



# INFORMATION MEMORANDUM

142E & 144B Heta Road  
New Plymouth

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

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# Location



## 142E & 144B Heta Road, Highlands Park, New Plymouth

- Highlands Park is the 15th largest suburb of New Plymouth in terms of total number of residential homes.
- The majority of the homes are constructed between 1980 to 1989. Made up of 95% residential housing, 1% residential investment housing and 4% lifestyle properties.

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## PHOTO GALLERY

Web reference:  
[robertangus.co.nz/40193](http://robertangus.co.nz/40193)

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# Gallery



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# Gallery



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## A SECRET WITHIN THE CITY!

142E + 144B Heta Road

Option 1 Charming three bedroom home set on 5,784sqm of serene landscape.

Option 2 Three bedroom home set on 5,784sqm plus an adjoining 2,283sqm section with architectural plans and building consent included.

Discover the true sanctuary as you meander down the gracefully winding drive, leaving behind the noise and stress of the day. Here, the only sounds are the rustling of trees and the gentle melody of birdsong. This protected haven radiates tranquility, offering an atmosphere of peace and an unmistakable energy.

The distinctive, architecturally designed home sits proudly in a park-like setting, spanning 5,784sqm. It boasts a private lake adorned with water lilies, lush underplanting, fruit trees, and pathways inviting exploration around the lake's edge.

The adjoining section offers its own new access, with building consent and plans ready for your vision.

Deadline sale closes 12pm on Thursday, 21 November 2024 (unless sold prior)

[robertangus.co.nz/40193](http://robertangus.co.nz/40193)

### Contact Details



**Di Brien**

M 027 442 1980

E [di@robertangus.co.nz](mailto:di@robertangus.co.nz)

### Property Information

**Record of Title:** 1105304 + 1105303 Freehold

**Legal Description:** Lot 2, DP 585677 and Lot 1, DP 252677

**Floor Area:** 152sqm

**Land Area:** 5,784sqm and 2,283sqm

**Bedrooms:** 3

**Bathrooms:** 2

**Rates:** \$4,646.57p/a, \$2,366.64

**Garaging:** Double + workshop

**Improvements:** \$340,000

**Land Value:** \$550,000 | \$430,000

**Capital Value:** \$890,000 | \$430,000

**Chattels:** Stove, Rangehood, Dishwasher, Fridge/Freezer, Drapes, Fixed Floor Coverings, Light Fittings, Extractor Fan, Heated Towel Rail, Woodburner, Spa Pool and Accessories, Auto Garage Door Opener + 2 Remotes, Garden Shed

## DEADLINE SALE



## RECORD OF TITLE

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



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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1105304**  
**Land Registration District** **Taranaki**  
**Date Issued** 17 October 2023

**Prior References**  
TNL2/852

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**Estate** Fee Simple  
**Area** 5784 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 585677  
**Registered Owners**  
Tony Donald McLennan and Jennifer Anne McLennan

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**Interests**

Appurtenant to part formerly Part Lot 1 DP 5375 is a right to drain sewage specified in Easement Certificate 307639.6 - 17.2.1984 at 12.15 pm

The easements specified in Easement Certificate 307639.6 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant to part formerly Lot 8 DP 19623 are rights to convey sewage specified in Easement Certificate 430494.2 - 22.3.1996 at 10.40 am

Subject to a right to drain stormwater over part marked I on DP 585677 specified in Easement Certificate 430494.2 - 22.3.1996 at 10.40 am

The easements specified in Easement Certificate 430494.2 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part formerly Lot 8 DP 19623 is a right to convey sewage created by Transfer 435255.2 - 4.9.1996 at 10:44 am

Subject to a right to drain stormwater over part marked I on DP 585677 created by Transfer 435255.2 - 4.9.1996 at 10:44 am

The easements created by Transfer 435255.2 are subject to Section 243 (a) Resource Management Act 1991

450435.5 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 5.5.1998 at 11.45 am

450435.6 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 5.5.1998 at 11.45 am

Subject to a right of way and rights to convey gas, drain sewage and drain stormwater and to telephonic communications and electricity rights over parts marked H, I and J on DP 585677 specified in Easement Certificate 450435.11 - 5.5.1998 at 11.45 am

The easements specified in Easement Certificate 450435.11 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain sewage specified in Easement Certificate 477414.6 - Produced 1.3.2001 at 11.50 am and entered 21.3.2001 at 9.00 am

The easements specified in Easement Certificate 477414.6 are subject to Section 243 (a) Resource Management Act 1991

8516139.3 Surrender of the right of way easement appurtenant to Lot 1 DP 428363 specified in Easement Certificate 450435.11 - 9.12.2010 at 2:33 pm

12721319.6 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 17.10.2023 at 8:31 am





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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **1105303**  
**Land Registration District** **Taranaki**  
**Date Issued** 17 October 2023

**Prior References**  
TNL2/852

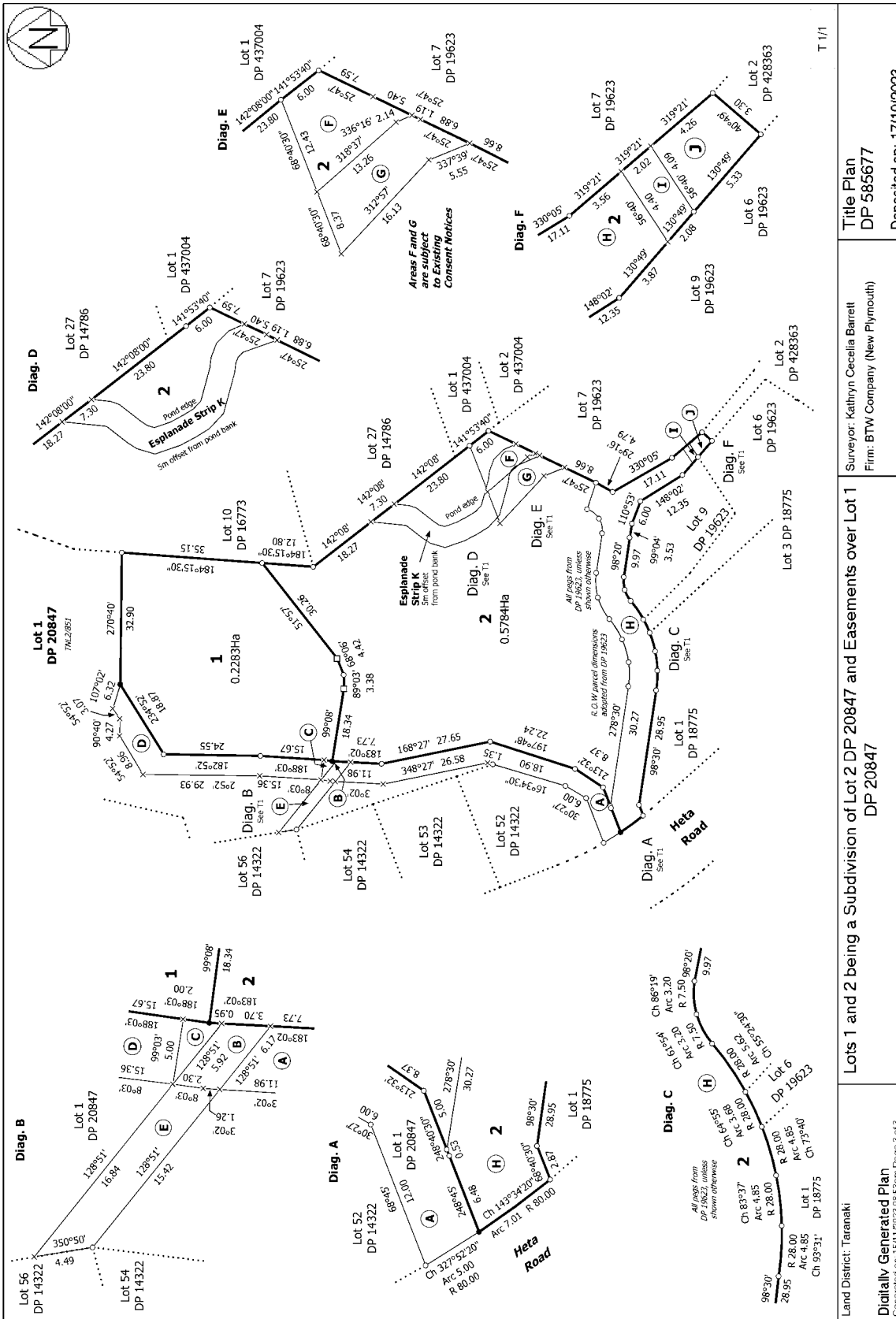
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**Estate** Fee Simple  
**Area** 2283 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 585677  
**Registered Owners**  
Tony Donald McLennan and Jennifer Anne McLennan

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**Interests**

Appurtenant hereto is a right to drain sewage specified in Easement Certificate 307639.6 - 17.2.1984 at 12.15 pm  
The easements specified in Easement Certificate 307639.6 are subject to Section 309 (1) (a) Local Government Act 1974  
450435.5 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 5.5.1998 at 11.45 am  
450435.6 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 5.5.1998 at 11.45 am  
Appurtenant hereto is a right to drain sewage specified in Easement Certificate 477414.6 - Produced 1.3.2001 at 11.50 am  
and entered 21.3.2001 at 9.00 am  
The easements specified in Easement Certificate 477414.6 are subject to Section 243 (a) Resource Management Act 1991  
12721319.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.10.2023 at 8:31 am  
Appurtenant hereto is a right of way, right to convey water, electricity, gas and telecommunications and right to drain  
sewage created by Easement Instrument 12721319.5 - 17.10.2023 at 8:31 am



Land District: Taranaki  
 Digitally Generated Plan  
 Generated on: 15/11/2023 08:53am Page 3 of 3

Lot 1 and 2 being a Subdivision of Lot 2 DP 20847 and Easements over Lot 1 DP 20847

Surveyor: Kathryn Cecelia Barrett  
 Firm: BTW Company (New Plymouth)

Title Plan  
 DP 585677

Deposited on: 17/10/2023  
 T 1/1



## NPDC BUILDING CONSENT

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

**BUILDING CONSENT  
SECTION 51, BUILDING ACT 2004  
FORM 5**

Consent Number: BC23/132321

THE BUILDING:	
Street address of building:	144 Heta Road NEW PLYMOUTH 4312
Legal description of land where building work is located:	LOT 2 DP 20847 BLK V PARITUTU SD
Building name:	N/A
Location of building within site/block:	As per approved plans
Level/unit no:	N/A

THE OWNER:			
Name of owner(s):	Tony Donald Mclennan		
Mailing Address:	142E Heta Road, NEW PLYMOUTH 4312		
Street address/registered office:	142E Heta Road, NEW PLYMOUTH 4312		
Phone number:	021 0883 1896	Mobile:	021 0883 1896
Landline:	N/A	After hours:	021 0883 1896
Daytime:	021 0883 1896	Email address:	<a href="mailto:tonymcl144@gmail.com">tonymcl144@gmail.com</a>
Facsimile number:	N/A	Website:	N/A

FIRST POINT OF CONTACT FOR COMMUNICATIONS WITH THE BUILDING CONSENT AUTHORITY:			
Full name:	Arden Peters Architects		
Contact person:	Matthew King		
Mailing Address:	170 Powderham Street, NEW PLYMOUTH 4310		
Phone number:	06-759 2190 ext5	Mobile:	N/A
Daytime:	06-759 2190 ext5	After hours:	06-759 2190
Facsimile number:	N/A	Email address:	<a href="mailto:mattk@ap-architects.co.nz">mattk@ap-architects.co.nz</a>

THE BUILDING WORK:
<b>The following work is authorised by this building consent:</b>
Description of works: Two-level three-bedroom 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.
<b>This building consent is subject to the following conditions:</b>
Section 90 of the Building Act 2004 allows the building consent authority to take reasonable steps to ensure that the building work is being carried out in accordance with the building consent by inspecting building work (including



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# New Plymouth District Council

the land and work being carried out off site) and to ensure any provisions endorsed on the building consent are being carried out. It entitles agents authorised by the building consent authority, at all times during normal working hours or while building work is being done to carry out the inspections.

## COMPLIANCE SCHEDULE:

A compliance schedule is not required for the building.

## ATTACHMENTS:

Included with your Building consent are the following attachments:

- Advice notes for your building consent
- Required items for the building consent (including inspections)

Copies of the following documents have previously been sent via the portal/email for your building consent:

- Development Check Report

Signed on behalf of New Plymouth District Council:

Talimai Filo  
Building Support Services Officer

Date of Issue:

19 March 2024



## Advice Notes for Building Consent No: BC23/132321

### 1. Inspections

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items.

Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact New Plymouth District Council (NPDC) if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Bookings may fill up days in advance. Requests for inspection must be booked as soon as you know that you will be ready. Having your representative and consent plans and documentation on-site during the inspection will enable the inspector to discuss the issues directly, thus avoiding delays.

If your project includes any restricted building work, you will need to notify us of the LBP carrying out or supervising the work before you can book an inspection. If any of the LBP changes during the project, you will need to let us know.

### 2. Durability of Building Elements

Building elements may have an intended life of less than 50 years. Limited life building elements carry certain limitations and obligations. Based on current legislation these obligations require the building owner to follow the normal and/or scheduled maintenance of the building element to ensure its continued compliance with the New Zealand Building Code (NZBC). Where failure to properly maintain the building elements results in non-compliance with the NZBC, the BCA/Territorial Authority may issue a "Notice to Fix" which if not met could result in legal action appropriated in the circumstances.

### 3. Construction and Demolition Noise

The operative New Plymouth District Plan, appendix 12, clause 1.1–1.4 sets construction and demolition noise standards. Anyone carrying out building work must ensure they comply with these noise levels at all times. These standards may be obtained from the Council's website or by contacting the Council.

### 4. Lapse and Cancellation of Building Consents

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the BCA may allow. An extension of time to commence building work after 12 months must be made in writing stating the reasons for the request, prior to the lapse date of the consent.

### 5. Time in which to complete your Building Project

The Building Consent Authority must decide whether to issue a Code Compliance Certificate for which a building consent relates, 2 years after that date on which the building consent for the building work was granted on. A reminder will be sent close to the 2-year anniversary from grant date. If you have not completed your building work and require an extension to complete, you will need to apply in writing one month before the anniversary date, stating the reason the extension is required and the amount of time you need to complete the work. Please note an additional cost will be applicable.

### 6. Completion of Building Project

A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. An extension of time to complete work may be considered if required. Application for a time extension must be made in writing explaining reasons for the request.

When applying for the Code Compliance Certificate, you will need to collect a Memorandum from each trade LBP who carried out and supervised restricted building work (RBW) and submit these as part of the CCC application at the end of the project. A copy of the application for CCC form is included in this package.

### 7. Fees and Charges

The base fee is based on the anticipated costs for the project and is non-refundable.



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Building Consent fees are required to be paid prior to a building consent being issued. Once the project commences actual costs are charged against the fees paid. In some instances, the base fee may be exceeded due to amendments, extra inspections, late cancellations, or other time spent because of project complexity. These additional costs will be charged, and the invoice must be paid before we will issue the Code Compliance Certificate.



## Required Items for Building Consent No: BC23/132321

Before Council can issue a Code Compliance Certificate, you will need to ensure the following inspections are completed and that you have provided the paperwork requested.

### Inspections Required

No	Detail	Notes
1	Siting/Excavation	
1	Foundations (Timber)	
1	Foundation wall (Blockwall)	
1	Pre-flooring (Sub-Floor)	
1	Specific Design Slab	
1	Sanitary drains (Under Timber Floor)	
1	Pre-Wrap (Framing/Fixings)	
1	Cavity Battens (Flashings)	
1	Pre-Line (Combo)	
1	Post-Line	
1	Tiled Shower Membrane	
1	Drainage (Including On-site Disposal)	
1	Final-Residential	
1	Solid Fuel Appliance-Final (Free Standing)	
14	Total Inspections	

The inspections on this schedule indicate the types of inspections that your building work must comply with before a Code Compliance Certificate (CCC) can be issued. Otherwise, a notice to fix may be issued. The number of inspections is an estimate and may change depending on how you carry out the building work. If a change in number or frequency of inspections has occurred during the project, NPDC's plan processing system will contain the documented rationale for the admission or omission of inspections.

### Documentation Required

Application form for CCC

Electrical certificate

As built under floor sanitary plumbing plan

As-built foul water drainage plan

### Notes



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## Documentation Required

As-built stormwater drainage plan

Plumbing pressure test memo

PS3 - Waterproofing membrane (internal)

PS3 - Waterproofing membrane (external)

PS3 - Structural steelwork

PS4 - Structural steelwork

1-PS4 (Specify)

## Notes

### BCD Group:

- Retaining wall poles and holes
- Pile
- Strip/pad foundation
- Slab pre-pour
- Concrete pre-pour
- Steel Beams/Posts/Portal Frames & Connections

## Licensed Building Practitioner Forms Required

Designer 1

Matthew King

Designer 2

Adam Kingsford

Carpenter

Foundation 1

Brick & Blocklayer 1

Roofer one

# Method of Sale

- DEADLINE SALE closing 12pm on Thursday, 21 November 2024 (unless sold prior)

# 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'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:



Di Brien

Licensed Real Estate Agent (REA 2008)

M 027 442 1980

O 06 758 2484

E [di@robertangus.co.nz](mailto:di@robertangus.co.nz)