



Council Property File

Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Horowhenua County Council

PERMIT No. 8881

95/121

LOCALITY

Waikanae

DATE RECEIVED

13 : 6 : 75.

DATE ISSUED

3 : 4 : 75.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

M. G. Jones.

FOR OFFICE USE ONLY

REMARKS:

finished floor levels to be no lower than crown of road and foundations are to be kept up to maintain a minimum of 600mm from sleeper to ground level the extra 300mm. to be sand filled under floor. See plumbing drainage print for details of storm water disposal and retic tank installation.

Special Note: roof space over garages is not for human habitation.

APPROVED
<i>B. J. Todd</i>
COUNTY ENGINEER.
DATE 95-6-75

NOTE.—

1 All Plans and Specifications must be in ink.

Valuation Book No. 1494/322

Date _____, 19 _____

Application for Building Permit

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
Levin.
P.O. Box 258,

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in WAIKANAÉ RIDING.

1. Type of Building: STAGE 2 SECOND UNIT OF 2 UNIT APARTMENT DWELLING
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: CONCRETE Walls: VERTICLE BOARD Roof: DECORASTIK
Total floor area: 128.4 sq. METRES ~~sq. ft.~~

2. Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose) 2ND UNIT OF 2 UNIT RESIDENTIAL APARTMENT DWELLING

3. Allotment: Lot: 4 D.P.: 21868 Section: _____
Area: _____ Block: _____ S.D. _____ Locality: _____

4. Owner's Full Name MURRAY GODFREY JONES
Address Box 27-392 81 WILTON RD WELLINGTON

5. Previous Owner If Section has been recently transferred } _____
6. Frontage (Length): _____ Name of Street or Road 187 Te Meara Rd.

7. Estimated Value of Building— \$ 22,000 - :00.
Plumbing and Drainage— \$ 2,000 - :00. Total \$ 24,000 - :00.

8. Fees \$ 64.00 :
See Scales of Fees on Back Page. No. of Receipt 23576
Building Research Levy \$ 12.00 : 23576 Footpath Damage Deposit \$ _____
All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including —

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front, Rear and Side Elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant [Signature] as BUILDER or OWNER.

Address 57 THE CRESCENT ROSENATH WELLINGTON

Builder's Name and Address If not the applicant } WARD + HAMKIN

Horowhenua County Council

PERMIT No. W2686

LOCALITY Waikanae

DATE RECEIVED : : .

DATE ISSUED 23.11.6.

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME Murray Sohns

FOR OFFICE USE ONLY

REMARKS:

*A precast septic tank will be required due to high water table.
Drains, septic tank & effluent disposal to be kept as high as possible, but all to be discussed on site before installation.*

APPROVED

B. Todd
for COUNTY ENGINEER

10/6/55

PKR

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

126-187

884 P

Valuation Book No.

Date

5/5/45 19

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box 258,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work Complete DIP to new dwelling.

Allotment. Lot: 4 D.P.: 21868 Section: _____ Area: 38.4 P.
Block: _____ S.D.: _____ Locality: WAIKIMBE.

Previous Owner { If Section has been recently transferred }

Frontage (Length) _____ (Name of Street or Road) 192 TEMOANA ROAD

Water Supply (Description) TOWN SUPPLY

Estimated Value of Plumbing Work \$ 950.00
Estimated Value of Septic Tank \$ 100.00
Estimated Value of Drainage Work \$ 350.00
Total \$ 1400.00

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1959 and Amendments.

Permit Fees \$ 18-00 W.Conn. \$ 26.00 Receipt No.: 20001/28
(For Scale of Fees see Back Page.)

Full Name and Address of Owner: MURRAY JONES
81 WILTON ROAD WELLINGTON

- NOTE.—The following MUST accompany this Application:—
- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
 - (b) Detailed drawings of septic tank — 1/2 in to one foot.
 - (c) Specifications of work and materials to be used.
- Plan showing drains should be drawn to scale of 1/2 in to foot for large premises — in DUPLICATE
- Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: [Signature] ERNESTWAY HOLDINGS LTD

Address: Box 27392 WELLINGTON

Plumber's Name, Address, and Registered No. { If not the applicant. } W. Irion Iti Group Waikeana

TMC/IC

15 May 1975

Mr E.H. Bland,
c/- N.Z. Home Advisory Bureau,
World Trade Centre,
WELLINGTON.

Dear Mr Bland,

In reply to your application for a building permit to erect two "A" frame dwellings upon your property - Lot 4 D.P.21868, Te Mcana Road, Waikanae.

The Code of Ordinances under the District Planning Scheme provides for either single dwelling units (one per section) or apartment houses containing two household units, as a use as of right upon a residential property.

Your proposal is the first for a double "A" frame building erected upon a single section and because of this and because of the method of joining the dwellings together the application was referred to the Waikanae District Community Council for approval.

After careful consideration the Council took the view that the proposal was not an apartment house containing two household units but rather two individual houses joined together by garage accommodation.

In dealing with applications of this nature, I have been instructed to require that the units be joined together by a continuous roof line at ridge level (parallel to general ground level) separated by a concrete or masonry fire wall all the way up to the top of the roof line to separate each unit.

Your application was declined in its present form.

Yours faithfully,

T.M. Corrin
COUNTY HEALTH & BUILDING INSPECTOR

126-187

Horowhenua County Council

PERMIT No. W2555

LOCALITY Waikanae

DATE RECEIVED : : .

DATE ISSUED 3 7 75.

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME E. H. Bland.

FOR OFFICE USE ONLY

REMARKS:

Sufficient plumbing & downpipes to be fixed to convey storm water via storm water drains to open drain outside front of property.

Due to high water table it will be necessary to install a ~~set~~ separate precast septic tank to each unit.

Siting of septic tanks and method of effluent disposal to be discussed with Council Mr Todd, on site before commencement.

Note waste and WC outlets from dwelling to be kept as high as possible.

APPROVED

B Todd
COUNTY ENGINEER.

DATE 15-6-75

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

888/ 126-187

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box 258,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work *Complete installation to 2 unit of 2 unit dwellings.*

Allotment. Lot: *4* D.P.: *91868* Section: _____ Area: _____
Block: _____ S.D.: _____ Locality: _____

Previous Owner { If Section has been recently transferred }

Frontage (Length) _____ (Name of Street or Road) *Te Maara Rd*

Water Supply (Description) *Town*

Estimated Value of Plumbing Work \$.
Estimated Value of Septic Tank \$.
Estimated Value of Drainage Work \$.
Total \$ *2000.00*

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1959 and Amendments.

Permit Fees \$ *24.00* (w. Conn. previous app.) Receipt No. *23574*
(For Scale of Fees see Back Page.)

Full Name and Address of Owner: *Murray Godfrey Jones*
Box 27-392. 81 Wilton Rd. Wgtn.

- NOTE.—The following MUST accompany this Application:—
- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
 - (b) Detailed drawings of septic tank — 1/4 in to one foot.
 - (c) Specifications of work and materials to be used.
- Plan showing drains should be drawn to scale of 1/4 in to foot for large premises — in DUPLICATE
- Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: *[Signature]*

Address: *57 THE CRESCENT ROSEMEATH WELLINGTON.*

Plumber's Name, Address, and Registered No. { If not the applicant. } *S. W. Inyon 15 Iki Grove Waikeanae*

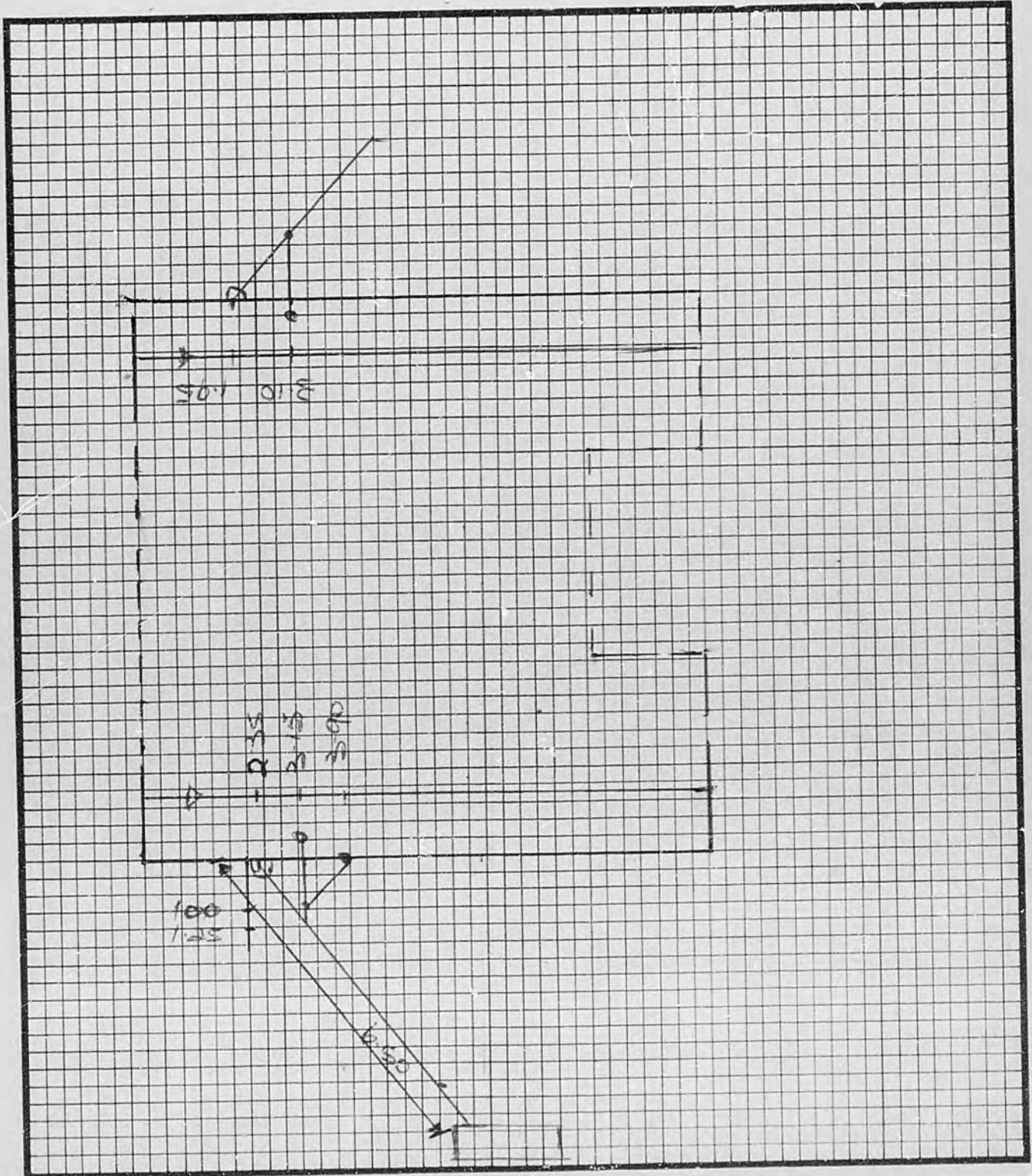
PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

Boundary Lines to be shown thus: _____

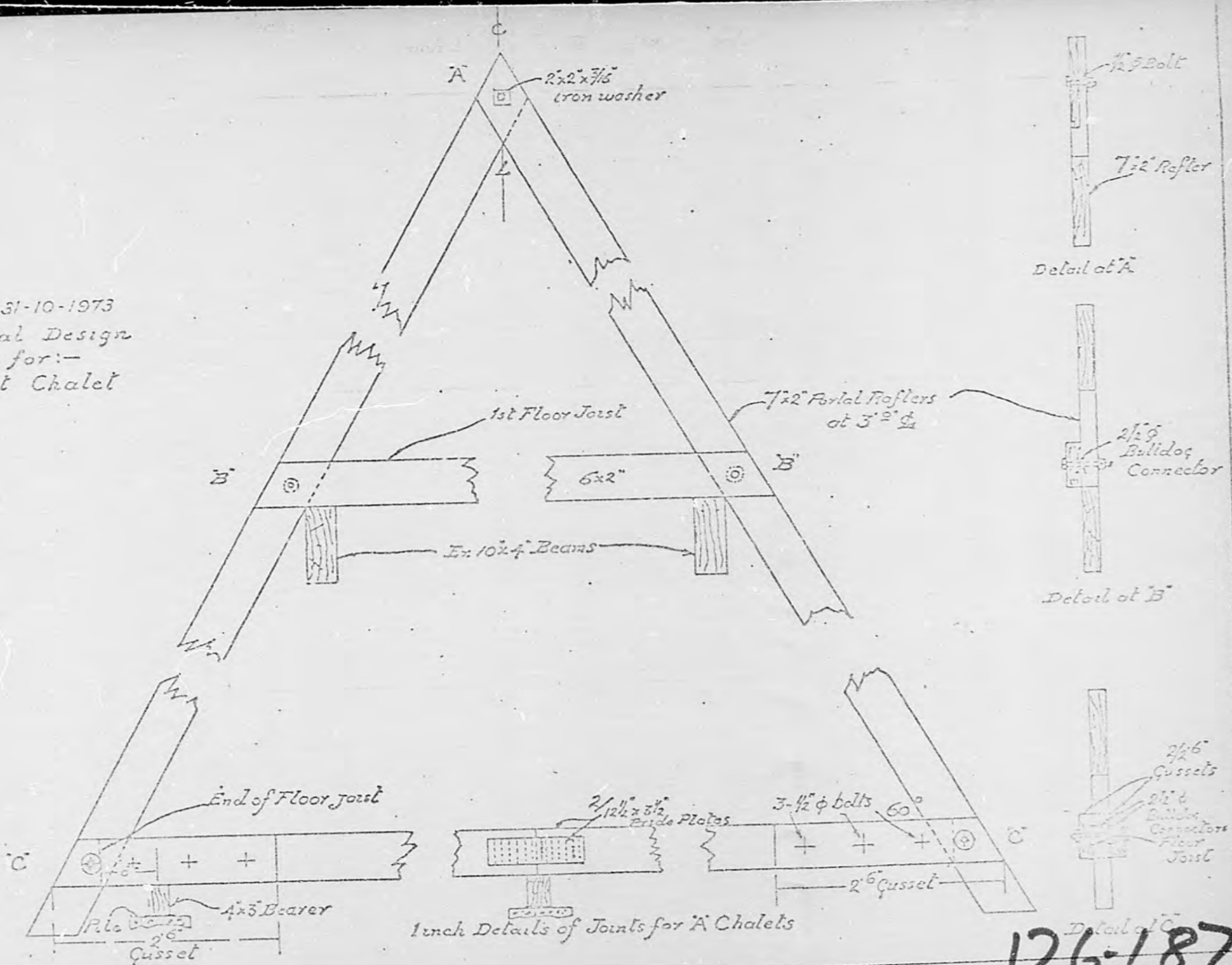
WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to _____ Road



126-187

31-10-1973
 Portal Design
 - for -
 Precut Chalet



126-187

1571

H.C.C./D.1

Horowhenua County Council

PERMIT No. H5156

LOCALITY Waihanse River

DATE RECEIVED : : .

DATE ISSUED 15.4.82

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME MR LF McMILLAN
187 TE MOANA RD

FOR OFFICE USE ONLY

REMARKS:

APPROVED

R. J. Johnson
COUNCIL ENGINEER

DATE 9-7-82

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box 258,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work *Ordinary Connection to Sewer.*

Allotment. Lot: *Flat 2* D.P.: *44387* Section: _____ Area: _____

Block: _____ S.D.: _____ Locality: *Waikanae.*

Previous Owner { If Section has been recently transferred }

Frontage (Length) _____ (Name of Street or Road) *187 Te Moana Rd*

Water Supply (Description) _____

Est. Material Value of Plumbing Work \$ _____ : Est. Labour Value of Plumbing Work \$ _____ :

Est. Material Value of Drainage Work \$ *126* : - Est. Labour Value of Drainage Work \$ *96* : -

Total Value *\$222 : 00*

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amenements.

Permit Fee Based on Labour Value \$ *12.00* Receipt No.: *44461*

Water Connection Fee \$ _____ Receipt No.: _____

Full Name and Address of Owner: *Mr L.F. McMillan.*
187 TE MOANA RD, WAIKANA E.

NOTE.—The following MUST accompany this Application:—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.

(b) Specifications of work materials to be used.

Plan showing drain should be drawn to scale of 1-100.

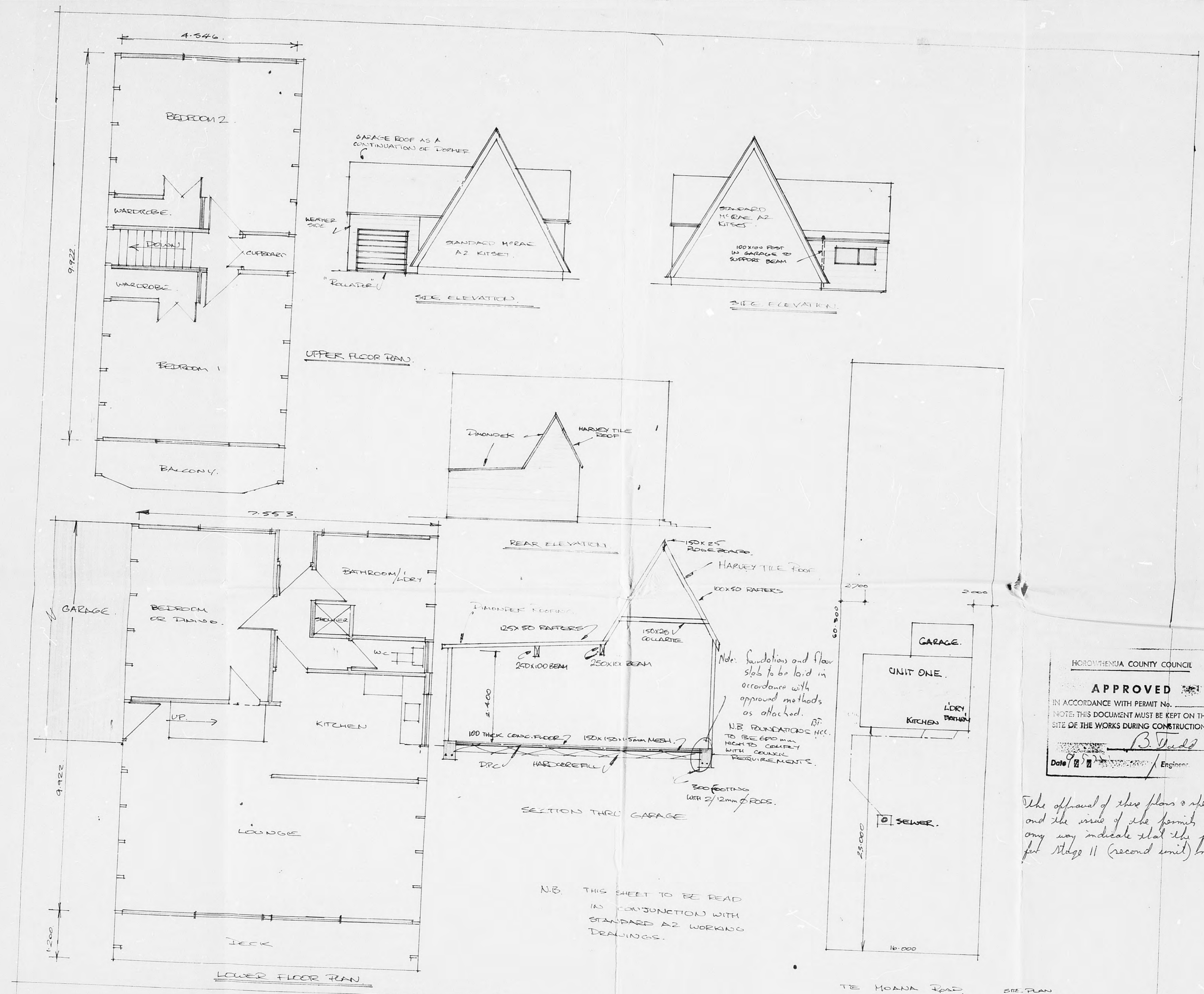
Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: *A Ritchie for Coroparauu Drainage Ltd.*
Address *32 Ruapehu St, Coroparauu*

Craftsman
Plumber's Signature,
Address, and
Registered No.

Registered Drainlayer's
Signature, Address, and
Registered No.

A Ritchie, 32 Ruapehu St, Coroparauu
10855



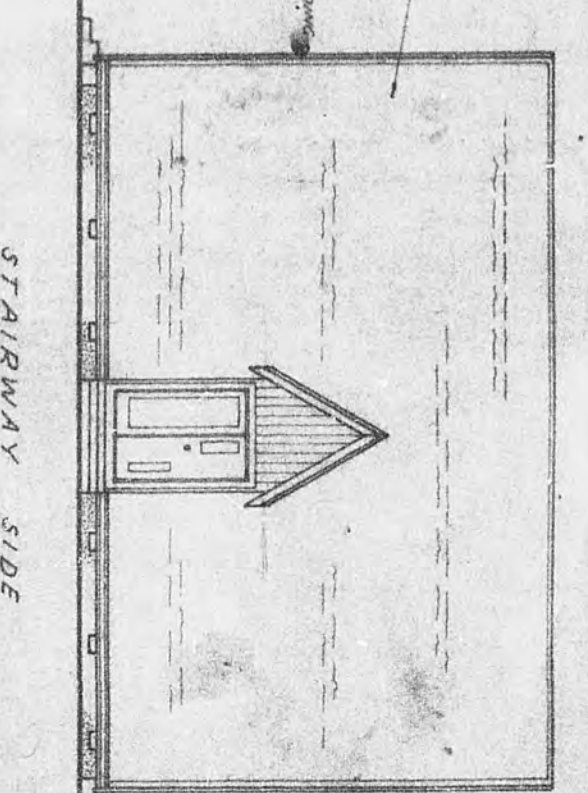
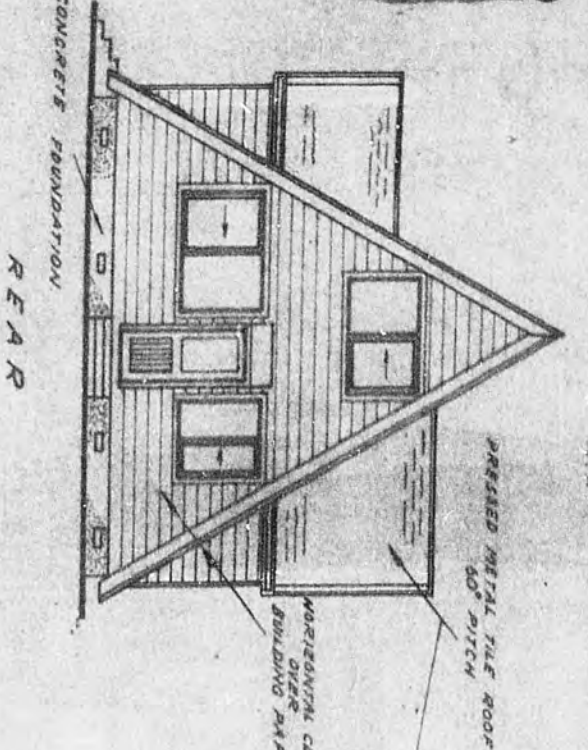
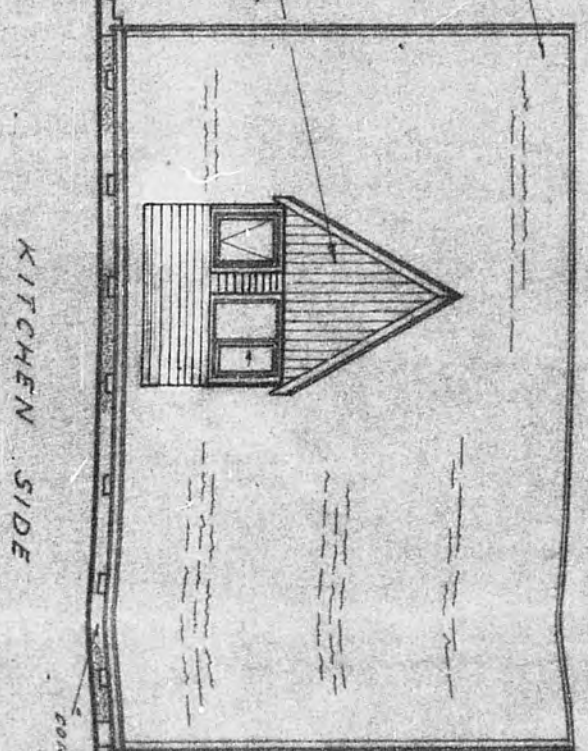
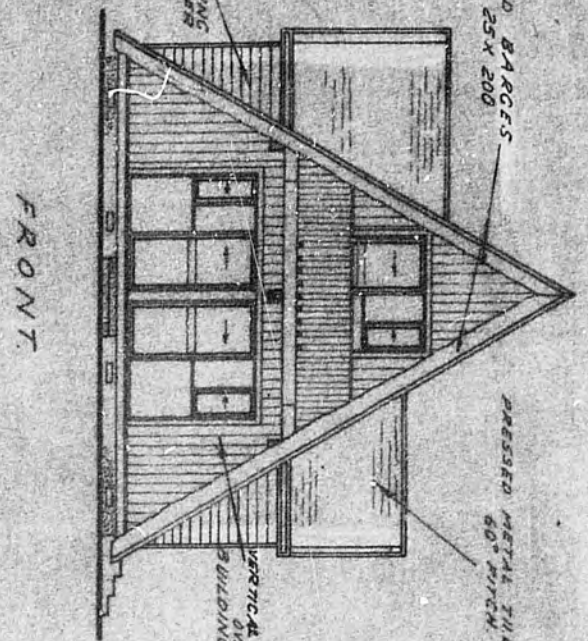
PROPOSED RESIDENCE FOR LOT 4, TENDONIA RD. (FIRST STAGE OF A PROPOSED TWO STAGE ATTACHMENT DEVELOPMENT.)
 DRAWN BY 7-5-75.

Note: Foundations and floor slabs to be laid in accordance with approved methods as attached.
 N.B. FOUNDATIONS H.C.C. TO BE 600mm HIGH TO COMPLY WITH COUNCIL REQUIREMENTS.
 300 FOOTING WITH 2/12mm REBARS.

N.B. THIS SHEET TO BE READ IN CONJUNCTION WITH STANDARD A2 WORKING DRAWINGS.

HOROVIHENA COUNTY COUNCIL
APPROVED
 IN ACCORDANCE WITH PERMIT No. []
 NOTE: THIS DOCUMENT MUST BE KEPT ON THE SITE OF THE WORKS DURING CONSTRUCTION.
 B. Dudd
 Date 12/7/75 Engineer

The approval of these plans & specification and the issue of the permit does not in any way indicate that the future proposals for Stage II (second unit) may be approved.
 B.D.

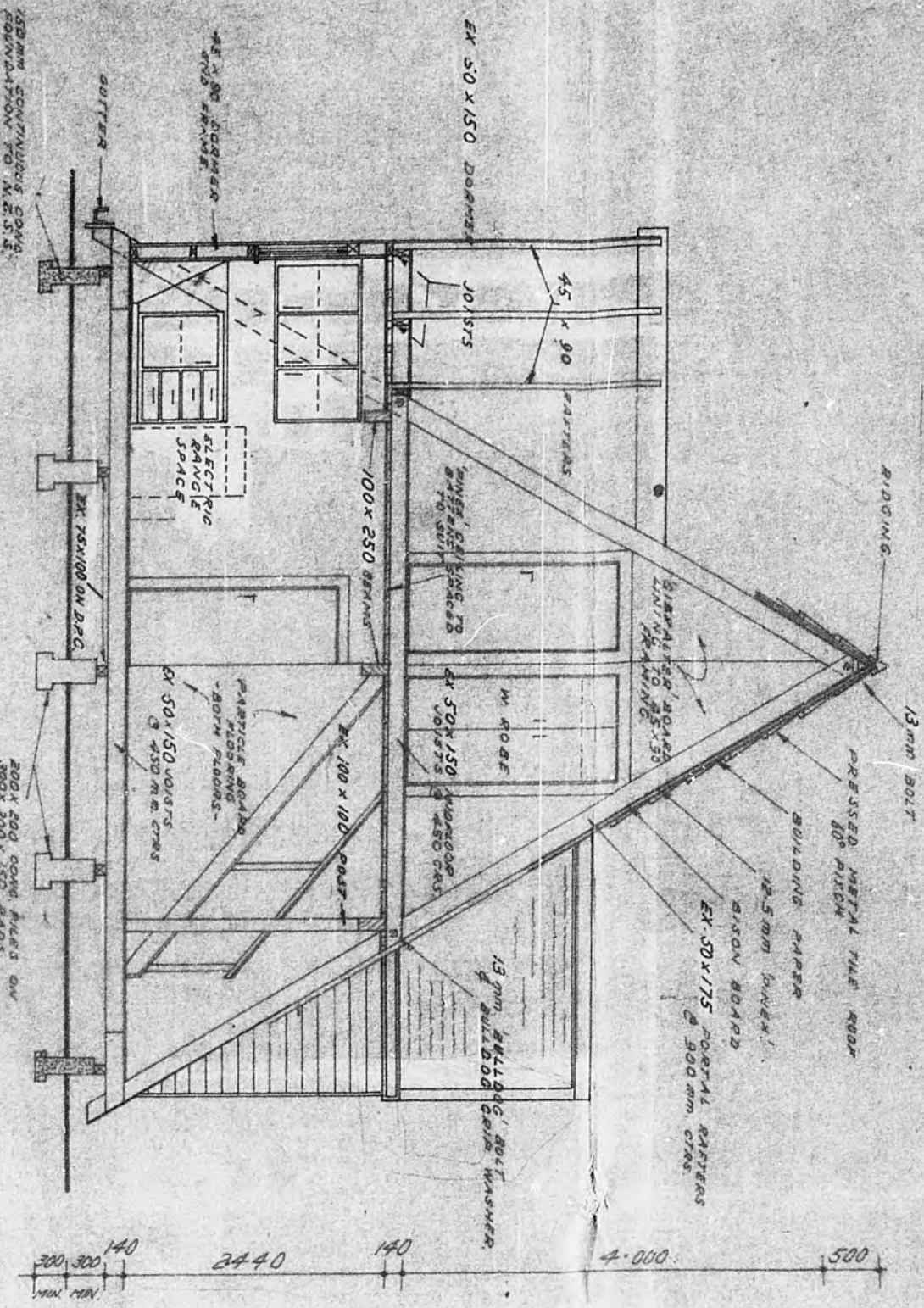


FRONT

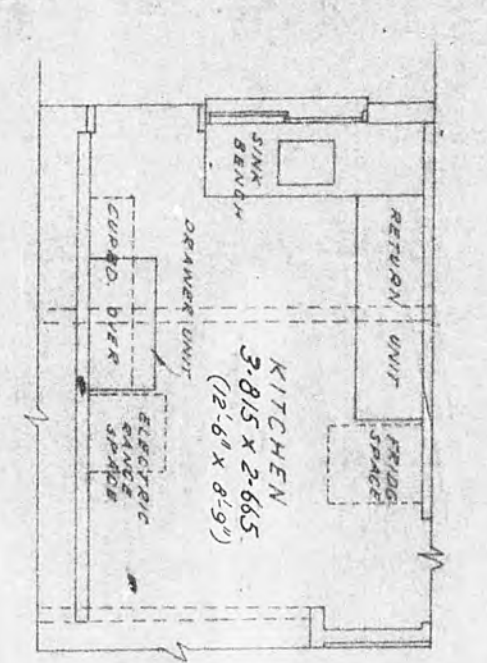
KITCHEN SIDE

REAR

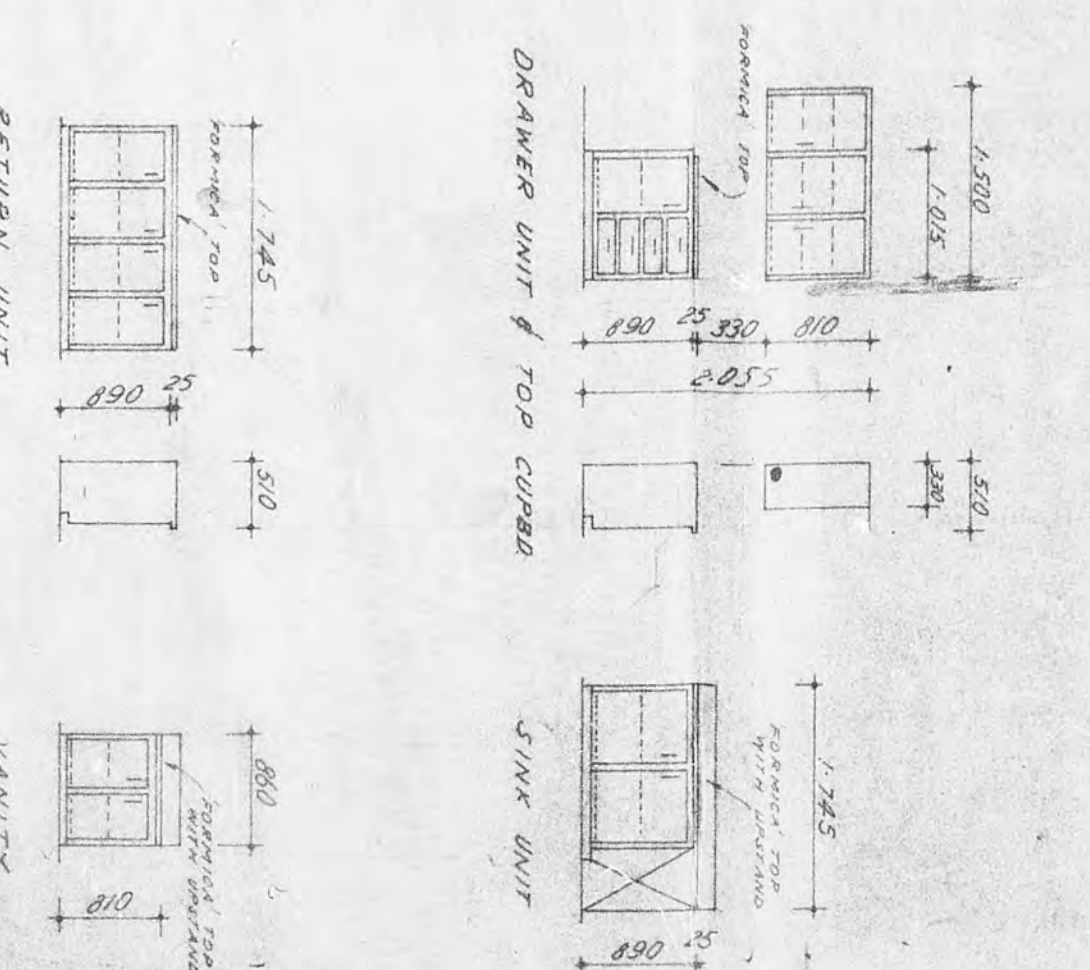
STAIRWAY SIDE



SECTION A-A
SCALE 1/50



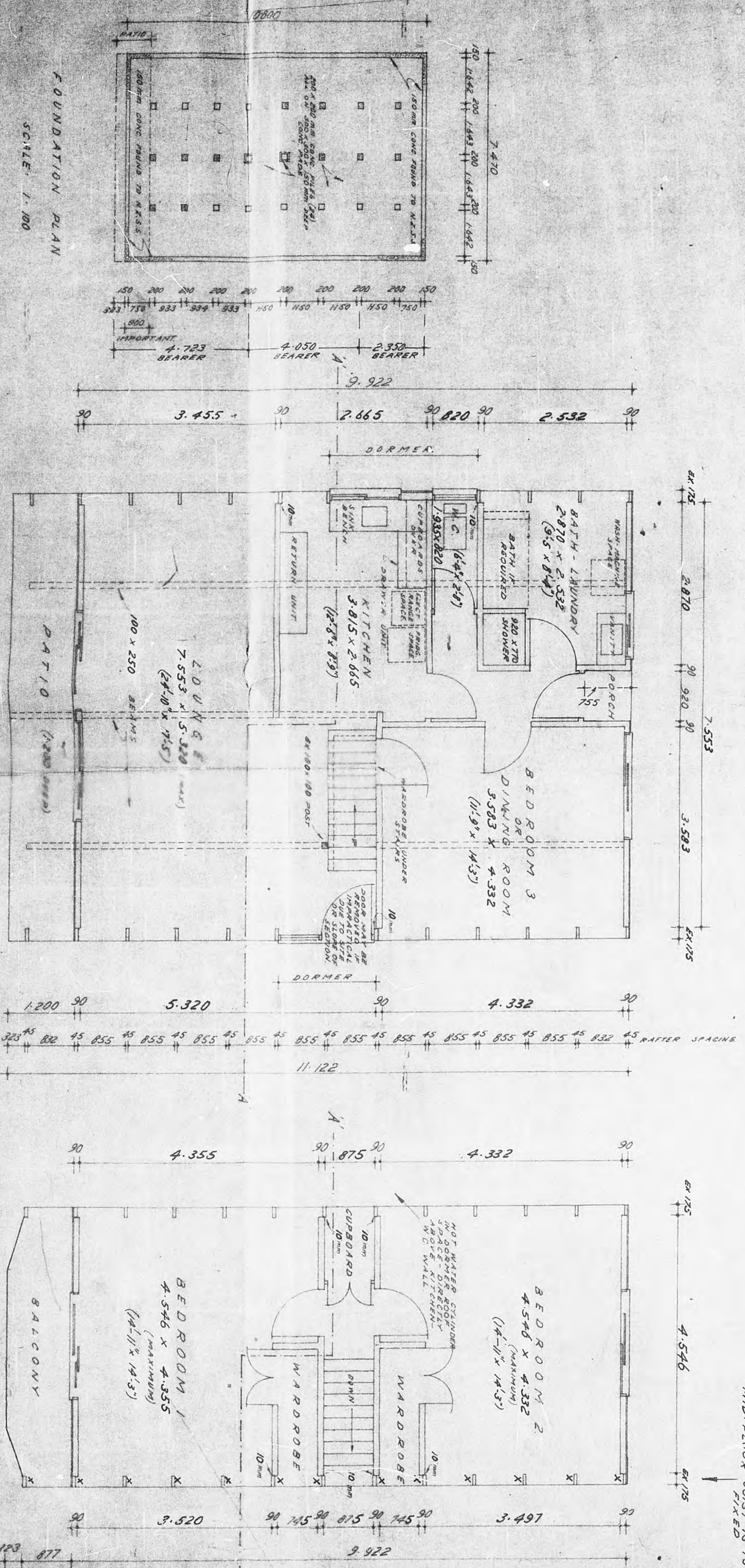
ALTERNATIVE KITCHEN AREA
SCALE 1/50



JOINERY UNITS
SCALE 1/50

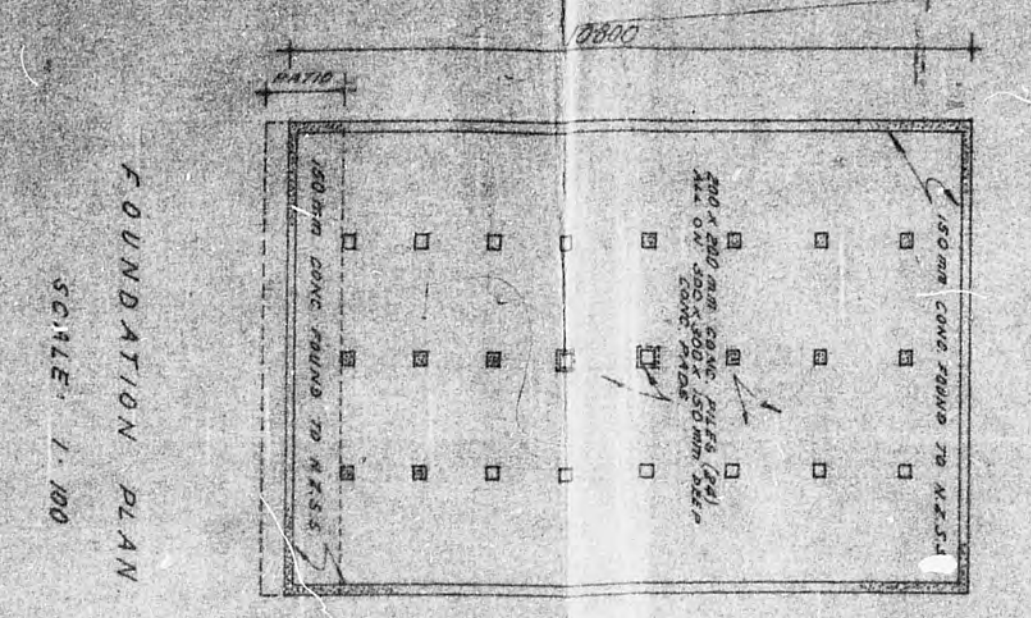
A' CHALET No2 I. R. McRAE LTD. - TIMARU.
P.O. BOX 581 - TIMARU.

McRAEWAY HOMES		SHEET 3	
DRAWN: GLENN	CHECKED: []	DATE: 17/11/74	SCALE: 1/50 & 1/100
TRACED			SERIES OF 3
			REF.



GROUND FLOOR PLAN
FLOOR AREA 178.0 M² (380.5 S.F.)
SCALE 1/50

FIRST FLOOR PLAN
FLOOR AREA: 79.49 M² (172.9 S.F.)
SCALE 1/50



FOUNDATION PLAN
SCALE 1/100

126-187

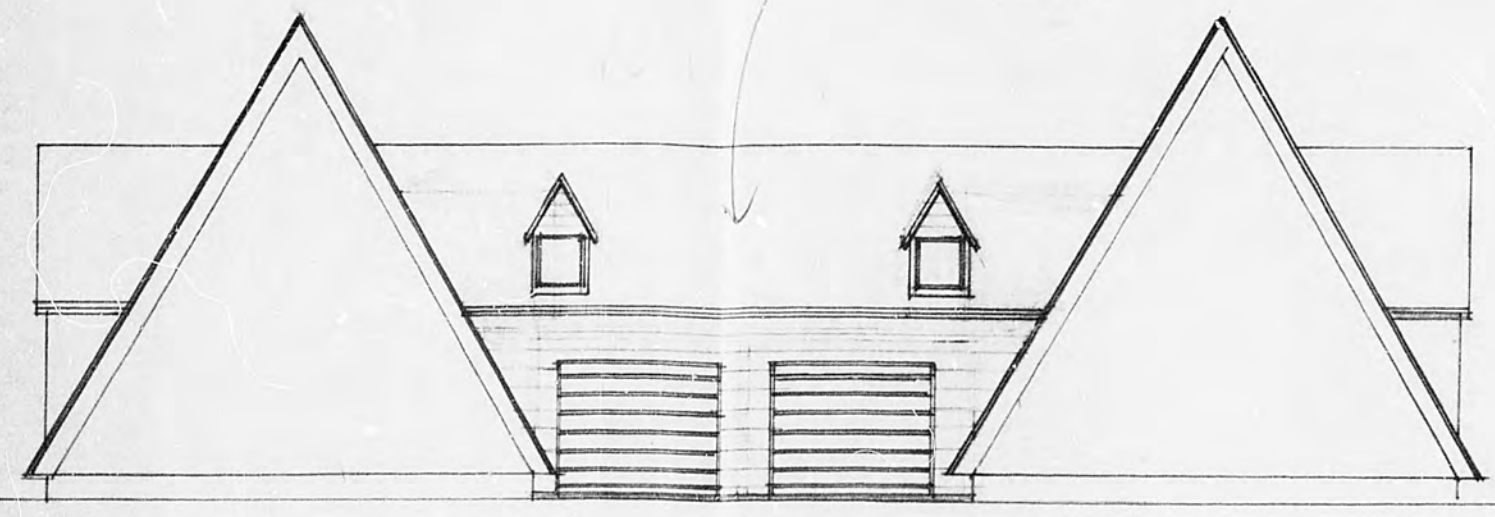
A' CHALET No2 I. R. McRAE LTD. - TIMARU.
P.O. BOX 581 - TIMARU.

McRAEWAY HOMES		SHEET 2	
DRAWN: GLENN	CHECKED: []	DATE: 17/11/74	SCALE: 1/50 & 1/100
TRACED			SERIES OF 3
			REF.

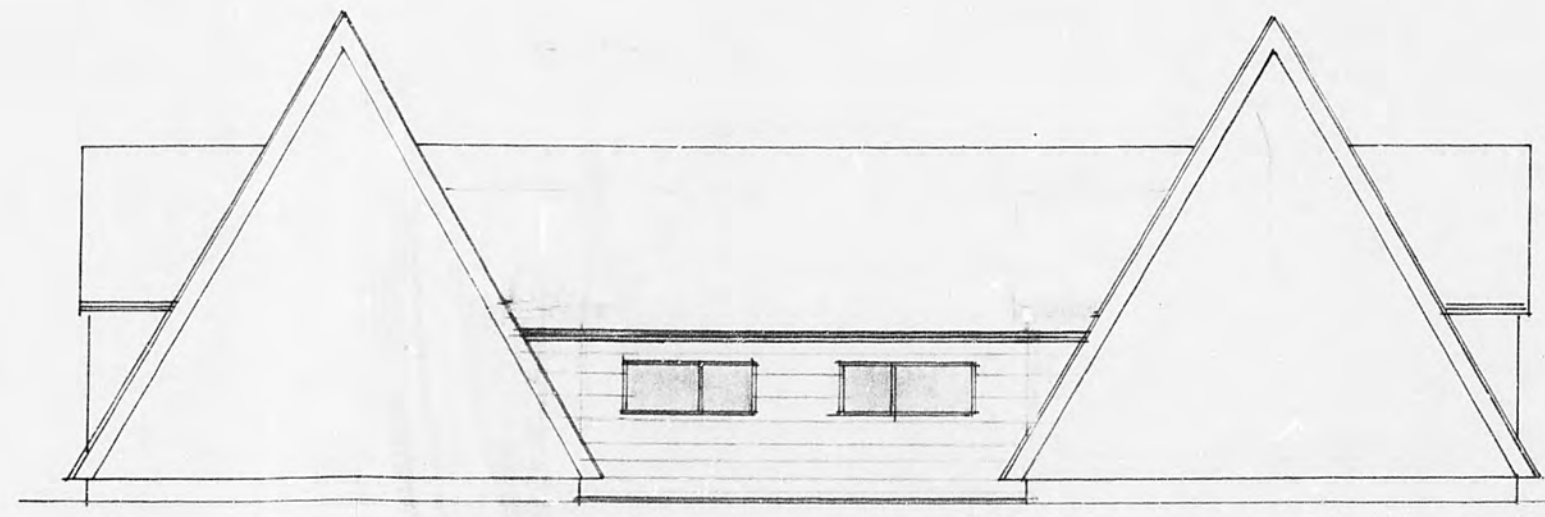
INCHES MICROBOX

10 cm

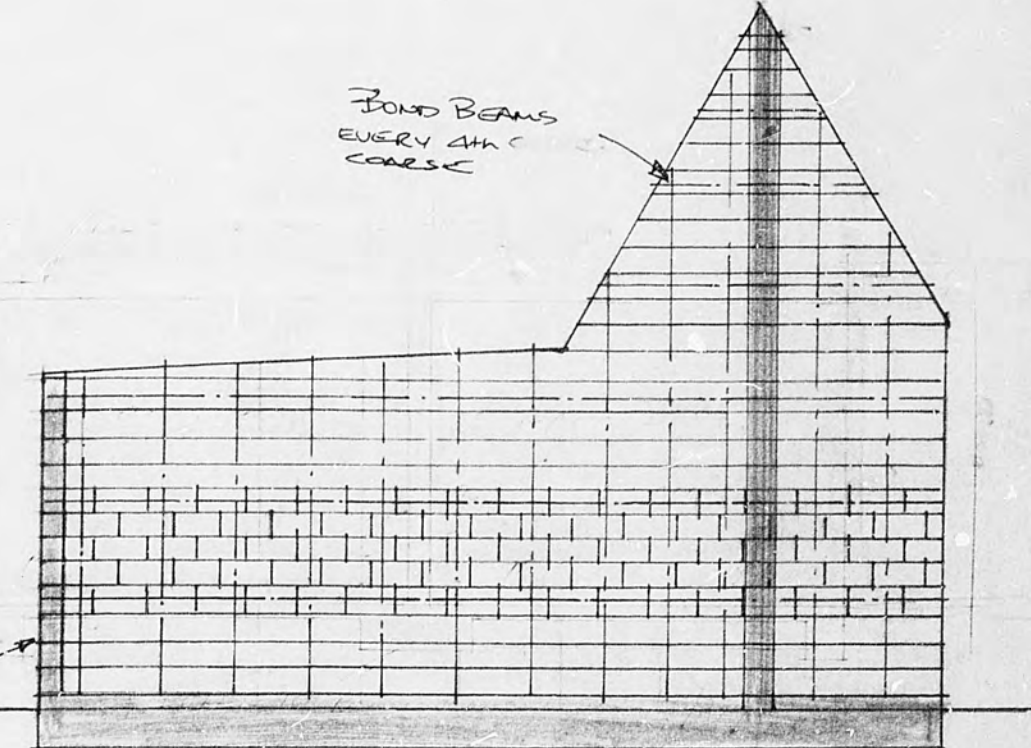
Note: roof space over garages not for human habitation
 R.S.
 H.C.



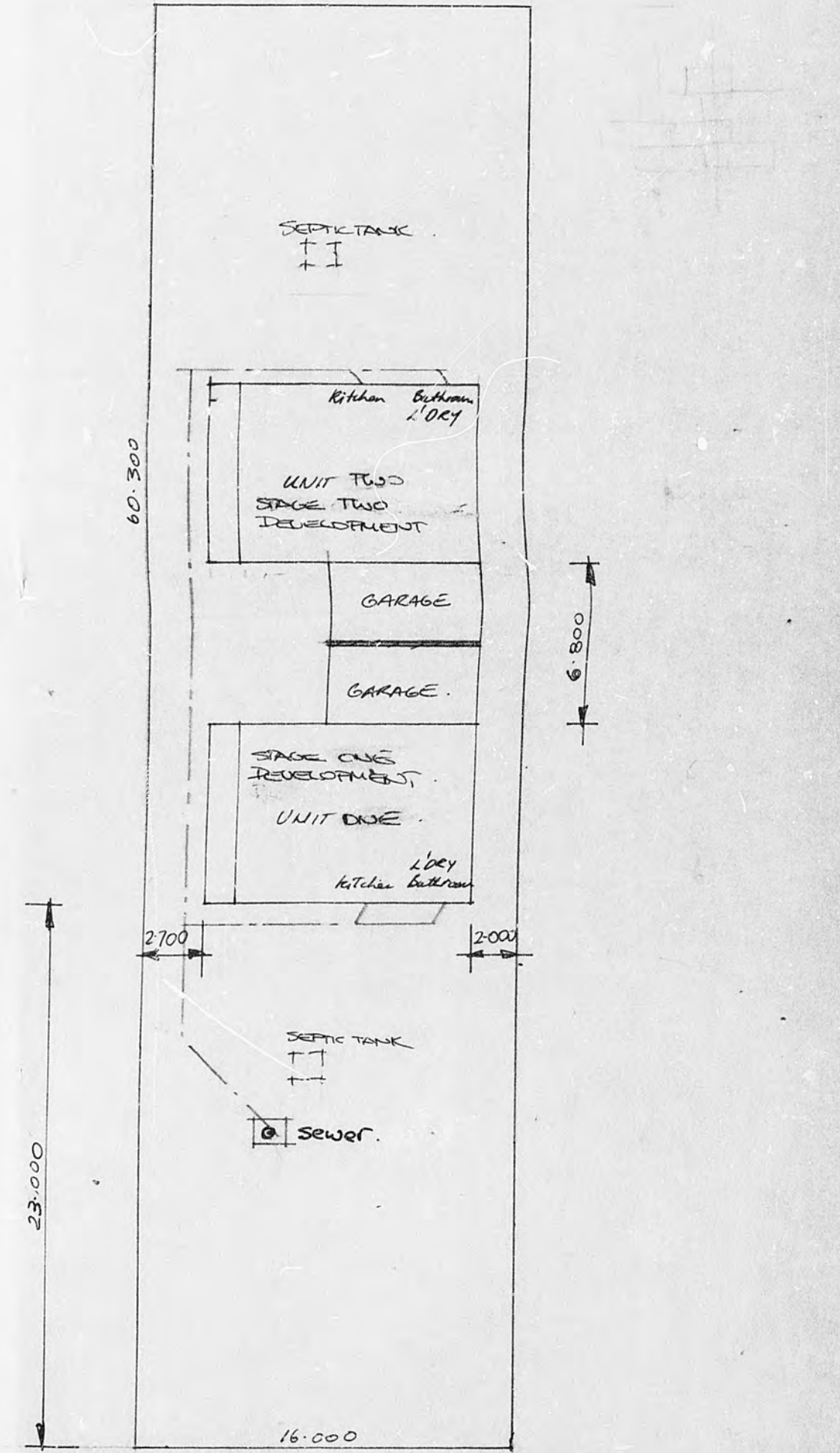
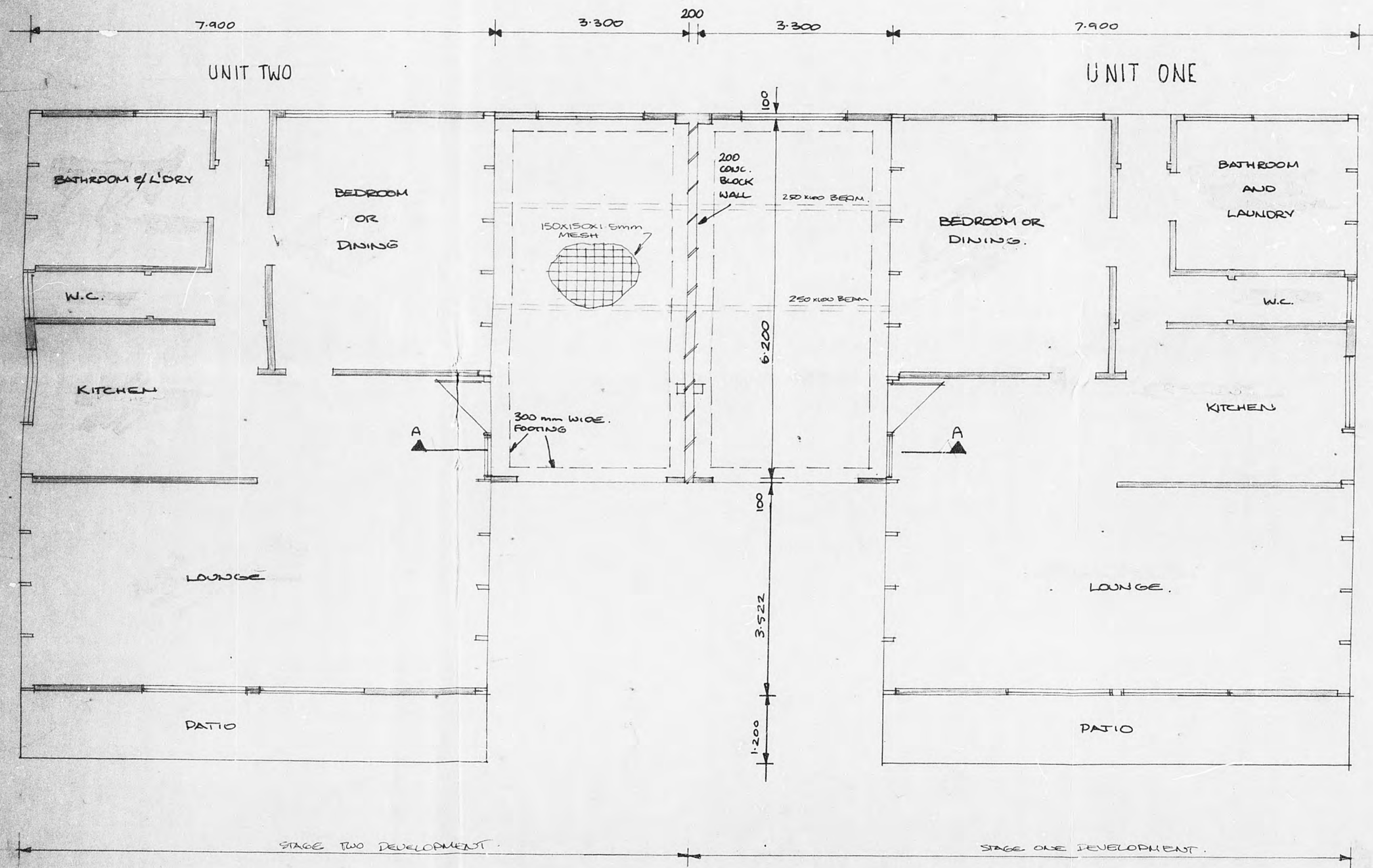
SIDE ELEVATION.



SIDE ELEVATION



300 BEAMS EVERY 400 C/C



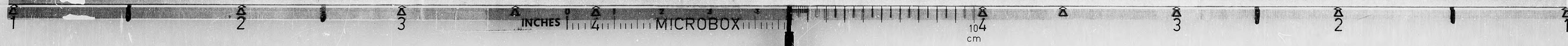
TE MOANA ROAD. SITE PLAN 1:200

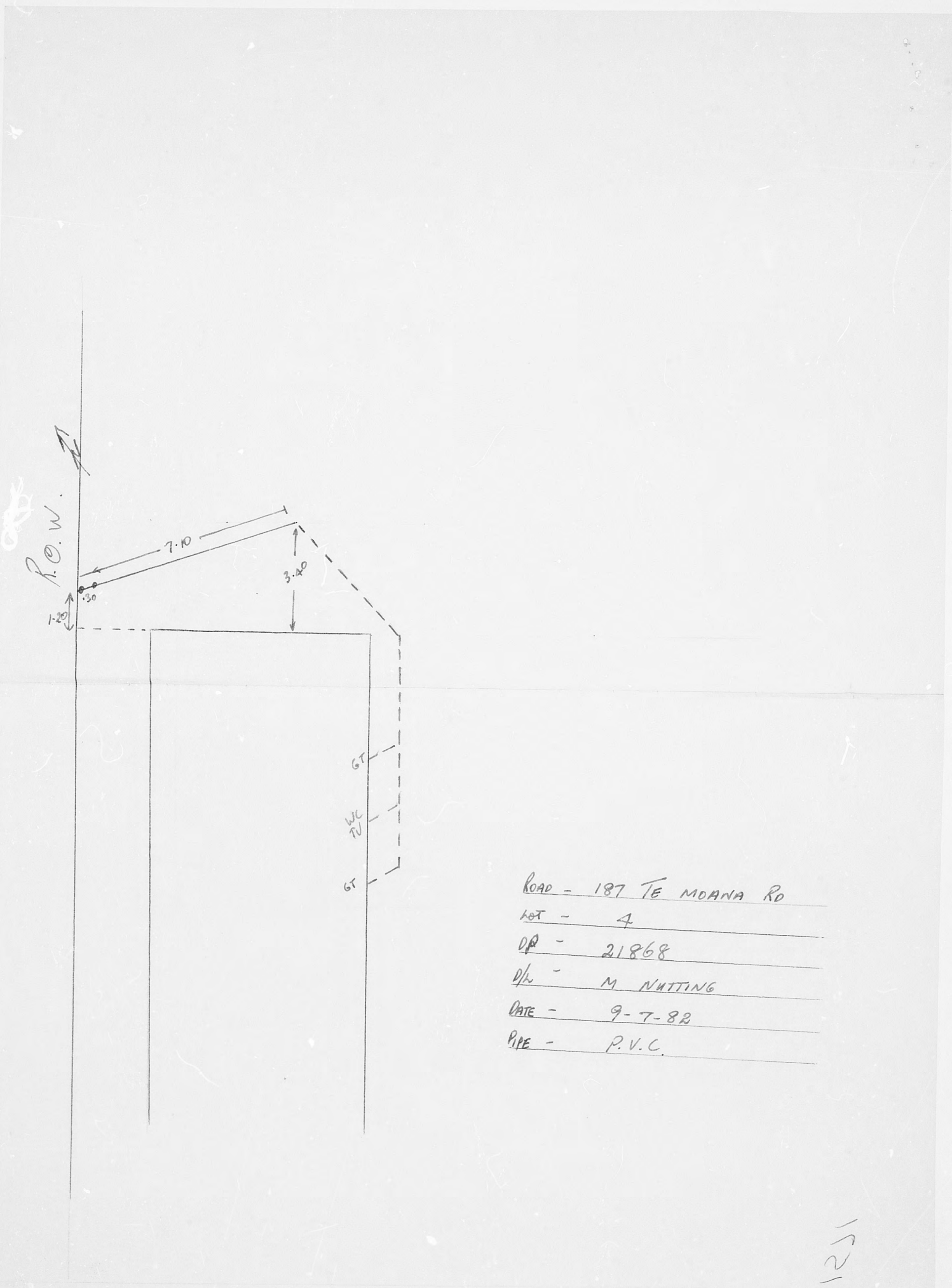
GRAEME GILCOTT DESIGN LIMITED
 1st FLOOR, WORLD TRADE CENTER, STURDEE ST, WELLINGTON. TELEPHONE 654-750

PROPOSED GARAGES & SITE PLAN FOR HOME UNITS AT LOT 4, 197 TEMOANA RD, WAIKANAË

126-187

DRAWN TRACED	CHECKED DATE 4-3-75	SCALES 1:50 1:100 1:200	SHEET SERIES OF REF.
-----------------	------------------------	----------------------------	----------------------------



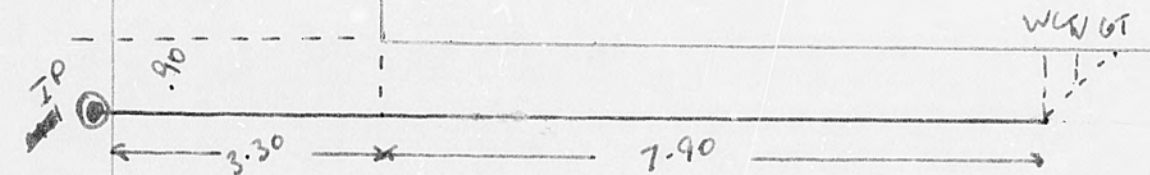


ROAD - 187 TE MOANA RD
 LOT - 4
 DP - 21868
 D/L - M. NAITING
 DATE - 9-7-88
 PIPE - P.V.C.

1251

126-187

R.O.W



ROAD - 187 TE MOANA RD
LOT - 4
D.P. - 22770
D/L - M LUKE
DATE - 31-5-82
PIPE - P.V.C

5841

126.187