



21 O'Neil Road, Kaukapakapa Additional Property Information

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The Property

While a significant (50%?) portion of the property is protected native bush there is room for additional areas to be cleared behind the house. The protected area is marked D on the attached title document (this property is Lot 4 on the title lot plan)

A copy of the Resource Consent for the subdivision that allowed for the property is included in the property bundle that this document forms a part of. A Geotech for the property is available upon request. Please note that the 21 O'Neil Road is Lot 5 in these documents.

In summary the main resource consent conditions imposed by Council include:

- Must not own, care for or feed any domesticated cats;
- Must not plant or cultivate certain species of plants;
- Must limit building to single storey to maximum height of 6 metres;
- Must use recessive colours (i.e. those that blend in to the environment);
- Must limit use of reflective glass

Included in this property bundle are some conceptual plans the previous owner had drawn showing potential alterations.

Tenancy

The property is currently tenanted with a fixed term tenancy expiring 03-Sep-2025.

The tenants have been advised that the owners will allow this tenancy to roll over to a periodic tenancy once the fixed term expires.

The Tenancy Act requires that the owners of a property that has sold with tenants on a periodic tenancy provide the tenants with no less than 42 days' notice from the date the Sale and Purchase Agreement is declared unconditional.

Therefore, if vacant possession is required the earliest the property will be available for occupancy is the later of 16-Oct-2025 or 42 days from the date the Sale and Purchase Agreement is declared unconditional.

The tenants may of course wish to vacate earlier, which is possible with the owners' agreement.

Septic System

The installed septic system is from natural flow: www.naturalflow.co.nz

Landline Telephone

A standard landline should be available at the property (subject to capacity being available on the cable etc.). A phone cable is in place between the home and the boundary but has not been connected at either end.

Mobile Phone Coverage



www.2degrees.nz/coverage/

It appears that 4G coverage should be available.



www.one.nz/network/coverage/

It appears that 4G coverage should be available.



www.spark.co.nz/coverage/

It appears that 4G coverage should be available.

Where the ability to receive calls to a mobile phone is important and a property has limited or no coverage the options are:

1. Divert or Forward mobile calls to another number (this can be a land line). Most mobile providers provide the ability to at least divert all calls, divert on busy or divert on no answer to another number. Generally, the account holder for the mobile number being diverted will incur the cost of the call;
2. Mobile Signal Booster. Where coverage is intermittent or poor a mobile signal booster may resolve the issue. e.g. www.mobilephonesignalbooster.co.nz

Internet



www.2degrees.nz/coverage/

It appears that 4G coverage should be available.



<https://www.chorus.co.nz/broadband>

VDSL might be available at this address.



www.farmside.co.nz Text in *italics* courtesy of Farmside Website

Farmside is New Zealand's leading rural telecommunications company, providing rural and provincial kiwis with access to the telecommunication services they need to improve productivity, save time and enjoy a better lifestyle.

While most urban New Zealanders can access broadband through fixed homelines, a high percentage of those who live and work beyond city boundaries experience difficulties with broadband access and performance due to the physical limitations of their local copper infrastructure.

www.farmside.co.nz/Broadband/Wireless/CheckYourCoverage.aspx

Where ADSL or Wireless Internet connections are difficult Farmside offer a Satellite option that is accessible from visually anywhere in New Zealand.

Farmside's Satellite broadband plans are delivered predominantly via the OPTUS Satellite and provide rural New Zealand with a cost effective, high performance broadband connection. Satellite is available virtually anywhere in New Zealand, no matter how remote you live.



<https://one.nz/broadband/internet-plans/> Text in *italics* courtesy of One Website

Rural Wireless Broadband should be available at this address.

Refer to Mobile Phone coverage above - if there is mobile phone coverage at the property mobile broadband may be an option. Speed/Reliability is dependent on strength of coverage.



www.spark.co.nz/shop/internet Text in *italics* courtesy of Spark Website

Wireless Broadband should be available at this address.

Refer to Mobile Phone coverage above - if there is mobile phone coverage at the property mobile broadband may be an option. Speed/Reliability is dependent on strength of coverage.



www.starlink.com

Hi-speed internet is pretty much a given where clear line of sight to the satellites as they pass overhead is possible. Reports for local users are very positive.

Starlink provides high-speed, low-latency broadband internet across the globe. Within each coverage area, orders are fulfilled on a first-come, first-served basis.

Schooling / Buses

Schooling may be offered at the following schools - please contact the schools directly to confirm whether zoning applies and what bus services are available:

- Kaukapakapa School (8kms/10mins, full primary, decile 7, roll 273) - Bus at end of road (350m)
- Waitoki School (14kms/15mins, full primary, decile 8, roll 108)
- Wainui School (12kms/16mins, full primary, decile 9, roll 300)
- Helensville School (19kms/21mins, full primary, decile 5, roll 526)
- Kaipara College in Helensville (20kms/21mins, secondary, decile 7, roll 756) Bus at end of road (350m) then change buses in Kaukapakapa

Check nzschools.tki.org.nz for other possibilities. Note this site recommends confirming eligibility with the individual schools.

Sport

For the sporting kinds there are a variety of options including Sinclair park, the Kaukapakapa Pony Club, the Kaukapakapa Bowling Club, the Helensville District golf course, the Helensville Rugby Club and Helensville Tennis Club. All of which are reasonably close. Then there is the fantastic fishing on the Kaipara Harbour.

Travel Times

Kaukapakapa	8kms	10minutes
Helensville	19kms	20minutes
Motorway (Silverdale)	24kms	25minutes
Albany	36kms	35minutes

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