



Whangarei
District Council

Private Bag 9023, Whangarei 0148, New Zealand

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E mailroom@wdc.govt.nz www.wdc.govt.nz

LAND INFORMATION MEMORANDUM NO: LM2000821

Received: 26 Aug 2020

Issued: 04 Sep 2020

Section 44A, Local Government Official Information
And Meetings Act 1987

Applicant
A R Gardener
4 Ross Street
Whangarei 0110

Site Information
Property ID: 25669
Street Address: 4 Ross Street
Whangarei 0110
Legal Description: LOT 2 DP 58668

This is a Land Information Memorandum only

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- * Location Map.
- * Aerial Photo.
- * Deposited Plan: - DP58668 – Deposited – 02/11/1967
- * Record of Title: - NA14A/501 – Issued – 03/01/1968

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

This property is located in an area that is included in a report by Tonkin & Taylor Ltd on stability hazard potential, see map attached and refer

<http://www.wdc.govt.nz/BuildingandProperty/Land-Hazards/Pages/Default.aspx>

- * Stability Hazards map - showing low, moderate and high stability hazard.

Regional Policy Statement

The Regional Policy Statement's role is to promote sustainable management of Northland's natural and physical resources. It does this by:

- **Providing an overview of the region's** resource management issues; and
- **Setting out policies and methods to achieve integrated management of Northland's natural and physical resources.**

Refer <https://www.nrc.govt.nz/resource-library-summary/plans-and-policies/regional-policy-statement>

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

Information relating to Council Utility Services for this property is attached.

- * Pipeline Asset Services Map.

Service Sheet/s (e.g. As-Built, House Connection, House Drainage etc...) for this property from the building file is attached.

- House Connection Plan

For further information regarding Council Water Supply please refer to

<http://www.wdc.govt.nz/WaterandWaste/Water/Pages/default.aspx>

Pursuant to Section 51 of the Building Act 2004, and Section 451 of the Local Government Act 1974, if any future building work encroaches upon any Council Pipe or Utility, prior written consent of the Waste Drainage and/or Water Services Manager must be obtained before any work commences.

Refer: <http://www.wdc.govt.nz/PlansPoliciesandBylaws/Policies/Documents/Building-Over-Near-Public-Sewer-Stormwater-Pipelines.pdf>

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES.
INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

Information on Valuation, Rates and water meter location (if applicable) for the current financial year, is attached.

Outstanding water balance as at today's date is \$0.00.
A final reading of the water meter will be required.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

Copy of Building Permits issued for this property are attached.

- Erect a Dwelling - Dated – 01/04/1974
- Addition to House – Issued – 01/02/1990
- Erect a Garden Shed – Issued – 05/11/1990

Copy of Building Consents and Code Compliance Certificates issued for this property are attached.

- BC9618710 – New Kitchen Alterations & New Deck – Issued – 25/09/1996
- Code Compliance Certificate Issued – 24/02/1997
- BC9936684 – Erect Carport, Garden Shed & Pergola – Issued – 04/11/1999
- Code Compliance Certificate Issued – 01/12/2003

Stormwater attenuation may be required on this property for new building work that results in an increase of > 30m² in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer <http://goo.gl/Euu17h>

6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT
AND ANY CONDITIONS ATTACHED TO THAT USE.

ENVIRONMENT:

Living 1 Environment, see map attached and refer to Part G Environments
<http://goo.gl/6u9KJC>

Please note that this property is subject to Councils Decision - District Plan Environment, see maps attached. For more information, refer to www.wdc.govt.nz/PlansPoliciesandBylaws/Plans/DistrictPlan/DistrictPlanChanges/Pages/Urban-PC-201805.aspx#Expand

- General Residential Zone

For any questions please contact the Policy Planner at 430 4200.

Urban areas within Whangarei District are currently going through a proposed plan change to create new zones in Whangarei's urban areas. Please see link below to see how this affects your property.

<https://planchanges.heretowhere.co.nz/>

This property is subject to the district plan change appeals process please refer to <http://www.wdc.govt.nz/PlansPoliciesandBylaws/Plans/DistrictPlan/DistrictPlanChanges/Pages/default.aspx>

For any questions please contact the Policy Planner at 430 4200 and quote ENV-2020-AKL-000133

This property has been the subject of an application under the Town & Country Planning Act, information attached.

- SF25669 – To Erect a garden shed 0.85m from the existing dwelling – Granted – 31/10/1990

- 7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.

The Council is not aware of any classification attached to the land or buildings.

- 8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.

Whangarei District Council recommends that all Whangarei district residents visit the Northland Regional Council website, www.nrc.govt.nz for information on Civil Defence hazard response. This information includes tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

- 9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.

Further information may be available from other authorities; Northland Regional Council; Northpower; Telecom; Vector Limited; etc.

DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date the LIM report is issued.

A LIM is prepared for the use of the Applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM and the information contained herewith.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions), which is not contained in this LIM, may also be held by the Northland Regional Council. The Northland Regional Council should be contacted for that information. Ph (09)4701200 or 0800 002 004 or www.nrc.govt.nz

A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:



Lee Wood
Property Assessment Officer

Property Map



New Subdivisions
 Proposed Pre-223
 223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans.

Friday, September 4, 2020

Scale 1:1500



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Aerial Photography



This aerial photography map is composed of several overlapping sets of photography. There is a range of urban areas at a 0.1m resolution taken 2015 - 2016. Underlying this is the Whangarei District-wide coverage at 0.4m resolution taken 2014 - 2016.

Friday, September 4, 2020

Scale 1:1500



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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA14A/501
Land Registration District North Auckland
Date Issued 03 January 1968

Prior References

NA2038/87

Estate Fee Simple
Area 1146 square metres more or less
Legal Description Lot 2 Deposited Plan 58668

Registered Owners

Amy Rebecca Gardener

Interests

Appurtenant hereto is a sewage right specified in Easement Certificate A280872 - 2.4.1968 at 10.35 am

The easements specified in Easement Certificate A280872 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

11280166.3 Mortgage to ANZ Bank New Zealand Limited - 21.8.2019 at 12:20 pm



Whangarei
District Council

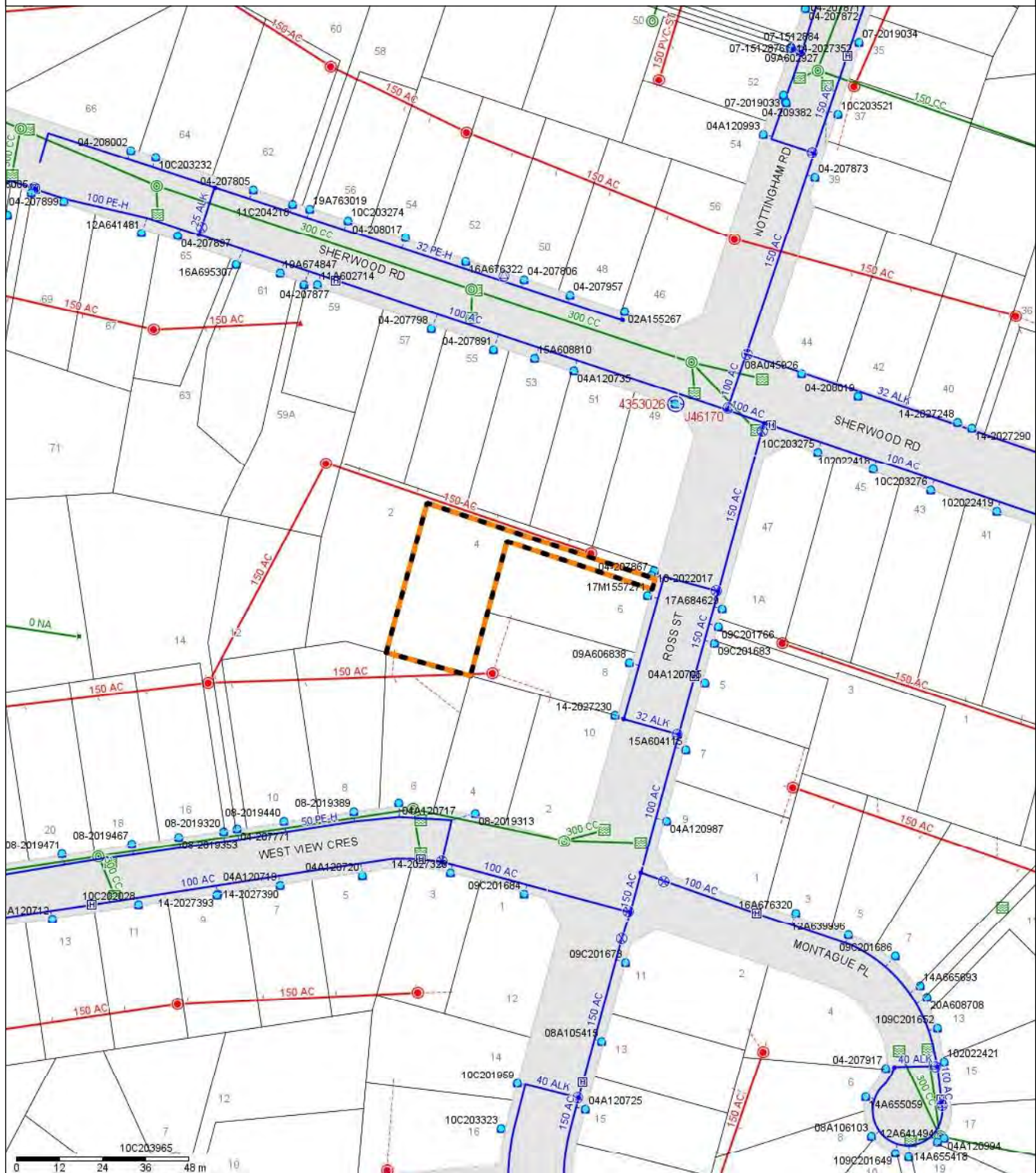


Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

NORTH

The information displayed is schematic only and serves as a guide.
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Pipeline Assets



- | | | |
|----------------------|------------------------------|--------------------------|
| Water | Stormwater | Wastewater continued |
| Dark blue = WDC | Dark green = WDC | Red = WDC |
| Light blue = Private | Light green = Private | Pink = Private |
| Water Node | Other | Other |
| Main Valves | Manhole | Manhole |
| Toby Valves | Inlet Outlet Node | Nodes |
| Hydrants | Storm Water Service Line | Valve |
| Pump | Storm Water Line | Pump |
| Water Meter | Wastewater | Backflow Preventer |
| WaterBackFlow | Public Pressure Sewer System | Waste Water Service Line |
| Water Service Line | Private Pumping Unit | Gravity |
| Water Line | | Rising |
| | | Waste Water Line |
| | | Gravity |
| | | Rising |

This information is generalized and shows the approximate location of the Public pipeline services. For digging, the As-Built Engineering drawings must be used to accurately locate the services. See WDC Customer Services.

Friday, September 4, 2020

Scale 1:1500



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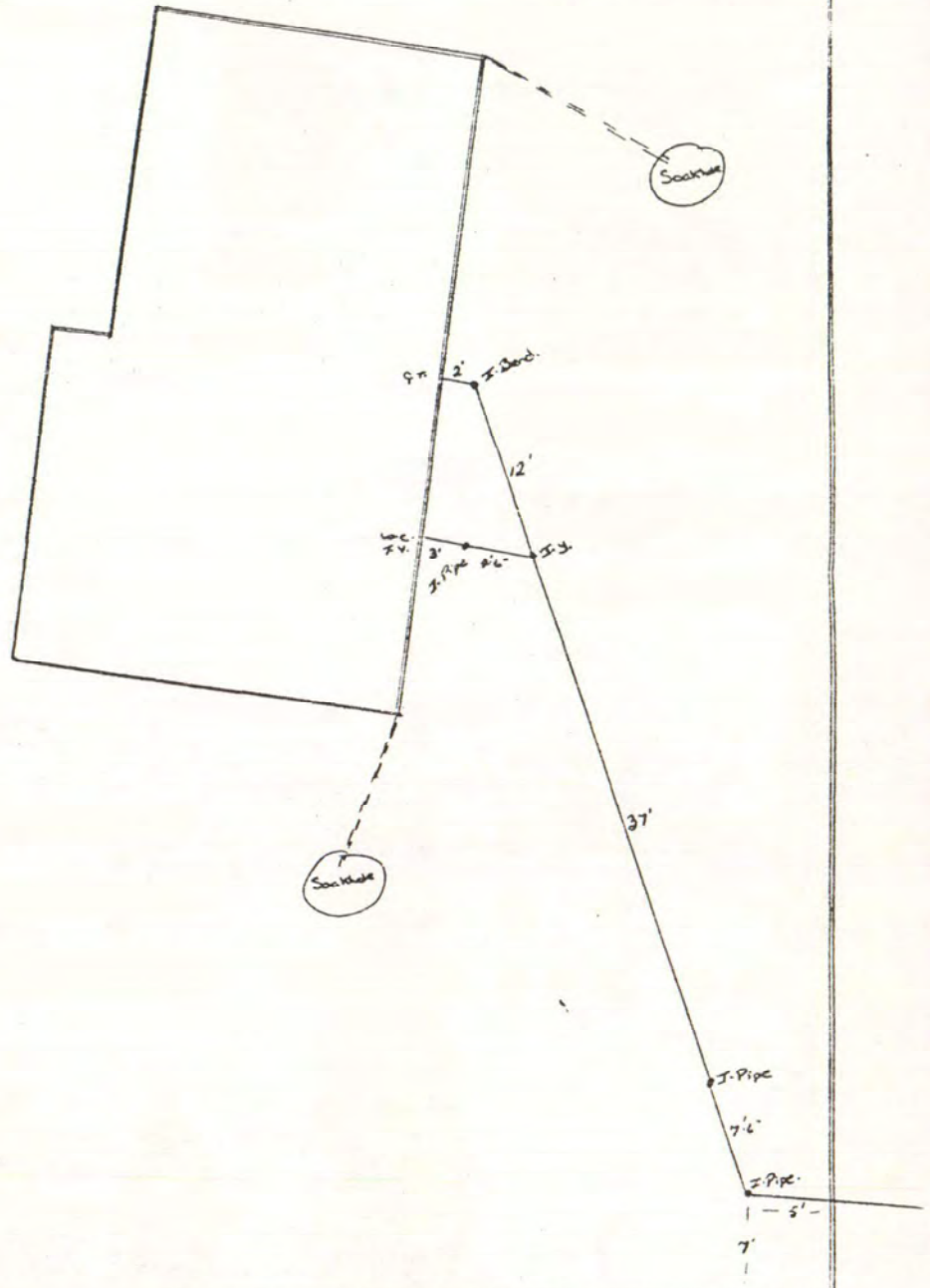
Blank Margin to be left Blank

25669

DATE 10 - 1 - 75

Scale : 1/8in. to a Foot
New Sewerage Drains: Red
Storm Water : Dotted Black
Old Drains: — Full Black

9906



Assesment No. _____

Drainer B. R. Madden



Whangarei District Council
Forum North - Private Bag 9023
Whangarei New Zealand
Ph:0-9-430 4200 Fax:0-9-438 7632
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Friday, 4 September, 2020

Property Number 25669
Legal Description LOT 2 DP 58668
Assessment Number 0077136500
Address 4 Ross Street Whangarei 0110
Record of Title(s) 14A/501
Land Value \$196,000
Capital Value \$450,000
Date of Valuation 01-August-2018
Effective Date (used for rating purposes) 01-July-2019
Meter Location 3m LHB 5m KERB C OF DR

Rates Breakdown (up to 30 June 2021)

Rates Charge	Charge Total
District-wide Refuse Management	\$191.00
General Residential	\$471.46
Sewage Disposal - Residential	\$754.00
Uniform Annual General Charge	\$486.00
Regional Civil Defence & Hazard Management	\$21.44
Regional Council Services	\$120.20
Regional Emergency Services Rate	\$11.71
Regional Flood Infrastructure	\$27.05
Regional Fresh Water Management	\$38.53
Regional Infrastructure	\$4.70
Regional Land Management	\$17.91
Regional Pest Management	\$60.11
Regional Sporting Facilities	\$16.76
Regional Transport Rate	\$23.20
Annual Charge Total	\$2,244.07

Opening Balance as at 01/07/2020 **\$-259.42**

Rates Instalments	Total
20/07/2020 Instalment	\$561.07
20/10/2020 Instalment	\$561.00
20/01/2021 Instalment	\$561.00
20/04/2021 Instalment	\$561.00

Rates Total **\$2,244.07**

Balance to Clear **\$1,556.06**

30.4 25609
WHANGAREI CITY COUNCIL

9906
BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date 1/4 1974

To: The City Inspector,

Sir,

I hereby apply for permission to Erect a New Dwelling
4 at Ross at Oneahy for M. & M. Collett
(House Number and Street) (Owner)
of C/- Box 438 Whangarei, according to locality plan and detail plans, elevations cross-sections
(Address)
and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. PT 76/40
Lot No. 2
D.P. 58668
Allotment No.

LENGTH OF BOUNDARIES:

Front 191.23
Back 212.82
Side 120.00 Area
Side 120.00 ROW

PARTICULARS OF BUILDING:

Foundations Concrete Block & Pile Floors Portulac Road
Walls Fibreplank & Covering Roofs Corr iron
Area of Ground Floor 930 sq feet square feet
Area of Outbuildings square feet
Number of Storeys: Above kerb level 1 1/2 Below kerb level
Average distance of set back of front of buildings from street boundary line ROW Section

ESTIMATED VALUE:

Building \$ 11900.00
Sanitary Plumbing and Drainage \$ 1100.00
Total \$ 13000.00

Proposed purposes 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) Private
As a Dwelling

Proposed use or occupancy of other parts of buildings

Nature of ground on which building is to be placed and on the subjacent strata Clay

Yours faithfully,

Builder's Postal Address:

C. K. Provan
Box 438 Whangarei

Builder's Phone 82510

Owner

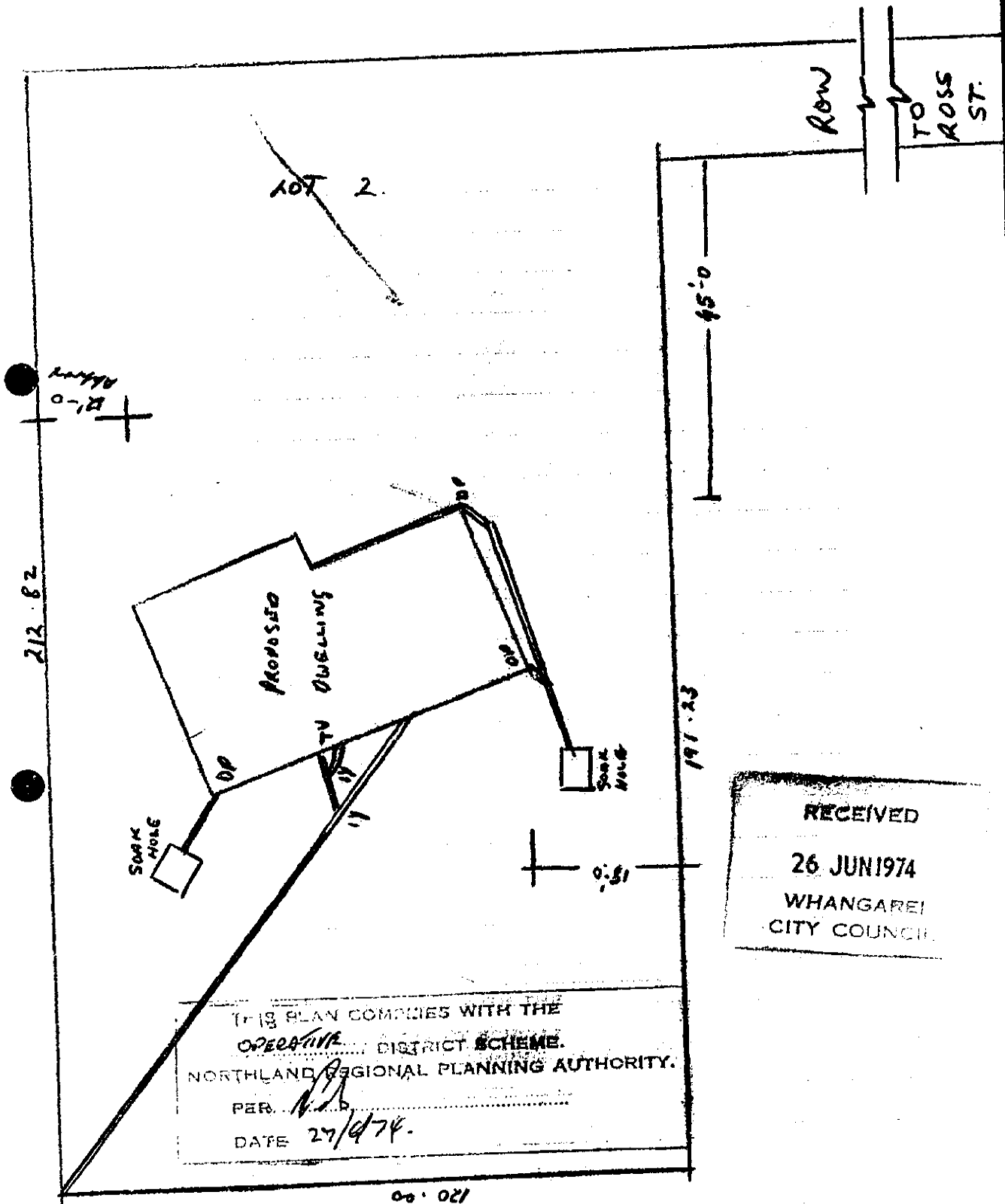
Builder

25669

Provan

9406

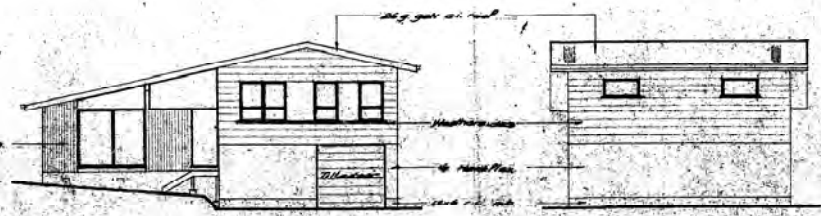
PROPOSED ALTERATIONS
TO SITING OF HOUSE FOR
MR MR & MRS COLLET Lot 2. DP 58668
Ross at oneah



THIS PLAN COMPLIES WITH THE
OPERATIVE DISTRICT SCHEME.
NORTHLAND REGIONAL PLANNING AUTHORITY.
PER *[Signature]*
DATE 27/6/74.

RECEIVED
26 JUN 1974
WHANGAREI
CITY COUNCIL

25669

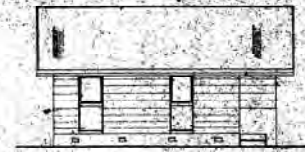


FRONT

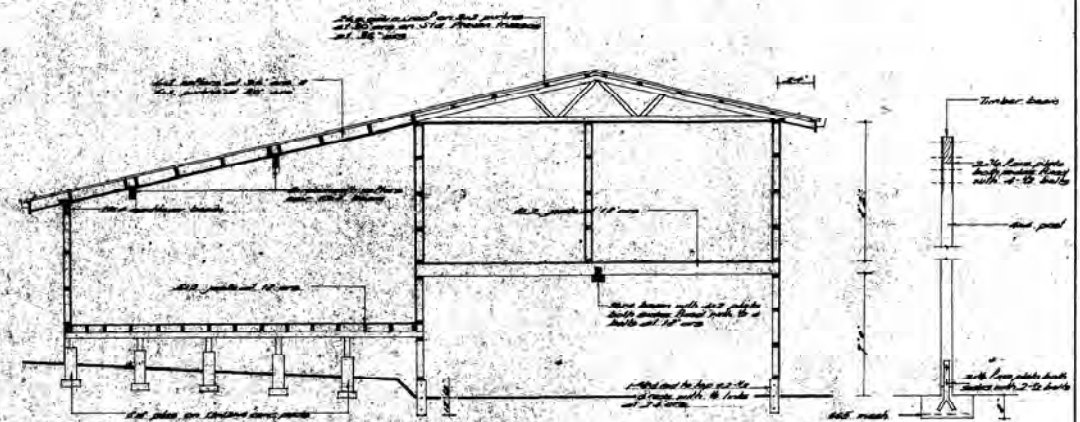
SIDE



REAR

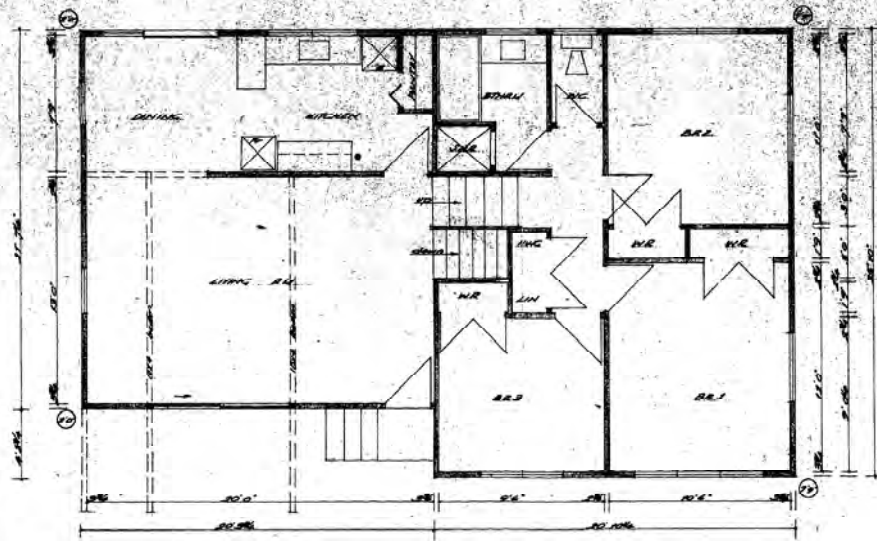
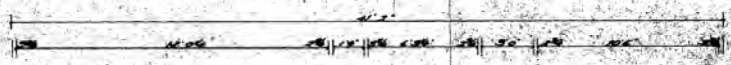


END

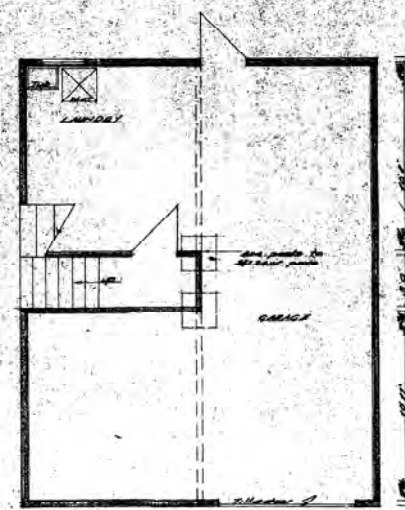


VERTICAL SECTION

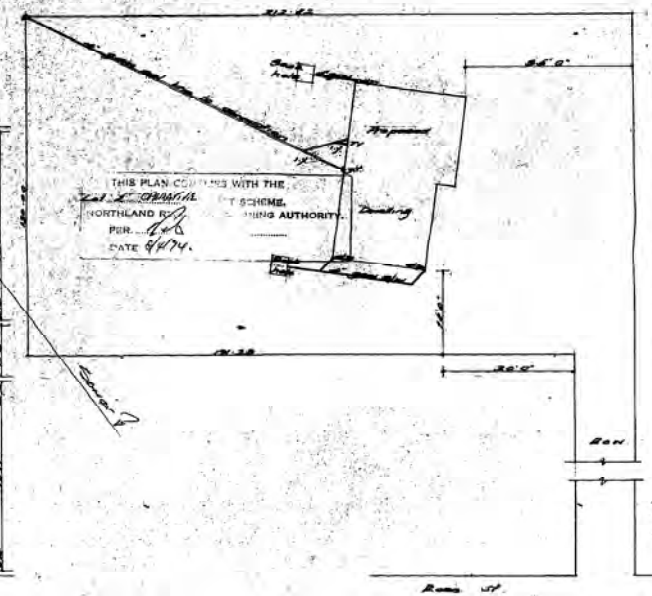
BASE FLOOR



FLOOR PLAN



BASEMENT PLAN



SITE & DRAINAGE PLAN

THIS PLAN COMES WITH THE
NORTHLAND R.C. DIST. SCHEME.
PER. 4/8/74.
DATE 4/8/74.

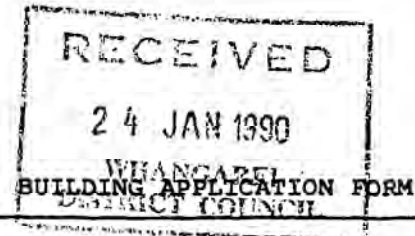
P. B. CAINS
BUILDING DESIGN CONSULTANT
P. O. BOX 760. PHONE 73-141.
WHANGAREI.

PROVAN HOMES
MR & MRS COLLETT

SCALES:		PLAN N°:
1/4" = 1'	1/2" = 1'	812
3/4" = 1'	1" = 1'	SHEET N°
DATE: DEC 74		1 of 1

File No 9906
Due 12/1/90
Permit No 12/1/90
Issued 12/1/90

WHANGAREI 25669
DISTRICT COUNCIL
FORUM NORTH • PRIVATE BAG, WHANGAREI, NEW ZEALAND
TELEPHONE: (089) 484-879. FAX: (089) 487-632



PROPOSED BUILDING WORK ADDITION TO HOUSE

PROPERTY ADDRESS 4 ROSS STREET, ONERAHI

NAME OF OWNER A.R. & D.H. ATTWOOD

Postal Address 4 ROSS ST.

NAME OF BUILDER SELF

Postal Address AS ABOVE Phone 436 1602

ASSESSMENT NO 771/365 Lot 2 DP 58668

AREA OF BUILDING SITE 1.146 Hectares 1146 Square Metres

OTHER BUILDINGS ON SITE HOUSE ONLY

NATURE OF SOIL (Rock, Clay, Sand, Loam etc) CLAY

FLOOR AREA OF PROPOSED WORK (Square Metres)

	Basement	Ground Floor	Other Floors	Total
Main Building		24m ²		24m ²
Accessory Buildings	NIL			

ESTIMATED VALUE OF WORK

Building	\$ 17,000
Accessory Building	\$
Plumbing	\$
Drainage	\$
TOTAL	\$ 17,000

OFFICE USE ONLY

TAGS AMBOND NO

NAME OF APPLICANT ROSS ATTWOOD

Postal Address 4 ROSS ST, ONERAHI Phone 436 1602

DESIGNATION OF APPLICANT OWNER eg Owner, Builder, Owner's Agent)

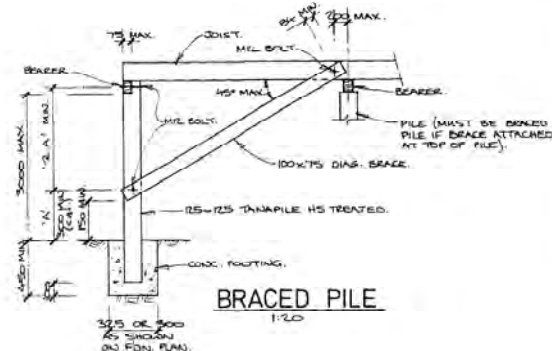
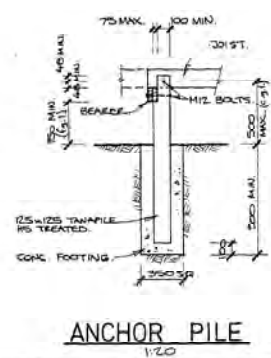
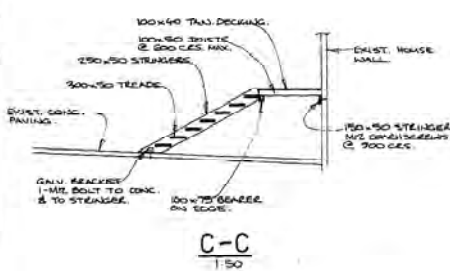
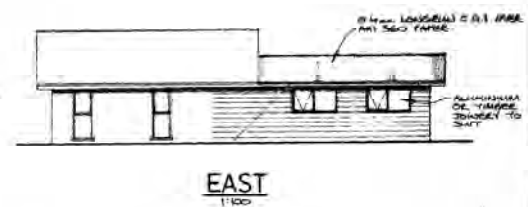
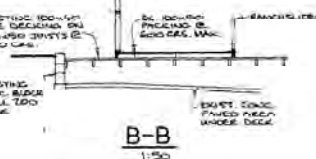
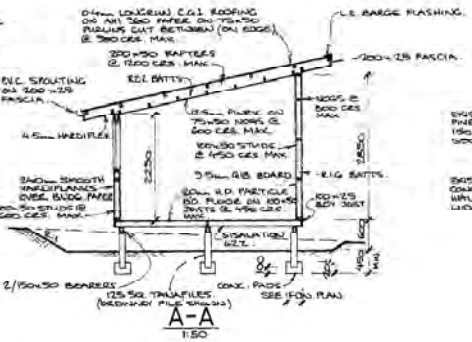
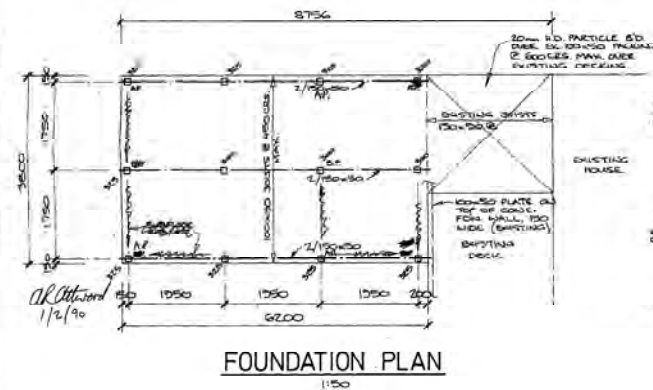
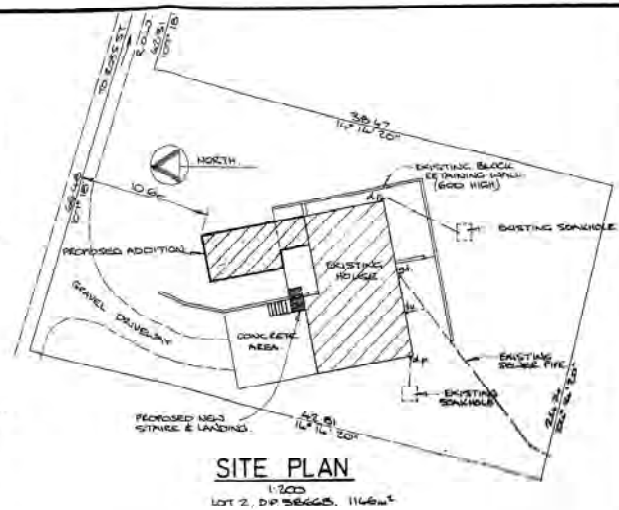
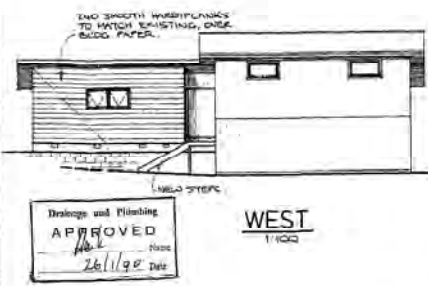
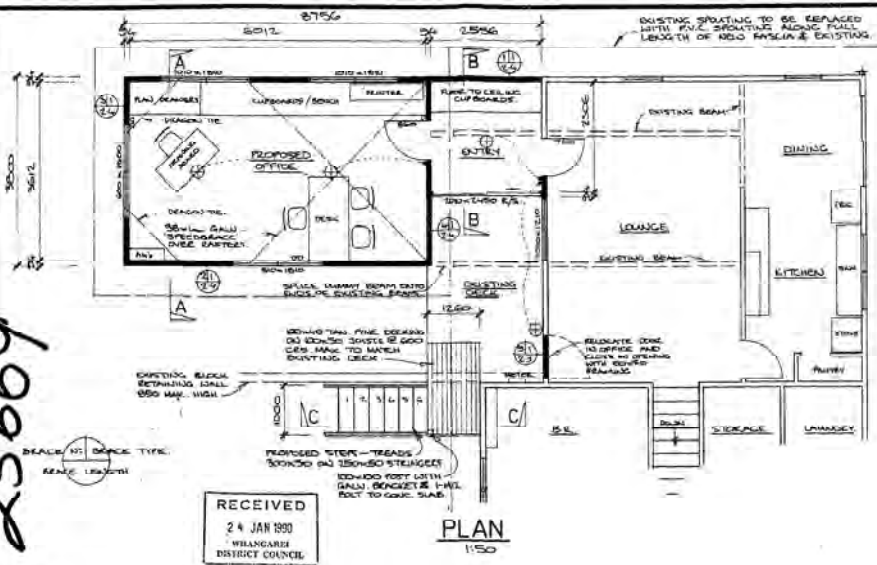
I hereby acknowledge that the above information is correct and that should a permit not be uplifted I undertake to pay the designated administration fee.

SIGNATURE OF APPLICANT AR Attwood Date 24-1-90

OFFICE USE ONLY

Stormwater Connection	\$	Development Levy	\$
Sewer Connection	\$	Building Permit Fees	\$
Water Connection	\$	Building Research Levy	\$
Water for Building	\$	Sundry Building	\$
Backflow Preventor	\$	Permit to Cross Footway	\$
Plumbing Permit	\$	Deposit Against Street Damage	\$
Drainage Permit	\$	Other	\$
TOTAL		\$	

25669



ROSS ATTWOOD PLANS
4 ROSS STREET, ONERAHI
WHANGAREI, PH. 4261002

PROPOSED ADDITION TO HOUSE FOR A.R. & D.H. ATTWOOD AT 4 ROSS ST, ONERAHI

CHECK ALL DIMENSIONS ON SITE		SHEET ONE OF ONE	
DRAWN BY <i>R.A.</i>	CHECKED	SCALE	SERIES OF
TRACED BY <i>R.A.</i>	DATE 27/1/90	AS SHOWN	REF 574/L

File No 9926
Due 2/9
Permit No 515066
Issued 5/11/90

WHANGAREI DISTRICT COUNCIL

FORUM NO. 11 - PRIVATE BAG, WHANGAREI, NEW ZEALAND.
TELEPHONE: (089) 484-879. FAX: (089) 487-432.

25669



BUILDING APPLICATION FORM

RECEIVED

12 SEP 1990

WHANGAREI
DISTRICT COUNCIL

I WISH TO MAKE APPLICATION FOR A.R. & D.H. ATTWOOD
(owner)

TO ERECT A GARDEN SHED

AT 4 ROSS STREET, ONEHANGI
(proposed building location)
(property address)

OWNERS POSTAL ADDRESS 4 ROSS ST.
ONEHANGI

PHONE NO 4361602

NAME OF BUILDER AS OWNER

POSTAL ADDRESS " "

PHONE NO 4361602

PARTICULARS OF LAND

ASSESSMENT NO 771/365

LOT NO 2

D P 58668

PARTICULARS OF SITE

AREA OF BUILDING SITE 1146 m²
(hectares or square metres)

NATURE OF SOIL CLAY
(rock, clay, peat, sand, loam etc)

OTHER BUILDINGS ON SITE HOUSE

AREA OF GROUND FLOOR (Sq metres) AREA OF BASEMENT (Sq metres)

AREA OF OTHER FLOORS (Sq metres) AREA OF ACCESSORY BUILDINGS 3 (Sq metres)

ESTIMATED VALUE OF WORK

BUILDING \$

ACCESSORY BUILDING \$ 700

PLUMBING \$

DRAINAGE \$

TOTAL \$ 700

OFFICE USE ONLY

TAGS

AMBOND NO

(PLEASE PRINT) NAME OF APPLICANT ROSS ATTWOOD

POSTAL ADDRESS 4 ROSS ST, ONEHANGI PHONE NO 4361602

DESIGNATION OF APPLICANT OWNER

(Owner, Builder, Owners Agent)

I hereby acknowledge that the above information is correct and that should a permit not be uplifted I undertake to pay the designated administration fee.

SIGNATURE OF APPLICANT A.R. Attwood DATE 12-9-90

OFFICE USE ONLY

Building Permit \$ No Fee

Street Damage Bond \$

Building Research Levy \$

Plumbing Permit \$

Drainage Permit \$

Sewer Connection \$

Stormwater Connection \$

Permit to Cross Footway \$

Crossing Permit \$

Development Levy \$

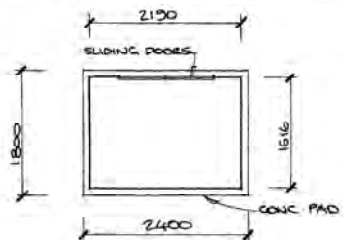
Water Connection \$

Water for Building \$

Backflow Preventor \$

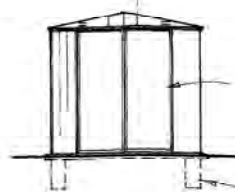
Sundry Building \$

TOTAL \$ No Fee



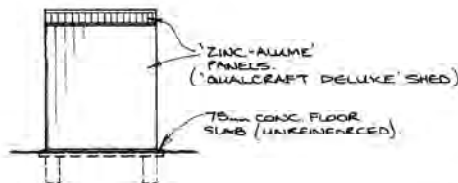
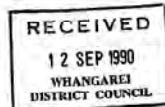
PLAN
1:50

1750 ATTWOOD



FRONT VIEW
1:50

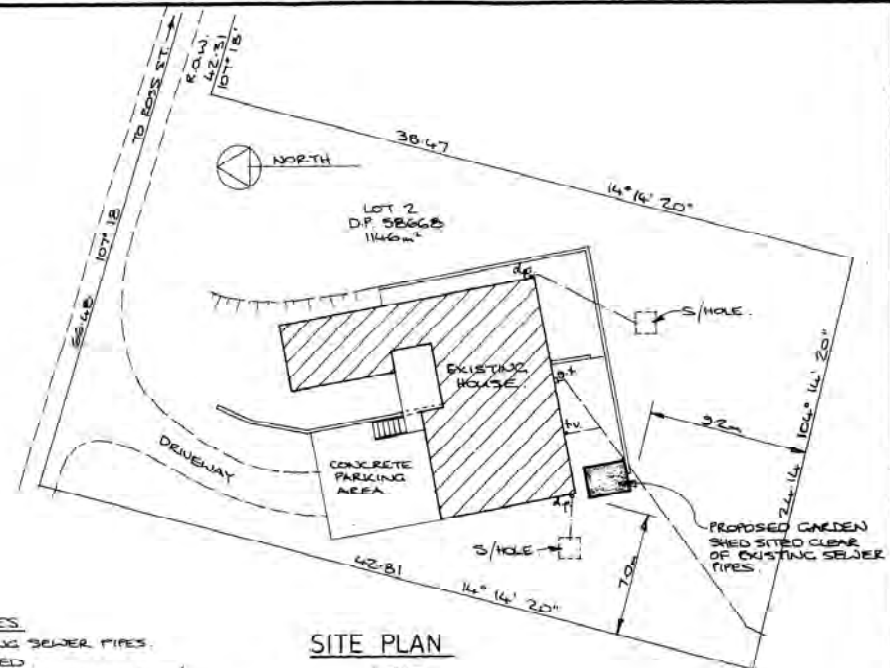
CONC. FOOTING AT EACH CORNER, 700x700 x 450 DEEP WITH 1-DIO BAR CENTRAL, BEAT INTO FLOOR.



SIDE VIEW
1:50

BRIEF SPECIFICATION & NOTES

1. SHED IS TO BE SITED CLEAR OF EXISTING SEWER PIPES.
2. NO RAINWATER DRAINAGE IS REQUIRED.
3. CONSTRUCTION OF SHED IS TO BE AS PER MANUFACTURERS INSTRUCTIONS AND THE SAME SHALL BE DEEMED TO BE A PART OF THESE PLANS.
4. CONCRETE TO BE 17.5 MPa (ORDINARY GRADE). SLAB EDGES TO BE BEVELLED TO ENSURE WATER RUNS AWAY FROM WALLS.



SITE PLAN
1:200

25669

ROSS ATTWOOD PLANS
4 ROSS ST, ONERAHI
PH (083) 436 1602

PROPOSED GARDEN SHED FOR A.R. & D.H. ATTWOOD AT 4 ROSS ST, ONERAHI

DRAWN BY: <i>Attwood</i>	CHECKED:	SCALE:	SHEET OF ONE
TRACED BY: <i>Attwood</i>	DATE: SEPT '90	AS SHOWN	NOV 618/1



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

Issue Document

BUILDING CONSENT No: 18710
Section 35, Building Act 1991
Issued: 25 Sep 96
Project Information Memorandum No: 18674

18710

Applicant

ALAN ROSS ATTWOOD
4 ROSS ST
ONERAHI

Agent

ALAN ROSS ATTWOOD
4 ROSS ST
ONERAHI

Site Information

PROPERTY ID: 25669
ASSESSMENT NO: 00771/365.00
STREET ADDRESS: 4 ROSS ST, ONERAHI
LEGAL DESCRIPTION: Lot

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): NEW KITCHEN, ALTERATIONS & NEW DECK
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$15,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$400.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 919838 Date: 20 Sep 96 Amount: \$400.00

This Consent is issued subject to the following conditions:

1: General

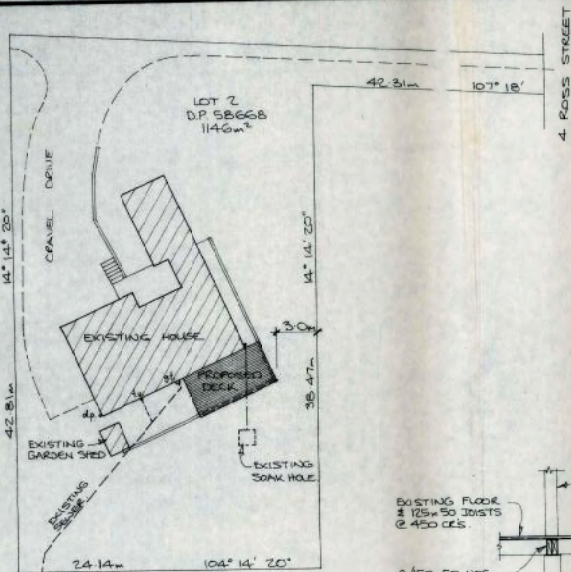
No Requirements.

Signed for and on behalf of the Council

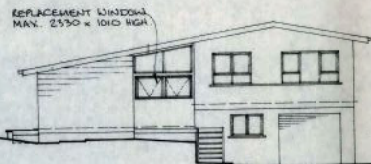
Name:.....*VALERIE SEVERINSON*.....

Signature:.....*[Signature]*.....

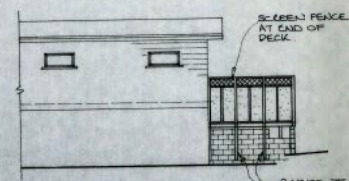
Date:.....*25*.....*9*.....*96*.....



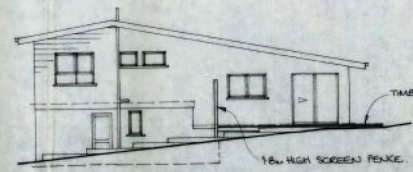
SITE PLAN
1:200



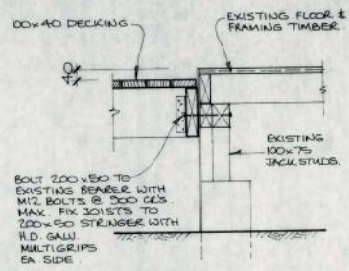
NORTH
1:100



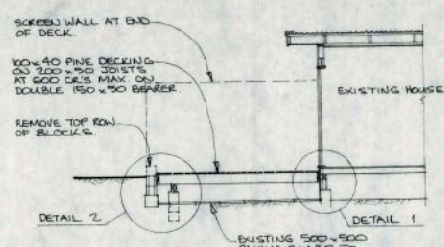
WEST
1:100



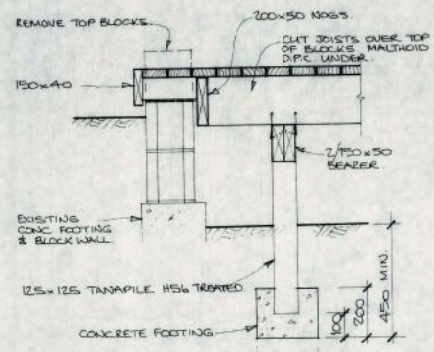
SOUTH
1:100



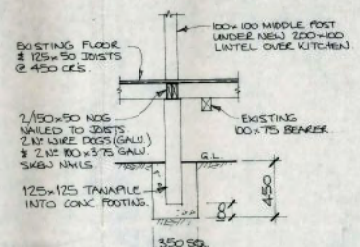
DETAIL 1
1:10



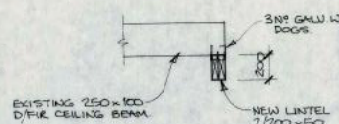
SECTION A-A
1:50



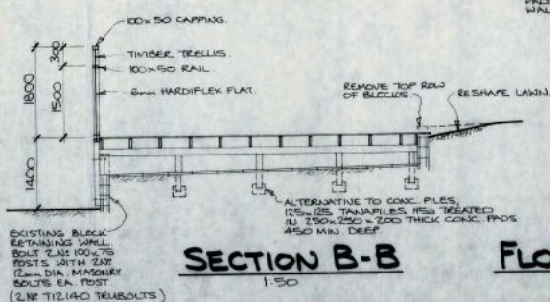
DETAIL 2
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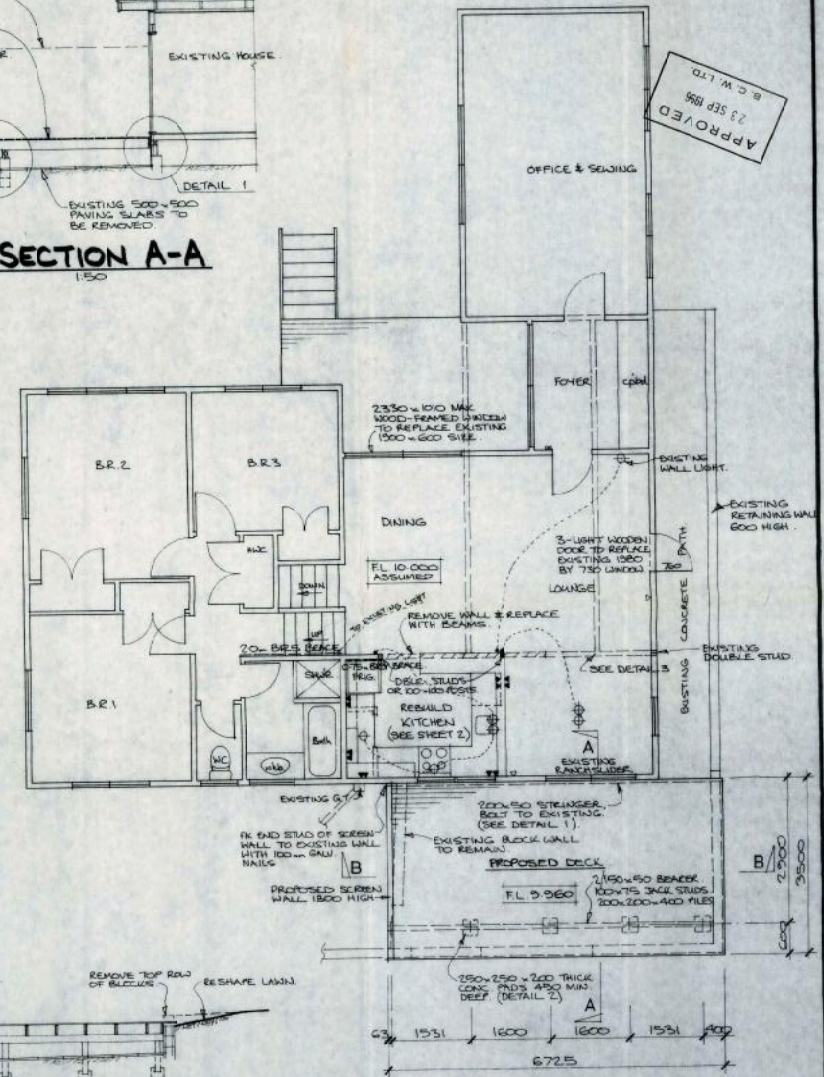
DETAIL 4
1:20



DETAIL 3
1:20



SECTION B-B
1:50

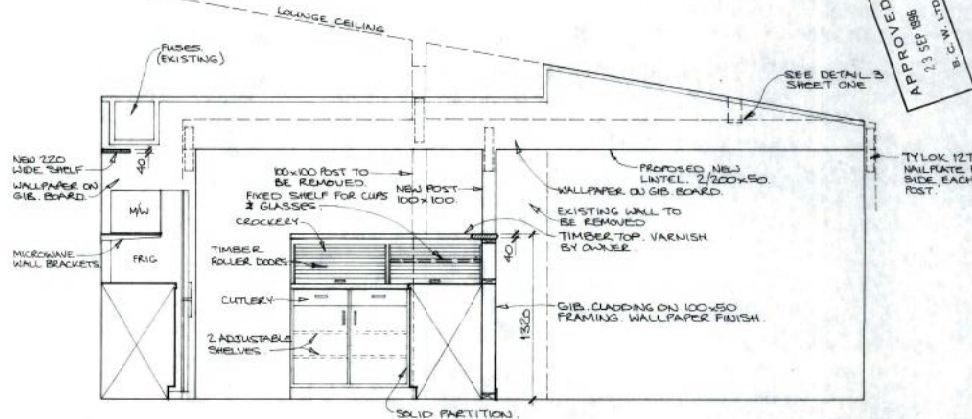
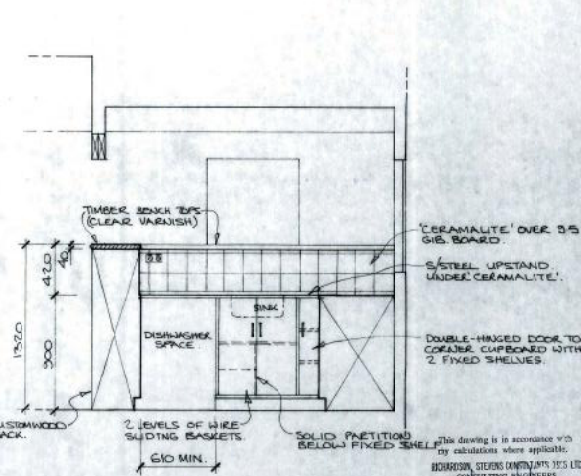
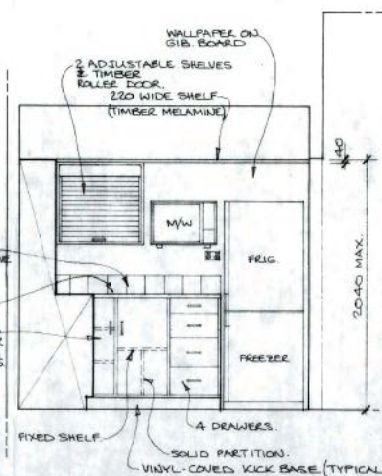
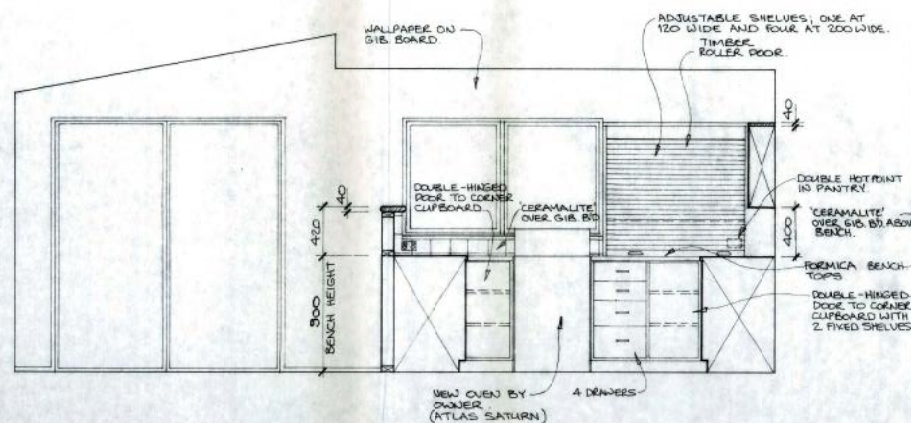
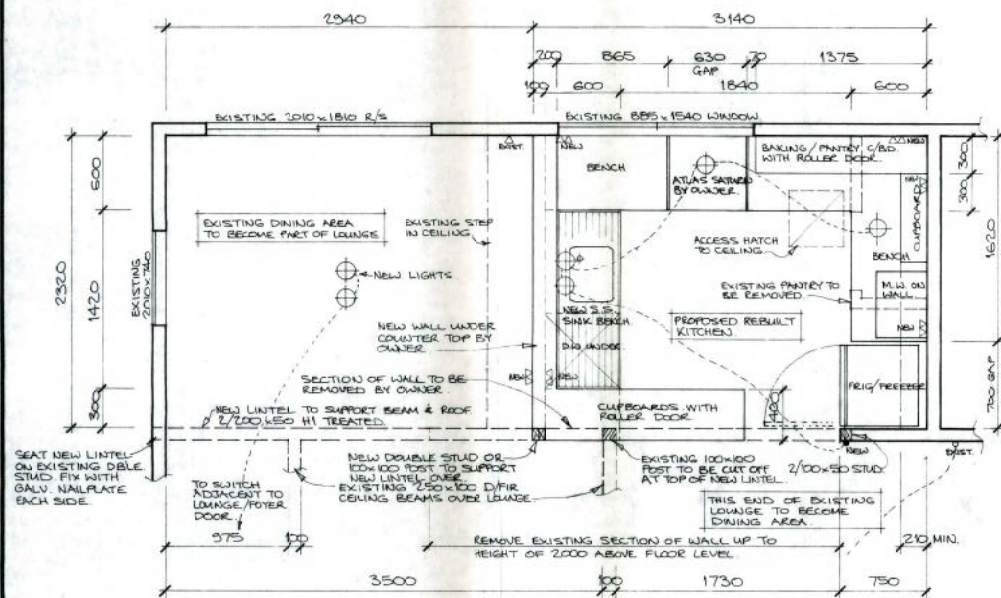


FLOOR PLAN
1:50

RECEIVED
17 SEP 1996
Whangarei District Council

This drawing is the property of the Whangarei District Council and is not to be used for any other purpose without the written consent of the Council.

Drawn by: *AR Attwood*
Checked by: *AR Attwood*
Date: *17 SEP 1996*



- NOTES:
1. SINK BENCH TO BE 1420-WG STAINLESS STEEL. (CHECK)
 2. BENCH TOPS TO BE SELECTED FORMICA WITH ROLLED EDGES UNLESS NOTED OTHERWISE.
 3. GASKETS INCLUDING HINGED DOORS TO BE MELTIC.
 4. ALL CUPBOARD & DRAWER SHEETS & SHELF SPACING TO BE CONFIRMED WITH OWNER BEFORE CONSTRUCTING UNITS.
 5. ALL EXISTING SINK WASTE WITH NEARBY DRAIN WASTE PIPE AT MIN. 1" AO GRADE FROM EXISTING TO NEW SINK TO INCLUDE FITTING FOR FUTURE DISHWASHER TO BE ATTACHED. SUPPLY & FIT STUDOR AIR ADMITTANCE VALVE IN LIEU OF BACKFLOW PREVENTING GATE & GOLD WASTE SPALLS, PIPES & CORNER PIPING. POSITION OF NEW SINK TAP AND TROUBLE SLUGS TO FUTURE DISHWASHER CONNECTION.



DEC

WHANGAREI DISTRICT COUNCIL



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

Issue Document

CODE COMPLIANCE CERTIFICATE No: 18710

Section 43(3), Building Act 1991

Doc Id

309923

Issued: 25/09/96
Building Consent No: 18710**Applicant**ALAN ROSS ATTWOOD
4 ROSS ST
ONERAHI**Agent**ALAN ROSS ATTWOOD
4 ROSS ST
ONERAHI**Site Information**PROPERTY ID: 25669
ASSESSMENT NO: 00771/365.00
STREET ADDRESS: 4 ROSS ST, ONERAHI
LEGAL DESCRIPT: Lot**Project Information**PROJECT IS FOR: Alteration
INTENDED USE(S): NEW KITCHEN, ALTERATIONS & NEW DECK
INTENDED LIFE: Indefinite but not less than 50 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

FINAL CODE COMPLIANCE CERTIFICATE: 18710
See attached page(s) for any other conditions.

Page : 1

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

Signed for and on behalf of the Council

P. Reyburn

Name:.....

Signature:.....

Date: 24. / 2. / 97



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

Issue DocumentBUILDING CONSENT No: 36684
Section 35, Building Act 1991

Issued: 04 Nov 99

Project Information Memorandum No: 36464

36684**Applicant**ALAN ROSS ATTWOOD
4 ROSS ST
ONERAHI**Agent**ALAN ROSS ATTWOOD
4 ROSS ST
ONERAHI**Site Information**PROPERTY ID: 25669
ASSESSMENT NO: 00771/365.00
STREET ADDRESS: 4 ROSS ST, ONERAHI
LEGAL DESCRIPTION: LOT 2 DP 58668**Project Information**PROJECT IS FOR: Other & Demolition
INTENDED USE(S): ERECT CARPORT, GARDEN SHED & PERGOLA
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$5,000.00
NUMBER OF STAGES: 1**Fees**COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$258.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 1602786 Date: 28 Oct 99 Amount: \$258.00

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

1: General

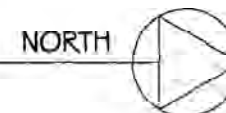
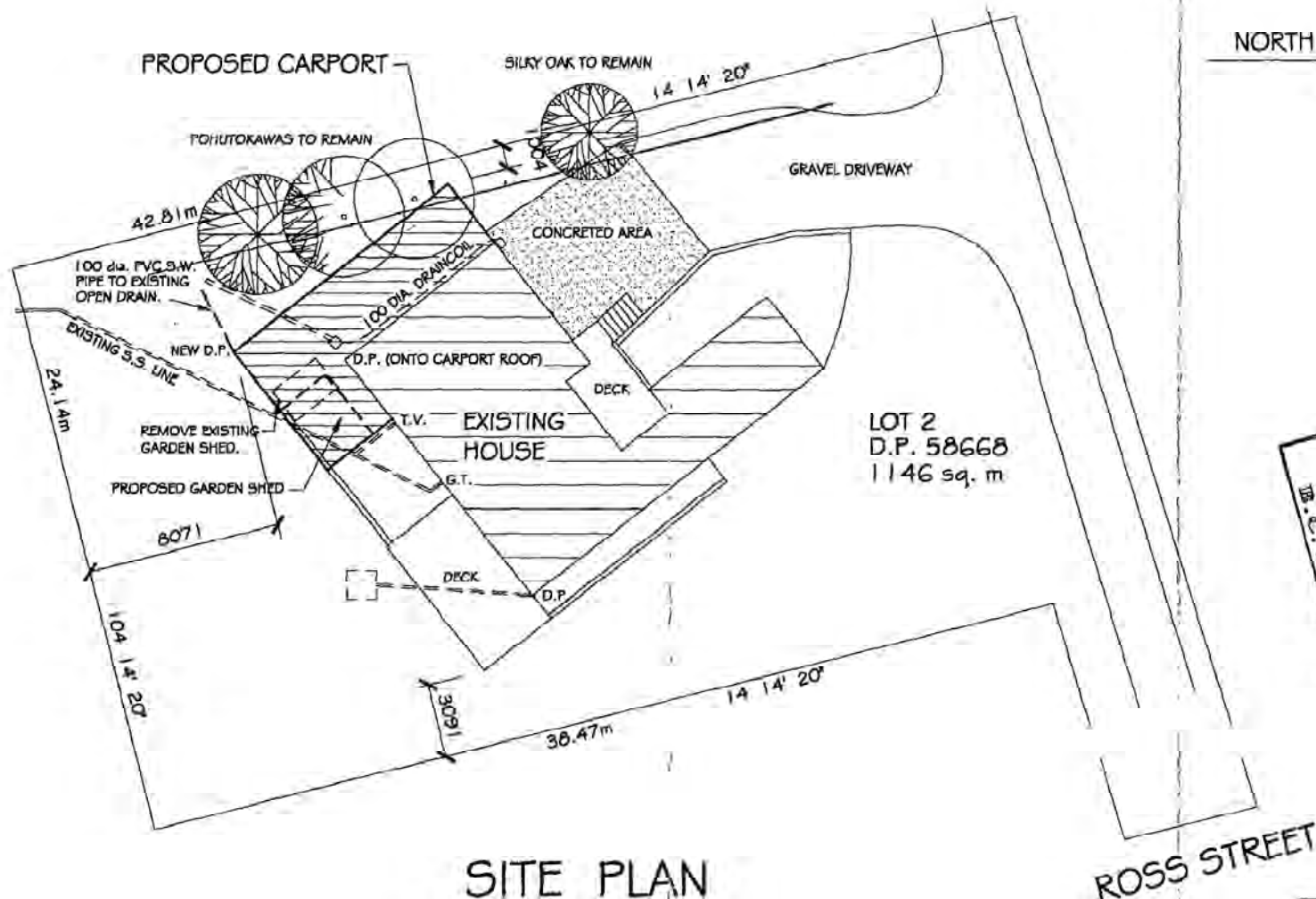
No Requirements.

Signed for and on behalf of the Council

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

Signature:.....*G. Byers*.....

Date: 4./11./99.



SITE PLAN

1:200

APPROVED
- 2 NOV 1999
B.C.W LTD

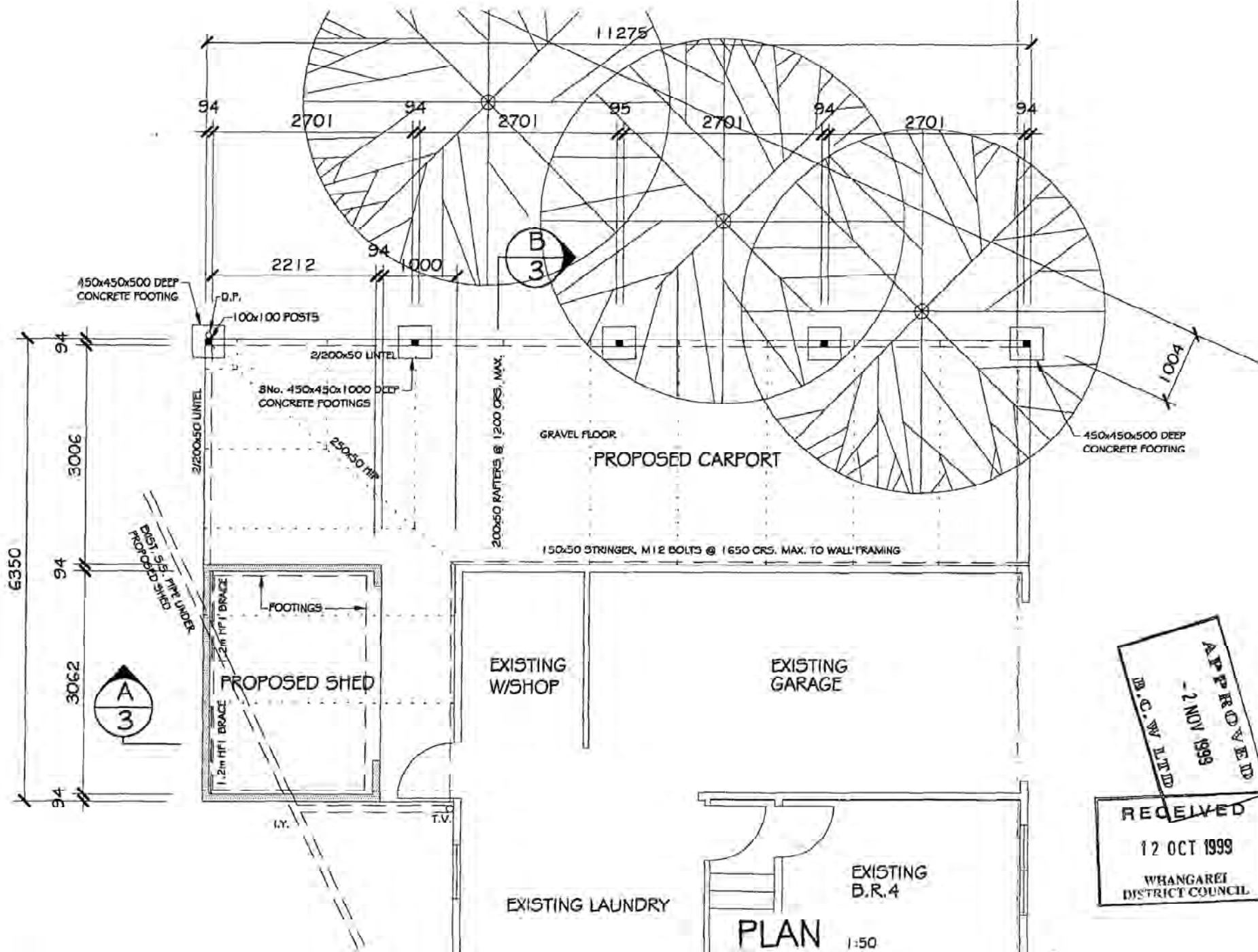
RECEIVED
12 OCT 1999
WHANGAREI
DISTRICT COUNCIL



ROSS ATTWOOD PLANS
4 ROSS STREET, ONERAHI, WHANGAREI
Phone (09) 436 1894

PROPOSED CARPORT FOR AR & DH ATTWOOD
4 ROSS STREET, ONERAHI

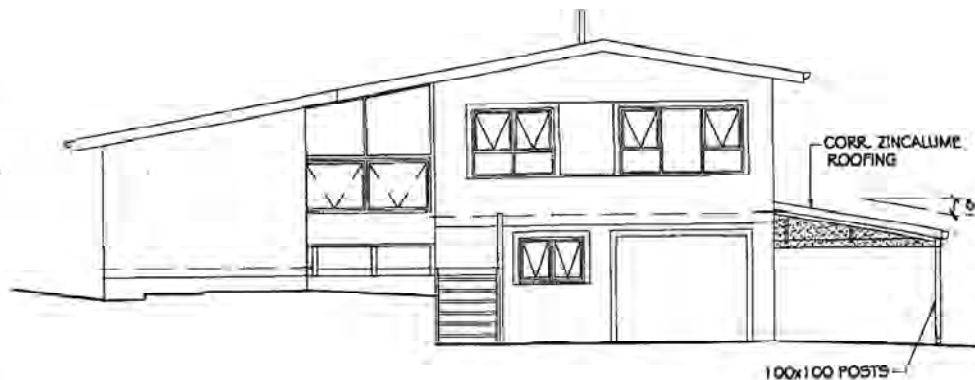
			Scale: As Shown	Sheet: 1
			Drawn: A R Attwood	Plan No.: 765
FOR APPROVAL	3-04-99	A		



ROSS ATTWOOD PLANS
4 ROSS STREET, ONERAHI, WHANGAREI
Phone (09) 436 1894

PROPOSED CARPORT FOR AR & DH ATTWOOD
4 ROSS STREET, ONERAHI

FOR APPROVAL	5-04-99	A	Scale: As Shown	Sheet: 2
			Drawn: A R Attwood	Plan No.: 765



NORTH ELEVATION

1:100

NOTES

1. ALL DETAILS AS PER NZS 3604 AND THE N.Z.B.C. UNLESS SHOWN OTHERWISE.
2. CHECK ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.
3. DO NOT SCALE OFF DRAWINGS; USE FIGURED DIMENSIONS OR CHECK WITH DESIGNER.
4. THREE EXISTING POHUTOKAWA TREES ARE TO BE RETAINED, TAKE CARE EXCAVATING FOR POST FOOTINGS.

RECEIVED

12 OCT 1999

WHANGAREI
DISTRICT COUNCIL

APPROVED
2 NOV 1999
M.C. BY L.T.D.



ROSS ATTWOOD PLANS
4 ROSS STREET, ONERAHI, WHANGAREI
Phone: (09) 436 1894

PROPOSED CARPORT FOR AR & DH ATTWOOD
4 ROSS STREET, ONERAHI

			Scale:	Sheet:
			As Shown	4
			Drawn:	Plan No.:
FOR APPROVAL	6-04-99	A	AR Attwood	765



FORM NORTH - PRIVATE BAG 9023 WHANGAREI NEW ZEALAND TELEPHONE 09 438 46 77 FAX 09 438 49 7

Issue Document

CODE COMPLIANCE CERTIFICATE NO: 36684

Section 43(3), Building Act 1991

Issued: 04/11/1999
Building Consent No: 36684**Applicant**ALAN ROSS ATTWOOD
4 ROSS ST
ONERAHI
WHANGAREI 0101**Agent**ALAN ROSS ATTWOOD
4 ROSS ST
ONERAHI
WHANGAREI 0101**Site Information**PROPERTY ID: 25669
ASSESSMENT NO: 00771/365.00
STREET ADDRESS: 4 ROSS ST, ONERAHI, WHANGAREI 0101
LEGAL DESCRIPT: LOT 2 DP 58668**Project Information**PROJECT IS FOR: Other & Demolition
INTENDED USE(S): ERECT CARPORT, GARDEN SHED & PERGOLA
INTENDED LIFE: Indefinite but not less than 50 years
NUMBER OF STAGES: 1**Fees**

There are no outstanding fees.

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

Signed for and on behalf of the Council

Name:.....BRIAN.....MEHARRY.....

Signature:..........

Date:..1.1.12.103.

District Plan Environments



- CoastlineE
- Rescue Helicopter Flight Path
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line CEL-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Indicative Roads
- Road Hierarchy
 - State Highway
 - Arterial
 - Collector
 - Local

- Multi Title Site
- Designation
- Papakāinga
- Scheduled or Overlay Area
- Overlays
 - Oil Refinery Overlay Area
 - Living Overlay Area
- Future Environments
 - Future Marine Village
 - Future Environment
- Environments: Business, Living, etc
 - Business 1
 - Business 2
 - Business 3
 - Business 4
 - Town Basin
 - Port Nikau

- Environments: Business, Living, etc contd.
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Marsden Primary Centre
- Urban Transition
- Ruakaka Equine

- Rural (Urban Expansion)
- Rural Living
- Rural Production
- Rural Village Centre
- Rural Village Industry
- Rural Village Residential
- Strategic Rural Industry
- Fonterra Kauri Milk Processing SRIE
- Open Space

Friday, September 4, 2020

Scale 1:1500



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

District Plan - Plan Changes



- Decision Strategic Road Protection Area
- Decision Indicative Roads
- Decision Road Hierarchy
 - National
 - Regional
 - Arterial
 - Primary Collector
 - Secondary Collector
 - Access
 - Low Volume

- Decision Zones
 - Large Lot Residential Zone
 - Low Density Residential Zone
 - General Residential Zone
 - Medium Density Residential Zone
 - Neighbourhood Centre Zone
 - Local Centre Zone
 - Commercial Zone
 - Shopping Centre Zone
 - Mixed Use Zone
 - Waterfront Zone
 - City Centre Zone
 - Light Industrial Zone
 - Heavy Industrial Zone
 - Airport Zone
 - Hospital Zone
 - Port Zone
 - Precinct

- Decision Zones Continued
 - Rural Village Residential Sub-Zone
 - Rural Village Centre Sub-Zone
 - Rural Production Zone
 - Open Space Zone
 - Sport and Active Recreation Zone
 - Natural Open Space Zone

- Appeals ENV2020AKL
 - Appeals - NZTA and KiwiRail
 - Appeals - Kainga Ora
 - Appeals - Other

Friday, September 4, 2020

Scale 1:1500



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

APPLICATION FOR DISPENSATION OR WAIVER

APPLICANT: A R & D H ATTWOOD
LOCATION: 4 ROSS STREET ONERAHI
(LOT 2 DP 58668)
PROPOSAL: TO ERECT A GARDEN SHED 0.85M FROM
THE EXISTING DWELLING
DATE: 24 OCTOBER 1990 REF: 95/4/4 SF: 6372

INSPECTING OFFICERS REPORT

The subject site is situated within the Residential Zone in terms of the Reviewed District Scheme. The property is a relatively level, rear site, and is currently occupied by one dwelling.

The proposal in respect of this application entails erecting a small, garden shed to within 0.85m of the south wall of the existing dwelling. This represents an encroachment in terms of Ordinance 10.4.2 (2) (c) (ii) of the Reviewed District scheme. This Ordinance specifies that an accessory building must be located at least 1.5m from any residential building on the same site.

The written consent of adjoining neighbours has been received.

The proposed shed will provide additional outside covered storage space and in my opinion constitutes an improved standard of development for the site. The nature of the existing development on the site dictates the location of the proposed shed to a certain extent. For the proposed shed to be erected clear of the existing sewer line/drainage pipes and the block wall, it is necessary to locate it in the area indicated.


In my opinion this proposal will not detract from the amenities of the area and will have no Town and Country Planning significance beyond the subject site.

The proposal satisfies the criteria of Section 76 of the Town and Country Planning Act 1977 and Ordinance 17.2.6.2 (iii) (ix) of the Reviewed District Scheme.

RECOMMENDATION

THAT COUNCIL GRANT CONSENT TO THE APPLICATION BY A R & D H ATTWOOD AT 4 ROSS STREET ONERAHI TO ERECT AN ACCESSORY SHED PURSUANT TO SECTION 76 OF THE TOWN AND COUNTRY PLANNING ACT 1977 AND ORDINANCE 17.2.6.2 (III) (IX) OF THE REVIEWED DISTRICT SCHEME SUBJECT TO THE FOLLOWING CONDITIONS:

- (i) Compliance with all relevant Acts, Regulations and Bylaws;
- (ii) The development being in general accordance with the plans submitted.



Dallas Vaughan
PLANNING ASSISTANT

DV:ir

COUNCIL'S DECISION

The applicant be advised, that pursuant to the provisions of Section 76 of the Town and Country Planning Act 1977 and Ordinance 17.2.6.2.(iii) (ix) of the Reviewed District Scheme Whangarei County Operative District Scheme for the reasons given in the foregoing report:


EITHER:

- (a) Council's consent has been GRANTED subject to the conditions of the foregoing recommendations.

- (b) Council's consent has NOT BEEN GRANTED.

- (c) The Council has decided in the circumstances that it CANNOT "EXERCISE ITS POWERS" ON THIS APPLICATION which has been made without notice. Consequently it is necessary that the applicants request the Council to "NOTIFY" the application as prescribed in Section 76 of the Town and Country Planning Act 1977 if the applicants wish to proceed.

- (d) The Council has decided in the circumstances that it CANNOT "EXERCISE ITS POWERS" ON THIS APPLICATION through the delegated authority. Consequently it is necessary that the application be referred to the Environmental Services Committee/Council for determination.

SIGNED: 
(Acting under Delegated Authority)

DATE: 31-10-90