Information Supplied by Owner

33 Commins Road Onerahi

STATEMENT OF PASSING OVER INFORMATION

No person should rely on any information without seeking appropriate independent and professional advice and conducting their own due diligence investigation into this information.

The information has been supplied by a third party and Olive Tree is merely passing over this information as supplied to us.

We cannot guarantee its accuracy and reliability as we have not audited, or reviewed the information.

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.

OLIVE TREE

CONNECTING PEOPLE & PROPERTY

WHANGAREI CITY

SITE DRAINAGE PLAN

DRAINLAYER Russell Jones

Permit No. _____

Date 20-7-84

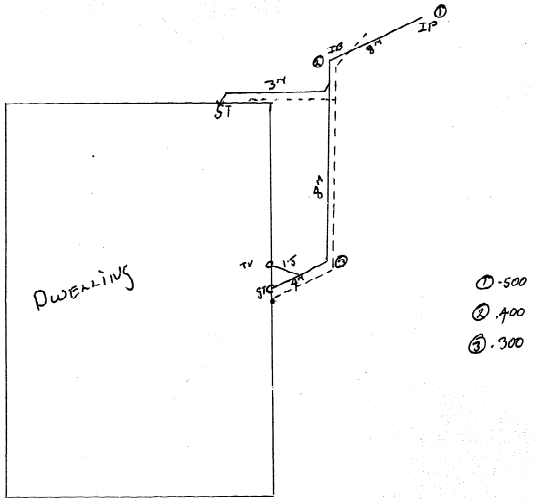
ACTUAL measurements between inspection pipes, changes of direction, etc. are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also to be shown.

New Sewerdrains	RED
Stormwater	DOTTED BLACK
Old Drains	FULL BLACK

Material Used

SEWER	PVC/~~CERAMIC~~
STORMWATER	PVC/~~CERAMIC~~
	DELETE

265044



① .500
② .400
③ .300

ROW

OWNER: R. Wells LOT No. _____

STREET: 33 Commins Rd Onerahi DP No. _____

MICROBOX
CRAPHIM RECORDS (WAIKATO) LTD HAMILTON
7/02/94

WHANGAREI DISTRICT COUNCIL

DRAINLAYER G Hopkins.

Permit No.

Date

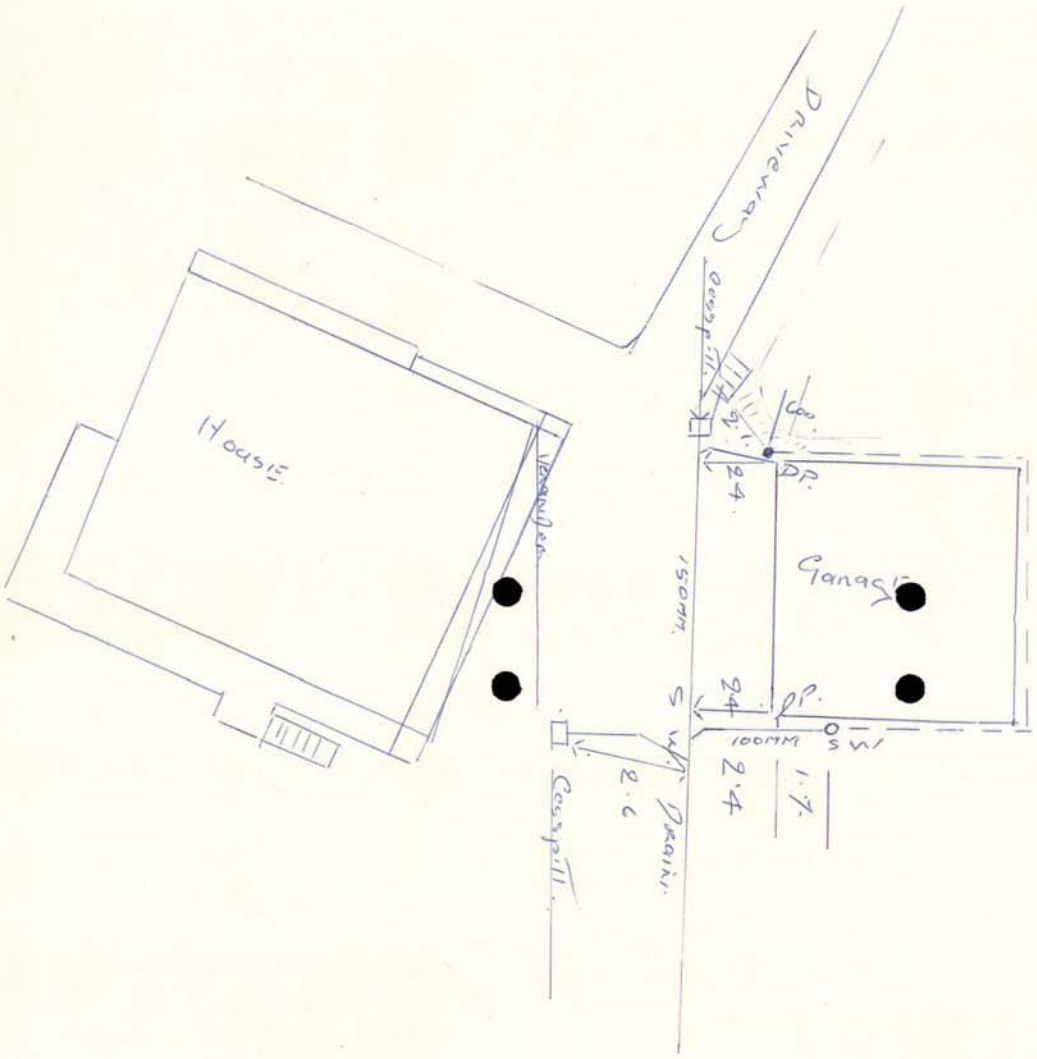
SITE DRAINAGE PLAN

ACTUAL measurements between inspection pipes, changes of direction, etc, are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also to be shown.

New Foulwater Drains	RED	
Stormwater Drains	DOTTED BLACK	----
Old Drains	FULL BLACK	———

Material Used

FOULWATER	PVC/CERAMIC
STORMWATER	PVC/CERAMIC
	DELETE



PLAN

OWNER: Mr. & Mrs G. Webb. LOT No.

STREET: 30 Cummins St DP No.

ALLIED Graphics

WHANGAREI CITY COUNCIL

13007 — FILE NUMBER

805480 — PERMIT NUMBER — 13 3 84

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

To: The CITY Engineer

I hereby apply for permission to Construct NEW DOMESTIC DWELLING

at 33 Commerce St Onerahi (House Number and Street) for R.F.WATTS. (Owner)

of 10 RALIMATI CRES. ONERAHI. (Address) according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

Assess. No. 76/235/20.

Lot No. 1.

D.P. 55740.

LENGTH OF BOUNDARIES:

Front 49.153 Area 1290 m²

Back 56.270

Side 19.086 Side 84.088

PARTICULARS OF BUILDING:

Foundations 125ml² pile (Senta) in conc. Floors Timber T&G + Pinefloor

Walls 100x50 boric gauged pine Roofs corrigated iron (light)

Area of Ground Floor 94.64 m² (Metres) Area of First Floor or Mezzanine 64.55 (Metres)

Area of Basement NILL (DELETED) (Metres) Area of Cutbuildings NILL (Metres)

Number of Storeys: Above kerb level NILL Below kerb level 2

Average distance of set back of front of buildings from street boundary line 70m

ESTIMATED VALUE:

Building	$ 31631 — :00
Sanitary Plumbing	$ 1900 — :00
Sanitary Drainage	$ 850 — :00
Total	$ 34,381 — :00

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed 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) FAMILY DWELLING.

Proposed use or occupancy of other parts of buildings NILL. NA.

Nature of ground on which building is to be placed and on the subjacent strata Eng. Calcs Attached.

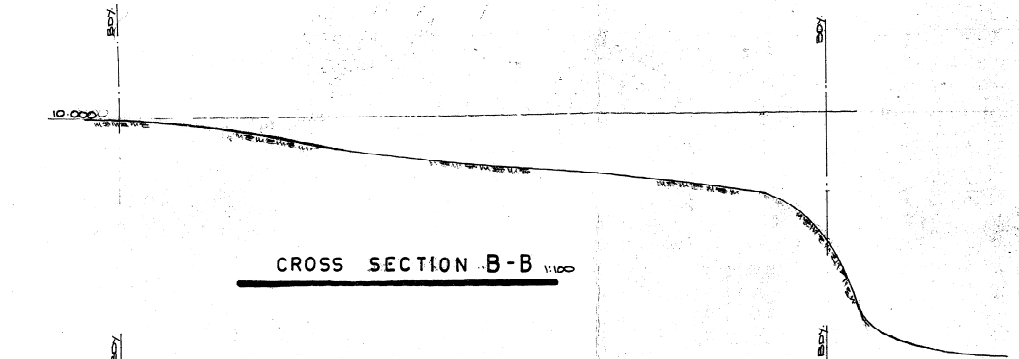
PLEASE PRINT	OWNER	BUILDER	OWNER'S AGENT
NAME	R F WATTS.	R.F.WATTS.	
POSTAL ADDRESS	10 RALIMATI CRES. ONERAHI.	10 RALIMATI CRES. ONERAHI.	
PHONE	60317	60317	

Date 4/12/ 1983. Signature

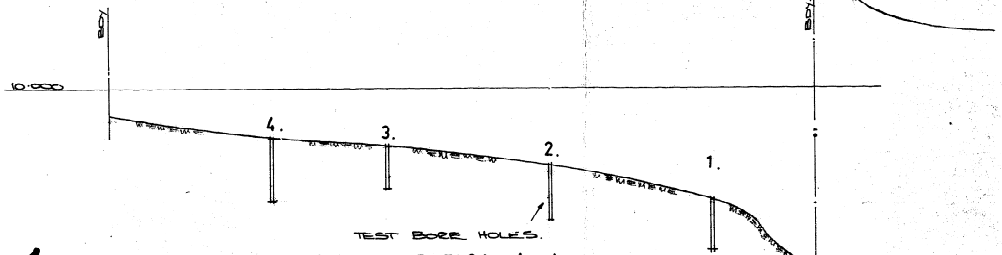
2000 Calder & MacDonald 3-83

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12 MAR 1984
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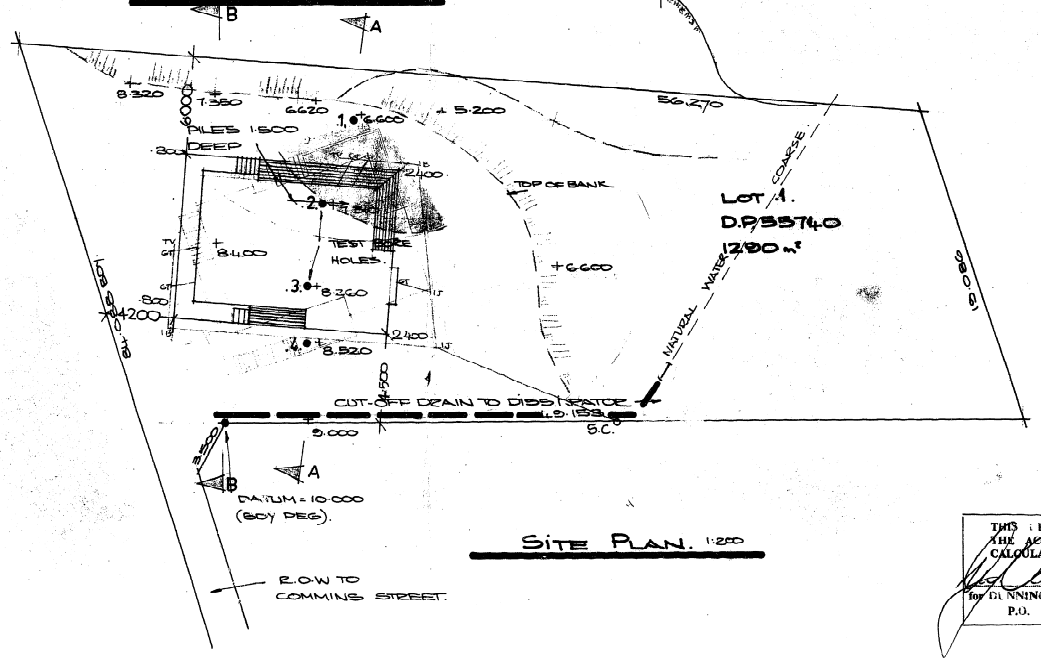
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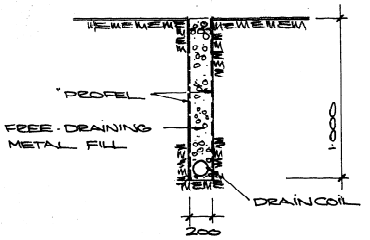
CROSS SECTION B-B 1:100



CROSS SECTION A-A 1:100



SITE PLAN. 1:200



CUT-OFF DRAIN DETAIL 1:20

THIS DRAWING COMPLIES WITH THE ACCOMPANYING ENGINEERING CALCULATIONS.
Reg. Eng. 9/3/84
for DUNNING - HAWTHORN & ASSOCIATES
P.O. Box 575 - HANCARLI

DATE	ISSUE	BY	APPROVED	ISSUE NO.

DESIGN | DRAWING P.A. | APP'D | DES'D ENG.

DUNNING HAWTHORN & ASSOCIATES
Consulting Civil & Structural Engineers
Box 575 Whangarei Ph 87139
& Rodney Street, Wellsford
6-3-84

Mr R. WATTS.

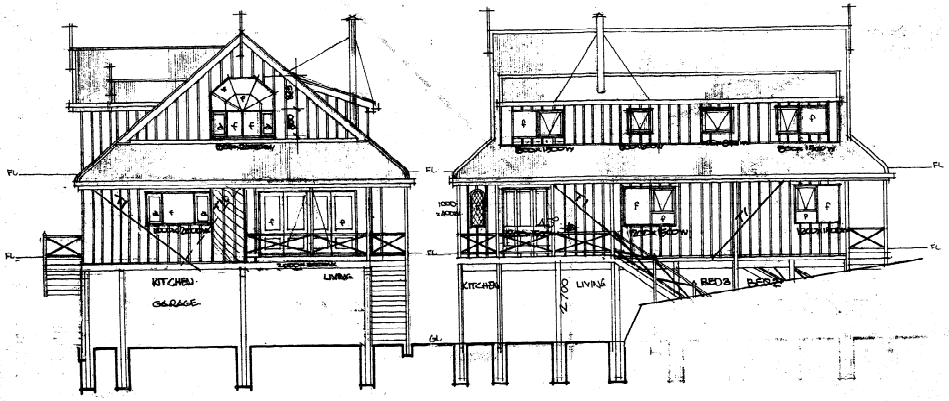
SITE PLAN OF PROPOSED RESIDENCE AT LOT 1. COMMINS STREET.

SCALES

PLAN NO. 1776 OF

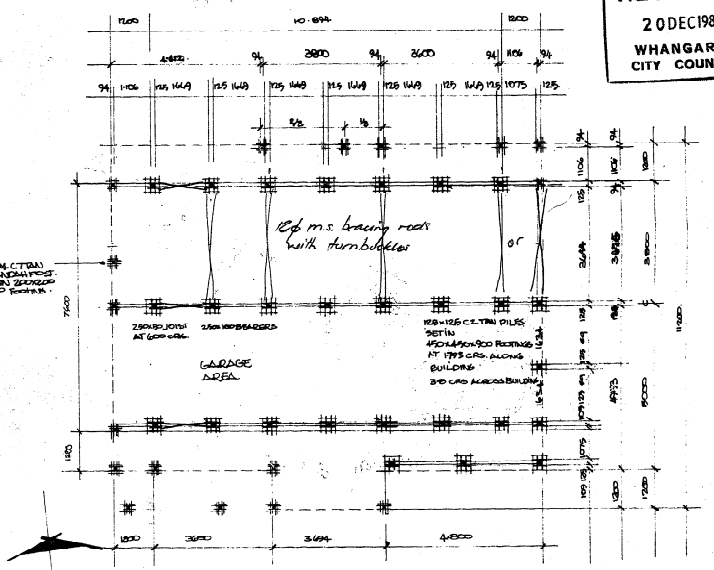
MICROBOX
MICROFILM RECORDS (WAIKATO) LTD, HAMILTON
7/02/84

265044



SCALE 1:100 EAST ELEVATION.

SCALE 1:100 NORTH ELEVATION.

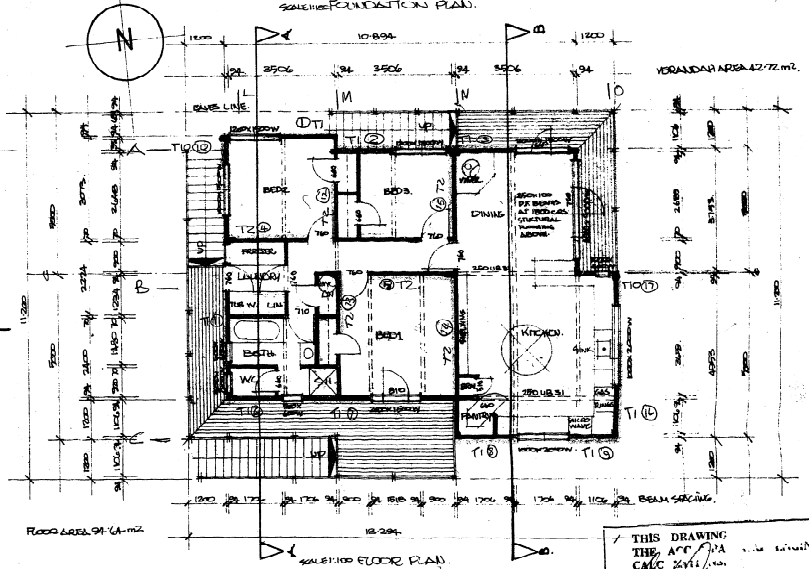


SCALE 1:100 FOUNDATION PLAN.



SCALE 1:100 WEST ELEVATION.

SCALE 1:100 SOUTH ELEVATION.



FLOOR AREA 91.64 m²

SCALE 1:100 FLOOR PLAN

■ = 3 KN CONNECTOR (THICK GTS PLATE OVER EP PLATE)

RECEIVED
20 DEC 1983
WHANGAREI
CITY COUNCIL

THIS DRAWING
THE ACCEPTANCE
CANC

Reg. 26/11/84

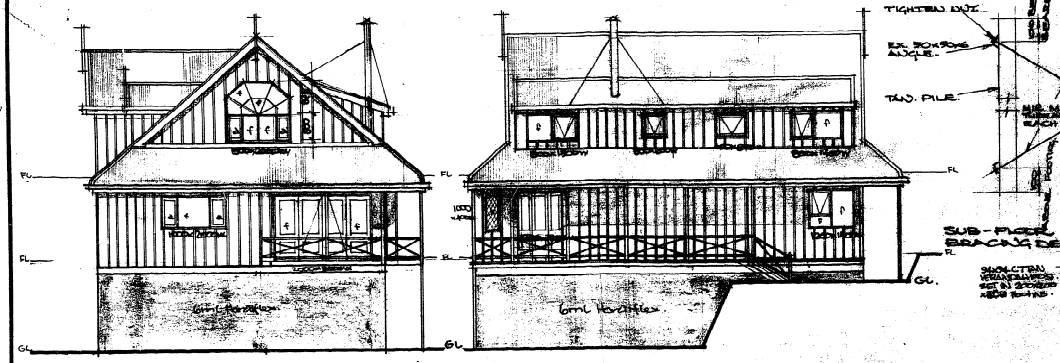
for N.N.J. - HAWTHORN & ASSOCIATES
P.O. Box 575 - WHANGAREI

R. F. W. WATTS
Reg. Master Builder,
P.O. Box 3112, Onerahi.

WATTS

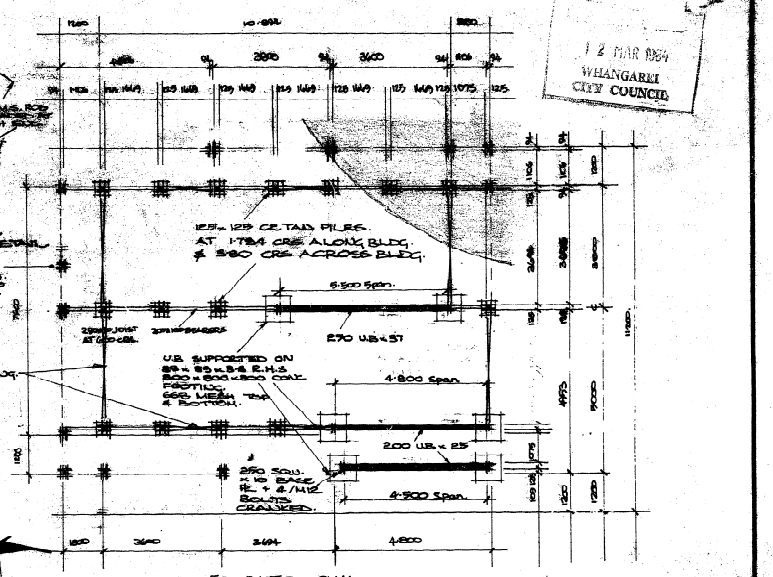
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	DATE		REF

MICROBOX
MICROFILM RECORDS (WAIKATO) LTD, HAMILTON
7/02/84

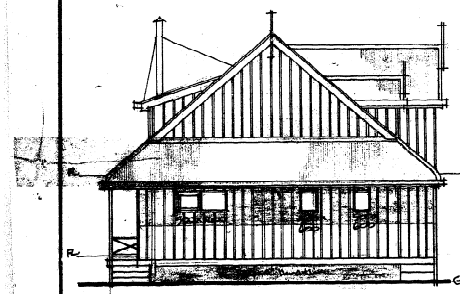


scale 1:100 EAST ELEVATION.

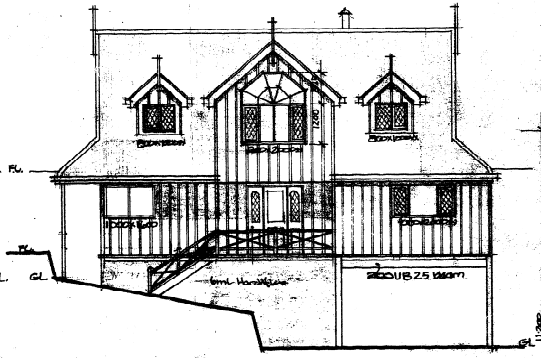
scale 1:100 NORTH ELEVATION.



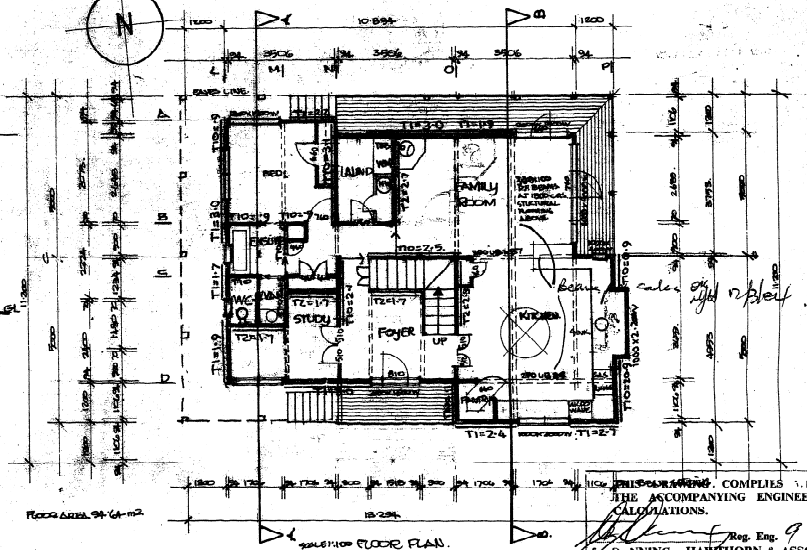
scale 1:100 FOUNDATION PLAN.



scale 1:100 WEST ELEVATION.



scale 1:100 SOUTH ELEVATION.



FLOOR AREA 94.64 m2

scale 1:100 FLOOR PLAN.

12 MAR 1994
WHANGAREI CITY COUNCIL

THIS DESIGN COMPLIES WITH THE ACCOMPANYING ENGINEERING CALCULATIONS.

Reg. Eng. 9/3/94
for DUNNING - HAWTHORN & ASSOCIATES
P.O. Box 575 - WHANGAREI

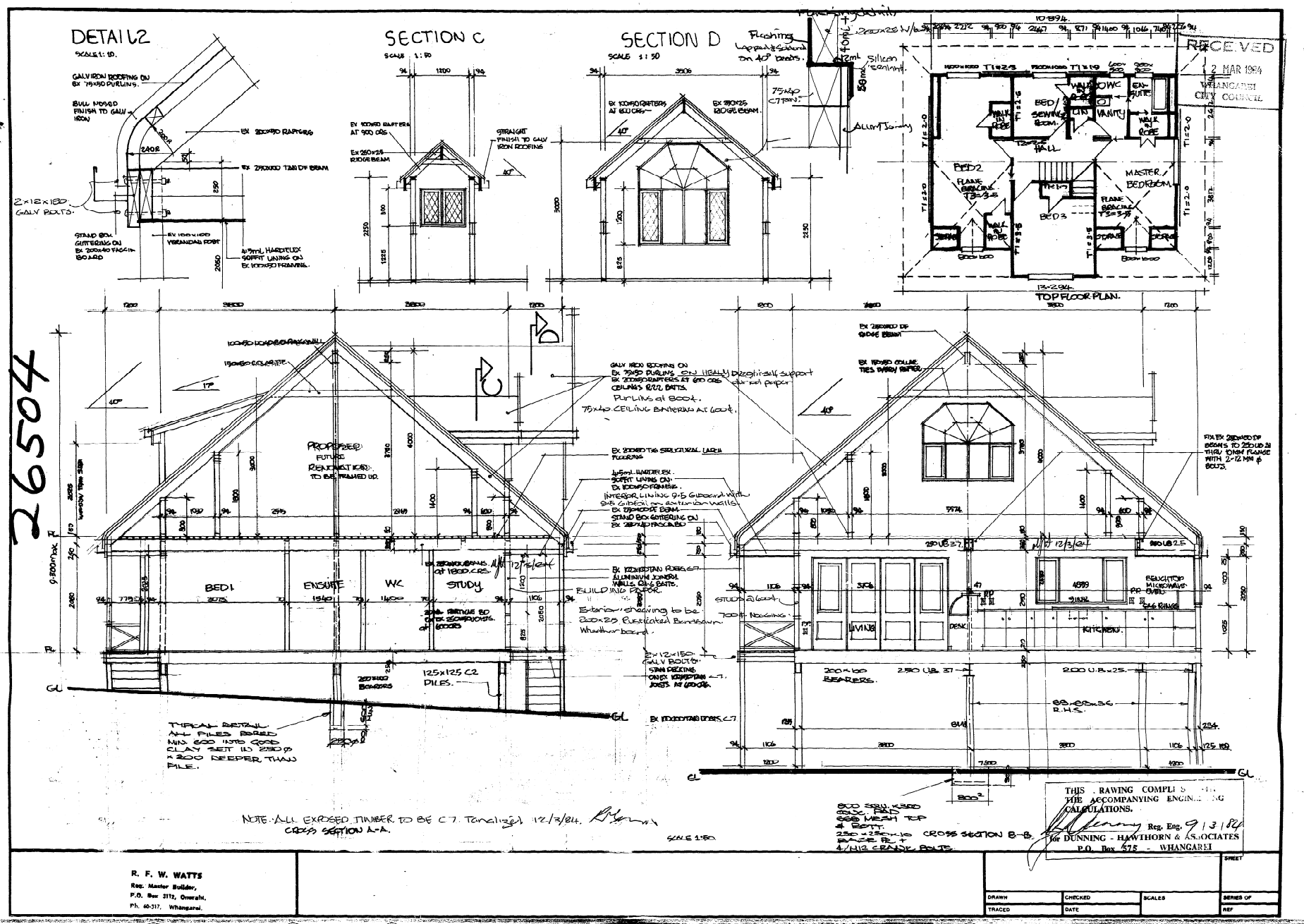
26504

R. F. W. WATTS
Reg. Master Builder,
P.O. Box 3112, Onerahi.
Ph. 60-317. Whangarei.

WATTS HOUSE

DRAWN	CHECKED	SCALES 1:100	SHEET 1
TRACED	DATE 6-3-8		SERIES OF 2
			REF

MICROBOX
MICROFILM RECORDS (WAIKATO) LTD, HAMILTON
7/02/94



26504

MICROBOX
MICROFILM RECORDS (WAIKATO) LTD, HAMILTON
7/02/94

Dunning
Hawthorn
& Associates

consulting civil & structural engineers

PRINCIPALS:
D.J. DUNNING C.ENG/M.I.C.E./M.I.P.E.N.Z./M.I.STRUCT.E./M.I.W.E./REGISTERED ENGINEER
M.J. HAWTHORN B.E./M.I.P.E.N.Z./REGISTERED ENGINEER
ASSOCIATES: P.V. MOORE P.O. BOX 33082 TAKAPUNA

138 BANK STREET, P.O. BOX 575, WHANGAREI. PHONE 87-139

ALSO AT WELLSFORD

26504

RECEIVED
20 DEC 1983
WHANGAREI
CITY COUNCIL

15-8-83

Our Ref .....

27th September, 1983

STABILITY REPORT

LOT 1 D.P. 55740
OFF COMMINS STREET - ONERAHI.

DESCRIPTION:

The land lies on the N.E. slope of the Onerahi Ridge, and is served by a right-of-way from Commins Street.

The Lot contains only one building site as shown on Dunning Hawthorn & Associates Plan No.1776. The residue of the lot slopes to the East and is generally covered in regenerating bush with a predominance of Kanuka and some pine. Exisitng pine trees growing near the entrance to the property require removal to allow building to proceed.

GEOLOGY & SOIL TYPE:

The geological soil map indicates soil types as "Sandstone with minor embedded siltstones" and this description agrees with our investigations. There is no evidence of soil movement adjacent.

There has been some disturbance on the site and test bore No.1 proved to be in part through fill material, created by machine work in the past. The soil contains a reasonable proportion of sand and when tested recorded good shear values and ultimate bearing values.

TESTING:

Four test holes were sunk by hand auger and shear strengths were measured in-situ using a vane dimensioned 63.5mm diam. by 86mm deep at the positions shown on the bore log record. The results of these tests are tabulated.

ANALYSIS:

Using the ultimate shears obtained by in-situ testing slip circle analysis was carried out by the "Swedish" method to assess the factor of safety against rotational slipping.

26504

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CITY COUNCIL

27/9/83

CONCLUSIONS & RECOMMENDATIONS:

1. The foundations are adequate for the loads to be imposed, based on the testing carried out, in the climatic conditions pertaining at the time of the tests.

2. There appears to be an adequate factor of safety to allow for some weakening of the strata with higher moisture content.

3. It is recommended that a cut off drain be installed along the southern boundary as detailed to intercept runoff and subterranean water flow.

3.1 That foundation piles in the area shaded on plan No.1776 be taken down to a minium depth of 1.5 meters encased in 300mm diameter concrete.

3.2 That excavation of the site be restricted and that as much as possible excavated material be removed from the site.

D.J. DUNNING
for DUNNING HAWTHORN & ASSOCIATES.

15/8/85

C.Eng., M.I.C.E., M.I. Struct. E., M.I.P.E.N.Z., M.I.W.E., Reg. Eng.
DUNNING - HAWTHORN & ASSOCIATES
P.O. Box 575, WHANGAREI

4007

WHANGAREI DISTRICT COUNCIL
BUILDING CONSENT

DATE GRANTED 16-03-93 NO BC 4007

OWNER

NAME G M Webb
MAILING ADDRESS 33 Commins Rd
Onerahi

BUILDER

NAME G MacKinnon
MAILING ADDRESS 30 Ross Street
Onerahi

SITE

STREET/ ROAD NO 33
STREET/ ROAD NAME Commins Road
TOWN OR DISTRICT Onerahi

LEGAL DESCRIPTION

VALUATION ROLL NO 772/324
LOT 1 DP 151474
SECTION BLOCK

DESCRIPTION OF WORK/BUILDING

Erect Garage

SIZE OF BUILDING

FLOOR AREA 42 m²
NO. OF DWLLG UNITS
NO OF STOREYS

PROJECT

- [x] NEW BUIILDING
- [ ] ALTERATION
- [ ] EXTENSION
- [ ] RELOCATION
- [ ] DEMOLITION
- [ ] CHANGED USE/LIFE

TOTAL VALUE OF WORK/BUILDING

INCLUDING PLUMBING AND DRAINAGE $ 9000.00

INTENDED LIFE OF BUILDING 50 YEARS

PROJECT INFORMATION MEMORANDUM NO : 308

NUMBER OF AGREED INSPECTIONS : 4

FEES PAID AT DATE ISSUED

CONSENT APPLICATION FEE	$ 180.00
BUILDING RESEARCH LEVY	$
BUILDING CONSENT PROCESSING FEES	$ 150.00
SERVICE FEES AND CHARGES	$
ROAD DAMAGE BOND	$
TOTAL	$ 330.00

RECEIPT NOS 311545 324808

DATE ISSUED 24-3-93 SIGNATURE P.R. Burden (AUTHORISED OFFICER)

Administration Clerk

SMN:S100485

WHANGAREI DISTRICT COUNCIL

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

In reply please quote: P26504

Or ask for: Building Control

DEC

G M Webb
33 Commins Road
ONERAHI

CODE COMPLIANCE CERTIFICATE NO 4007
(Section 43(3), Building Act 1991)

Building Consent No:	4007
Advice Received:	10 April 1996
Site Address:	33 Commins Road
Legal Description:	Lot 1 DP 151474
Intended Project Use:	Garage
Project Type:	Outbuilding
Intended Project Life:	50 years
Staged Project:	No

This is a final code compliance certificate issued in respect of all of the building work under the abovementioned building consent.

Signed for and on behalf of the Whangarei District Council:

Name: _____

Signature: _____

Date: 12/4/96

BSF:0260344

NON-NOTIFIED APPLICATION FOR PLANNING CONSENT - CONTROLLED USE - R. AND D. WATTS - 33 COMMINS ROAD

The City Planner reports:
(File Ref: SF 4275) (Dated: 20.2.84)

Proposal

To erect a two-storeyed dwelling with basement garage on Lot 1, D.P. 55740.

District Scheme Requirements

The property is a rear lot, and zoned Residential 1 under the Operative District Scheme and in the zone, dwellings are listed as a controlled use.

Controlled Uses are uses permitted in the zone subject to such conditions relating to mainly the preservation or conservation of trees, bush and plants, landscape and areas of special amenity value. The design and exterior appearance of buildings and such other matters as may be specified in that behalf by any regulation in force under the Act.

The proposed dwelling encroaches into the required 6 metre wide southern and western rear yards by approximately 1.5 metres. However, the affected adjoining property owners have signified their agreement to the encroachments by appropriately endorsing the site plan.

Planning Considerations

The purpose of the Residential 1 zoning is to make use of land marginally suited for urban use by encouraging forms of land uses most suited to the physical capabilities of the land.

The property is steep land partly covered in secondary growth, manuka and pungas and the proposed dwelling has been designed for the site.

The building will be located below the skyline and its siting and external design are considered to be in harmony with the area and no major earthworks are proposed that would scar the hillside.

It is therefore considered that Council would be justified in consenting to the application in its present form.

RECOMMENDATION

1. That the Council grant consent to the application by R. and D. Watts to erect a dwelling on Lot 1, D.P. 55740 (33 Commins Road) pursuant to Ordinance V.5 of the Operative District Scheme for the following reason and subject to the conditions enumerated below:-

(Continued).....

Non-Notified Application for Planning Consent - Controlled Use - R. & D. Watts - 33 Commins Road (Continued).....

The City Planner reports: (Continued).....

- That because of its location below the skyline the design and appearance of the building on the landscape would not be obtrusive.

(a) Development being generally in accordance with the house plans submitted and the amended site plan dated 11 February 1984.

(b) The existing bush on the property (secondary growth manuka and pungas) being preserved as indicated on the plans.

(c) Compliance with all relevant Acts, Regulations and By-laws.

2. That the applicant be advised that the application has only been processed from a town planning aspect and that the Engineering Department may impose requirements in respect of the issue of a building permit.

J. Boulton

J. Boulton

COUNCIL'S DECISION

That Council adopts the Recommendations of the above report; that the applicant be advised of the rights of appeal under Section 69 of the Act.

SIGNED K.W. King DATE 20/2/84

Member, Planning Committee
(Acting under delegated authority)