



Whangarei
District Council

Property File

Property Address: 7 Portside Way (Pvt)

Property ID: 104329

Legal Description: Lot 9 DP 186767

Date Issued: 31-07-2026

Disclaimer

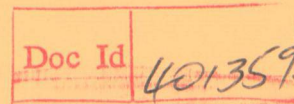
Council makes all reasonable efforts to ensure that the information provided is accurate and up to date, however, to the extent possible under the law, Council disclaims any liability whatsoever for any error, inaccuracy or incompleteness of the information.

No person should rely on any information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document.

CODE COMPLIANCE CERTIFICATE NO 29142

Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd.**
currently approved and registered as a building certifier.



[Cross each applicable box and attach relevant documents]

To: **Whangarei District Council**

Building Consent No **29142**

P.I.D **26933**

PROJECT

PROJECT LOCATION

New or relocated building ☒ (x)
Alteration ☐ (
Additions ☐ (

Street address : United Homes Ltd
7 Portside Way

Intended use(s) [In detail]
Private Dwelling

Legal description : Lot 9 Sub of Lot 3
D P 98966

Intended life:

Indefinite but not less
than 50 years ☒ (x)
Specified as years
Demolition ☐ ()

Being stage of an intended stages

This is:

- (x) A final code compliance certificate issued in respect of all of the building work under the above building consent.
() An interim code compliance certificate in respect of part only of the building work under the above building consent as specified in the attached page(s) (being this certificate)

Signed on behalf of Building Certifiers (Whangarei) Ltd

Signature:

Date: 2011 199





FORUM NORTH • PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE 09 438 4879. FAX 09 438 7632

Issue Document

BUILDING CONSENT No: 29142
Section 35, Building Act 1991
Issued: 04Jun98

29142

Project Information Memorandum No: 26006

Applicant

UNITED HOMES
PO BOX 271
WHANGAREI

Agent

UNITED HOMES
PO BOX 271
WHANGAREI

Site Information

PROPERTY ID: 26933
ASSESSMENT NO: 00773/108.00
STREET ADDRESS: 38-46 CHURCH ST, ONERAHI
LEGAL DESCRIPTION: LOT 3 DP 98966

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$92,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$261.80
PAYMENTS RECEIVED TO DATE:

Receipt number: 1282076 Date: 02Jun98 Amount: \$261.80

Building Consent: 29142

Page: 1

See attached page(s) for any other conditions.

This Consent is issued subject to the following conditions:
=====

1: Legislative Issues

In accordance with the provisions of Section 36(2) of the Building Act 1991, upon issue of this consent the Council will instruct the District Land Registrar to make an entry on the Certificate of Title that a building consent has been issued. If your certificate of title(s) is/are held by your bank/solicitor or other institution and a charge is made by them to produce the certificate of title then the Council will require payment of this by you.

A fee of \$120 must be paid to Council to register on your behalf.

2: General

No Requirements.

Signed for and on behalf of the Council

Name:.....**G. Byers**.....

Signature:.....*G. Byers*..... Date:..5../.6../.98..

LU97/935
P26933.LU

WHANGAREI DISTRICT COUNCIL

NOTICE OF DECISION ON APPLICATION FOR RESOURCE CONSENT

IN THE MATTER of the Resource
Management Act 1991

A N D

IN THE MATTER of an application
under Section 88 of the Act by
United Homes (1994) Ltd and
Workman Family

APPLICATION

APPLICATION FOR RESOURCE CONSENT to erect a number of dwellings which will result in vehicles reverse manoeuvring into a common accessway.

The property in respect of which the application is made, is situated at Church Street, Onerahi.

DELEGATION

The application was considered and decided under authority delegated pursuant to Section 34 of the Act to the Landuse Commissioner of the Whangarei District Council.

DECISION

THAT pursuant to Section 94 of the Resource Management Act 1991 Council determines that the application need not be notified as it is satisfied that any adverse effect on the environment will be minor and that written approval has been obtained from every person that may be adversely affected by the granting of the land use consent.

THAT pursuant to Section 105 of the Resource Management Act 1991, Council grants consent to the application being LU97/935 by United Homes (1994) Ltd and Workman Family to erect a number of dwellings which will result in vehicles reverse manoeuvring into a common accessway, such land being situated at Church Street, Onerahi (proposed Lots 2, 7, 8, 9, 10 and 14 being a subdivision of Lot 3 DP 98966), subject to the following conditions:

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Whangarei District Council

LU97/935
P26933.LU

CONDITIONS:

- i) That the application is in compliance with all other relevant Acts, Regulations and Bylaws.
- ii) That the proposed development proceeds in accordance with the site plan, elevations and accompanying details submitted with this application.

REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the reasons for the decision are:

1. The proposal will not result in any significant adverse effects upon the surrounding residential environment.
2. The topography, shape and size of the sites restrict the location of the garages and driveways and do not allow for on-site vehicle manoeuvring.

DATED at Whangarei this 7th day of January 1998



LANDUSE COMMISSIONER
WHANGAREI DISTRICT COUNCIL

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RIGHT OF OBJECTION

Section 357 of the Act provides a right of objection to this decision. Objection must be by notice in writing, setting out the reasons for the objection, delivered to the Council within 15 working days after this decision has been notified to you. A fee will be payable if the objection is not upheld.

No of days to process:

PART B : AS-BUILT SERVICES INFORMATION Continued.....

WASTEWATER - PRESSURE (Pump Make/Model: _____).

Connection Diameter	Pipe Material	Connection Type
☐ 40mm	☐ uPVC	☐ Public Utility Service Connection
☐ 50mm	☐ Vitrified Clay	☐ Septic Tank
☐ 80mm	☐ Concrete	☐ Other: _____
☐ Other _____ mm	☐ Other: _____	

WASTEWATER - GRAVITY

Pipe Diameter	Pipe Material	Connection Type
☐ 65mm	☒ uPVC	☒ Public Utility Service Connection
☐ 80mm	☐ Vitrified Clay	☐ Septic Tank
☒ 100mm	☐ Concrete	☐ Other: _____
☐ Other _____ mm	☐ Other: _____	

WASTEWATER - DISPOSAL SYSTEM DESCRIPTION

Septic Tank	Effluent Field
Size: _____ litres	☐ Trench: _____ m
Type: ☐ Ecotank	☐ Deep Soakhole
☐ Biocycle	Depth: _____ m
☐ Other _____	No. of Holes: _____
	☐ Other: _____
Sanitary Facilities	Waste Disposal Unit
☐ Toilet: (No.: _____)	☐ No
☐ Bidet: (No.: _____)	☐ Yes - Type: _____
☐ Urinal: (No.: _____)	

I PETER JOHN McLEOD

being: ☐ owner / occupier
☐ craftsman plumber (Reg. No.: _____)
☒ registered drainlayer (Reg. No.: 5932)

certify that this Private Utility Service As-Built Record is an accurate representation of the work carried out.

Signature: [Signature]

Date: 14 / 10 / 98

**WHANGAREI
DISTRICT
COUNCIL**



FORUM NORTH • PRIVATE BAG 9023, WHANGAREI NEW ZEALAND.
 TELEPHONE: 0-9-438 4879, FAX 0-9-438 7632



PRIVATE UTILITY SERVICE AS BUILT RECORD
 (Section 26, Building Act 1991)

PART A : CONSENT DETAILS
 (To be completed in all cases).

Building Consent No.: 291/42
 Applicants Name: UNITED HOMES 1994 LTD.
 and Mailing Address: P.O. Box 272 WHANGAREI
 Site Address: CHURCH ST. ONORAH LOT 9

PART B : AS-BUILT SERVICES INFORMATION
 (To be completed in relation to service provided, ticking each box as appropriate).

STORMWATER

Pipe Diameter	Pipe Material	Connection Type
☐ 80mm	☒ uPVC	☒ Public Utility Service Connection
☒ 100mm	☐ Vitrified Clay	☐ Soak Hole
☐ 150mm	☐ Ductile Iron	☐ Stream
☐ 225mm	☐ Concrete	☐ Drain
☐ Other _____ mm	☐ Other: _____	☐ Other: _____

WATER SUPPLY

Pipe Material - COLD	Hot Water Cylinder
☐ uPVC	☐ High Pressure: _____ Litre
☐ Copper	☐ Low Pressure: _____ Litre
☐ Polybutylene	Meter Type
☐ Other: _____	Make: _____
Pipe Material - HOT	Model: _____
☐ uPVC	Diameter: _____ mm
☐ Copper	Serial No.: _____
☐ Polybutylene	Reading: [][][][][][] m ³
☐ Other: _____	(Quote all black figures inclusive of zeros only.)

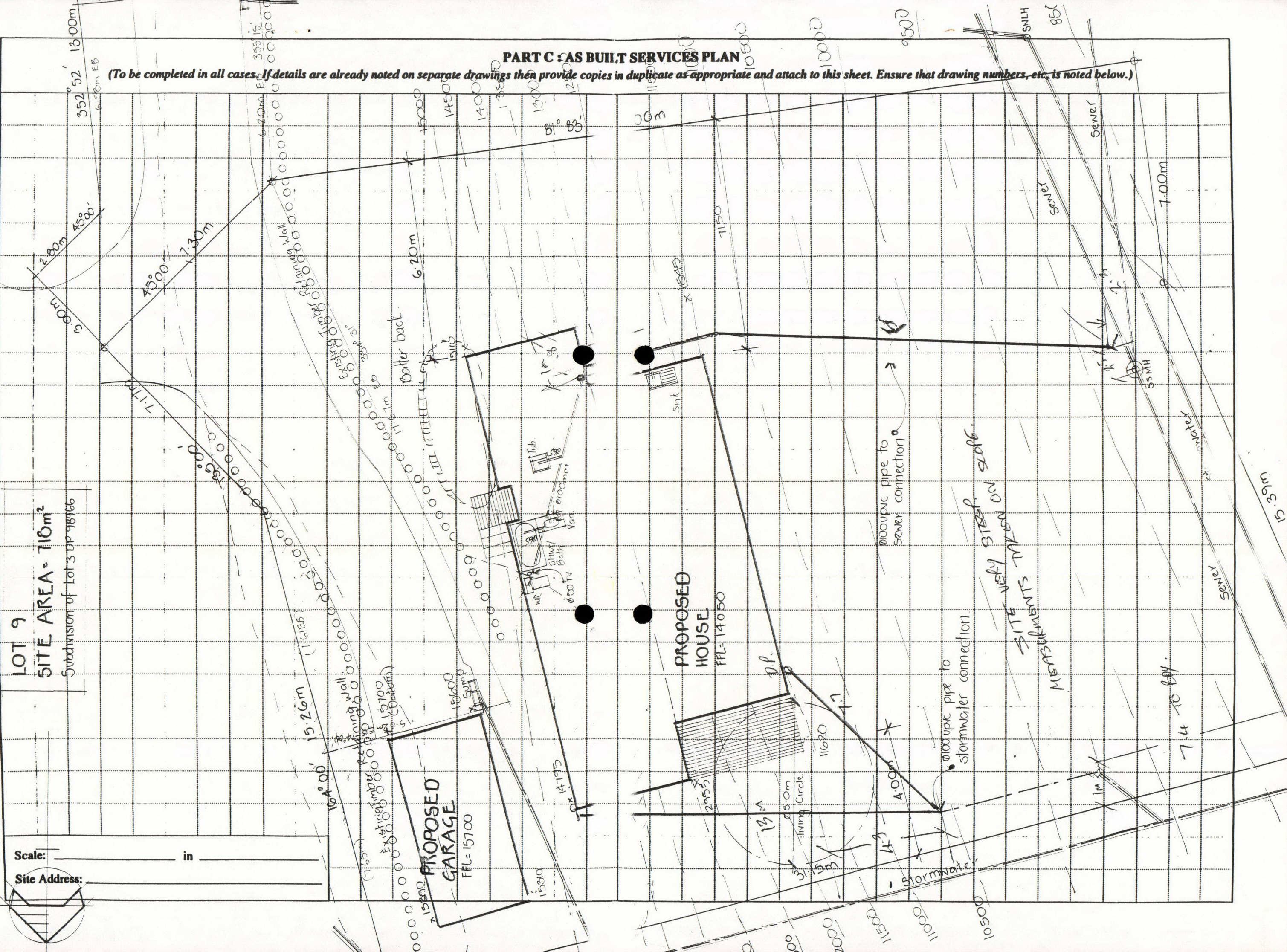
NOTE: - PART B : AS-BUILT SERVICES INFORMATION Continued on last page

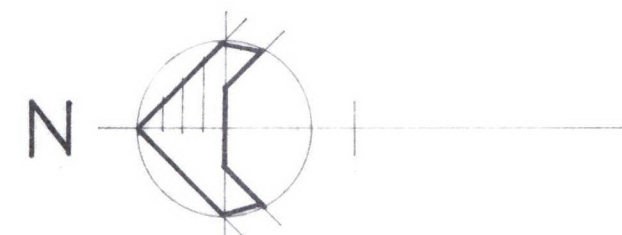
PART C: AS BUILT SERVICES PLAN

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below.)

LOT 9
SITE AREA = 710m²
Subdivision of Lot 3 DP 98966

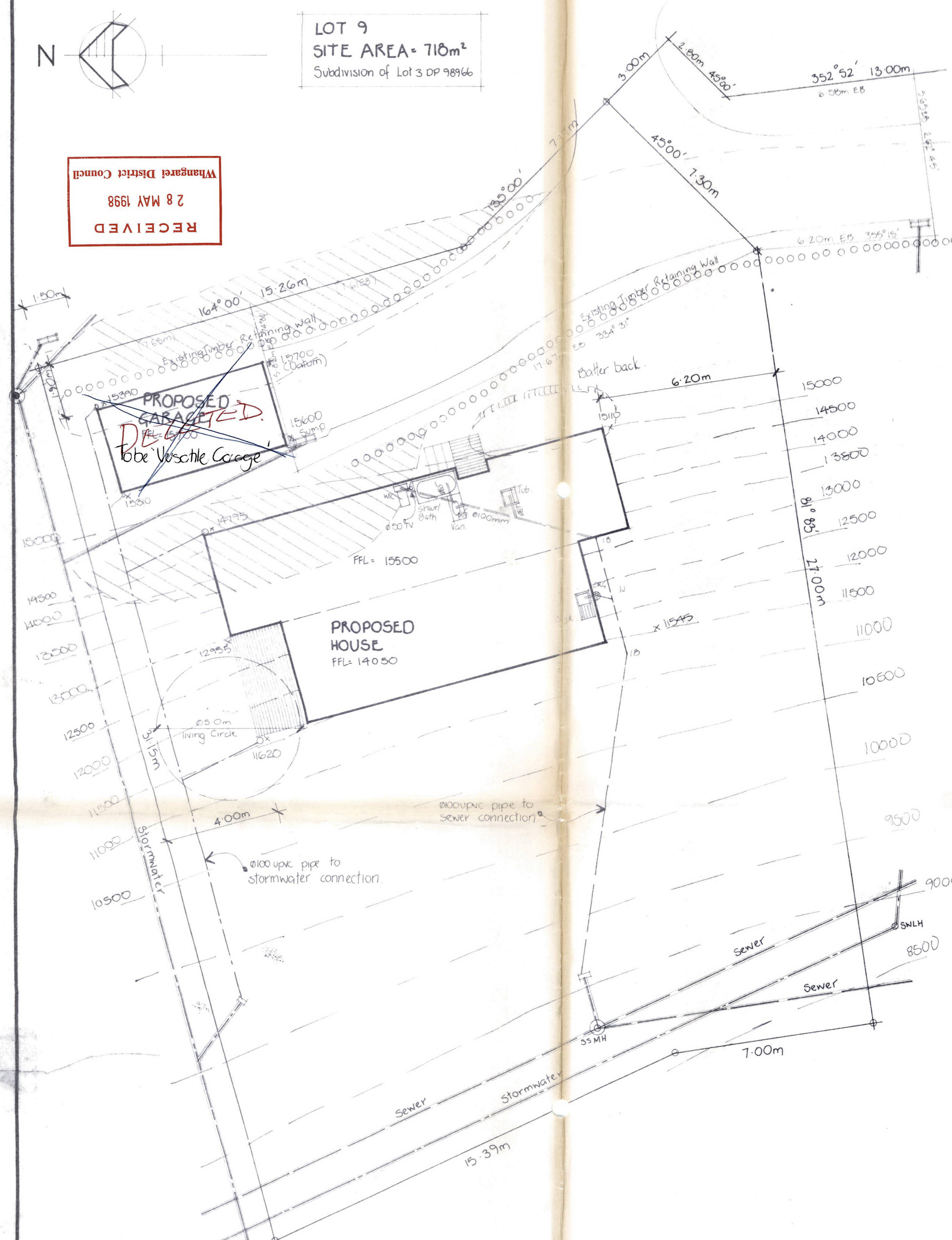
Scale: _____ in _____
Site Address: _____



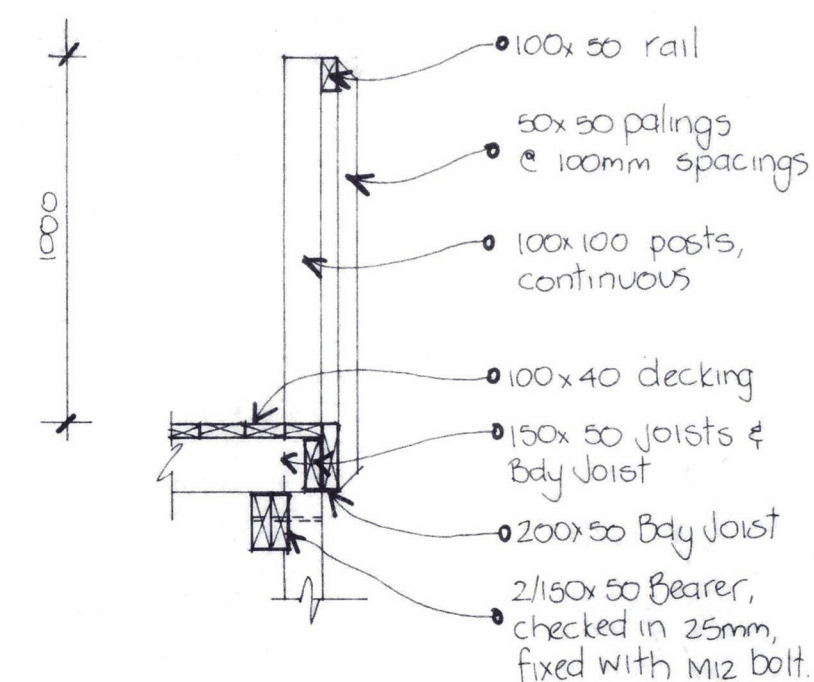
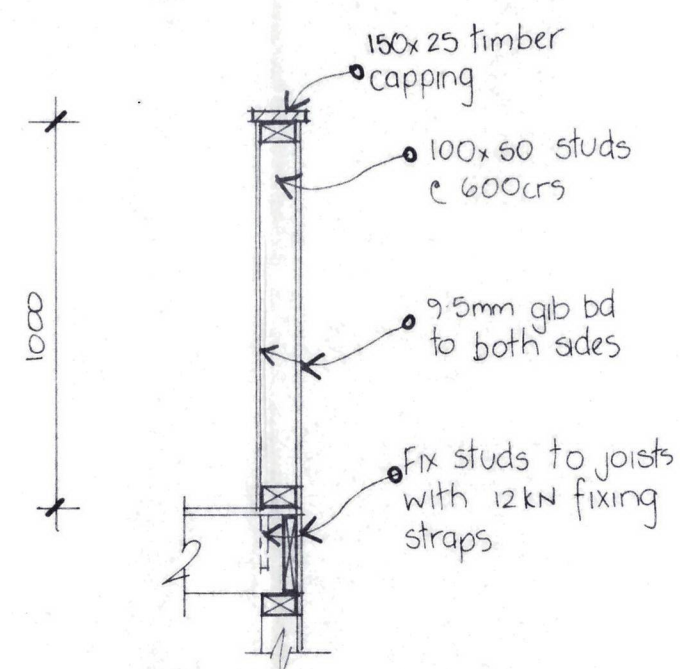
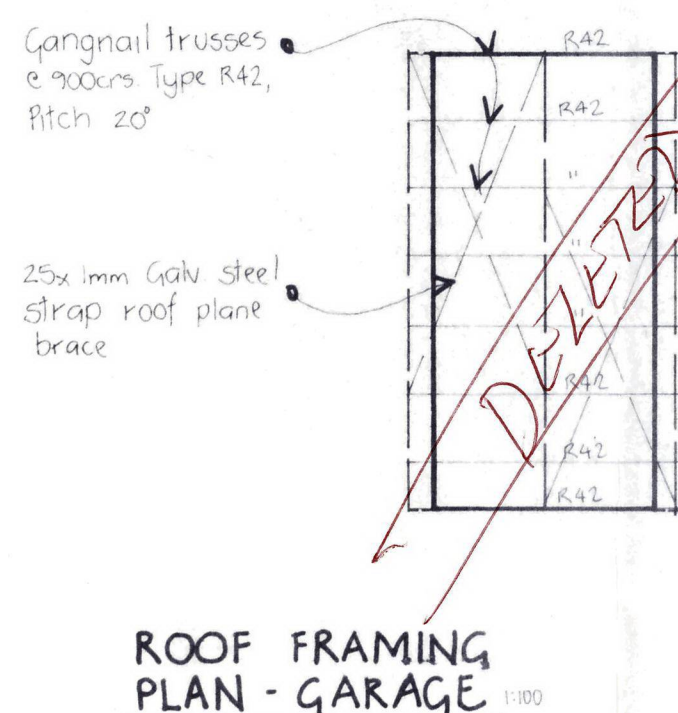
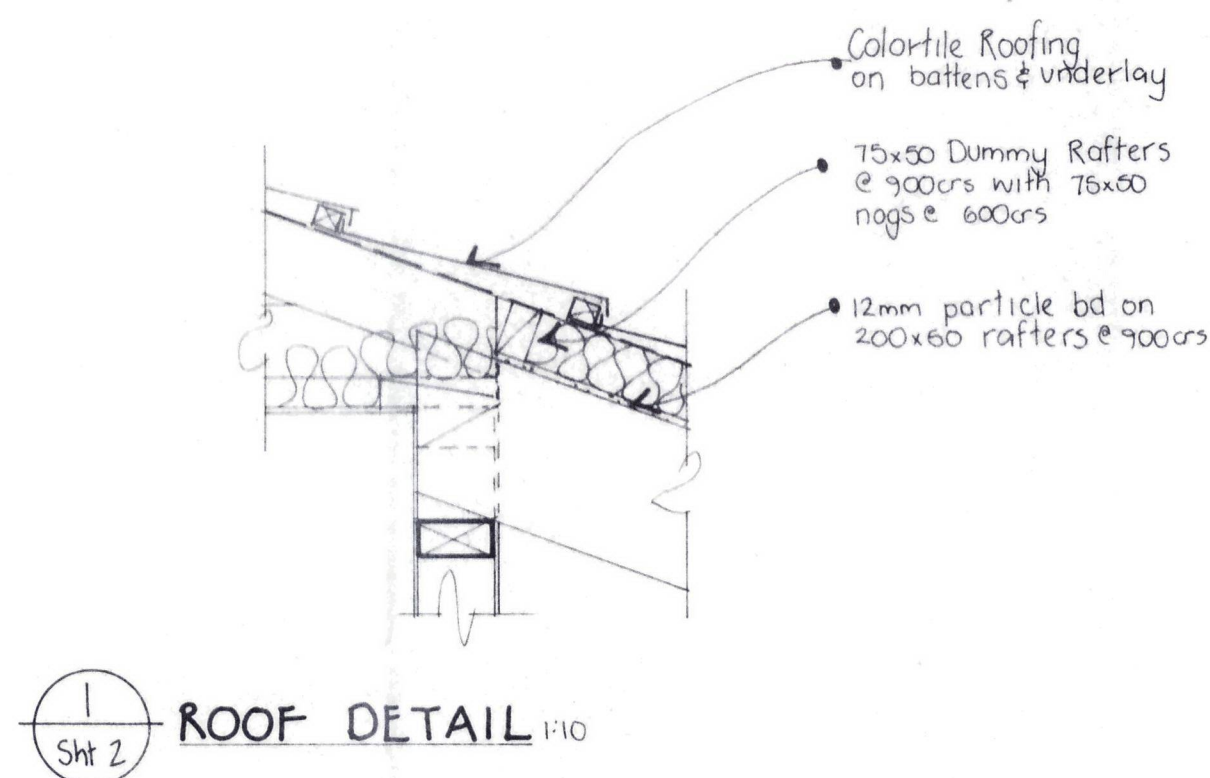


LOT 9
SITE AREA = 710m²
Subdivision of Lot 3 DP 98966

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SITE PLAN 1:100



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SCANNED



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28 MAY 1998
Whangarei District Council

This drawing is in accordance with my calculations where applicable.
RICHARDSON, STEVENS CONSULTANTS 1996 LTD
CONSULTING ENGINEERS
2 Seaview Road, Whangarei
per Registered Engineer

UNITED HOMES (1994) LTD
9 Walton Street, PO Box 271, Whangarei. Ph: 09-438 4904; Fax 09-438 3451.
6c Douglas Alexander Parade, Albany Ph: 09-415 0125; Fax 09-415 2609

PROPOSED HOUSE FOR UNITED HOMES (1994) LTD
at LOT 9, CHURCH STREET, ONERAHI

Amendments
16/03/98 (Handrails)
3/03/98 Datum Heights.

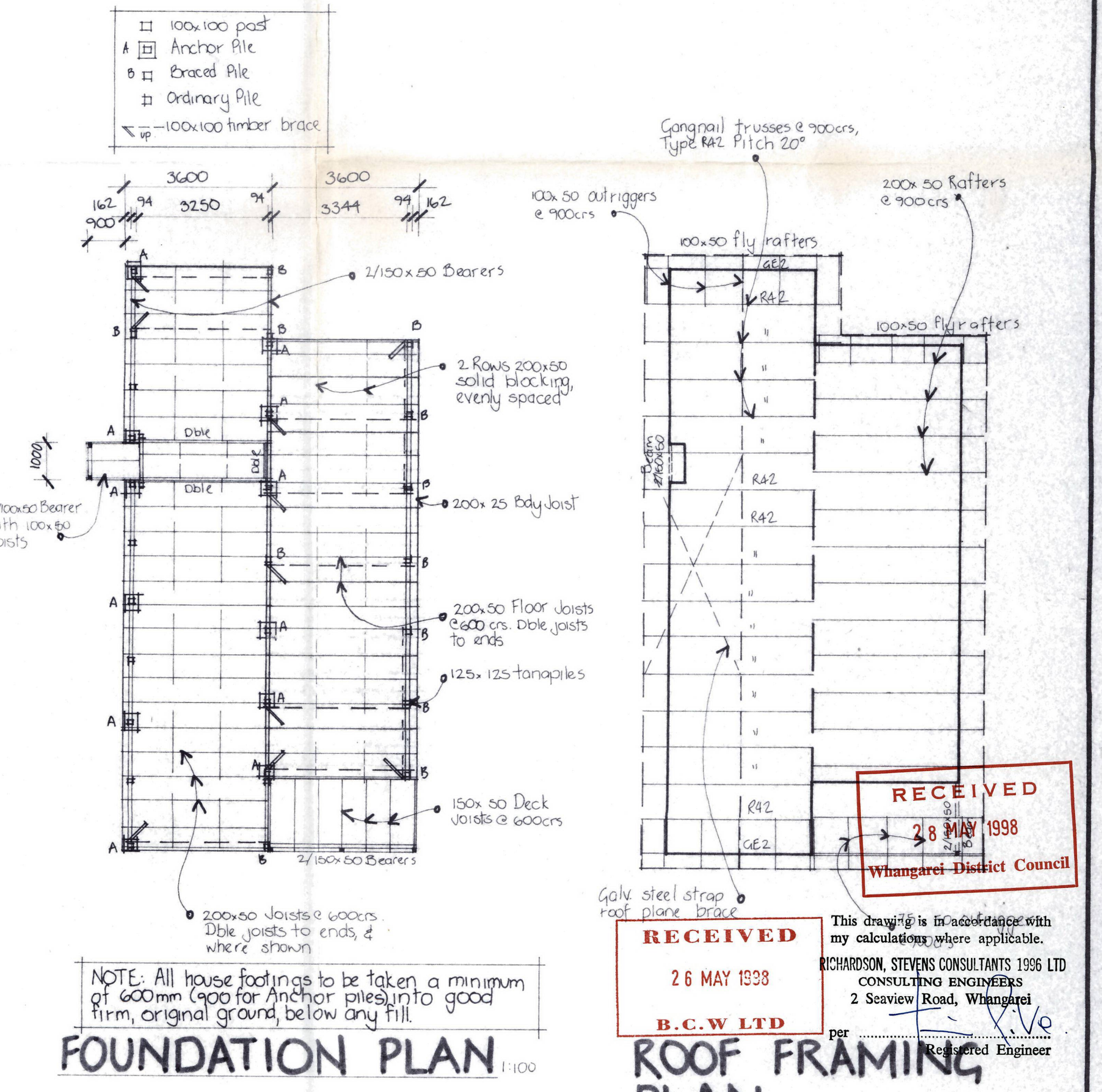
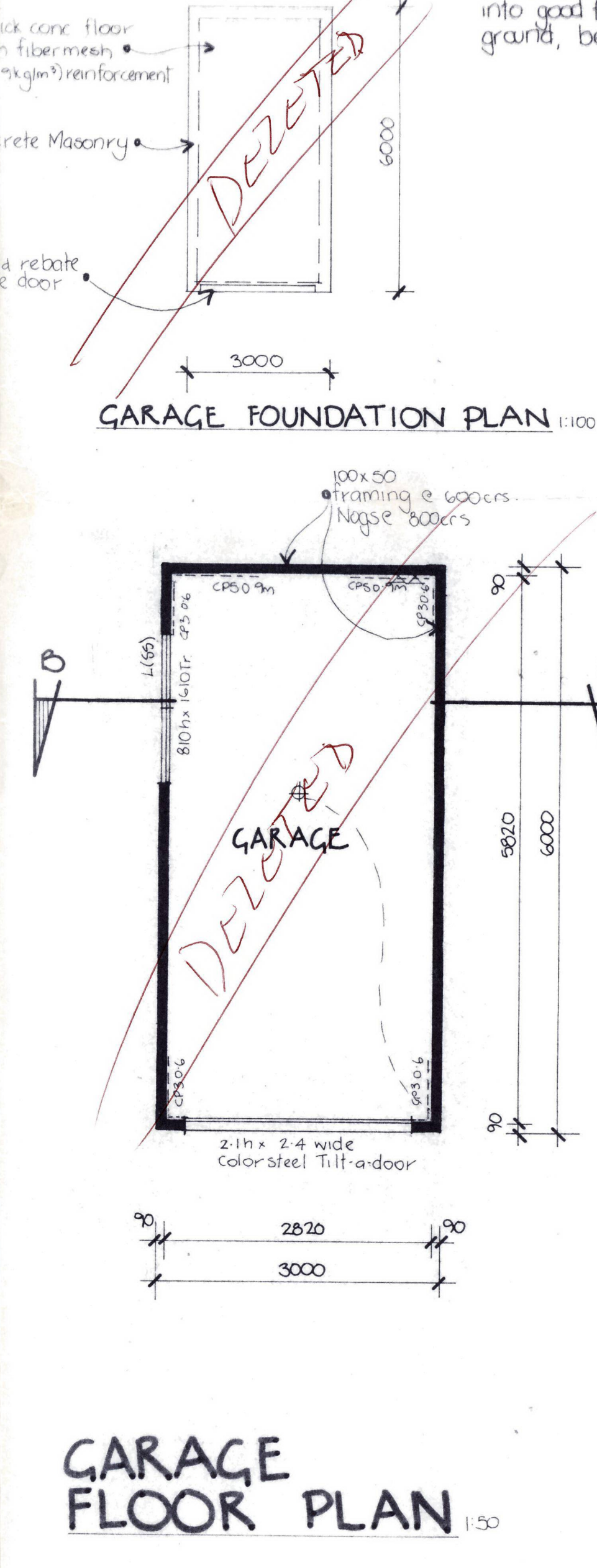
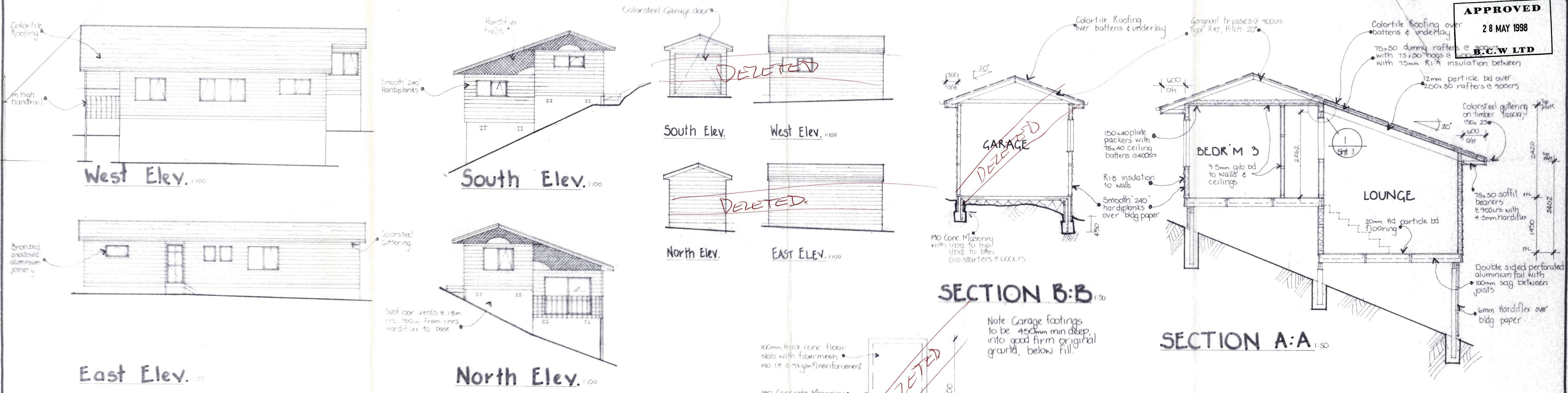
DRAWN L. Soulsby
TRACED L. Soulsby

CHECKED
DATE August 1997

SCALES 1:100, 1:10

SHEET

SERIES 1 OF 2
REF 131



UNITED HOMES (1994) LTD
 9 Walton Street, PO Box 271, Whangarei. Ph: 09-438 4904; Fax 09-438 3451.
 6c Douglas Alexander Parade, Albany. Ph: 09-415 0125; Fax 09-415 2609.

PROPOSED HOUSE FOR UNITED HOMES (1994) LTD
at LOT 9, CHURCH STREET, ONERAHI

Amendments: Window added to kitchen 19/12/97 Bracing garage amended 20/01/97 3 Trusses added to gable end 14/01/98 Double power points 19/12/97.	26 MAY 1998 B.C.W LTD Registered Engineer	SHEET 2 SERIES 2 OF 2 REF 131
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