



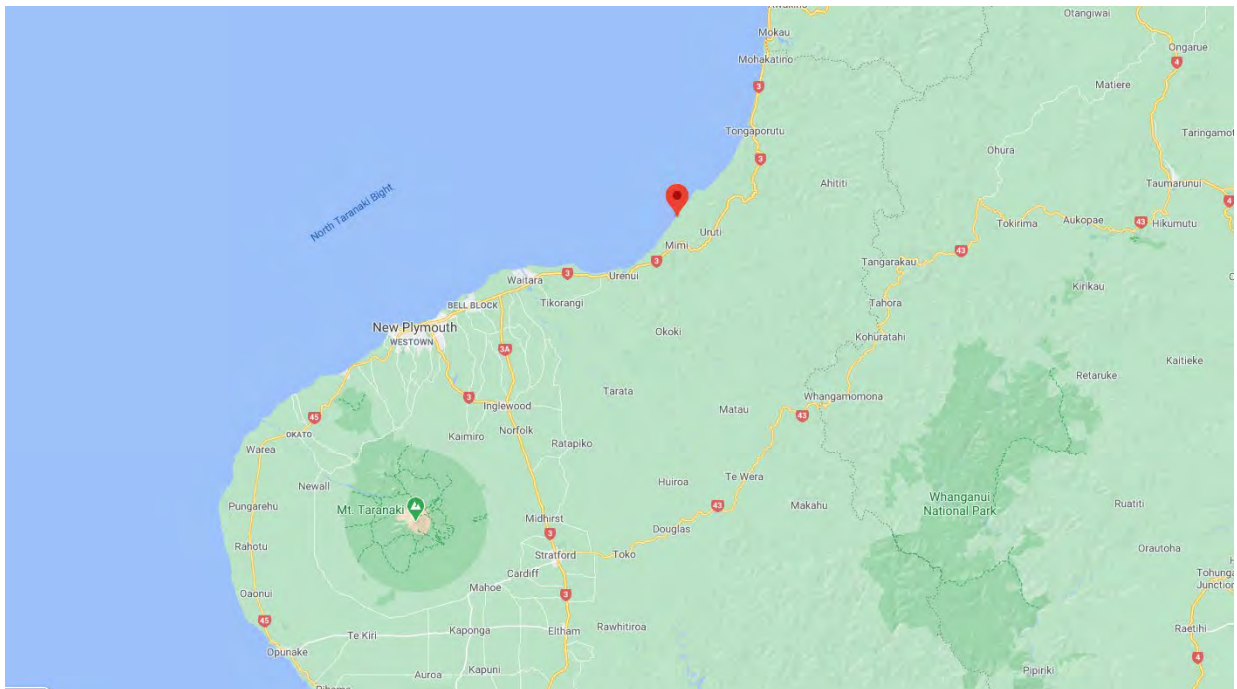
INFORMATION MEMORANDUM

Cabin 46, 30 Beach Road
WAI-ITI

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Location



Cabin 46, 30 Beach Road, Wai-iti

WAI-ITI BEACH RETREAT is located at 30 Beach Road off Pukearuhe Road and State Highway 3. New Plymouth is 30 minutes, the airport 20 minutes and the Urenui Village a mere 10 minutes. Traveling north Te Kuiti is an hour and half and Hamilton three hours. Urenui offers cafes, hotel, motel, supermarket and service station for daily needs.

WAI-ITI BEACH RETREAT

30 Beach Road, Wai-iti

The Hillside

2 bedroom
\$420,000

All pricing is approximate and include GST

The Retreat

1 bedroom
Cabin 45
\$310,000

The Retreat

1 bedroom
Cabin 46
\$339,000

The Ridge

2 bedroom
A Frame
\$425,000

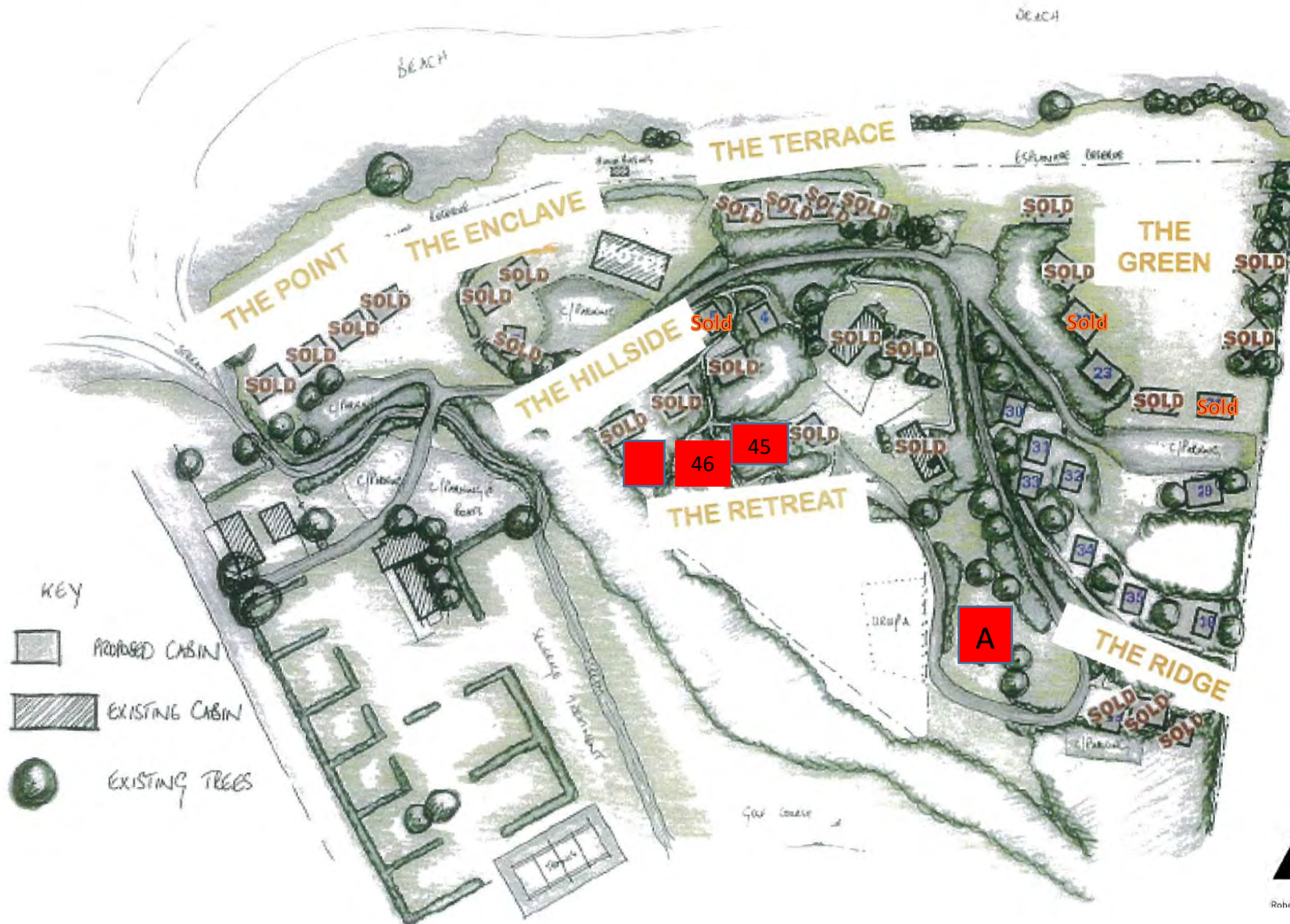
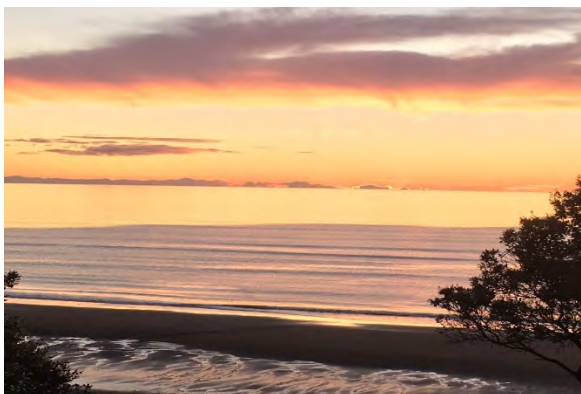




PHOTO GALLERY

WEB REFERENCE
Robertangus.co.nz/58098





Cabin 46

30 Beach Road

Wai-iti

PROPERTY INFORMATION

Estate: License to occupy in perpetuity

Cabin: 38.4 sqm
Deck: 21.9 sqm
Bedrooms: 1
Bathrooms: 1
Parking: 1

OUTGOINGS

\$20 PW

\$850 PA Rates & Insurance

Chattels: Fully Furnished.
Chattel list available on request.

For Sale

\$339,000

Office Details:
Level 1, White Hart
47 Queen Street
New Plymouth
06 758 2484

SUPERB WATERFRONT RETREAT

Cabin 46 is positioned in a prime private pedestal location with commanding sea views and aspects of the Retreat. Sunsets and the moon reflecting on the sea is to dream by. The open plan one bedroom living offers an easy lifestyle for holiday/periodic living in a magnificent landscape by the ocean. Indoor/outdoor flow to expansive decking nestled in the trees and flora. Be enchanted by the aquatic activity (surfing, fishing, boating and merely daily life). Offered for sale fully furnished (just bring the food and wine). The licence to occupy (in perpetuity) has been proven in the marketplace and sales are current. Wai-iti Retreat is indeed a world class development just 30 minutes to New Plymouth. I consider Cabin 46 to be the best valued property in the development and is sure to sell at \$339,000.

An Information Memorandum is available to download on the Robert Angus Real Estate website.

robertangus.co.nz/58098



CONTACT DETAILS

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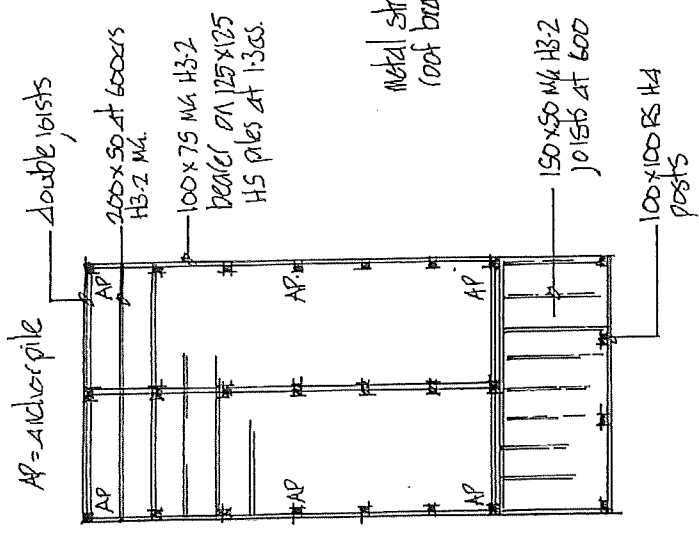
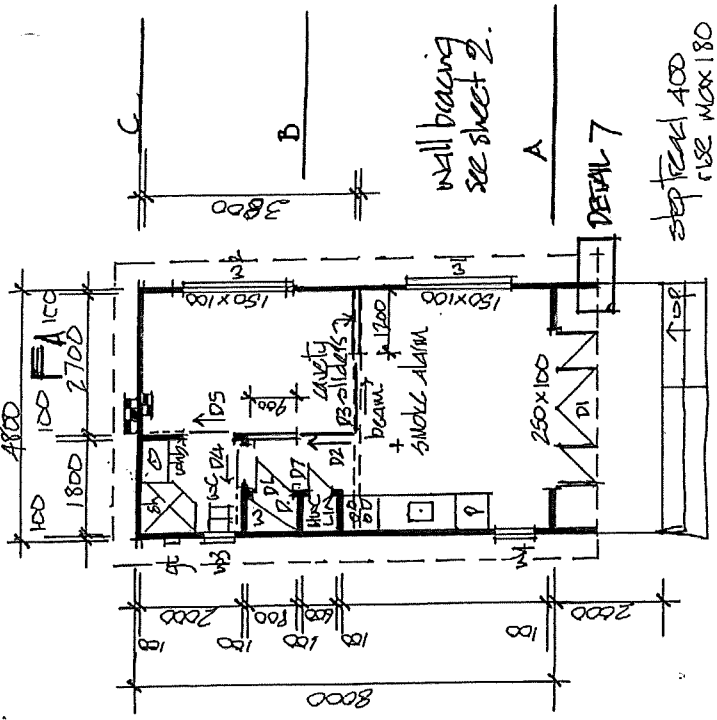


Any interest in this property should be registered with the Vendor's Agency. Contents of the proposal do not form part of a contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their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

Chattels - Cabin 46, 30 Beach Road, Wai-iti		
Chattels included in sale		
Kitchen		
Cupboard Top shelf	Stove Top Coffee Pot	Blaetli S/S
	Coffee Plunger/Milk Frother	Bodmin Pryrix
	Water Jug	Acrylic Clear
	Toast Rack	Chrome
	Shot Glasses	2
Cupboard Mid shelf	Serving Platter	Melamine
	Serving bowl - round large	Melamine
	Sandwich Trays	Plastic x 2
	Small Bowls	Plastic x 2
	Serving bowls - round	Ceramic x2
	Serving bowls - square	Ceramic x3
Bottom Shelf	Sanyo Microwave	White
	Fridge/Freezer - medium	Fisher & Paykel
	Smoke detector	
Open Shelf - Left Upper	Wine Glasses	6
	Ceramin white x8	
	Shell shaped dishes	Ceramic White x 2 medium
	Shell shaped dishes	Ceramic White x 3 small
	Serving dishes - assortd	Ceramic x 14
Open Shelf - Left Lower	Champagne Flutes	6
	Wine glasses	6
	Beer Glasses	8
Open Shelf - Middle Upper	Milk Jug & dish	Ceramin white
	Side plates	Ceramin white x7
	Dessert bowls	Ceramin white x8
	Serving Plates - square	Ceramic white x 2
Open Shelf - Middle Lower	Dinner Plates	Ceramin white x8
	Mugs	Ceramin white x7
Open Shelf - Right Upper	Nil	
Open Shelf - Right Lower	Storage Cannisters	S/S x 4
	Sugar Bowl & lid	Ceramic white
	Storage Cannister	Plastic
Kitchen Bench Area	Knife rack	magnetic
	Large knife	
	Knife block & 6 knives	
	Paper Towel Holder	
	Tray	wooden
	Salt & Pepper Grinders	2
	Utensil caddie	metal red
Assorted kitchen utensils		

Kitchen Drawer 1 (top)	Cutlery tray insert	plastic white
	Serving Spoons	4
	Salad servers	2
	cheese knife	1
	Dessert spoons	6
	Forks large	8
	Knives	8
	Forks - small (cake)	6
	Teaspoons	11
Kitchen Drawer 2	Can open	
	Bottle opener	
	Kitchen scissors	
	Serving Tongs - small	2
	Chicken bone scissors	
	Vegetable peeler	
	Garlic crusher	
	Sieve	
	Serving Tongs - large	2
	Egg beater	
	measuring cups	metal
	measuring spoons	metal
	Cake trowel	metal
Kitchen Drawer 3	Empty	
Kitchen Drawer 4 (bottom)	Appliance Manuals	
	Heater remote control	
Underbench Cupboards - Upper shelf	Electric Kettle	Sunbeam
	Toaster	Sunbeam
	Collander	metal 1
	Mixing Bowls	metal 4
Underbench Cupboards - Lower shelf	Saucepans	4
	Saucepan Lids	3
	Frying Pan	1
HW Cupboard	Mop	
	Squeegee	
	Deck broom	
	kitchen broom	
	Rake - small (for bark)	
Laundry/Store Cupboard		
Laundry Tub Cupboard	Nil	
	Shelves	
	Fishing tackle box	
	Hit the Deck	
	Bone Dry x2	
	Tool kit	
	Assorted hand tools	
	Spare rotor for Dish Drawer	
	Golf Balls	
	Light bulbs	
	Springs for side awning	

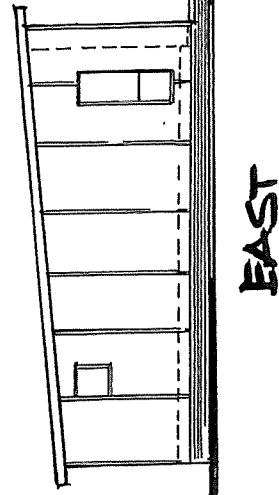
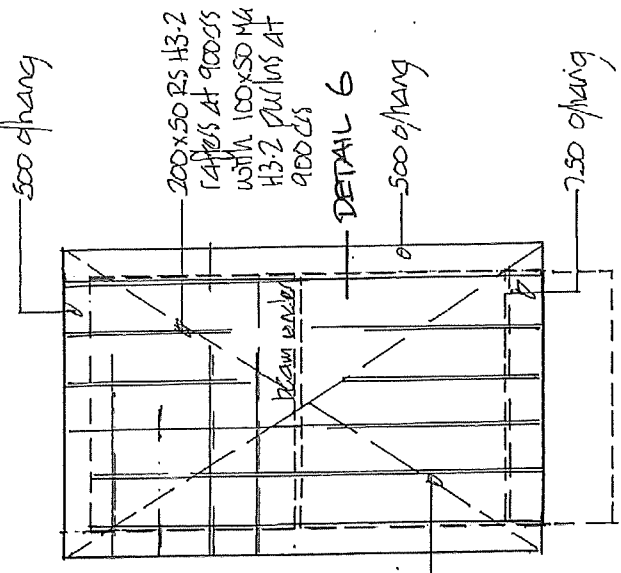
	Pruning saw	
	Secateurs	
	Garden fork - hand	
	Hose nozzles x2	
	Deck screws - galvanised	
	Bucket - red	
	Bin - grey	
	Golf clubs x4	
	Fishing Rod	
	Childrens sand spades x2	
	Hedge Clipper	
	Loppers	
	Duster - long handle	
	Vacuum Cleaner - Kambrook	
	Tennis Rackets x2 + balls	
	Fire Extinguishers x2	
	Wal-iti Gym key	
Bathroom	Toilet Brush	
	Storage container for toilet rolls	
	Metal Shelf Unit (on floor)	
Bedroom	Bedside Tables x2	
	Bedside lamps x2	
	Queen Bed & mattress	
	Electric blanket	
	Topper pad	
	Duvet cover	
	Ready Robe clothes storage unit	
	Oil column heater	
	Ready Robe clothes storage unit	
Living Area	Storage Chest	
	Shade Sails x2	
	Butlers Table	
	Coffee Table	
	Leather Recliner Chairs with foot rests x2	
	Standard Lamp with reading light	
	Sideboard	
	Goldair fan heater	
	Dinning Table	
	Metal framed dinning chairs x4	
	Canvas Art - 'Wai-iti Sunset 2008'	
Exterior	Plastic chairs x4	
	Webber BBQ + gas bottle	
	Garden pot - square - black	
	Wooden 'Jack & Jill' seat	
	Door mat - rubber - black	
Chattels excluded from sale	Framed Picasso Poster 2008	
	Photo print - B&W 'Sandy Beach'	
	Wall hung ceramic - Tui - Black & White	
	Radio/CD Player - Black	



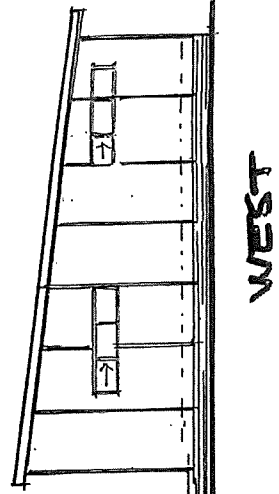
FLOOR
1:100

FOUNDATION
1:100

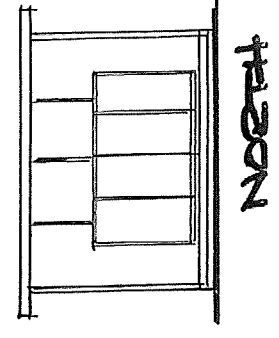
ROOF
1:100



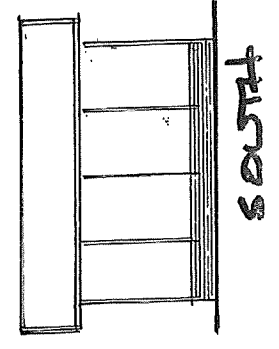
EAST



WEST

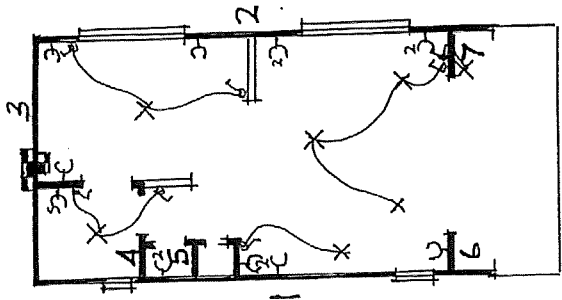


NORTH



SOUTH

WAI-ITI 50 30 BEACH RD URUTI

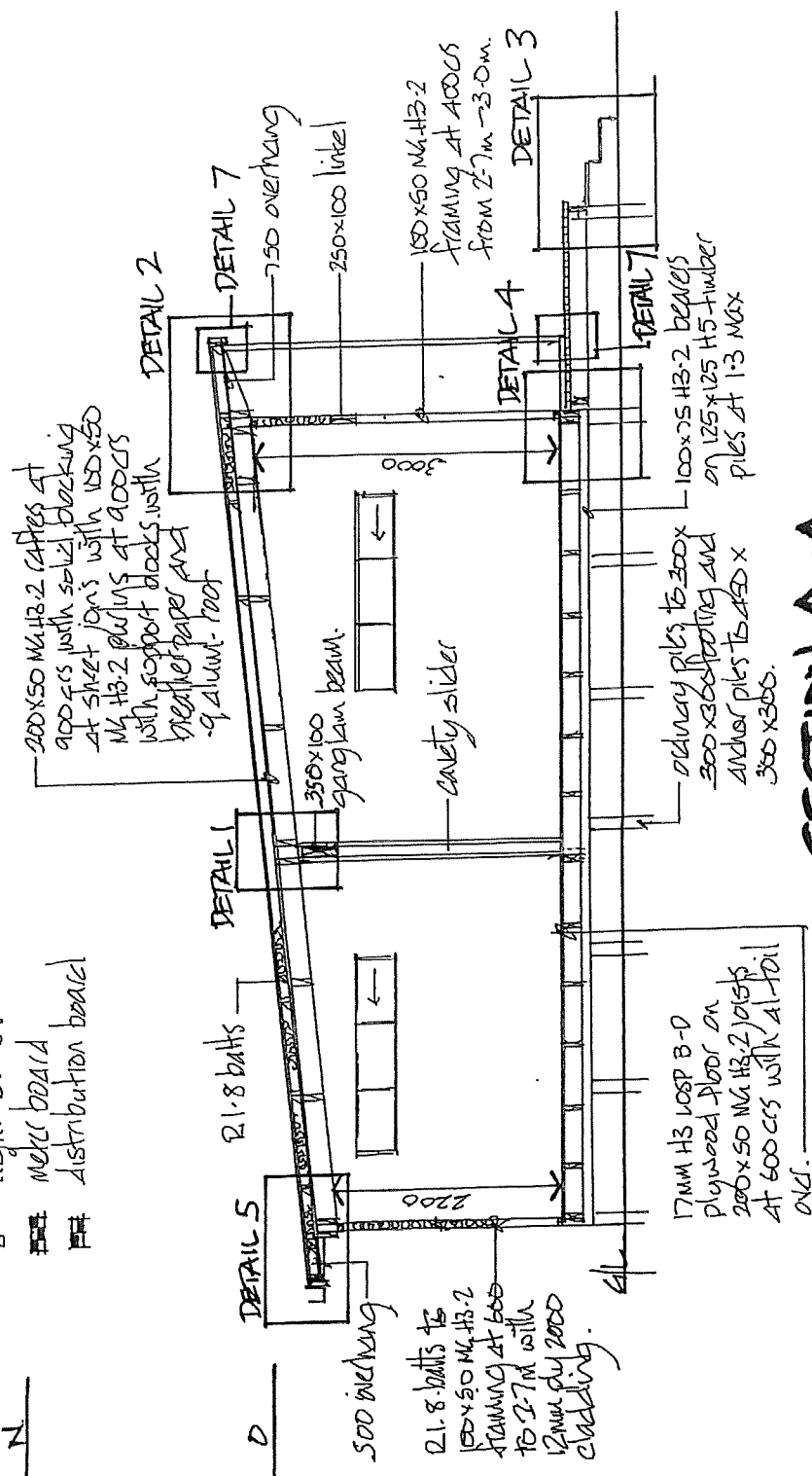


- X wall light
- X suspended light
- power outlet (double)
- △ light switch
- MCB
- distribution board

M
N

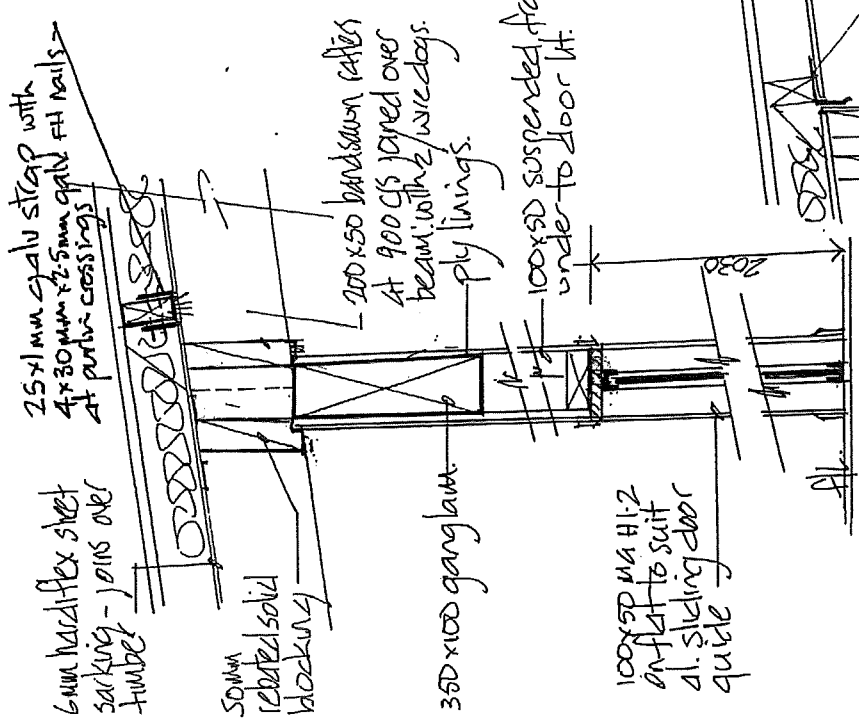
A | B |

WALL BRACING ELECTRICAL

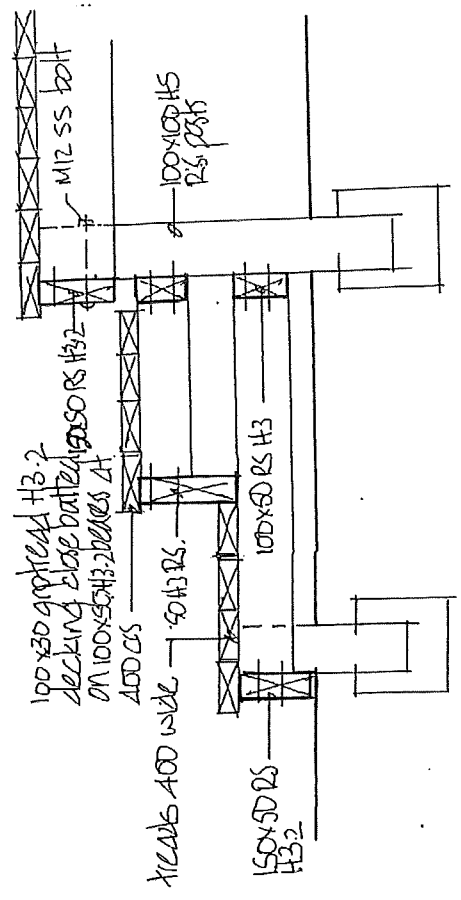


SECTION A-A 1:50

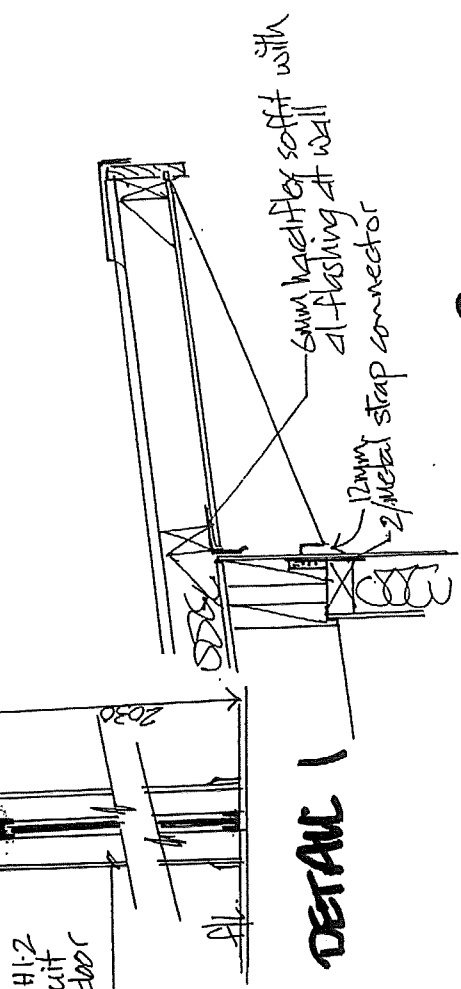
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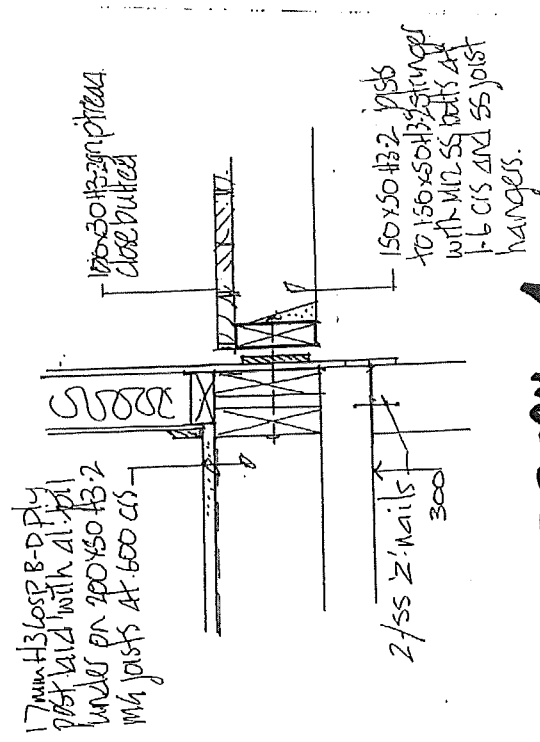
DETAIL 1



DETAIL 3



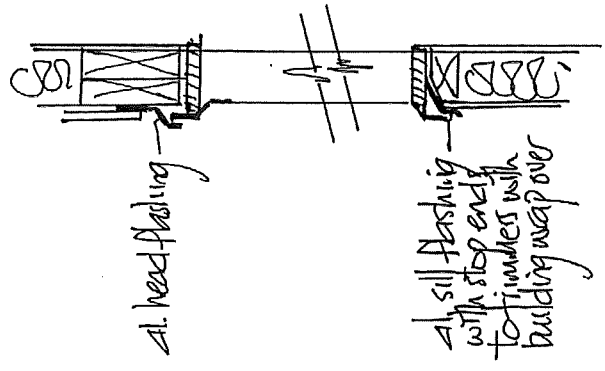
DETAIL 2



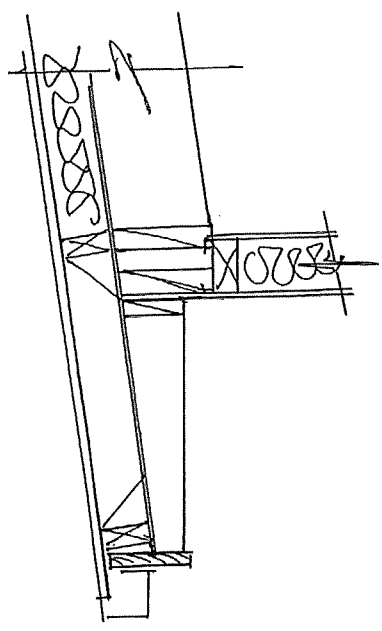
DETAIL 4

Handwritten signature

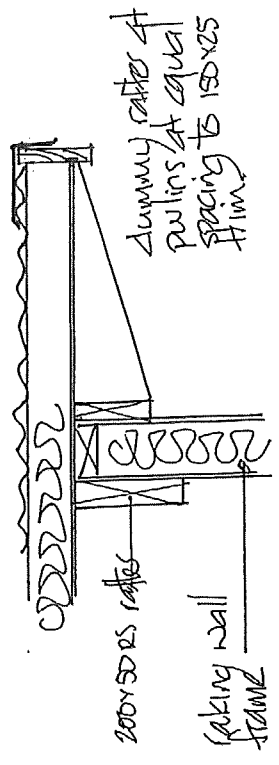
WAI-ITI 50 30 BEACH RD WAI-ITI



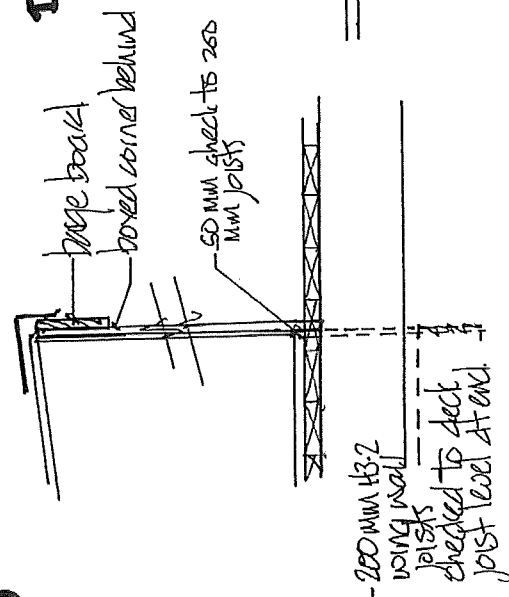
TYPICAL WINDOW FLASHING



DETAIL 5

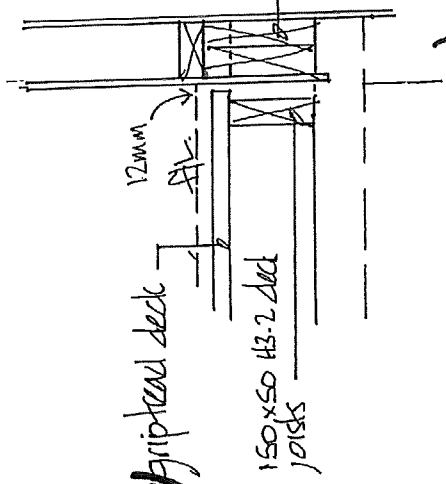


DETAIL 6



SIDE ELEVATION

PLAN



END ELEVATION

WINDOW DETAIL 7

WAI-ITI 50 30 BEACH RD URUTI

Please Photocopy

Wall Bracing Calculation Sheet A

box 1

Job Details

Name _____

Street and Number _____

Lot and DP Number _____

City/Town/District _____

Location of Storey: single/upper of two/lower of two Floor load: 2kPa/3kPa

Building height to apex 4.0 m Roof weight light/heavy

Roof height above eaves 1.0 m Cladding weights: _____

Stud height 2.7 m Subfloor light/medium/heavy

Average roof pitch _____ Lower Storey light/medium/heavy

Building length BL = 8.0 m Upper Storey light/medium/heavy

Building width BW = 5.0 m Room in Roof Space Yes/No

Gross Building _____

Plan Area, GPA = 40 m²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

Note: For heavy roofs use the roof plan at eaves level to determine GPA.

box 2

Wind Zone

Region:	Terrain:	Exposure:	Topography:
R1 0 _____	Inland 0 _____	Sheltered 0 _____	Gentle 0 _____
R2 1 _____	Coastal 1 _____	Exposed 1 _____	Moderate 1 _____
			Extreme 3 _____

Total points _____

Wind Zone: _____ Low (0) _____ Very high (3)

_____ Medium (1) _____ Specific Design (4)

High (2)

box 3

Earthquake Zone

From figure EQ1 select Earthquake Zone: A B C

BU's required Wind

box 4

From Table W1A/W1B

W along = 58 BU's/m

W across = 44 BU's/m

Total wind load,

W ALONG: 290 BU's

W along x BW = _____ BU's

W ACROSS 352 BU's

W across x BL = _____ BU's

BU's required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 9.4 BU's/m²

Note: For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BU's = 376 BU's



Photocopy

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A	100	1	SP66	2.4			110	264
B	100	2	SP66	2.0			110	220
C								
D								
E								

Totals Achieved		W		E	484
From Sheet A Totals Required		W	290	E	376
Wreq/Ereq =			0.7		

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M	100	3	SP66	1.2			120	144
N	70	4	SP26	.8			95	76
		5	SP26	.8			95	76
O	100	6	SP26	.9			95	85
		7	SP26	.9			95	85
P								
Q								

Totals Achieved		W		E	466
From Sheet A Totals Required		W	352	E	376
Wreq/Ereq =			0.9		



OWNER: _____ DATE: _____
 SITE ADDRESS: _____ COUNCIL: _____
 CITY/TOWN: _____ BUILDER: _____
 LOT NO: _____ D.P. NO: _____

EP 1 BUILDING STOREY TYPE: One Two / Three / Attic Yes / No (See Sheets 4 and 5)
 EP 2 ROOF WEIGHT: Light Heavy
 AVERAGE ROOF PITCH: 15 Degrees
 EP 3 TYPE OF CLADDING: Light / Heavy
 EP 4 BUILDING HEIGHT: H = 4.0 m
 EP 5 FLOOR PLAN: Length BL = 8.00 m x Width BW = 5.00 m = Area G.P.A. = 40.00 m²
 EP 5B ROOF PLAN: Length RL = _____ m x Width RW = _____ m = Area G.R.A. = _____ m²
 EP 6 WIND ZONE (W): Light / Medium / High / Very High/ Specific Design (See Sheet 3)
 EP 7 EARTHQUAKE ZONE (E): Table 2.3 A B C
 EP 8 TYPE OF FOUNDATION: Table 4.1 Square Timber Pile / Round Timber Pile - Concrete Embedded / Driven Other
 EP 9 RATING OF BRACING ELEMENTS: Table 4.8

TYPE	DESCRIPTION	RATING	
10 & 14	Anchor Pile or Brace	E = 70 BU's	W = 160 BU's
13	Deep Cantilever Pile	E = 30 BU's	W = 70 BU's
		E =	W = BU's

EP 10 BRACING CALCULATION:

BRACING UNITS REQUIRED		BRACING ELEMENTS REQUIRED		
1	2 TOTAL BU'S	3 No. of Anchor Piles or Braces	4 No. of Deep Cantilever Piles	5
When Single Storey has an Attic Less than 50% of Ground Floor Area Add 1 BU to Table 4.7.				
E: Across G.P.A. * <u>40</u> m ² x Table 4.7A <u>9.4</u> BU's = <u>376</u> BU's & Along G.R.A. *	<u>376</u> BU's	<u>120</u> BU = <u>4</u>	<u>30</u> BU = _____	_____ BU = _____
W: Across L <u>8</u> m x Table 4.7B <u>44</u> BU's = <u>352</u> BU's	<u>352</u> BU's	<u>160</u> BU = <u>3</u>	<u>70</u> BU = _____	_____ BU = _____
W: Along W <u>5</u> m x Table 4.7B <u>58</u> BU's = <u>290</u> BU's	<u>290</u> BU's	<u>160</u> BU = <u>2</u>	<u>70</u> BU = _____	_____ BU = _____
* For Light Roof Use G..P.A. (Gross Plan Area) For Heavy Roof Use G.R.A. (Gross Roof Area)		Transfer This Information To Sheet 2 - Bracing Layout Plan		

NOTE:
 When a Driven Pile Foundation has a Mixture of Cantilever Piles (Less than 1200mm Above C.G.L.) and Braces (1200mm - 3000mm Above C.G.L.) For E (earthquake). Work Out the G.P.A or G.R.A. for Area where Piles are Less than 1200mm High and Multiply by Table 4.7A and then Insert in to Column 4. Place the Difference Between Column 2 and 4 into Column 3. For W Use the same Method but Determine the Length and the Width of the Building Where Piles are Less than 1200mm High and Multiply by 4.7B and Insert into Column 4. Place the Difference Between Columns 2 and 4 into Column 3. For a Diaphragm Floor System Where B.L. Is Less Than 2.5 x B.W. Width, The Bracing Elements For Each Exterior Wall Is Either 60% of E Or 50% of W of The Result In Column 2. No Internal Bracing Lines Are Required.

Method of Sale

For Sale \$339,000

Disclaimer

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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.

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