



PO Box 276 049, Manukau City 2241

Level 4, Westfield Shopping Centre

8 Leyton Way

Manukau City

Phone: (09) 263 5285

Fax: (09) 263 5280

1 September 2020

Glaister Ennor  
PO Box 63  
Shortland Street  
Auckland 1140

Attention: Deirdre Norris

Dear Deirdre

**Re: Overseas Investment Act Certificate:  
71 Trig Road, Whenuapai, Auckland**

Thank you for your e-mail instruction of 31 August 2020 to investigate whether or not the property located at 71 Trig Road, Whenuapai, would be subject to Overseas Investment Act 2005 consent.

Please find attached a signed Certificate which addresses each element of Tables 1 and 2 in Schedule 1 of the Overseas Investment Act 2005. The Certificate records that subject property is sensitive land as it is identified as Lifestyle on the District Valuation Roll and therefore "residential land" as defined in section 4 of the Overseas Investment Amendment Act 2018.

Also, I confirm that the Relevant Land does not include land deemed to be "Special Land" as defined by section 3 of the Overseas Investment Regulations 2005, being foreshore, seabed, riverbed or lakebed as defined in section 6(1) of the Overseas Investment Act 2005.

Enclosed are copies of Record of Title NA66D/175, Landonline Spatial Map, aerial photograph, locality map, Auckland Unitary Plan Operative in part (15 November 2016), PPC5-Proposed Whenuapai Plan Change Version dated 30 April 2018 and relevant documentation for your records.

Yours Sincerely

  
Steven Schwarz  
LINZ Accredited Supplier

**CERTIFICATE FOR THE PURPOSES OF SCHEDULE ONE OF  
THE OVERSEAS INVESTMENT ACT 2005**

**71 Trig Road, Whenuapai, Auckland.**

I, Steven Schwarz, LINZ Accredited Crown Property Supplier certify that:

**PART A**

1. The land<sup>1</sup> the subject of this certificate is (**Land**):

	RT Number	Legal Description	Land District	Non-Urban Land?	District Plan Zoning	Area
(a)	NA66D/175	Lot 2 DP 10158, Lot 2 DP 117365 and Lot 5 DP 101583 (½ share)	North Auckland	No	Future Urban Zone on Auckland Unitary Plan Operative in part (15 November 2016). Business - Light Industry Zone in PPC5 Proposed Whenuapai Plan Change dated 30 April 2018.	6.9775 ha plus 0.4485 ha
TOTAL LAND AREA						7.4260 ha

<sup>1</sup> The term "land" in this certificate includes any associated land, if any. The Overseas Investment Office does not require this certificate to address land unless it is relevant land (as defined in the Overseas Investment Act 2005).

2. **Associated Land**

	RT Number	Legal Description	Land District	Non-Urban Land?	District Plan Zoning	Area
(a)	NA55D/1228 <u>69 Trig Road</u>	Lot 3 DP 101583 and Lot 5 DP 101583 (½ share)	North Auckland	No	As above	5.7170 ha plus 0.4485 ha
(b)	NA55D/1229 <u>149-151 Brigham Creek Road</u>	Lot 4 DP 101583	North Auckland	No	As above	6.1270 ha
(c)	143112 <u>155-157 Brigham Creek Road</u>	Lot 2 DP 334953	North Auckland	No	Future Urban Zone on Auckland Unitary Plan Operative in part (15 November 2016). Residential - Single House Zone in PPC5 Proposed Whenuapai Plan Change Version dated 30 April 2018.	3.6224 ha
TOTAL ASSOCIATED LAND AREA						15.4664 ha
TOTAL AREA OF SUBJECT AND ASSOCIATED LAND						22.8924 ha

## PART B

**Table 1 of Schedule 1**

	YES	NO	REF <sup>2</sup>
3. The Land is or includes:			
(a) residential land <sup>3</sup>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A
(b) non-urban land larger than 5 hectares	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. The Land is greater than 0.4 hectares:			
(a) land greater than 0.4 hectares on islands specified in Part 2 of Schedule 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) land on other islands (other than North or South Island, but including the islands adjacent to the North or South Island)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) marine and coastal area <sup>4</sup>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) land larger than 0.4 hectares being the bed of a lake	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) land larger than 0.4 hectares held for conservation purposes under the Conservation Act 1987	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(f) land larger than 0.4 hectares that a district plan or proposed district plan under the Resource Management Act 1991 provides is to be used as a reserve, as a public park, for recreation purposes, or as open space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(g) land larger than 0.4 hectares subject to a heritage order, or a requirement for a heritage order, under the Resource Management Act 1991 or by Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<sup>2</sup> REF – include reference to the Record of Title and Legal Description shown in Part C.

<sup>3</sup> On and from 22 October 2018 as inserted by the Overseas Investment Amendment Act 2018.

<sup>4</sup> The terms “bed”, “marine and coastal area”, “lake”, “non-urban area”, “residential land”, and “river” are defined in, or by legislation referred to in, the Overseas Investment Act 2005.

- |  | YES                      | NO                                  | REF <sup>2</sup> |
|--|--------------------------|-------------------------------------|------------------|
| (h) a historic place, historic area, wahi tapu, or wahi tapu area larger than 0.4 hectares that is registered or for which there is an application or proposal for registration under the Heritage New Zealand Pouhere Taonga Act 2014 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                  |
| (i) land larger than 0.4 hectares that is set apart as Māori reservation and that is wahi tapu under section 338 of Te Ture Whenua Maori Act 1993  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                  |

**Table 2 of Schedule 1<sup>5</sup>**

- |   |                          |                                     |  |
|---|--------------------------|-------------------------------------|--|
| 5. The Land is greater than 0.2 hectares and adjoins:   |                          |                                     |  |
| (a) marine and coastal area   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| 6. The Land is greater than 0.4 hectares and adjoins:   |                          |                                     |  |
| (a) bed of a lake   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| (b) land held for conservation purposes under the Conservation Act 1987 (if that conservation land exceeds 0.4 hectares in area)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| (c) any reserve under the Reserves Act 1977 that is administered by the Department of Conservation (if that reserve land exceeds 0.4 hectares in area)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| (d) any regional park or part of a regional park that is subject to a declaration under section 139 of the Local Government Act 2002 (if that park or part of the park exceeds 80 hectares)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| (e) any national park held under the National Parks Act 1980  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| (f) land that adjoins the sea or a lake and is a Māori reservation to which section 340 of the Te Ture Whenua Māori Act 1993 applies (if that land/reservation exceeds 0.4 hectares in area)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| (g) land over 0.4 hectares that includes a wahi tapu or wahi tapu area that is entered on the New Zealand Heritage List/Rārangī Kōrero or for which there is an application that is notified under section 67(4) or 68(4) of the Heritage New Zealand Pouhere Taonga Act 2014 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |

<sup>5</sup> In accordance with clause 32 of Schedule 1AA of the Overseas Investment Act 2005.

- |   | YES                      | NO                                  | REF <sup>2</sup> |
|---|--------------------------|-------------------------------------|------------------|
| (h) land over 0.4 hectares that is set apart as Māori reservation and that is wahi tapu under section 338 of Te Ture Whenua Māori Act 1993 <sup>6</sup>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                  |
| (i) land (if that land exceeds 0.4 hectares in area), that pursuant to an enactment specified in Schedule 3 of the Treaty of Waitangi Act 1975 or in regulations,-  |                          |                                     |                  |
| (i) is owned by the governance entity of a collective group of Māori such as an iwi or a hapū; and  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                  |
| (ii) is managed in accordance with the Conservation Act 1987 or an enactment referred to in Schedule 1 of that Act  |                          |                                     |                  |
| (j) any reserve under the Reserves Act 1977 (if that reserve exceeds 0.4 hectares in area) that, pursuant to an enactment specified in Schedule 3 of the Treaty of Waitangi Act 1975 or in regulations, is managed wholly or jointly by the governance entity of a collective group of Māori such as an iwi or a hapū | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                  |
| (k) Te Urewera land (as defined in section 7 of the Te Urewera Act 2014)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                  |
| (l) Whanganui River (as defined in section 7 of the Te Awa Tupua (Whanganui River Claims Settlement) Act 2017)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                  |
| (m) Maungatautari Mountain Scenic Reserve (as defined in section 71(1) of the Ngāti Koroki Kahukura Claims Settlement Act 2014)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                  |

## PART C

1. The items marked 'yes' above are:

		Relevant Land	Adjoining Land (if relevant)
A	Record of Title and Legal Description:	NA66D/175 - Lot 2 DP 10158, Lot 2 DP 117365 and Lot 5 DP 101583 (½ share)	

<sup>6</sup> On and from 22 October 2018 as inserted by the Overseas Investment Amendment Act 2018.

		Relevant Land	Adjoining Land (if relevant)
	Comments:	The Relevant Land together with Associated Land is "Non-Urban land" exceeding the area threshold of 5 hectares (22.8924 ha).	

If the relevant land includes 'Special Land' continue to Part D.

## PART D – Special Land

	YES	NO	REF <sup>7</sup>
1. The land the subject of this certificate is or includes:			
(a) marine and coastal area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) bed of a river (ad medium filum aquae <sup>8</sup> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) bed of a river (interior <sup>9</sup> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) bed of a lake (ad medium filum aquae)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) bed of a lake within title	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

2. The items marked 'yes' above are:

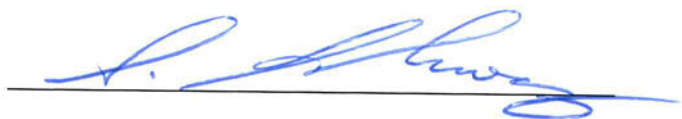
<sup>7</sup> Include reference to Record of Title and Legal Description shown in Part A, B and D.

<sup>8</sup> ad medium filum aquae being the legal presumption that the owner of relevant land with a moveable boundary that bounds a non-tidal waterway is deemed to own out to the middle line of the waterway bed.

<sup>9</sup> for these purposes, interior describes a river (or lake) that does not create a moveable boundary of a title or lot because when it is interior to the relevant land all of its width (or extent) is within the relevant land or the lots within the relevant land.

		Relevant Land	Adjoining Land (if relevant)
	Record of Title and Legal Description:		
	Comments:		

Dated at Auckland this *1st* day of September 2020



Steven Schwarz, LINZ Accredited Supplier





RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy



R. W. Muir  
Registrar-General  
of Land

Identifier NA66D/175  
Land Registration District North Auckland  
Date Issued 05 August 1987

Prior References

NA55D/1226 NA55D/1227

Estate	Fee Simple
Area	6.9775 hectares more or less
Legal Description	Lot 2 Deposited Plan 101583 and Lot 2 Deposited Plan 117365

Registered Owners

Robert Anthony Ming, Anthea Joy Ming and Catherine Lianne Ming

Estate	Fee Simple - 1/2 share
Area	4485 square metres more or less
Legal Description	Lot 5 Deposited Plan 101583

Registered Owners

Robert Anthony Ming, Anthea Joy Ming and Catherine Lianne Ming

Interests

Subject to Section 308 (4) and (5) Local Government Act 1974

Subject to Section 59 Land Act 1948

Subject to Section 8 Coal Mines Amendment Act 1950

B306787.3 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 9.7.1984 at 2.31 pm

HS:11  
CWP RM

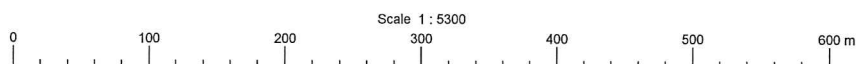
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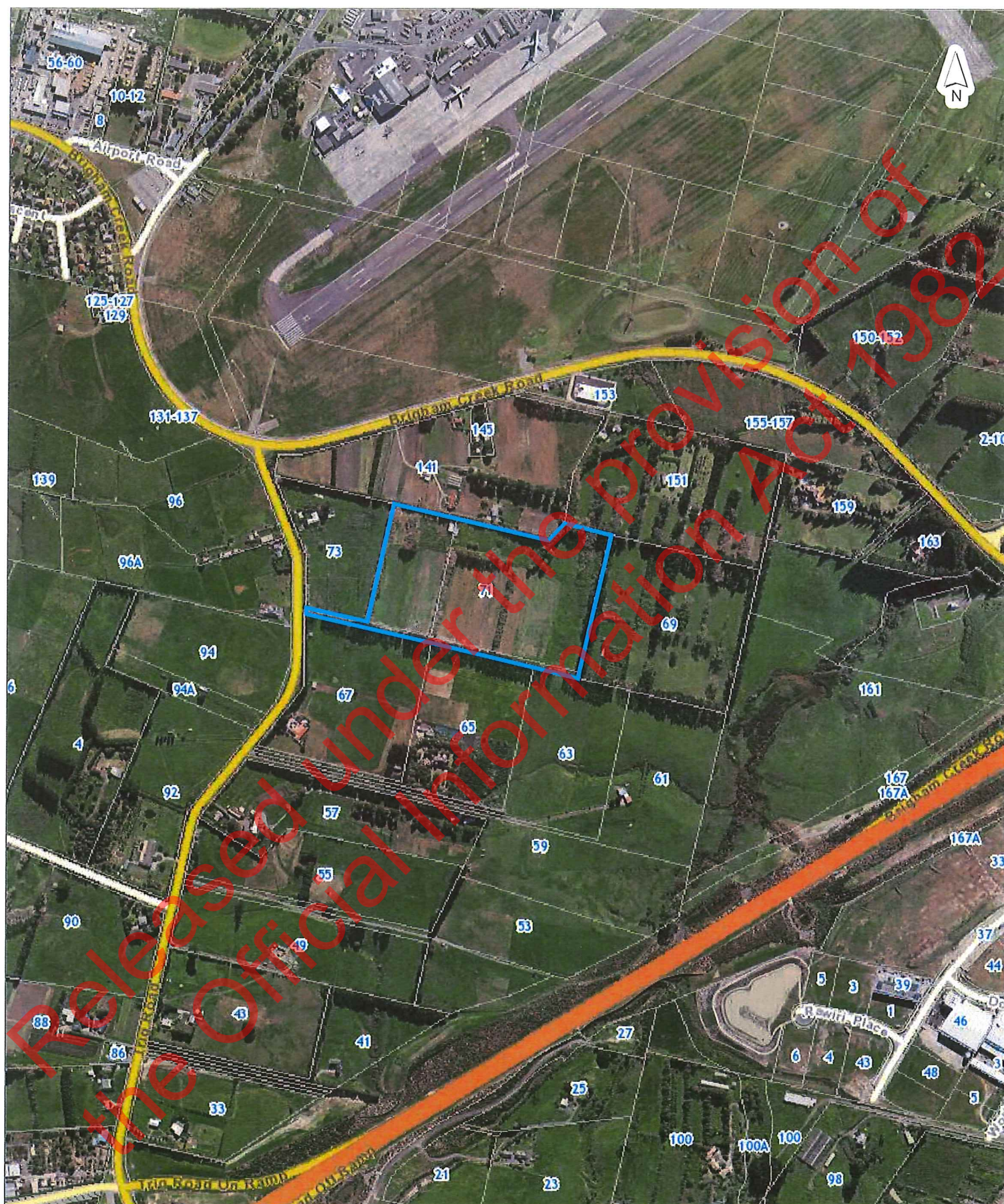


**Spatial Map Print**



This data has been compiled from official records. Location of boundaries requires an analysis of all relevant information in compliance with the Survey Regulations. Attribute data requires an analysis of the appropriate legal record.





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**71 Trig Road**

0 40 80 120  
Meters

Scale @ A4  
= 1:8,000

Date Printed:  
1/09/2020



**Auckland Council**  
Te Kaunihera o Tāmaki Makaurau



## Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

### Address

71 Trig Road Whenuapai

### Legal Description

LOT 5 DP 101583, LOT 2 DP 101583, LOT 2 DP 117365

### Appeals

### Modifications

Plan Changes, Plan Change 5 Whenuapai, Zone, [View PDF](#), Notified, 21/09/2017

### Zones

Future Urban Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Rural

### Overlays

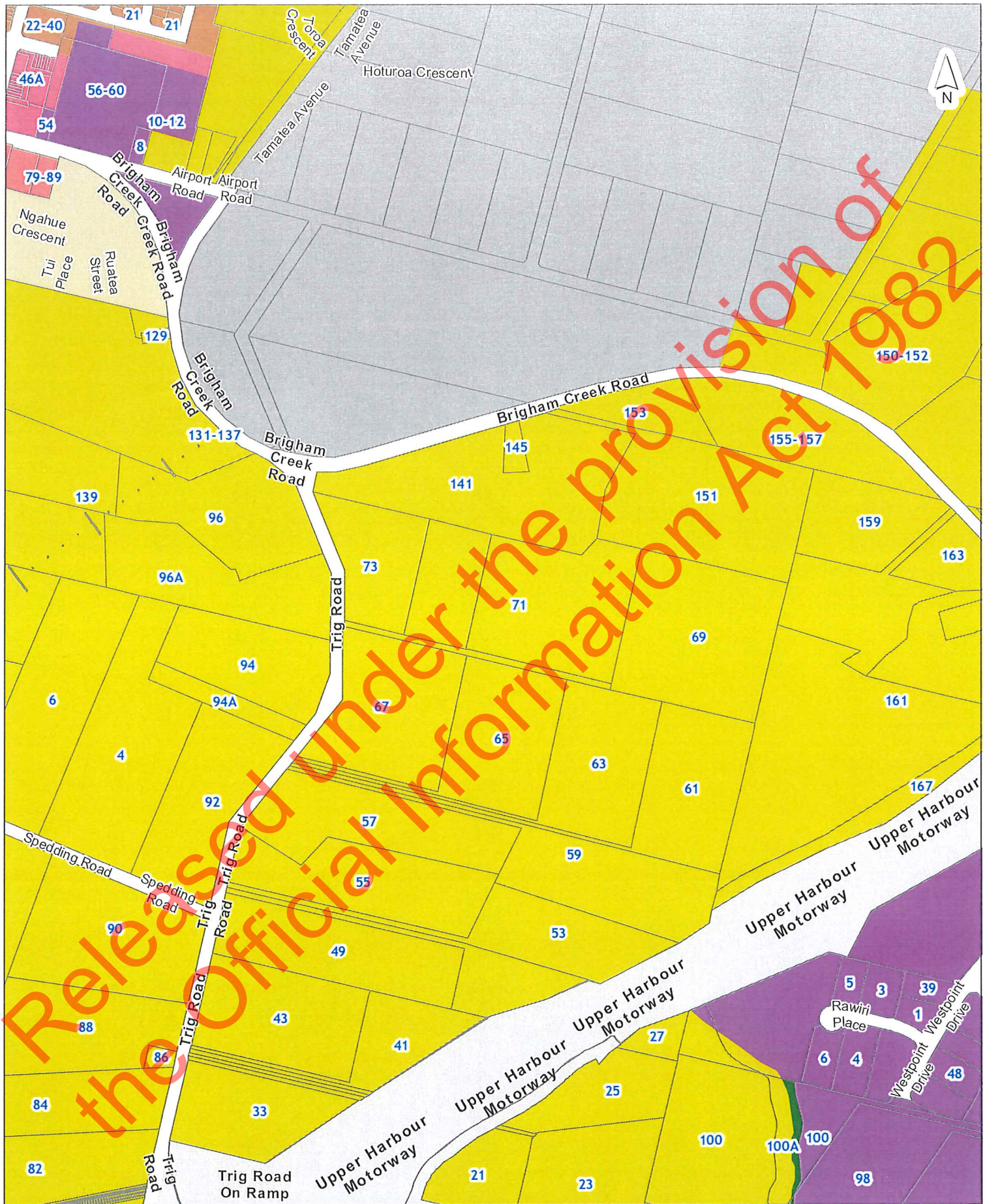
Infrastructure: Aircraft Noise Overlay - Whenuapai Airbase - noise control area (55dBA)

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer

### Designations

Designations: Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence










# NOTATIONS

## Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

## Proposed Plan Modifications

-  Notice of Requirements
-  Plan Changes

## Tagging of Provisions:

- [ i ] = Information only
- [ rp ] = Regional Plan
- [ rcp ] = Regional Coastal Plan
- [ rps ] = Regional Policy Statement
- [ dp ] = District Plan (only noted when dual provisions apply)

# ZONING




## Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone

## Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

## Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [ i ]



## Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone








## Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

## Infrastructure

-  Special Purpose Zone - Airports & Airfields  
Cemetery  
Quarry  
Healthcare Facility & Hospital  
Tertiary Education  
Māori Purpose  
Major Recreation Facility  
School
-  Strategic Transport Corridor Zone

## Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

- - - - Rural Urban Boundary

- - - - Indicative Coastline [i]



## Overlays

### Natural Resources

	Terrestrial [rp/dp]	Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Water Supply Management Areas Overlay [rp]	
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	Natural	Lake Management Areas Overlay (Natural Lake and Urban Lake)
	Urban	
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	

### Infrastructure

	Airport Approach Surface Overlay	
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	National Grid Subdivision Corridor	National Grid Corridor Overlay
	National Grid Substation Corridor	
	National Grid Yard Compromised	
	National Grid Yard Uncompromised	

### Mana Whenua

	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]
--	--

### Built Environment

	Identified Growth Corridor Overlay
--	------------------------------------

### Natural Heritage

	Notable Trees Overlay	
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character Overlay [rcp/dp]	
	Viewshafts	Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Height Sensitive Areas	
	Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
	Locally Significant Volcanic Viewshafts Overlay Contours [i]	
	Modified	Ridgeline Protection Overlay
	Natural	
	Local Public Views Overlay [rcp/dp]	
	Extent of Overlay	Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	

### Historic Heritage & Special Character

	Historic Heritage Overlay Place [rcp/dp]	
	Historic Heritage Overlay Extent of Place [rcp/dp]	
	Special Character Areas Overlay Residential and Business	
	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]	
	Auckland War Memorial Museum Viewshaft Overlay Contours [i]	
	Stockade Hill Viewshaft Overlay – 8m height area	
	Stockade Hill Viewshaft [i]	

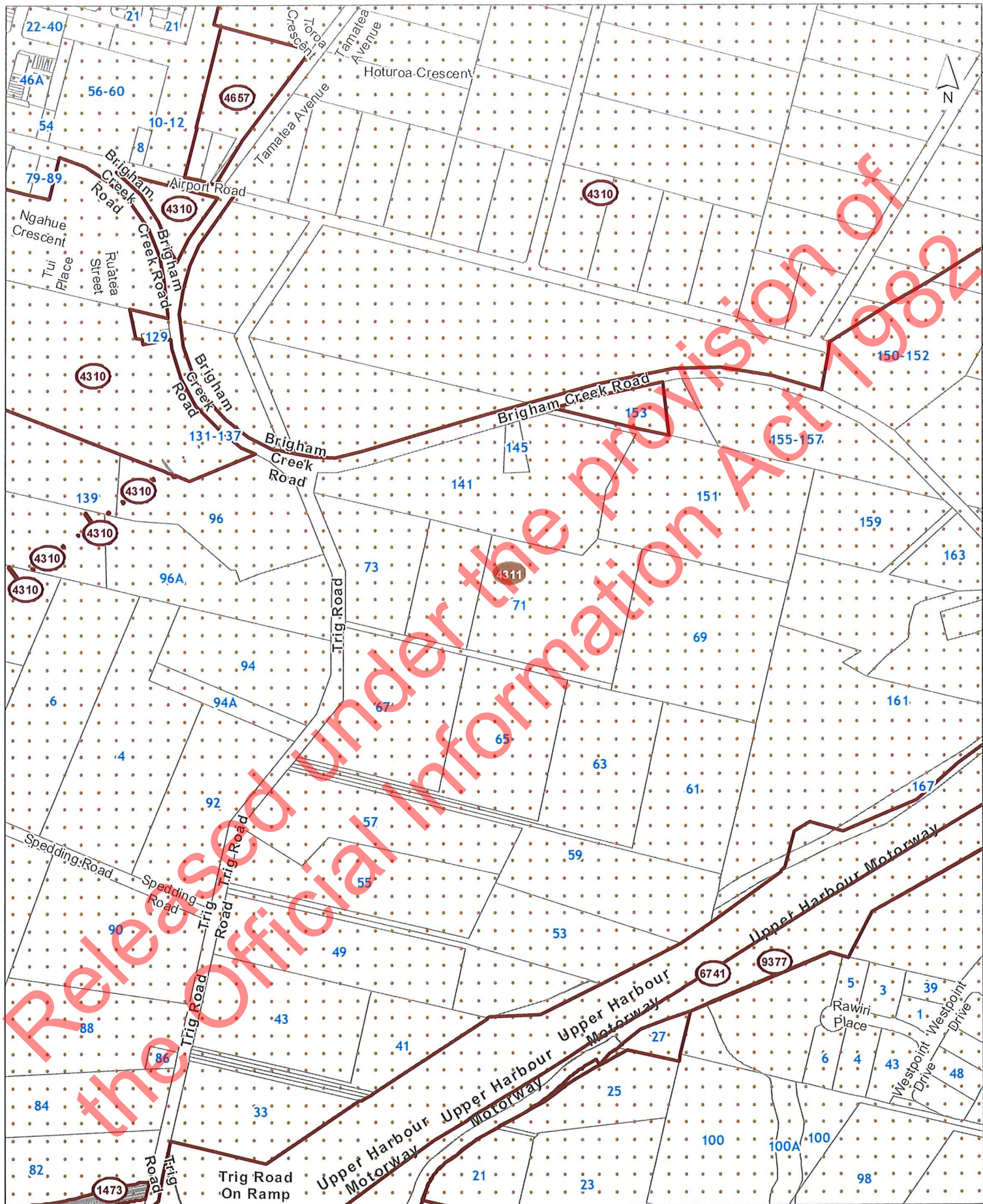
## Controls

	Key Retail Frontage	Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	Vehicle Access Restriction Control
	General	
	Motorway Interchange Control	
	Centre Fringe Office Control	
	Height Variation Control	
	Parking Variation Control	
	Level Crossings With Sightlines Control	
	Arterial Roads	

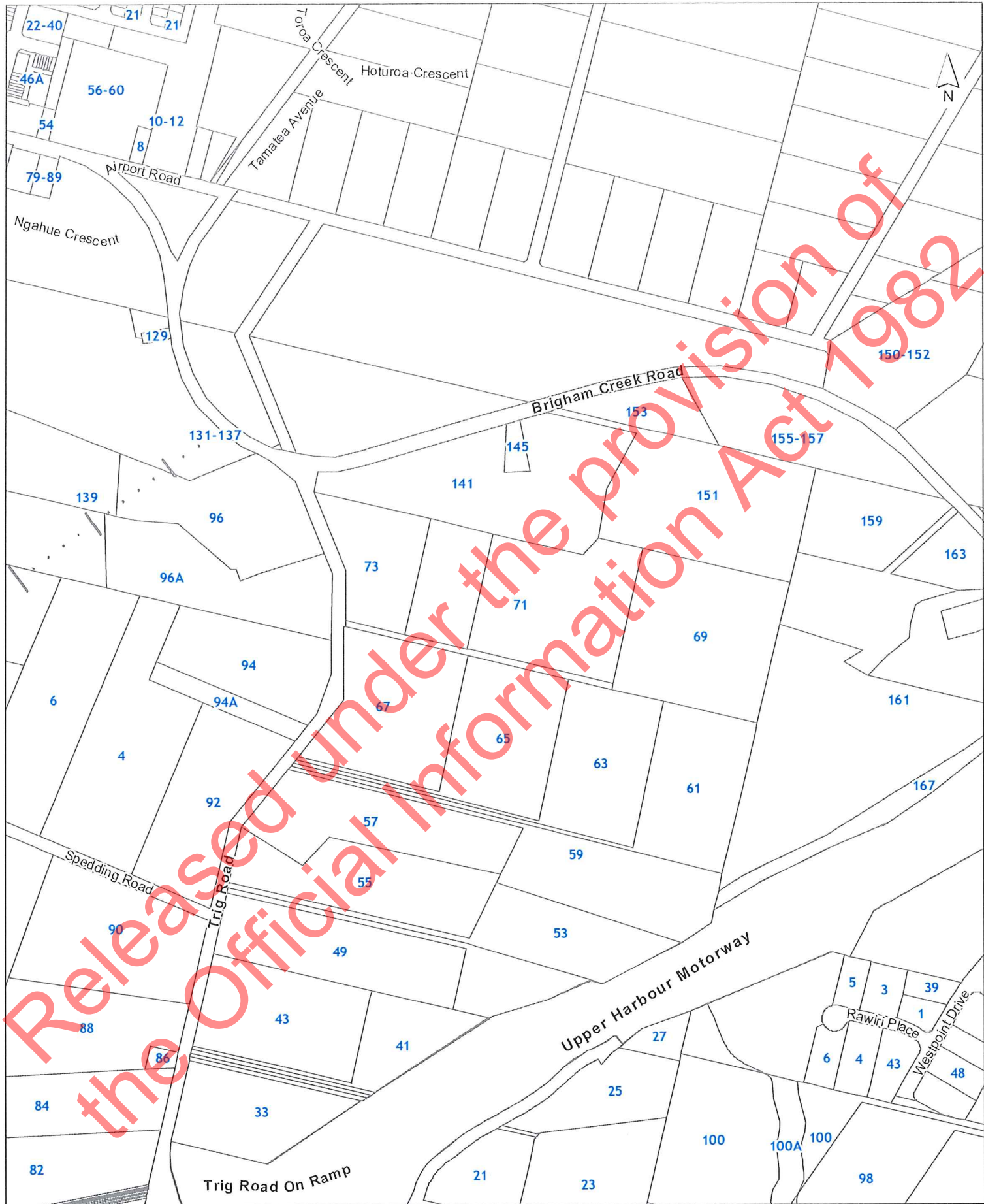
	Business Park Zone Office Control	
	Hazardous Facilities	Emergency Management Area Control
	Infrastructure	
	Macroinvertebrate Community Index	
	Flow 1 [rp]	Stormwater Management Area Control
	Flow 2 [rp]	
	Subdivision Variation Control	
	Surf Breaks [rcp]	
	Cable Protection Areas Control [rcp]	
	Coastal Inundation 1 per cent AEP Plus 1m Control	

## Designations







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Historic Heritage and Special Character

**71 Trig Road**

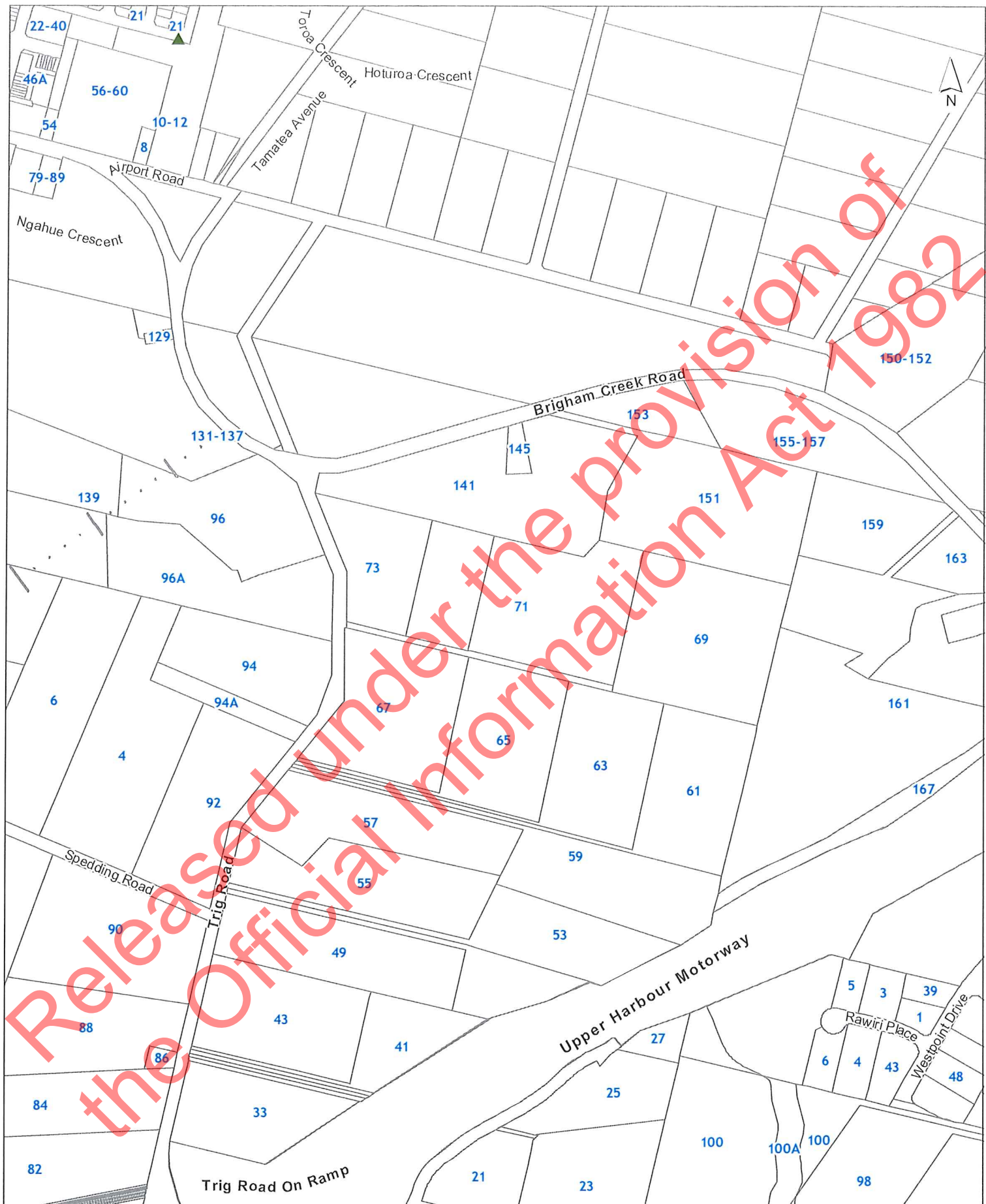
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Date Printed:  
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Natural Heritage

**71 Trig Road**

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Meters

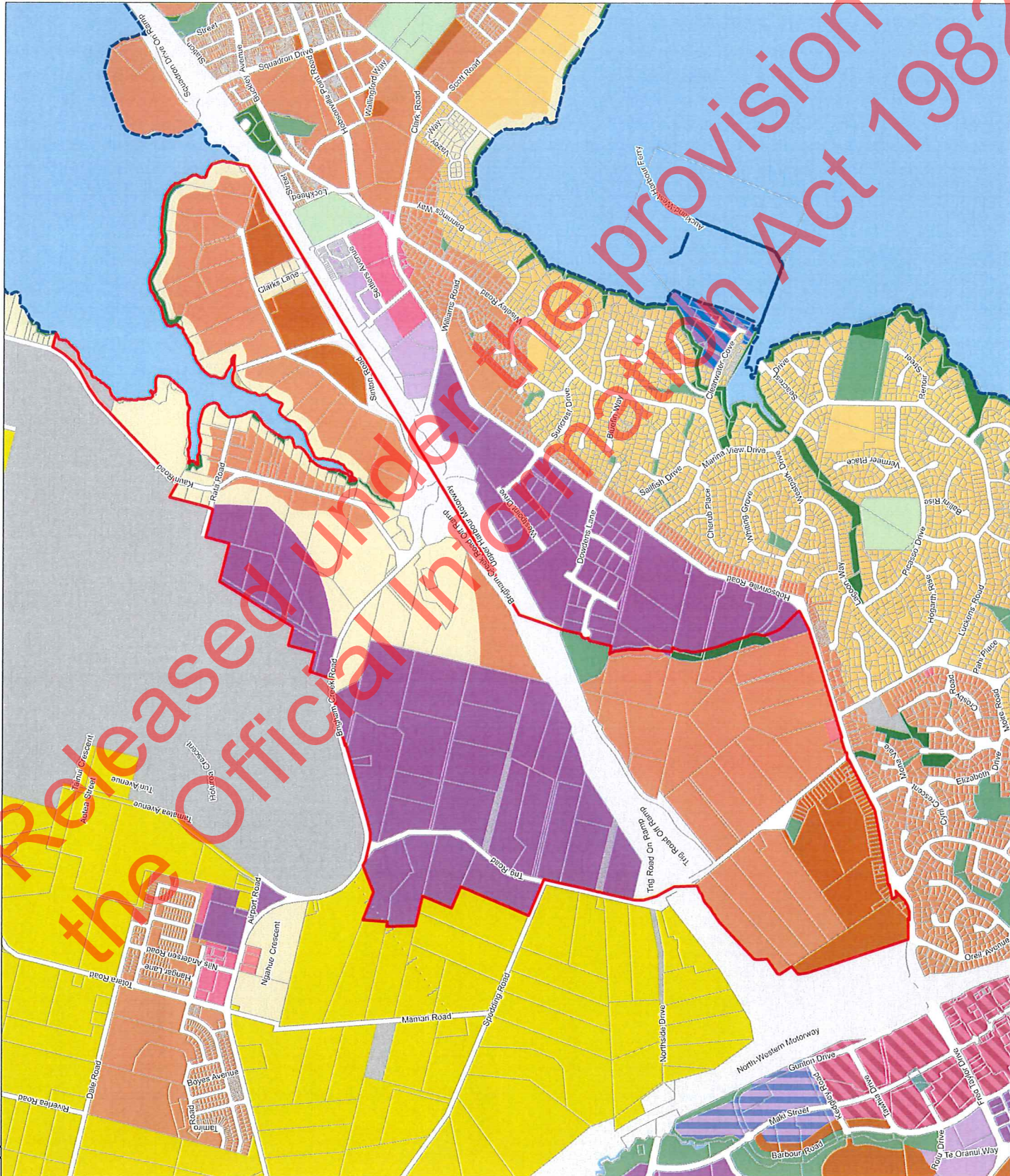
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Date Printed:  
1/09/2020



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# PPC5: Proposed Whenuapai Plan Change

Date 30 April 2018

## Zoning Map - Addendum Report Recommendations Version

Land Parcels

Whenuapai Zone change boundary

Indicative Coastline

Unitary Plan Zones

Residential - Large Lot Zone

Residential - Rural and Coastal Settlement Zone

Residential - Single House Zone

Residential - Mixed Housing Suburban Zone

Residential - Mixed Housing Urban Zone

Residential - Terrace Housing and Apartment Buildings

Open Space - Conservation Zone

Open Space - Informal Recreation Zone

Open Space - Sport and Active Recreation Zone

Open Space - Civic Spaces Zone

Open Space - Community Zone

Business - City Centre Zone

Business - Metropolitan Centre Zone

Business - Town Centre Zone

Business - Local Centre Zone

Business - Neighbourhood Centre Zone

Business - Mixed Use Zone

Business - General Business Zone

Business - Business Park Zone

Business - Heavy Industry Zone

Business - Light Industry Zone

Future Urban Zone

Green Infrastructure Corridor (Operative in some SHAs)

Rural - Rural Production Zone

Rural - Mixed Rural Zone

Rural - Rural Coastal Zone

Rural - Rural Conservation Zone

Rural - Countryside Living Zone

Rural - Waitakere Foothills Zone

Rural - Waitakere Ranges Zone

Strategic Transport Corridor Zone

Special Purpose Zone

Coastal - General Coastal Marine Zone

Coastal - Marina Zone

Coastal - Mooring Zone

Coastal - Minor Port Zone

Coastal - Ferry Terminal Zone

Coastal - Defence Zone

Coastal - Coastal Transition Zone

Coastal - Coastal Transition Zone



N

0 150 300 600 Metres

We warrant that the data has been taken, updated and compiled from the most reliable sources available to us at the time of preparation. We warrant that the data is accurate and complete to the best of our knowledge and belief.





71 Trig Road, Whenuapai, Auckland, 0618

1 7 ha

Property Type

LIFESTYLE

Last Sale information not available

### Estimated Value Range ?

An estimate of value is not currently available for this property. There could be insufficient property information or recent sales data. The property could be out of scope (e.g. non-residential, highly unique, rural) or the estimate cannot be determined with high enough confidence.

### About 71 Trig Road, Whenuapai, Auckland, 0618

71 Trig Road, Whenuapai, Auckland, 0618 is a Lifestyle property with 0 bedrooms, 1 bathroom and 0 parking spaces. Due to insufficient data, the value of the property cannot be estimated.

It is unknown when the property was last sold or how much it was sold for.

On 1 July 2017, 71 Trig Road, Whenuapai, Auckland, 0618 had a s 9(2)(b)(ii)

### Rating Valuation

s 9(2)(b)(ii)

Legal Description(s)  
Lot 2 Deposited Plan 101583 and  
Lot 2 Deposited Plan 117365  
Lot 5 Deposited Plan 101583

Valuation Date  
01-07-2017

Valuation Reference  
32700/60002

[View Historical Valuations](#)

### Additional Information

Roof Construction

-

Wall Construction

-

Zone

Residential Zone U, 9U

Maori Land

No

Units of Use

1

Territorial Authority

Auckland - Waitakere

### Property History

There is no history for this property.

s 9(2)(b)(ii)



### Nearby recent sales

We couldn't find any recent sales in the area.

Released under the provision of  
the Official Information Act 1982