



Additional Property Information 543 West Coast Road

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Property Information

- More or less 69 hectare or 170 acre flat to gently rolling property with one area of bush and various areas of "wetlands" with nice level of bush.
- The milking equipment in the 12 aside herringbone shed has not been used for some time and we are advised that the vacuum pump is faulty.
- There is a variety of farm equipment available for purchase with the property including a Ford tractor with front end loader, blade, mower, conventional bailer, tedder, ripper, roller, calf feeder, calf bins, fencing materials, kitset bridge etc. etc. Condition of the machinery is unknown and much of it is outside with grass grown up around/through it.
- The fences are a combination of new to poor with some gates and the races needing attention.
- The stock water is supplied from a pond which we have been advised has a new pump but old pressure cylinder. There are apparently various taps to turn off water to sections of the property.
- Large old barn located on the roadside;
- Hayshed with portion closed in;
- Modern 4 bay shed complete with concrete floor, power and 3 roller doors.
- Three bedroom, 1 bathroom dwelling appears to have good bones including a brand new roof but is in need of a tidy up including painting and decorating.
- There is also a double garage.

Price

The Vendors have advised us their price expectation is in the early 3 million range however something in the high 2 million range, both plus GST, may well secure it.

Titles

While the property is in three titles, there does not appear to be any opportunity under the current rules to take advantage of this.

We have had a surveyor have a quick look at the property and in relation to the 3,518m² title they have advised:

Hi Dave, have had a look over these and checked the boundary change rules again. The AUP boundary change rules are the fully operative ones. Like the old rules, to do a boundary change on these we would need to prove that a building site was present on them. The front yard is a 20m setback because West Coast Road is shown as an arterial road. This therefore leaves very little room for a building site, especially as Council may take the road setback as being from the actual road location rather than the legal road edge, which seem to be quite different things in this case. Given the 20m yard that applies here, I do not think any of those smaller sites has a viable building site Council would be happy with, and as there is no building site, they cannot be boundary relocated in accordance with Rule E39.6.3.2(5).

In relation to the landlocked, 14.93ha, title we have been led to believe that this is not usable although further investigated may be warranted.

Sub-Division Potential

We have had a surveyor have a quick look at the property and they have advised:

Hi Dave, yes, about 6.5ha of native bush shown as SEA. Therefore under either the existing plan or the Unitary Plan, one new title could be created on site. Under the Unitary Plan, there would also be the opportunity for the title to be used as a transferrable title right (TTR).

In regard to the wetland, there looks to be quite a bit. However, it is not shown as SEA. Under current rules, if there is over 0.5ha of good quality native dominant wetland then one new title, able to be created on site, is available. The rule is still operative so that opportunity remains for the next few months if the wetland is good quality. Under the Unitary Plan, 0.5ha of wetland generates one transferrable title right, and 1ha of wetland generates two TTRs. The wetland is supposed to be SEA, but we believe that will change so that every area becomes subject to individual assessment. If that occurs, and the wetland is either of good quality, or is restored to being of good quality, two transferrable titles should be possible from the wetland area. The current value of a TTR is approx. \$225,000 + GST. Even if the rule does

not formally change to provide for wetland not shown as SEA, the Plan would allow for a non-complying application and if it can be shown that the wetland is of good quality, we would expect that to be successful.

Therefore we believe the property has the ability to create one new title on site from the bush, possibly one from the wetland if over 0.5ha of it is of good quality.

Alternatively, up to three transferrable title rights could be generated.

Further investigation as to the wetlands would require a site visit by the surveyor at a budgetary cost of \$500 + GST. So potentially the property could provide \$850-875,000 to offset a portion of the purchase price.

1 x bare lot @ say \$425,000 and two transferable titles @ \$225,000

OR

2 x bare lots @ say \$425,000

There would obviously be some cost associated with doing this.

Landline Telephone

A standard landline is currently available at the property.

Mobile Phone Coverage



www.spark.co.nz/coverage/

It appears that 4G 700 and 3G coverage may be available.



www.vodafone.co.nz/network/coverage/

It does not appear that there is any coverage.

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.chorus.co.nz/maps Text in *italics* courtesy of Chorus Website

ADSL is available at this address.



www.compass.net.nz/compass-rural-broadband-coverage Text in *italics* courtesy of Compass Website

The coverage map suggests that coverage is not available.

Stay connected in rural New Zealand with Compass Rural Wireless. Our Rural Wireless option delivers Broadband in hard to reach areas and has two speed options available in most areas.



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.

Farmside has overcome these barriers by developing a reliable rural broadband network that spans the entire country, offering broadband access to all rural and provincial dwellers, regardless of distance from an urban centre, isolated location or challenging topography.

IPSTAR Satellite broadband services are not affected by terrestrial limitations. Farmside have thousands of farmers and other rural dwellers already connected and have hundreds more joining every month.

Farmside services include rural broadband, homeline, weblane (VoIP) and mobile solutions, and associated computer and networking equipment to enable integrated connectivity.

Services provided by Farmside include those that are Wireless and Satellite based. Wireless services which start from \$91.99/month* with installation \$229* require line of site access to a Wireless tower. It is highly likely that internet access will be available via Farmside satellite at least with prices from \$57.34/month* with installation \$343.85*.

* Prices as of February 2016.



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

Result of *Enter your address to see what broadband you can get coverage*

ADSL is available at this address. The vendor utilises Spark ADSL and reports test results of 4 mbps download and 0.85 upload.

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.stratanet.co.nz/our-services/rural-internet/rural-coverage-map/

Text in *italics* courtesy of Stratanet Website

Broadband via Stratanet should be available at the property. Users in the area report performance is good,

StrataNet provide a reliable robust wireless service, in rural and urban areas. Our speeds are the fastest available because we run our own network. Our wireless service does not use the old copper lines in the ground. Instead, StrataNet deliver wirelessly from transmission towers dotted around the greater Auckland area. We provide ultra-low latency (ping) connections, which is one of the key factors in delivering fast internet

Stratanet provides Wireless services which start from \$40/month* require line of site access to a Wireless tower. A check of their coverage map suggests that it is unlikely that they have coverage available at the property.

* Prices as of February 2016.



www.vodafone.co.nz/broadband/rural Text in *italics* courtesy of Vodafone Website

Result of *Check the coverage at an address*

With an aerial 3G and 4G services appear to be available.

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.

Schooling / Buses

It is our understanding that bus services are available from the gate to Ahuroa School (7kms, full primary, decile 9, roll 56), Mahurangi College in Warkworth (21kms, intermediate plus secondary, decile 7, roll 1,378) and Warkworth Primary School (21kms, primary, decile 7, roll 581). Buses leave from approximately 2 kms down West Coast Road to Kaukapakapa School (20kms, full primary, decile 7, roll 273) and on to Kaipara College (32kms, secondary, decile 7, roll 756) in Helensville.

The property may be zoned for specific schools. Check nzschools.tki.org.nz for other possibilities. Note this site recommends confirming eligibility with the individual schools.

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