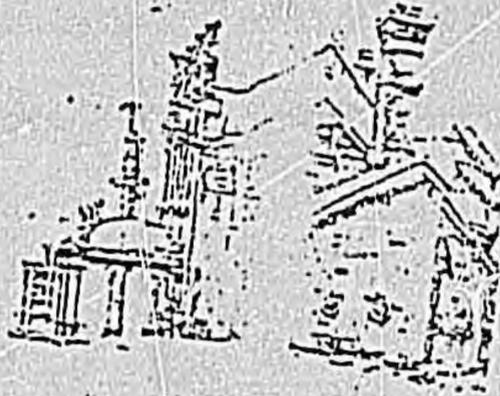
on to ensure that the water temperature is maintained when the stove is not in use — overnight, for example. The major advantage of having a water heating coil fitted is the large amount of electricity it saves, thus reducing winter power bills substantially. We or your plumber can advise you on connecting a water heating coil to your existing water system.



| App. Capacity Cu.ft. | | Height Ins. | | Girth Ins. | | Flue Ins. | |
|----------------------|--|-------------|--|------------|--|-----------|--|
| 12,000 | | 32 | | 16 | | 5 | |
| 14,500 | | 36 | | 16 | | 5 | |
| 17,000 | | 40 | | 16 | | 5 | |
| 20,000 | | 41 | | 16 | | 5 | |
| 23,000 | | 45 | | 16 | | 5 | |
| 26,000 | | 49 1/4 | | 16 | | 5 | |

| | | | | | | |
|-------------------|------|-------------------------|------|---------------------|-------|---------------|
| ue Collar | SR5 | Centre Door | SR9a | 9" Ring less Door | SR15a | Ashpit, Bare |
| ue Collar Damper | SR6 | Door Pins | SR10 | Spacer Ring, 4" | SR16 | Leg. set of 4 |
| ed Door only | SR7 | Gas Ring | SR11 | Fire or Bottom Bowl | SR17 | Base Plate |
| Top Lid | SR7a | Gas Ring less Thin Ring | SR12 | Ashpit Door | SR18 | Grate |
| id Door Hinge Pin | | Ring | SR13 | Hinge Pins | SR19 | Rocker Bar |
| o Bowl Complete | SR8 | Flat Narrow Ring | SR14 | Front Bos. Ashpit | SR20 | Flat Top Bowl |
| o Bowl | SR9 | 9" Ring with Door | SR15 | Ashpit, Complete | | Complete |

INSTALLATION GUIDE
FOR
SOLID FUEL BURNING STOVES



Prepared in accordance with the NZS 7421:1972 code

Check with your local Building Inspector or a registered plumber before installing a solid fuel burning stove.

COWL

Constructed from galvanised iron, designed as an anti-down draught device. Fitted with flashing cone to locate direct on top of sleeve.

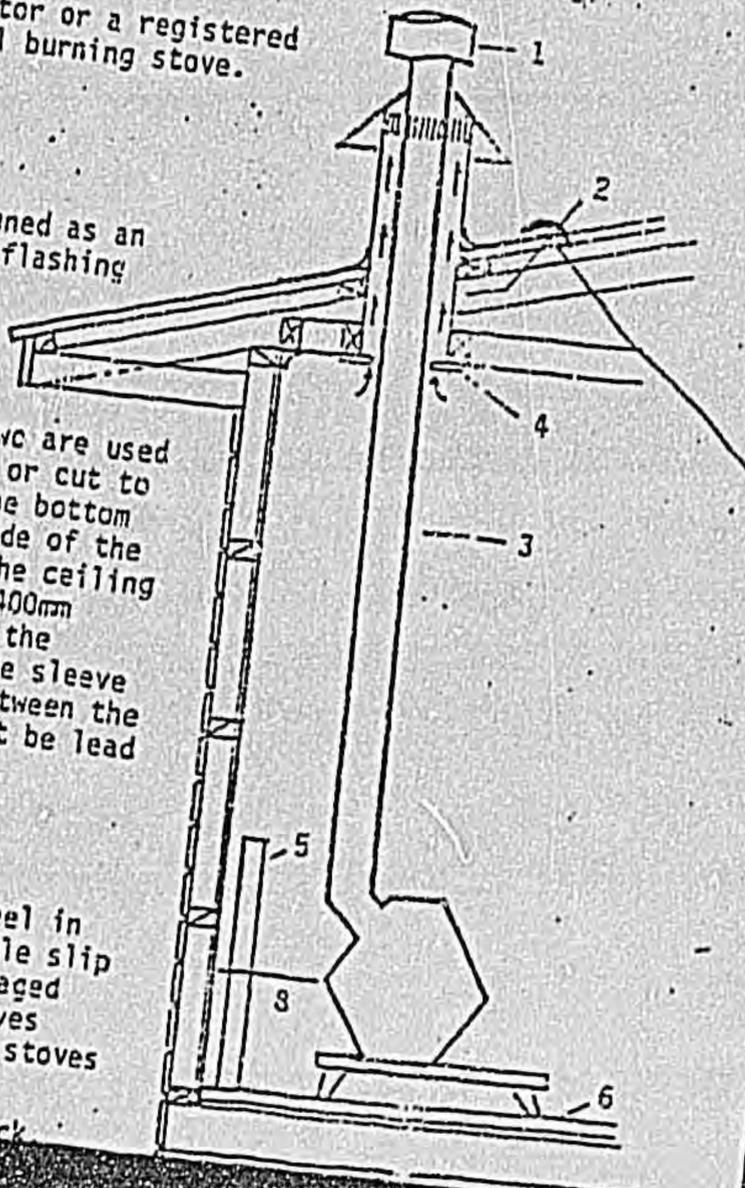
SLEEVE

Manufactured in one length. Sometimes two are used together to make up the required length, or cut to the required length at the plain end. The bottom of the sleeve fits flush with the underside of the ceiling, i.e. it touches the top face of the ceiling plate, and continues up to approximately 400mm above the roof. The 400mm is measured on the "upslope" side of the roof. The top of the sleeve is crimped to allow the cooling airflow between the sleeve and flue to escape. The sleeve must be lead flashed to the roof.

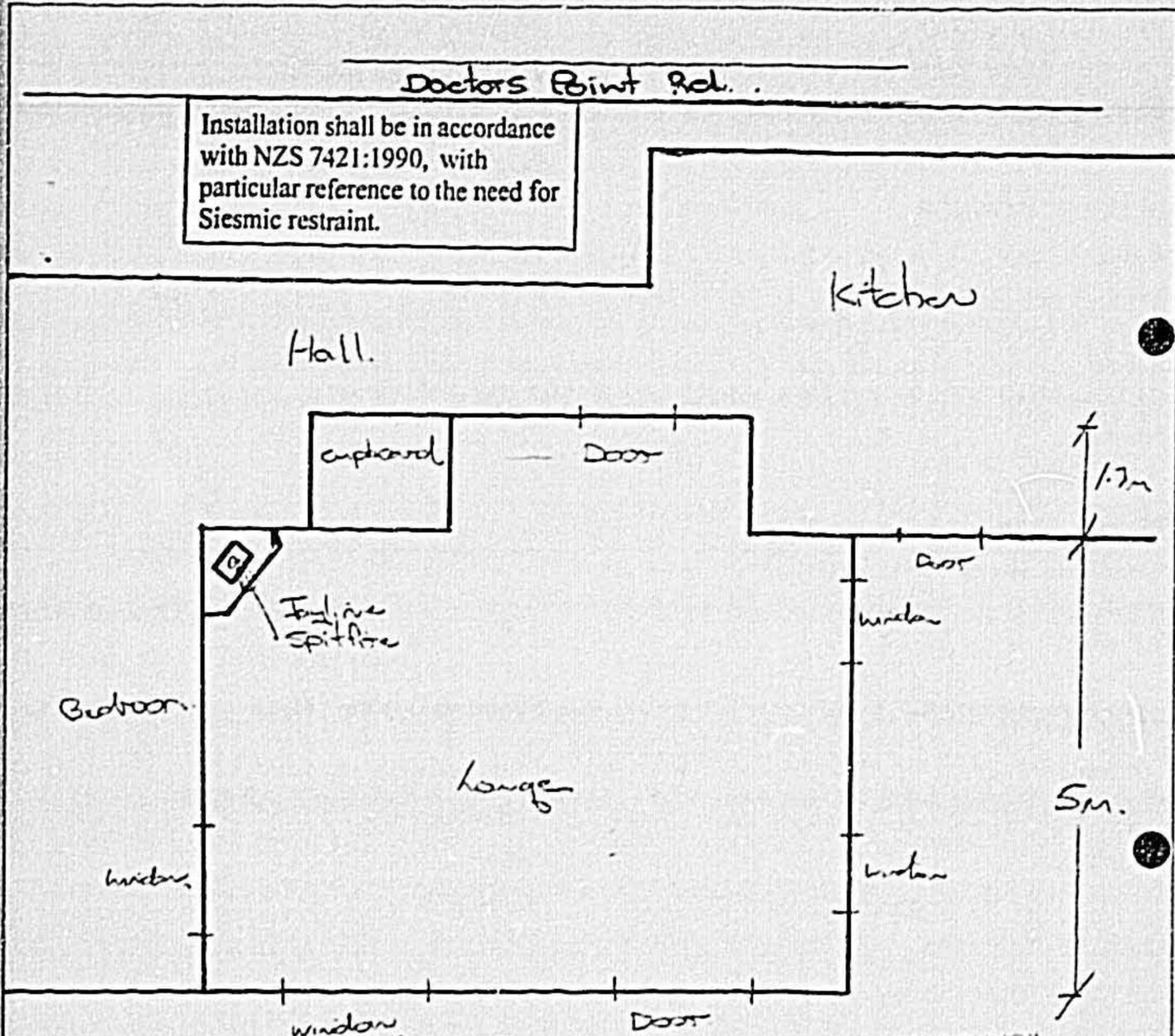
FLUE

Flues are constructed of 0.6mm stainless steel in 15mm lengths. They are connected by a simple slip joint. All flue lengths should be placed swaged end up and sealed with flue seal. Small stoves are fitted with 108mm-diameter flues. Large stoves are fitted with 134mm-diameter flues.

If bends are required, please consult The Stack



1. Draw a plan accurately locating the heater within the building and the adjacent walls, windows and doors.
2. Show the location of the existing water cylinder if a wetback/hot water booster is to be fitted.



Installation shall be in accordance with NZS 7421:1990, with particular reference to the need for Siesmic restraint.

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request.

ENVIRONMENTAL HEALTH CONDITIONS:-
SOLID FUEL BURNERS TO BE OPERATED
IN MINIMUM FREE SPACE
PLEASE CONTACT ENVIRONMENTAL HEALTH
SECTION FOR FURTHER INFORMATION
OR RESPONSIBILITIES

Building Date
Drainage Date
Heath Date
NOTE

Plan of proposed solid fuel heater at:
107 Doctors Point Rd
Waitati

Project No:
Approving Officer: *[Signature]*
Date: 8/5/98

BUILDING CONSENT



Section 35, Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

50 THE OCTAGON. P.O. BOX 5045, DUNEDIN 9031, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

| | | | | | |
|---------------|----------|-------------|------------|---------------|---------|
| Telephone No: | 477-4000 | Consent No: | ABA 981265 | Reference No: | 5045640 |
|---------------|----------|-------------|------------|---------------|---------|

(Insert a cross in each applicable box. Attach relevant documents).

| APPLICANT | PROJECT |
|--|--|
| Name: MURRAY, SARAH JANE MARSHALL ● Mailing Address: 107 DOCTORS POINT ROAD, WAITATI 9060 | All <input checked="" type="checkbox"/> Stage No of an intendedstages |
| PROJECT LOCATION | New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> |
| Street Address: 107 DOCTORS POINT ROAD, WAITATI 9060 | Intended Use(s) in detail: HEATER-JAYLINE SPITFIRE |
| LEGAL DESCRIPTION | Intended Life: Indefinite, not less than 50 years <input type="checkbox"/> Specified as <u>5</u> years <input type="checkbox"/> Demolition <input type="checkbox"/> |
| Property Number: 5045640 Valuation Roll No: 26541 15800 ● Legal Description: LOT 5 DP 2243 | Estimated Value: \$2500 |
| COUNCIL CHARGES | Signed for and on behalf of the Council: |
| The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ | Name:  Position: AUTHORISED OFFICER Date: 08/05/1998 |
| ALL FEES ARE GST INCLUSIVE | |

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No....."

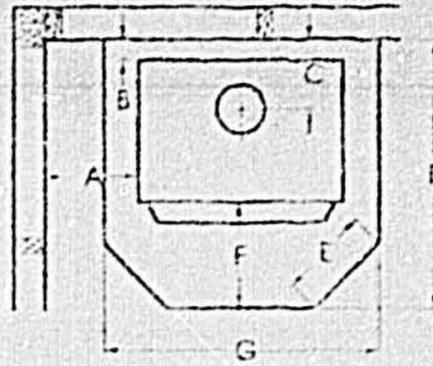
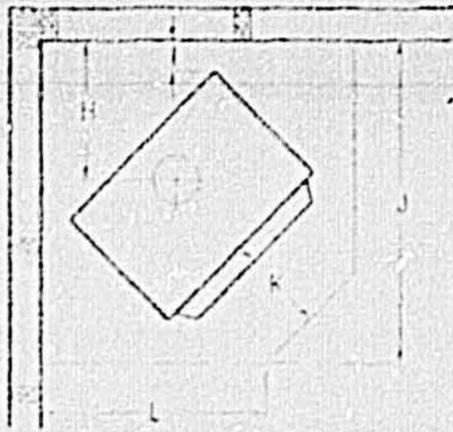


March to September 1996

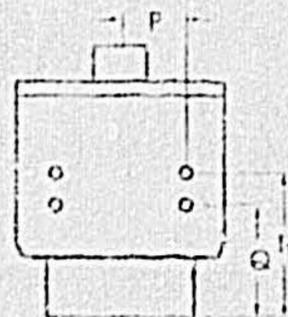
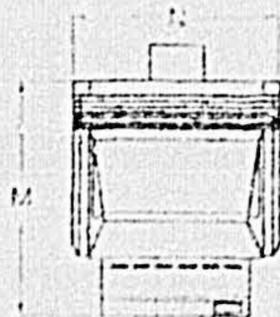
SPITFIRE

FREE STANDING SPECIFICATIONS
PAGE 1 OF 2

MODEL: SPITFIRE FS10



All Dimensions in Millimetres



Spitfire Specifications

| | A | B | C | D | E | F | G | H | I | J | K | L |
|---------------------------------------|-----|-----|-----|------|-----|-----|-----|-----|-----|------|-----|-----|
| New Zealand with S/S Flue Screen 1200 | 340 | 120 | 260 | 750 | 410 | 200 | 850 | 325 | 10 | 900 | 200 | 440 |
| New Zealand without Flue Screen | 340 | 320 | 470 | 1050 | 400 | 200 | 850 | 445 | 130 | 1070 | 200 | 670 |
| Australia with Flue Screen 900 | 320 | 120 | 260 | 850 | 400 | 300 | 850 | 325 | 10 | 950 | 200 | 550 |

| | M | N | O | P | Q | R |
|--------------|-----|-----|-----|-----|-----|-----|
| Measurements | 675 | 615 | 440 | 200 | 320 | 420 |

| Extended Peak Output (kW) | Normal Output (kW) | Max Log Length | Water Heating Capable | Estimated Burn Time on low (Hrs) | Insulation Hearth | Wh Heats |
|---------------------------|--------------------|----------------|-----------------------|----------------------------------|-------------------|----------|
| 21 | 18 | 425 | ✓ | 8.10 | | ✓ |

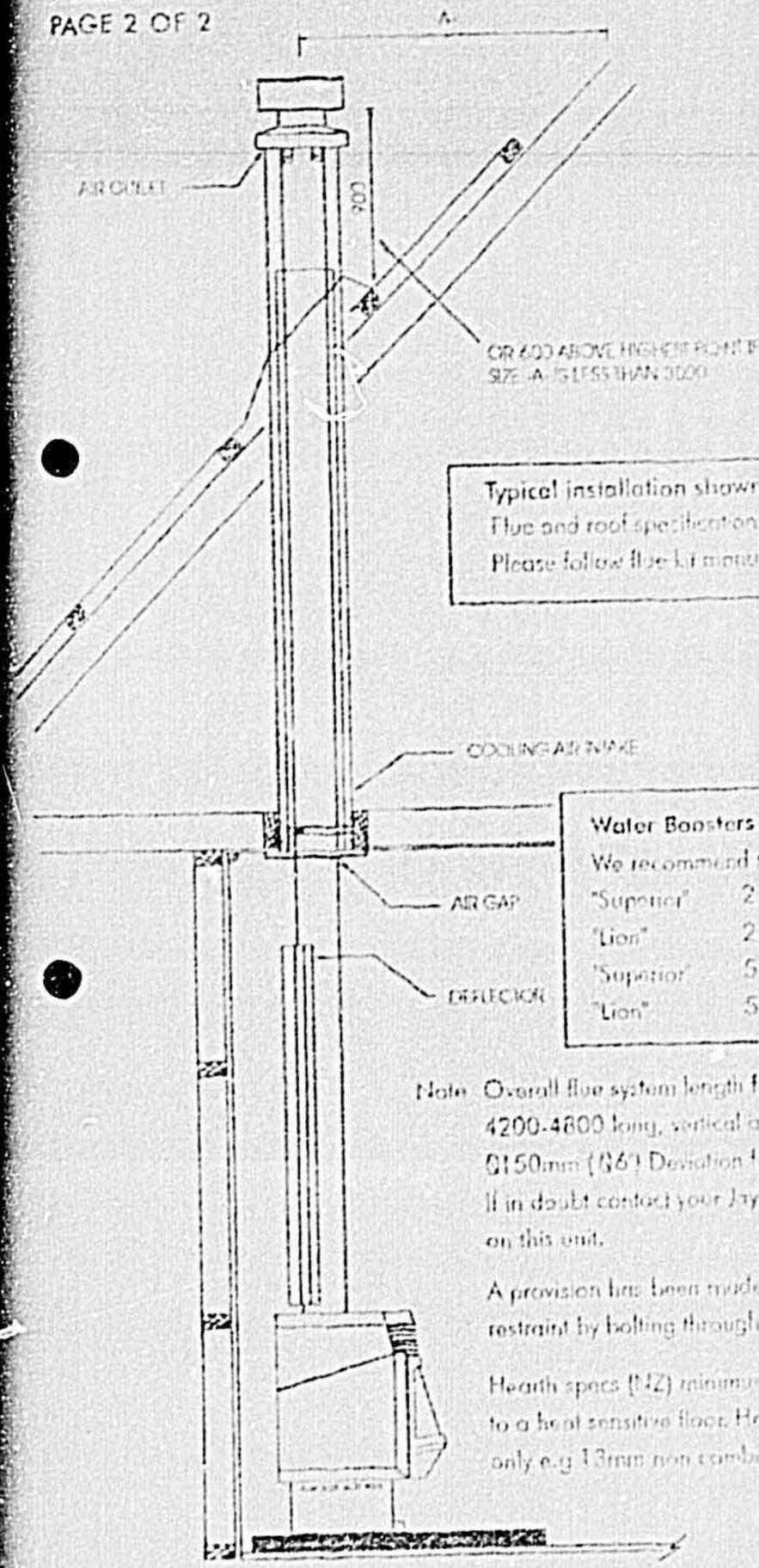
TESTED AND APPROVED TO THE FOLLOWING STANDARDS

NZS 7401:1965 - AS2918:1987, NZS 7403:1993 - AS4013 (with water booster)

107 Doctors Point Rd. ✓

98-1265

JAYLINE HEATING RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESIGNS WITHOUT PRIOR NOTICE



Typical installation shown complies with AS2918 and NZS/421
Flue and roof specifications are recommendations only.
Please follow flue kit manufacturers installation instructions.

| Water Boosters | |
|-----------------------------|---|
| We recommend the use of the | |
| "Superior" | 2.2 Kw Booster P/N C-503 (tested with fire) |
| "Lion" | 2.8 Kw Booster P/N W11 |
| "Superior" | 5.0 Kw Booster P/N C-502 |
| "Lion" | 5.0 Kw Booster P/N W52 |

Note: Overall flue system length for optimum performance should be between 4200-4800 long, vertical and have no bends. Flue pipes should be Ø150mm (N6). Deviation from this may alter heaters performance. If in doubt contact your Jayline supplier. Stainless steel collector tested on this unit.

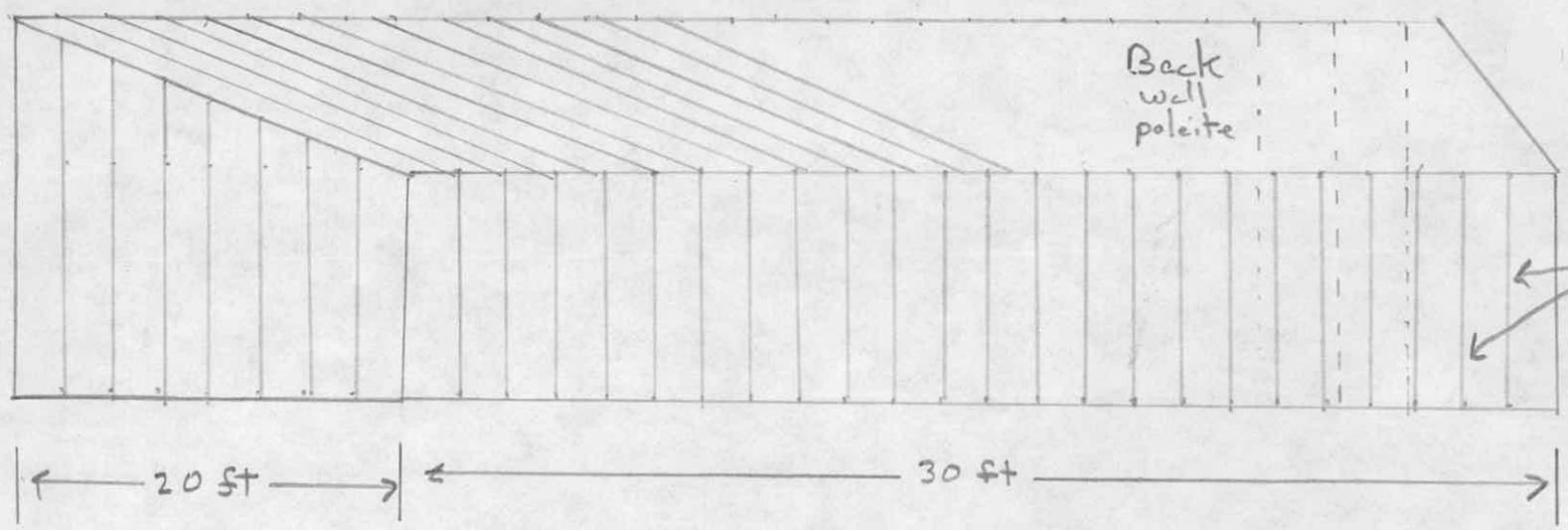
A provision has been made at the rear of the pedestal for seismic restraint by bolting through the two holes provided.

Hearth spacs (NZ) minimum Ash Hearth only e.g. ceramic tiles glued to a heat sensitive floor. Hearth spacs (Australia) minimum Ash Hearth only e.g. 13mm non combustible fire board.

98-1265

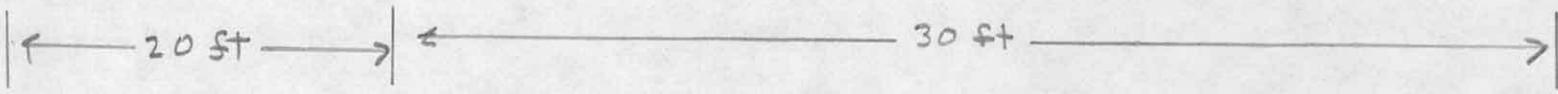
Front + Side view

Astricals
at 1'6"
centers
of roof
+ 3 walls



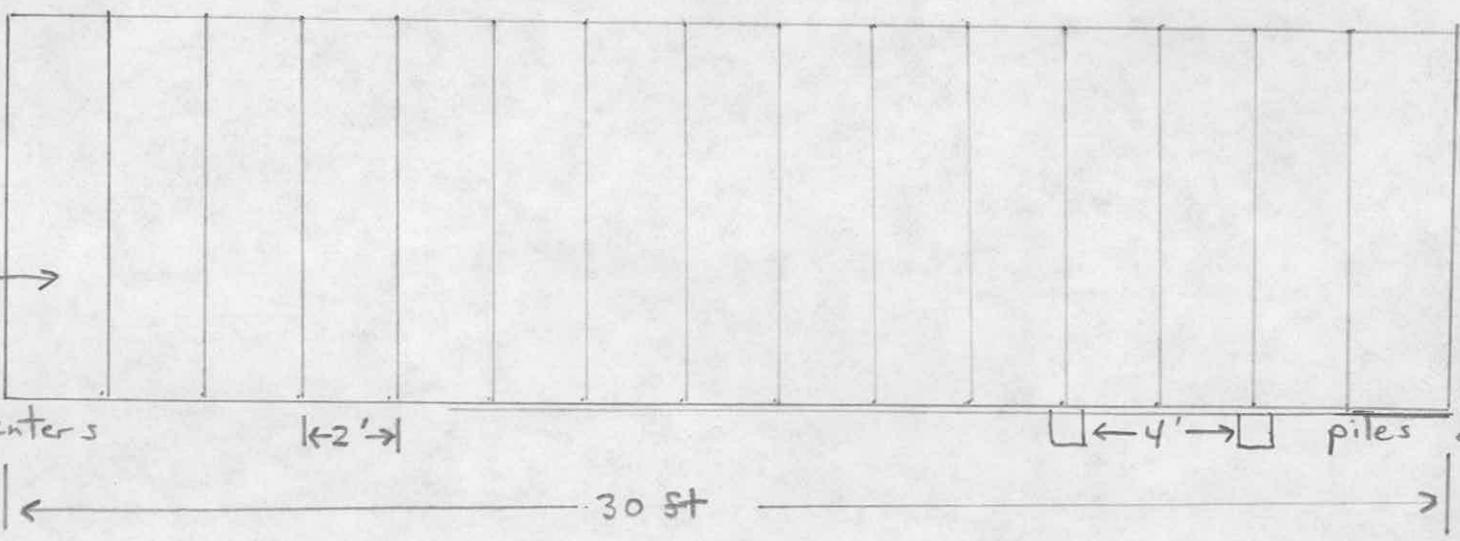
Back
wall
polite

3x2
Astricals

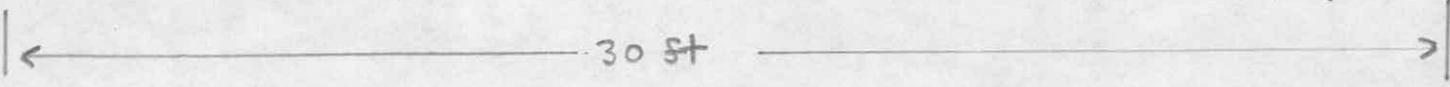


Back
wall
polite →

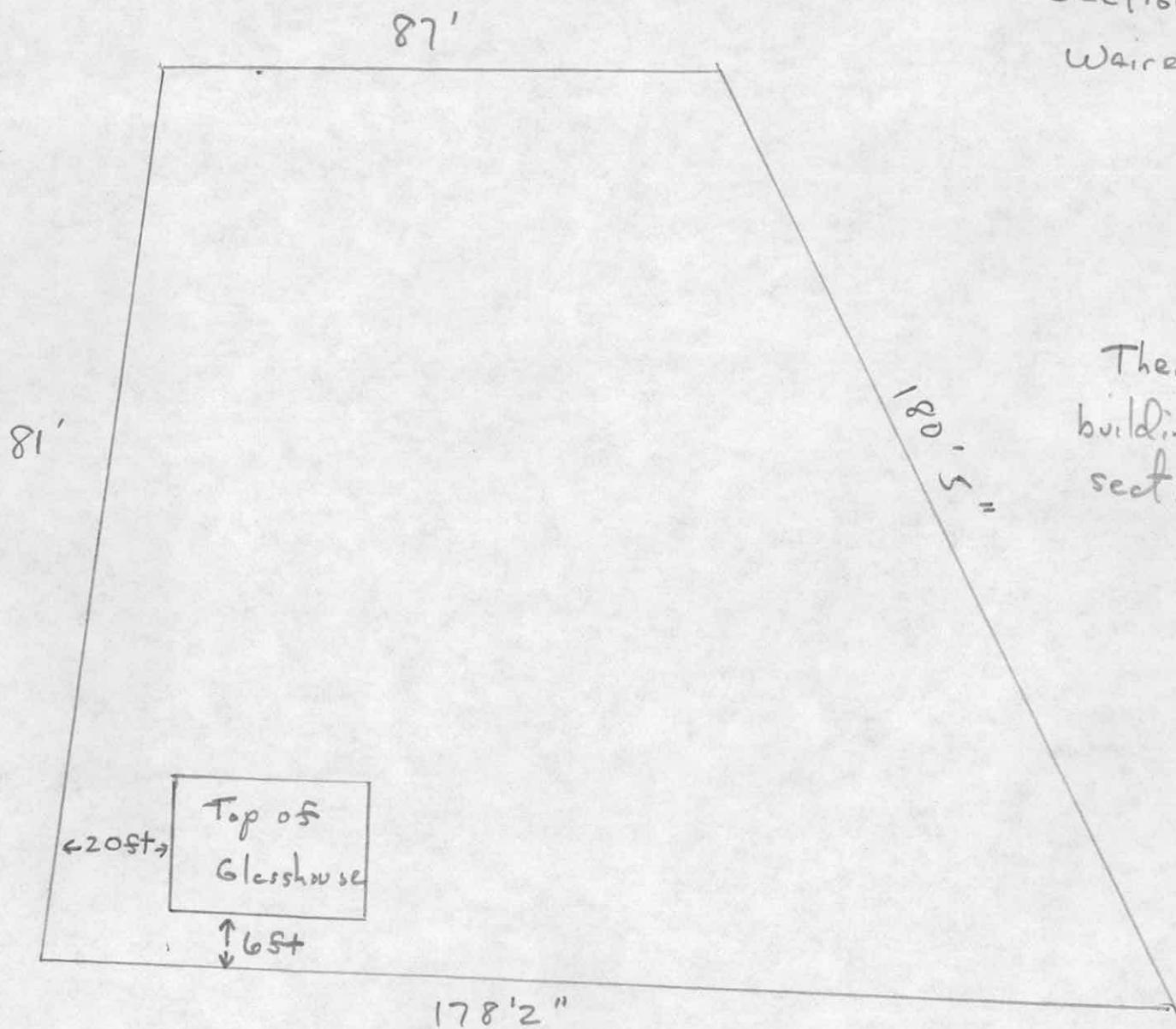
3x2 studs
at 2' centers



4x3 plate
on 4' center
for back
wall



Section No. 5
Wairere



There are no other
buildings on this
section.