INFORMATION MEMORANDUM

4 WEYMOUTH STREET
NEW PLYMOUTH

ROBERT ANGUS

Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2008

Prospective Purchasers should not be confined to the material herein and should make their own enquires to satisfy themselves on the accuracy of all aspects

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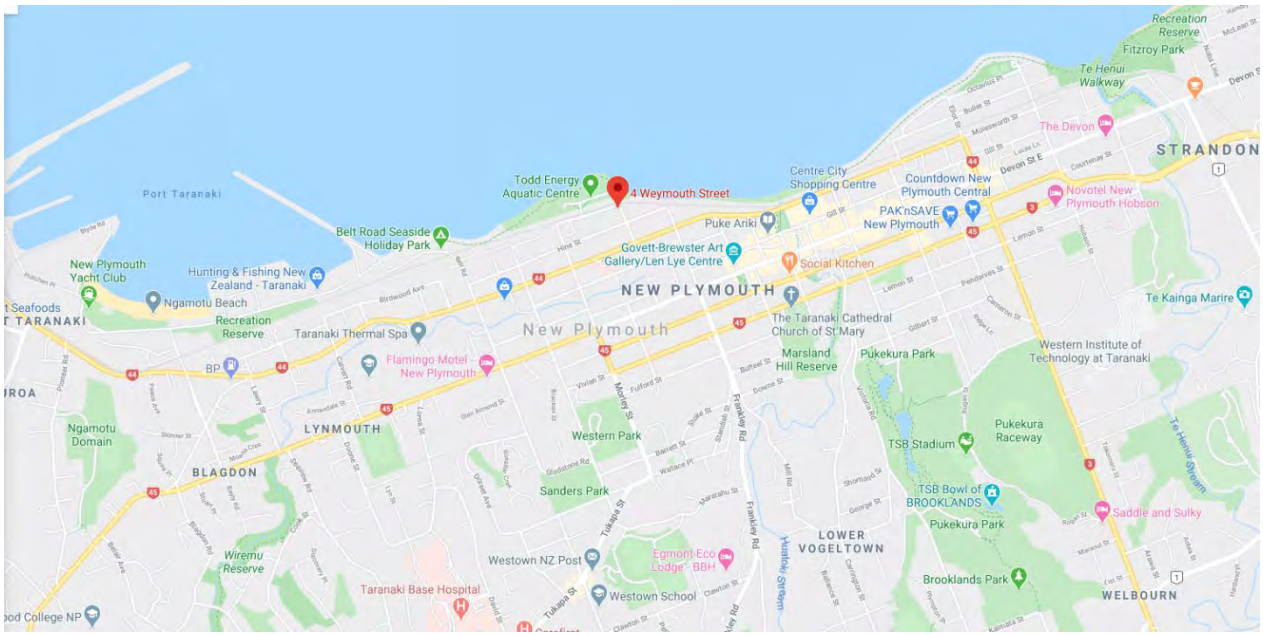
Location



4 Weymouth Street, New Plymouth

4 Weymouth Street is adjacent to the Coastal Walkway within a five minute walk to the CBD and all city ameneties. The famed Len Lye and West End Precinct is minutes. The New Plymouth Airport (and the world) is 20 minutes by car. Saleability is excellent in the area in relation to other parts of the city, and is reflected in the sales statistics.

New Plymouth is located on the west coast of the North Island and is Taranaki's largest residential and commercial centre, having a population of approximately 74,000 people. The city is well known for its beautiful parks, surf beaches and the coastal walkway. The region is becoming established as a cultural hub, particulary due to WOMAD, the integrated library and museum, and the Govett Brewster Art Gallery and Len Lye Centre. New Plymouth has won several awards for sustainability, and in 2009 won an international award for the world's most liveable community for a population under 75,000 people.

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PHOTO GALLERY

WEB REFERENCE

robertangus.co.nz/32445

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4 Weymouth Street New Plymouth

WATERFRONT

With sparkling ocean views, dramatic sunrises and salty air the magnetic pull of this luxe home is undeniable. The views will entertain or merely watch the weather and surf. Poised northerly there's potentially no finer position in the city, located adjacent to the walkway and the aquatic centre. The CBD is a mere 5 minute walk. MI have developed the property from a basic shell bringing the property to a modern minimal standard with new amenity throughout. From the boardwalk to the outdoor recreation garden areas and the separate gallery compliment the generous 3 bedroom floor plan in an iconic style. Double garaging with internal access and generous workshop. The transformation, with a touch of Malibu inspiration has been acknowledged and appreciated by those passing by. A jaw dropping renovation to perfection. Ten out of Ten for this property. Note the demand for waterfront property is strong so act now. An Information Memorandum and video are available to download online from the Robert Angus Website. A current Telfer Young Valuation is available.

robertangus.co.nz/32445

PROPERTY INFORMATION

Certificate of Title: 969009
Legal Description: Fee Simple—1/2 share, Section 2403 Town of New Plymouth
Tenure: Freehold—1/2 share
Land Area: 915sqm - 1/2 share
Floor Area: 179sqm approx
Bedrooms: Three
Bathrooms: One
Garaging: Double
Land Value: $690,000
Improvements: $50,000
Capital Value: $740,000
Rates: $4,428.33
Zoning: Residential

Chattels: Wall Oven, Cooktop, Microwave, Dishwasher, Rangehood, Wastemaster, Fixed Floor Coverings, Blinds, Drapes, Light Fittings, TV Aerial, Ducted Heating System & Ducted Air Conditioning, Auto Garage Door and remote, Refrigerator, Solar Panel.

Price On Application

Level 1, White Hart
47 Queen Street
New Plymouth

Contact Details

Robert Angus AREINZ

M 027 447 9478
B 06 758 2484
E robert@robertangus.co.nz

Any interest in this property should be registered with the Vendor's Agency. Contents of the proposal do not form part of a contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquires and satisfy themselves in all respects.

4 Weymouth Specification Sheet

Suppliers

MIR Aluminium Joinery	Windows & Doors
MIR Aluminium Joinery	Glass Ballustrade & System
MR Kitchens	Kitchen joinery
MR Kitchens	Laundry joinery
Kitchen Things	Appliances
Kalessi	Bathroomware including toilets, vanities, brushed nickel hardware
Mr Ralph	Lightware
Millfield Nursery	Landscape Plants
Mr Palms	Palms
Henderson Timbers	Vitex Hardwood decking
Choices Carpets	All floor coverings
Angus Heating	Air conditioning system
Bijou	Curtains
Beautiful Blinds	Blinds
Newtek	Steelwork
Red Door	Engineering design and certification
Resene	Paint system
ITM	Building hardware
Epic Pavers	Pavers
Pool & Garden	Landscape supplies
Jones Landscape	Landscape supplies
CS Doors	Cavity sliding door systems
KNK	Internal door hardware

Design & Development

Madison Industries	An industry experienced team. Internationally inspired with a focus on high standards

Certified Contractors

Plumbing & Gas Ltd	Plumbing
Bruce the Builder Ltd	Carpentry
KC Painters	Painting
Company of Tiles	Tiling
HEL Rimu	Electrical
T Ivers	Plastering system

Items of Note

Paint Colours	Triple Black White Exterior
Paint Colours	Bokhara Grey Retaining walls and edging
Paint Colours	1/2 Antique White USA Interior
Corten Steel	Gate panels
Penetrol	Anti rust application all exposed steel work
Palms	Bangalow both street frontages - hardy and fastigate ideal in exposed location and same as neighbours palr
Palms	King Palms rear courtyard area - purposely fastigate
Carpet	House Cavalier Bremworth Lattice carpet, colour Bramble on 11mm, 120kg Spring tred foam
Carpet	Gallery Langhorne Hut carpet, colour Orri 1901
Vinyl Plank Hard Surface	Genero Platinum vinyl planks colour Timeless Oak
Dimmers	All outside lights
Dimmers	In Lounge Kitchen Dining Hallway Toilet Bathroom
New Lighting	Whole home Inside and outside
New switchboard	Located in laundry
New Insulation	Installed all permieter walls
New Double Glazing	All windows and Doors
New Drainage system	In front of Gallery Bifold doors / bottom of path
New Air Conditioning System	Fully ducted system accessing all rooms, quite, no uneven draft
Keypad entry automatic lock system front door	Battery powered for ease of replacement
Specialised Coarse texture plaster system	Over concrete block outside Gallery walls inside and out
New wiring and lighting system	Ouside Gallery
Connected garage lighting fully upgraded	Rerranged to ensure light placement avoids shadow
New retaining wall, new hard surfaced recreational and functional areas,	Re designed gardens with carefully selected plants to compliment
Deliberate wrap around outside deck system	Engineer approved heavily strengthended sub frame for glass ballustrade
Glass Ballustrade gate to access front garden	To ensure easy access for garden maintenance
New waterproof letter box	Fitted into access gate at correct height for postie and client
Corten steel numbering and plinth	With stainelss steel backing plate for aesthetics and durability
Broadband Fibre ready	With internal panel and connection to outside for when street is connected.
Appliances	European selection for quality and durability

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **969009**

Land Registration District **Taranaki**

Date Issued 03 March 2021

Prior References

TNH1/1302 TNH1/1303

Estate Fee Simple - 1/2 share

Area 915 square metres more or less

Legal Description Section 2403 Town of New Plymouth

Registered Owners

GA Partners Limited

Estate Leasehold

Instrument L 11925395.2

Term 999 years commencing on 10.10.1986

Legal Description Area 1 Deposited Plan 555785 and Garage A Deposited Plan 15649

Registered Owners

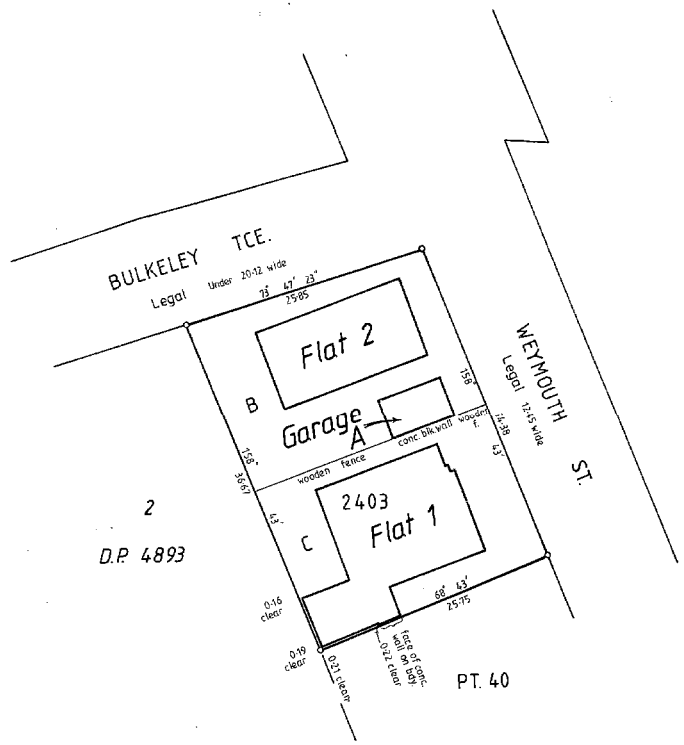
GA Partners Limited

Interests

Subject to Section 59 Land Act 1948 (Affects Fee Simple)

336755.1 Lease of Flat 1 DP 15649 Composite CT TNH1/1302 issued - 28.11.1986 (Affects Fee Simple)

11925395.2 Lease of Area 1 Deposited Plan 555785 and Garage A Deposited Plan 15649 Term 999 years commencing on 10.10.1986 Record of Title 969009 issued - 3.3.2021 at 2:59 pm (Affects Fee Simple)



FOR LEASING OF FLATS ONLY

Approvals

R.W. Gordon-Stable
Regd. Owner

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that Flat 1 hereon was constructed before 1 April 1979 and was provided with such safeguards against fire and means of escape in case of fire as were required by the by-laws of the New Plymouth City Council applying on this date.

Dated this 1st day of August 1986

Town Clerk

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that construction of Flat 2 and Garage A commenced on hereon or after 1 April 1979 and a building permit for the construction of the buildings has been issued by the New Plymouth City Council pursuant to its by-laws.

Dated this 1st day of August 1986

Town Clerk

I Edward Alexander Dennis of New Plymouth registered surveyor and holder of an annual practising certificate hereby certify that the buildings shown hereon are erected in the position shown and are situated within the boundaries of C.T. 212-13 and that the plan is correct.

Dated 31 July 1986

Areas marked B & C are subject to a restriction as to user.

Total Area

Comprised in C.T. 212-13 (All)

I, Edward Alexander Dennis
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at New Plymouth this 31st day of July 1986 Signature

Field Book 1810 p. 1 Traverse Book — p. —
Reference Plans DP's 1323, 13430, SO's 8414, 8781

Examined Mark Way Correct R. Coabe

Approved FOR LEASING PURPOSES ONLY
7/10/1986 Chief Surveyor

Deposited this 10th day of October 1986
District Land Registrar

File Received 28-8-86 Instructions F

DP 15649

L & S FORM N83

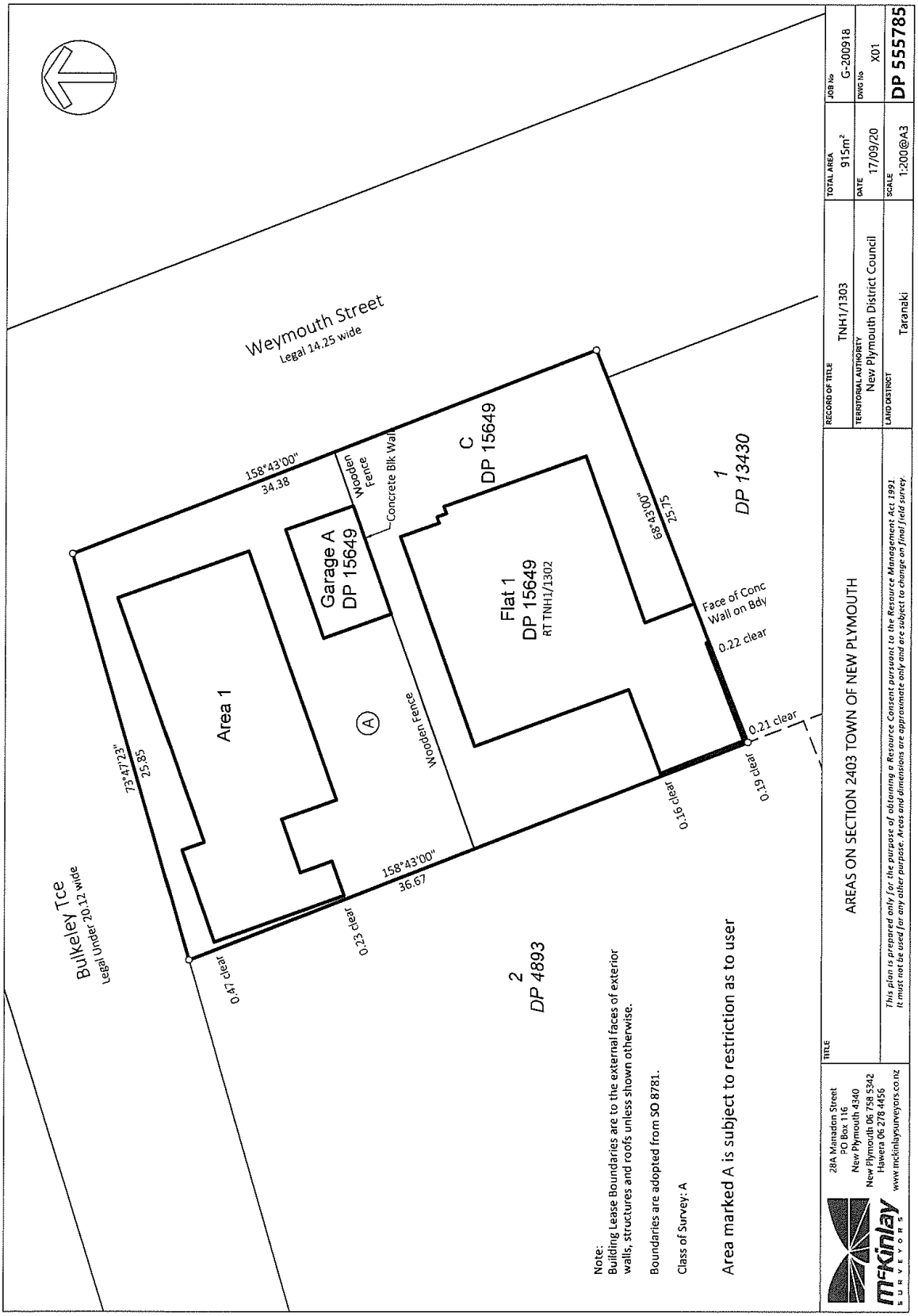
LAND DISTRICT TARANAKI
SURVEY BLK. & DIST. V PARITUTU
NZMS 261 SHT P.19 **RECORD MAP No** 6.7A

FLATS & GARAGE ON SECTION 2403 TOWN OF NEW PLYMOUTH

TERRITORIAL AUTHORITY New Plymouth City
Surveyed by E.A. Dennis
Scale 1:300 Date July 1986

W.N. HAWKEY, SURVEYOR GENERAL, DEPARTMENT OF LANDS AND SURVEY WELLINGTON NEW ZEALAND

Printed by Lithojohns Wellington, New Zealand.


Weymouth Street
Legal 14.25 wide
Bulkeley Tce
Legal Under 20.12 wide
158°43'00"
34.38
Wooden Fence
Concrete Blk Wall
Garage A
DP 15649
C
DP 15649
Flat 1
DP 15649
RT TNH1/1302
Area 1
A
Wooden Fence
73°47'23"
25.85
158°43'00"
36.67
0.23 clear
0.47 clear
0.16 clear
0.19 clear
0.21 clear
0.22 clear
Face of Conc Wall on Bdy
68°42'00"
25.75
1
DP 13430
2
DP 4893
Note:
Building Lease Boundaries are to the external faces of exterior walls, structures and roofs unless shown otherwise.
Boundaries are adopted from SO 8781.
Class of Survey: A
Area marked A is subject to restriction as to user
TITLE
AREAS ON SECTION 2403 TOWN OF NEW PLYMOUTH
This plan is prepared only for the purpose of obtaining a Resource Consent pursuant to the Resource Management Act 1991.
It must not be used for any other purpose. Areas and dimensions are approximate only and are subject to change on final field survey.
28A Manadon Street
PO Box 116
New Plymouth 4340
New Plymouth 06 758 5342
Hawera 06 278 4456
www.mckinlaysurveyors.co.nz
mckinlay SURVEYORS
RECORD OF TITLE
TNH1/1303
TERRITORIAL AUTHORITY
New Plymouth District Council
LAND DISTRICT
Taranaki
TOTAL AREA
915m²
DATE
17/09/20
SCALE
1:200@A3
JOB No
G-200918
DWG No
X01
DP 555785

COMPARATIVE LOCAL GOVERNMENT VALUATIONS

1	Weymouth Street	$1,600,000
3	Weymouth Street	$1,600,000
4	Weymouth Street	$ 740,000
5	Weymouth Street	$1,200,000
6	Weymouth Street	$ 640,000
8	Weymouth Street	$ 710,000
9	Weymouth Street	$1,280,000
8	Hine Street	$1,600,000
10	Hine Street	$1,250,000
12	Hine Street	$1,230,000
14A	Hine Street	$1,230,000
16	Hine Street	$2,260,000
18	Hine Street	$1,500,000
19	Hine Street	$1,120,000
19A	Hine Street	$1,400,000
21	Hine Street	$1,620,000
5	Bulkeley Terrace	$ 750,000

WATERFRONT AND COASTAL SALES STATS

	Sale Date	Sale Price
12 Hine Street	16 Mar 2021	$1,750,000
26 Roy Tce	2 Mar 2021	$1,850,000
14 Belt Road	Feb 2021	$1,300,000 (unconfirmed)
93 Buller Street	Feb 2021	$1,450,000
2 Hobson Street	26 Aug 2020	$1,200,000
4 Elliot Street	21 Aug 2020	$1,800,000
93 Messenger Terace Oakura	16 Aug 2020	$1,550,000
16 Hine Street	11 Aug 2020	$2,560,000
34 Whiteley Street	21 May 2020	$1,410,000
7 Hobson Street	20 Apr 2020	$1,050,000
4 Hamblyn Street	10 Feb 2020	$1,900,000
122A St Aubyn Street	20 Dec 2019	$2,470,000
37 A Hamblyn Street	17 Dec 2019	$1,500,000
5 Hine Street	29 Nov 2019	$ 865,000
36 McLean Street	28 Nov 2019	$1,410,000
36 Richmond Street	11 Sep 2019	$1,100,000
14 Autere Street	9 Aug 2019	$1,750,000
122 B St Aubyn Street	6 Aug 2019	$2,500,000
19 Hamblyn Street	25 Jul 2019	$1,900,000
122 St Aubyn Street	3 Jul 2019	$1,420,000
1 Barriball Street	3 Jul 2019	$1,005,000
12 Weymouth Street	27 May 2019	$ 865,000
2A Beach Street	17 May 2019	$2,010,226
6 Elliot Street	14 May 2019	$1,250,000
12 Hine Street	17 Aug 2018	$1,200,000
19 Hine Street	10 Jul 2018	$1,350,000
106B Hine Street	3 May 2018	$1,000,000
82 + 84 Hine Street	8 Sep 2017	$1,111,500
3/19 Hine Street	18 Aug 2017	$1,050,000
21 Hine Street	20 Jul 2017	$1,500,000
16 Hine Street	7 Nov 2016	$1,000,000
5 Weymouth Street	31 Oct 2014	$1,120,000
14A Hine Street	1 May 2014	$1,025,000
9 Weymouth Street	12 Oct 2010	$1,100,000

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

When replying please quote: ECM 8332333
File Ref: ID 14515

27 July 2020

Robert Angus
4 Weymouth Street
NEW PLYMOUTH 4310

Dear Robert

PROPOSED DISTRICT PLAN – DESIGNATIONS – 4 WEYMOUTH STREET, NEW PLYMOUTH

Further to our letter dated 24 September 2019 when we notified you of the Proposed District Plan and the details of the designation on your property.

New Plymouth District Council requires Designation NPDC-45, Weymouth Street at 4 Weymouth Street, New Plymouth. This designation is related to: Road widening (up to 4m).

In our letter dated 24 September 2019 you were informed on how you could share your views on the designation by making a submission to the Proposed District Plan. In addition we advised that where NPDC is the requiring authority, as in this case, there may be an opportunity to discuss our purchase of the land required.

You took up the opportunity to discuss the option of NPDC purchasing the land required. During this discussion we advised that we could take a pragmatic approach and reduce the amount of land required to ensure that the current dwelling remained within the new boundary. Please note that while we try to take a pragmatic approach wherever possible, we cannot guarantee that NPDC will be able to offer the same condition in the future.

As your property is a Cross Leasehold Estate any changes to the parent title affects the cross lease and therefore both owners need to consent. We were unable to proceed with negotiations beyond initial discussions as the other owner was not interested in NPDC purchasing the designated area.

As an aside, NPDC has received a submission opposing the designation from a separate party. This submission will be considered through the Proposed District Plan process (ongoing).

Please feel free to contact me if you have any further questions.

Yours sincerely

Dee Jury
PROPERTY SERVICES OFFICER

Liardet Street, Private Bag 2025, New Plymouth 4340, New Zealand
P 06-759 6060 | F 06-759 6072 | E enquiries@npdc.govt.nz

Planning Snapshot - Proposed District Plan - Notified

5/08/2020

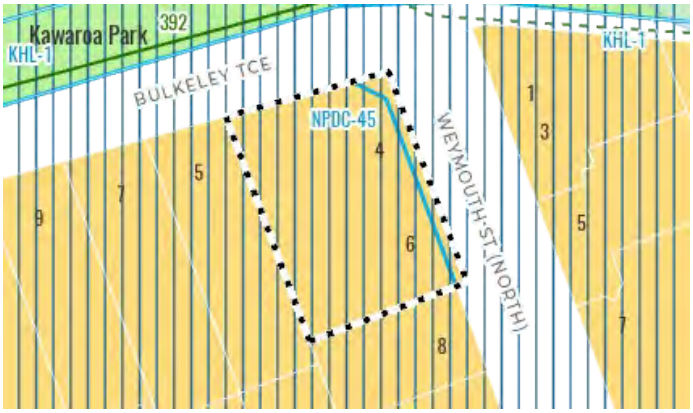
Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

4 Weymouth Street, NEW PLYMOUTH

Property ID: 14515
Legal Desc: FLAT 2 GRGE A AREA B DP 15649 HAVING 1/2 INT IN 915 SQ METRE S BEING SEC 2403 TN OF NEW PLYMOUTH

Aerial View Map

District Plan Map



Proposed District Plan

Zone

Medium Density Residential Zone

Roading Hierarchy

Name: Bulkeley Terrace
Type: Collector Road

Name: Weymouth Street
Type: Local Road

Viewshaft

Name: Cameron Street
Section: 3

Coastal Environment

More information about the rules that apply to these developments, and details of other developments, are available at http://www.newplymouthnz.com

Disclaimer: New Plymouth District Council has made every reasonable effort to provide complete and accurate information on the e-plan. However the Council does not guarantee;

-That the information extracted when conducting a property search comprises all relevant information for the property (the Council recommends users read the full Proposed Digital District Plan or talk to a Council planner);
- That the planning map information gives the exact location of features when viewed on the ground.

The Council accepts no responsibility or liability for the public's subsequent use or misuse of any of the information in the e-plan.

Designation

Requiring Authority: New Plymouth District Council
Designation Unique Identifier: NPDC-45
Designated Purpose: Road widening (up to 4m)
Site Identifier: Weymouth Street

Property

Rates

Capital Value: 640000
Land Value: 590000
Rating Year: 2020
Annual Rates: 4037.24

Capital Value: 740000
Land Value: 690000
Rating Year: 2020
Annual Rates: 4428.33

Capital Value: 0
Land Value: 0
Rating Year: 2020
Annual Rates: 0

Key Planning Controls

Structure Height:	9m
Permeable Surface Area:	25%
Side Boundary Setback:	1m
Site Coverage (activities except Papakainga Housing):	50%
Site Coverage (for Papakainga Housing):	60%
Road Boundary Setback:	1.5m
Outdoor Living Space:	30m2
Outdoor Living Space (for Residential Units in addition to Principal Residential Unit):	20m2

LEGEND

Zones

Zone

- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Local Centre Zone
- Large Format Retail Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone
- Sport And Active Recreation Zone
- Special Purpose - Airport Zone
- Special Purpose - Future Urban Zone
- Special Purpose - Hospital Zone
- Special Purpose - Māori Purpose Zone
- Special Purpose - Port Zone
- Special Purpose - Major Facility Zone

Precincts

- Precinct

Development Areas

- Development Area

Designations

- Designation

Viewshafts

- Viewshaft

Non-District Plan Layers

- Stormwater Flooding Area (Non-District Plan Layer)
- Parcel
- Highway

Natural Hazards and Risks Overlays

- Coastal Flooding Hazard Area
- Coastal Erosion Hazard Area
- Flood Detention Area/Spillway
- Flood Plain
- Fault Hazard Area
- Volcanic Hazard Area
- Risk Management Contour

Historic and Cultural Values Overlays

- Heritage Building or Item
- Heritage Character Area
- Archaeological Site
- Archaeological Site Extent
- Notable Tree
- Notable Tree Group
- Entrance Corridor

Site of Significance to Māori

- Site of Significance to Māori
- Site of Significance to Māori (Silent File)
- Site of Significance to Māori Extent

Natural Environments Overlays

- Significant Natural Area
- Outstanding Natural Feature and Landscape
- Outstanding Natural Character
- Public Access Corridor

General District-Wide Matters Overlays

- Coastal Environment
- Waterbody - River/Stream
- Waterbody - Lake
- Waterbody Catchment Control

Energy Infrastructure and Transport

- Airport Flight Path Surface
- Gas Transmission Pipeline
- Gas Transmission Pipeline Corridor
- National Grid Corridor
- National Grid Line
- National Grid Substation Corridor
- Railway Corridor

Roading Hierarchy

- State Highway
- State Highway - Limited Access
- Arterial Road
- Collector Road
- Local Road
- Pathway Connection

Indicative Road Transport Network

- Arterial Road
- Collector Road
- Local Road
- Pathway Connection

Specific Controls

- Coastal Frontage Site
- Contributory Building
- Controlled Area - Keeping of Goats
- Defined Pedestrian Frontage
- Oakura 600m2
- Noise Control Boundary

Height Management Area

- Area A
- Area B
- Area C
- Area D

Method of Sale

Price on Application

Disclaimer

Statement of passing over information

This information has been supplied by the vendor or the vendor's agents.

Accordingly, Robert Angus Real Estate Ltd is merely passing over the information as supplied to us by the vendor or the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Robert Angus Real Estate Ltd do not accept any responsibility to any person for the accuracy of the information herein.

For further details contact:

Robert Angus AREINZ

Mobile 027 447 9478
Office 06 758 2484
Email robert@robertangus.co.nz

ROBERT ANGUS

Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2008