



Onerahi
66 Beach Road

Proudly marketed by Steve and Miriam Davis

Harcourts
Whangarei





“

...escape the city
and live the lifestyle
you have been
dreaming of...

”

4  2  2  2  2 

Spacious Family Home In Sought After Location

FOR SALE

FLOOR AREA 220sqm

LAND AREA 2306sqm

It's time to escape the city and live the lifestyle you have been dreaming of in this sought-after Beach Road location.

Families who crave space will be captivated by this stunning, split-level spacious home, located just minutes from the city center, and set back from the road with an elevated water view, but a world away from the hustle and bustle of modern life.

Admire the clever use of space and design, in this split-level home, providing 4 bedrooms, 2 bathrooms, and a study/office. Also to add to this home is a highly functional, light filled, brand new modern kitchen, perfectly located for the fabulous indoor/outdoor flow, leading onto a covered deck for those family and friends, outdoor get-togethers.

The living and dining areas highlight the elevated view out to the harbour, with plenty of access through the ranchslider, onto the wrap-around sundrenched deck from which to appreciate the water view. Every window captivates a beautiful view of the spacious property.

On the ground level, a generously proportioned second living room, and a separate bedroom, adds further options with its own toilet and shower, offering also bountiful storage space. Rumpus for the kids, space to work from home, or room for the extended family.

Outside is a separate very large double garage with more storage, 2 x separate rooms, and a sleepout behind the garage, with ample parking for a motorhome or caravan and boat. A section over 2,300m² with attractively landscaped large garden areas giving ample space for the kids and pets to enjoy.

Take advantage of the location with a short stroll to the water to enjoy water activities such as fishing and kayaking.

There's so much to offer here, not to mention being handy to the Onerahi school, library, supermarket, shops, and takeaways. This home is also situated perfectly in a friendly neighborhood and in a quiet location.

For further information or to view it contact Steve on 021 820 015 or Miriam on 027 5776 335.





Property Information

Property Type	House
Other Rooms	Dining Room, Double Bedrooms, Living Rooms, Separate Laundry, Study, Workshop
Hot Water	Electric
Heating	Closed Fire
Insulation	Ceiling, Floor, Walls
Kitchen	Modern
Dining	Open Plan Dining
Bathrooms	Separate Bathrooms, Separate Shower, Separate WCs
Lounge	Lounge/Dining Combined
Stove	Electric
Interior Condition	Very Good
Exterior	Weatherboard Timber
Exterior Condition	Very Good
Roof	Iron
Flooring	Carpet, Cork
Garaging	Automatic Doors, Boat Parking, Double, Off St Parking
Fencing	Partially Fenced
Aspect	Easterly, Northerly
Views	Sea
Sewage	Mains
Water	Town
Frontage	ROW
Amenities	Close to Schools, Close to Shops, Close to Transport

Features & Chattels

Living Rooms	2
Chattels	Bathroom Extractor Fan, Dishwasher, Drapes, Fireplace, Fixed Floor Coverings, Garage Door Opener Remote Control, Light Fittings, Rangehood, Smoke Detectors, Hob and underbench oven

Additional Information

More Details URL	harcourtswhangarei.co.nz/property/WR46243
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Rates

Legal Description:	LOT 5 DP 196291			
Assessment Number:	0077253200			
Property ID:	26743			
Address:	66 Beach Road Whangarei 0110			
View Maps:	WDC Maps	Google Maps		
Land Area (hectares):	0.2306			
Capital Value:	2024/2025	\$805,000	2025/2026	\$805,000
Land Value:	2024/2025	\$400,000	2025/2026	\$400,000
Record of Title:	125C/49			
Floor Area (square metres):	220			
Site Area (square metres):	100			
Improvements:	DWG FG GGE OI			
Land Use Code:	Residential Single Unit			
Number of Units:	1			
Property Category:	RD198B			
Zone (view District Plan Map):	District Plan Map			
Related Properties:				

WDC

General Residential	Land Value	400000	\$1,093.52
Uniform Annual General Charge	SUIPs	1	\$821.00
Sewage Disposal - Residential	Pans	1	\$928.00
Total			\$2,842.52

NRC

NRC - Regional Council Services	SUIPs	1	\$209.33
NRC - Regional Economic Development	Land Value	400000	\$9.88
NRC - Regional Emergency & Hazard Management	SUIPs	1	\$57.07
NRC - Regional Flood Infrastructure	SUIPs	1	\$40.67
NRC - Regional Land and Freshwater Management	Land Value	400000	\$114.72
NRC - Regional Pest Management	SUIPs	1	\$100.86
NRC - Regional Rescue Services	SUIPs	1	\$11.30
NRC - Regional Sporting Facilities	SUIPs	1	\$16.18
NRC - Regional Transport Rate	SUIPs	1	\$51.81

Total			\$611.82
Total			\$3,454.34

Title



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




R.W. Muir
Registrar-General
of Land

Identifier NA125C/49
Land Registration District North Auckland
Date Issued 02 July 1999

Prior References
NA53C/1475

Estate Fee Simple
Area 2306 square metres more or less
Legal Description Lot 5 Deposited Plan 196291
Registered Owners
Mark Warren Garry and Hammonds Trustees 2012 Limited

Interests

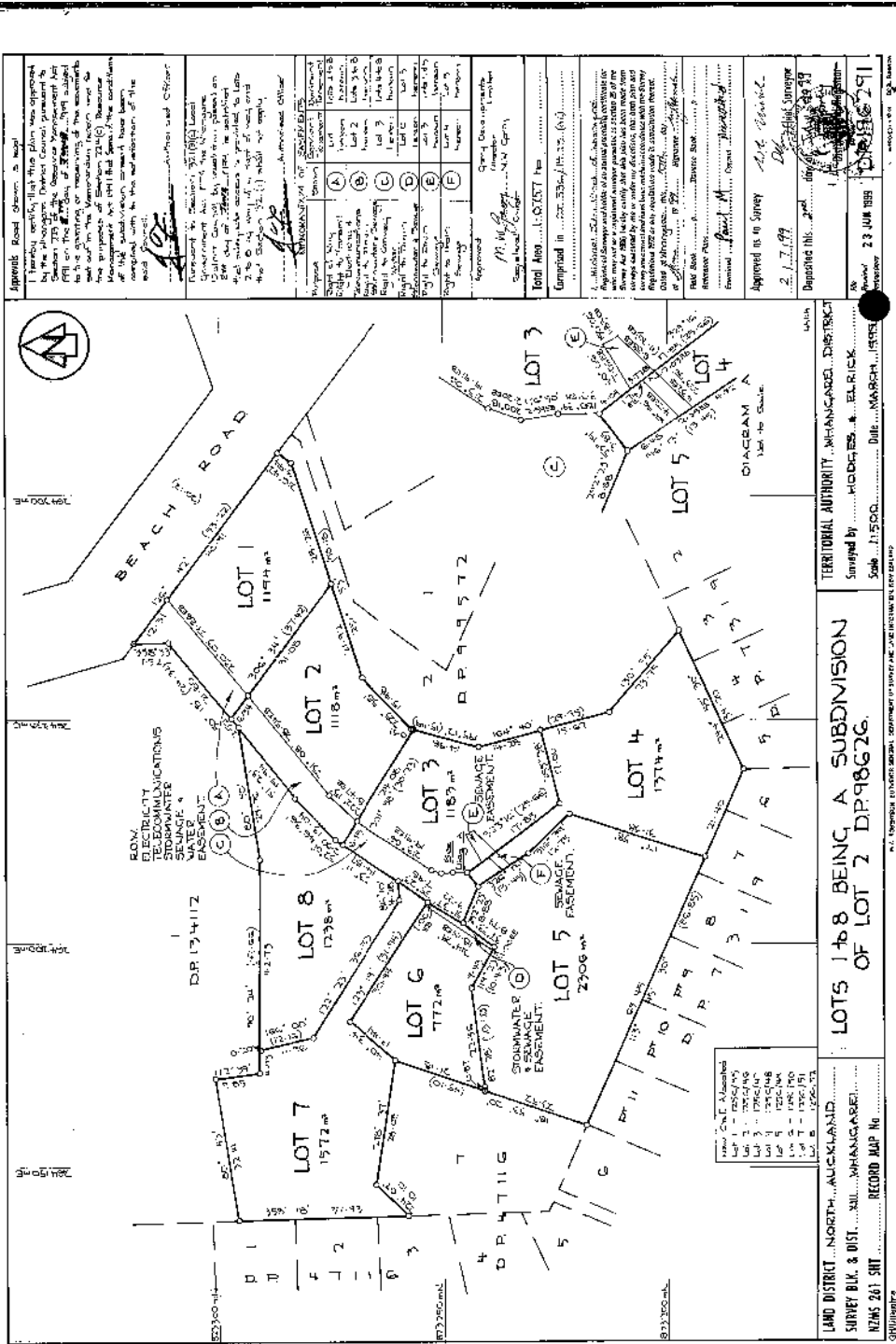
D402550.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 23.6.1999 at 2.28 pm and entered 2.7.1999 at 9.00 am

Appurtenant hereto are rights of way and rights to transmit electricity and telecommunications, drain stormwater and sewage, drain sewage and convey water specified in Easement Certificate D402550.4 - produced 23.6.1999 at 2.28 pm and entered 2.7.1999 at 9.00 am

The easements specified in Easement Certificate D402550.4 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way, rights to drain stormwater and sewage and drain sewage, and electricity, telecommunication, stormwater, sewage and water rights specified in Easement Certificate D438884.3 - 12.10.1999 at 10.27 am

The easements specified in Easement Certificate D438884.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer D438884.5 - 12.10.1999 at 10.27 am

11647231.3 Mortgage to ASB Bank Limited - 17.1.2020 at 10:31 am



Approved Road shown in Map
I hereby certify that this plan was approved by the planning District Council pursuant to Section 225 of the District Council of the City of New York. The District Council has approved this plan in accordance with the provisions of Section 225 of the City Charter, and the provisions of the City Charter relating to the approval of the City Charter. The District Council has approved this plan in accordance with the provisions of Section 225 of the City Charter, and the provisions of the City Charter relating to the approval of the City Charter.

Area	Area	Area	Area	Area	Area
Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12

LAND DISTRICT - NORTH MUCKLAND SURVEY BLK. & DIST. - SULLIVAN MUCKLAND
RECORD MAP No. 17650-33

TERRITORIAL AUTHORITY - MARGARET A. ELDRICK
Surveyed by - MARGARET A. ELDRICK
Scale - 1:2500
Date - MARCH 1999

Approved as to Survey by *M. M. [Signature]*
Approved as to Platting by *[Signature]*
Deposited this 23rd day of June 1999
JUL 7 1999

Sold Nearby

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

SALE PRICE	\$940,000 TO \$1,470,000	MEDIAN	\$1,177,500	MEAN	\$1,191,250	FOR THE PROPERTY AT THE MEDIAN, THE SALE PRICE WAS 0.1% ABOVE CV.
C.V	\$1,075,000 TO \$1,255,000	MEDIAN	\$1,177,500	MEAN	\$1,171,250	



11 Davidson Avenue, Tamaterau, Whangarei



LAST SOLD	\$940,000 - 12 AUG 24	FLOOR AREA	175 M ²
CAPITAL VALUE	\$1,075,000 - 01 JUL 21	ROOF	TILE PROFILE
LAND VALUE	\$710,000 - 01 JUL 21	WALLS	WOOD (INCL WEATHERBOARD)
LAND USE		BUILDING AGE	1980-1989
LAND AREA	1,511 M ²		



288 Beach Road, Onerahi, Whangarei



LAST SOLD	\$1,200,000 - 17 JUL 24	FLOOR AREA	238 M ²
CAPITAL VALUE	\$1,155,000 - 01 JUL 21	ROOF	STEEL/G-IRON
LAND VALUE	\$420,000 - 01 JUL 21	WALLS	ROUGHCAST, ETC
LAND USE	RESIDENCE	BUILDING AGE	2000-2009
LAND AREA	1,140 M ²		



178 Manganese Point Road, Tamaterau, Whangarei



LAST SOLD	\$1,155,000 - 14 MAR 24	FLOOR AREA	180 M ²
CAPITAL VALUE	\$1,200,000 - 01 JUL 21	ROOF	STEEL/G-IRON
LAND VALUE	\$790,000 - 01 JUL 21	WALLS	FIBRE CEMENT
LAND USE	RESIDENCE	BUILDING AGE	1970-1979
LAND AREA	1,970 M ²		



71 Manganese Point Road, Tamaterau, Whangarei

LAST SOLD	\$1,470,000 - 26 FEB 24	FLOOR AREA	280 M ²
CAPITAL VALUE	\$1,255,000 - 01 JUL 21	ROOF	STEEL/G-IRON
LAND VALUE	\$825,000 - 01 JUL 21	WALLS	FIBRE CEMENT
LAND USE	RESIDENCE	BUILDING AGE	1990-1999
LAND AREA	2,290 M ²		



Rental Appraisal

04 September 2024

Onerahi 66 Beach Road

4 2 1 2 2

Rental Estimate: \$720.00 - \$780.00 per week

Comparable Properties

Address	Bedrooms and Bathrooms	Rent Per Week
North Crest Drive, Onerahi	4 Bedrooms, 2 Bathrooms	\$720.00
Waimahanga Road, Onerahi	4 Bedrooms, 2 Bathrooms	\$750.00
Raurimu Avenue, Onerahi	4 Bedrooms, 2 Bathrooms	\$780.00

Are you considering purchasing this home as an investment?

We are a highly experienced award-winning property management team who service the Whangarei area and would be delighted to manage your investment property. We take property management seriously and our results speak for themselves.

99.54% of our properties are tenanted

99.36% of our tenants pay their rent on time

To ensure your investment property reaches it's full potential, contact Janet Pitman today.



Janet **PITMAN**

Business Development Manager
021 892 443 | janet.pitman@harcourts.co.nz

Disclaimer: This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). Your property may not be able to be rented if it is not compliant with the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Information about these regulations can be found here: <http://www.tenancy.govt.nz/assets/Uploads/Insulation-requirements.pdf>. This report is solely to provide information to the property owner and / or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



Your Salesperson Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us Real Estate is all about the people, working and helping our clients to achieve major changes and or goals in their lives. We all come to the point where we need to sell a property for a variety of life-changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as ‘Team Davis’ and sell homes with the promise to be ‘committed to working for our clients’. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance.

We deliver great results as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, which is why we sponsor schools in our local area and find opportunities to get involved in community activities.

You can only sell your property once, so it’s important to do it well. The key to this is Good Marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.

Just a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.

Steve & Miriam Davis

M 021 820 015 | **P** 09 430 1000

steve.davis@harcourts.co.nz

whangarei.harcourts.co.nz

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



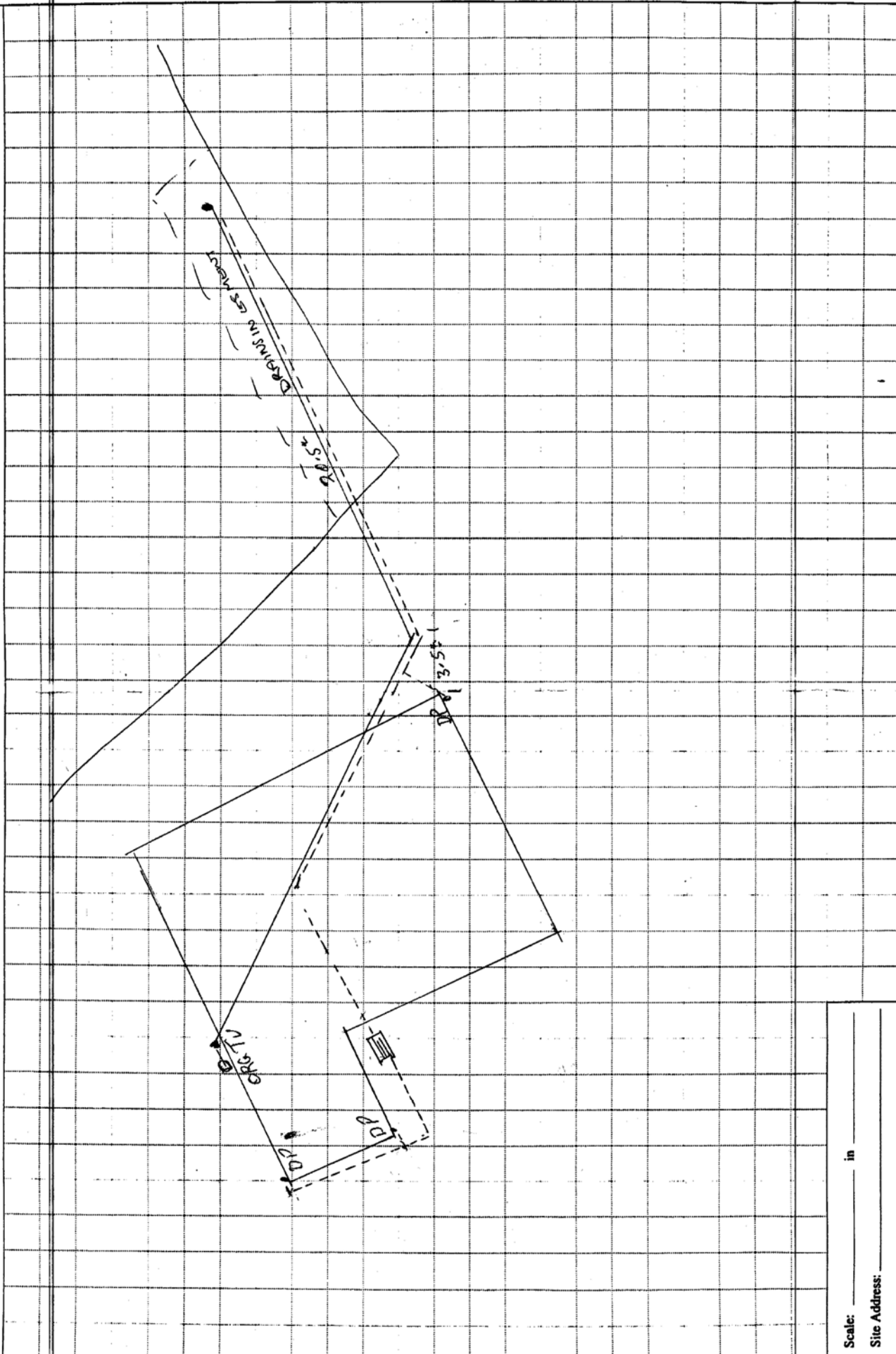
Property Documents

This information has been supplied by the Vendor or the Vendors agents. Accordingly, Optimize Realty Limited cannot guarantee its accuracy and reliability.

All intending Purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.

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.)



Scale: _____ in _____

Site Address: _____

F021440
PERMIT NUMBER
10/6/88

16/6
WHANGAREI CITY COUNCIL

4105

FILE NUMBER

RECEIVED

26 MAY 1988

WHANGAREI
CITY COUNCIL

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 RESIDENCE
at 64-72 BEACH RD, ONERAHI for MARK & DEBBIE GARRY
(House Number and Street) (Owner)
of c/o P.O. BOX 10132, TE MAI according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 772/532

Lot No. 2

D.P. 98626

LENGTH OF BOUNDARIES:

Front 53.22 M Area 1.0758 ha

Back 86.85 M, PLUS

Side 50.18 M, PLUS Side 47.66 M, PLUS

PARTICULARS OF BUILDINGS:

Foundations 200 MM DIA. TINAPLES

Floors 20 MM H.D. PARTICLE BOARD

Walls TIMB. FRAMING

Roofs LONGRUN GALV. STEEL

Area of Ground Floor 78.46 (Metres) Area of First Floor or Mezzanine 48.65 (Metres)

Area of Basement N.A. (Metres) Area of Outbuildings N.A. (Metres)

Number of Storeys: Above kerb level 1 Below kerb level N.A.

Average distance of set back of front of buildings from street boundary line 112.00 M

ESTIMATED VALUE:

Buildings \$ 59,500 - .00

Sanitary Plumbing \$ 1,200 - .00

Sanitary Drainage \$ 1,200 - .00

Total \$ \$61,900 - .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) NEW RESIDENCE

Proposed use or occupancy of other parts of buildings N.A.

Nature of ground on which building is to be placed and on the subjacent strata CLAY / SANDSTONE

PLEASE PRINT

OWNER

NAME

MARK & DEBBIE GARRY

POSTAL ADDRESS

c/o P.O. BOX 10132,
TE MAI

PHONE 32634

M.W. Garry

BUILDER

NAME

MR L. HALLIDAY &

POSTAL ADDRESS

83 MACKESY RD,
ONERAHI

PHONE 60513

Signature

Date

26 MAY, 88.

OWNER'S AGENT

NAME

S.C. POUY

POSTAL ADDRESS

P.O. BOX 10132,
TE MAI

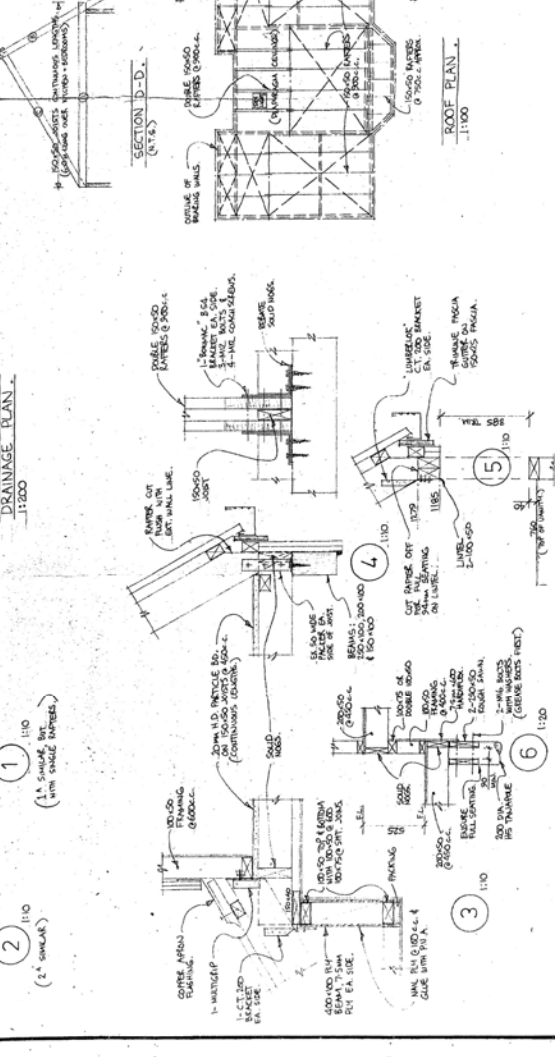
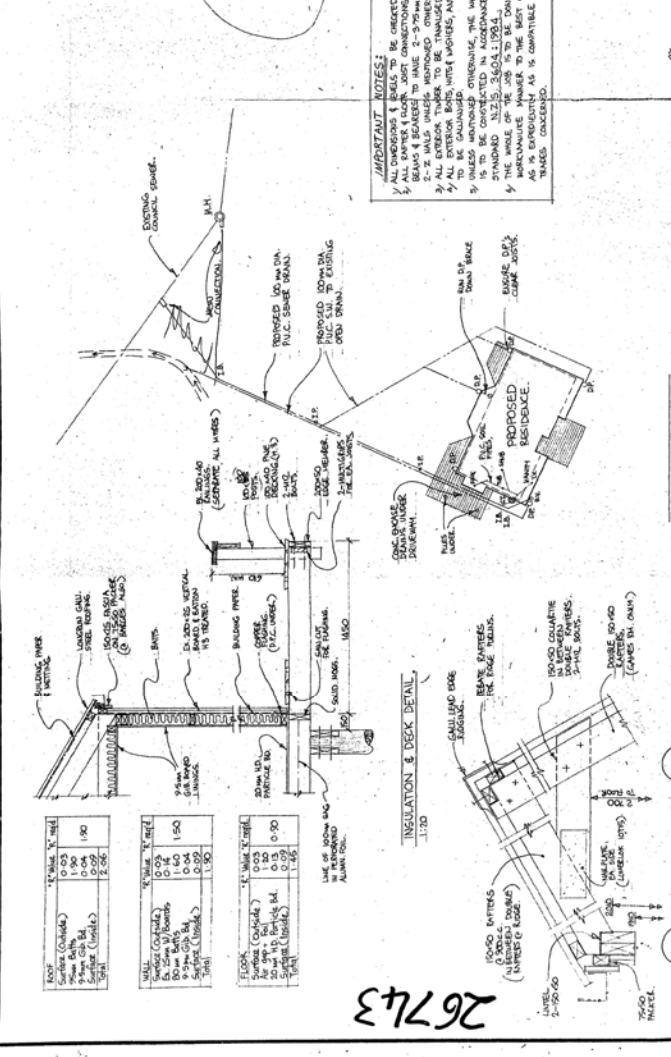
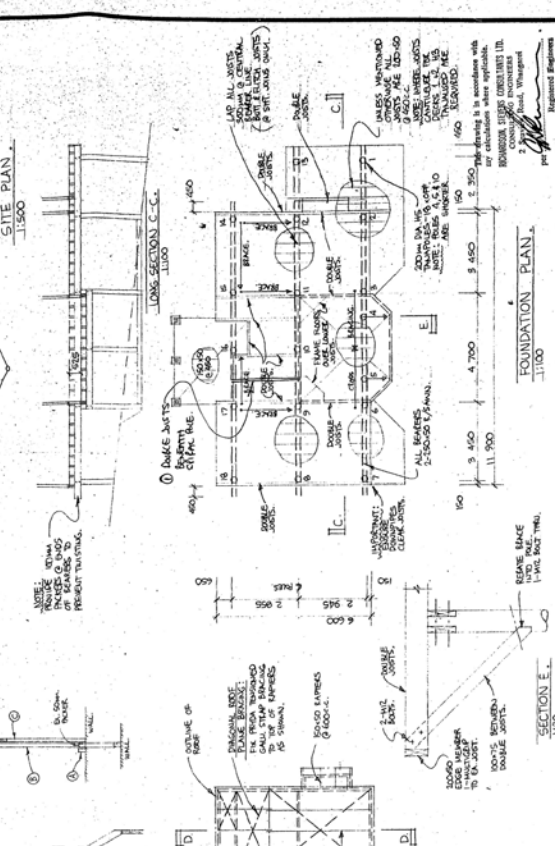
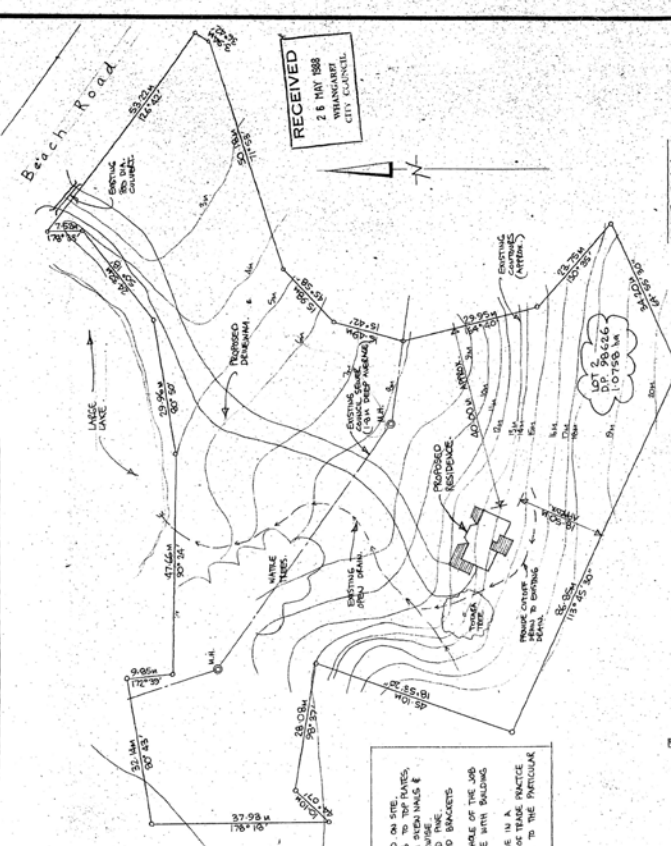
PHONE 488115

Calder Print

TAGS B.I.,

A M B O N D

No. _____



IMPORTANT NOTES:

- 1) ALL OVERHEADS & CABLES TO BE CHECKED ON SITE.
- 2) ALL EXISTING & NEW JOINT CONNECTIONS TO TOP PLATES, 2" x 2" WELDS, UNLESS OTHERWISE SPECIFIED.
- 3) ALL EXISTING TRUSS TO BE ANALYZED P.N.E.
- 4) ALL EXISTING TRUSS TO BE ANALYZED P.N.E.
- 5) UNLESS OTHERWISE SPECIFIED, THE WHOLE OF THE JOB IS TO BE CONSTRUCTED IN ACCORDANCE WITH BRACKETS.
- 6) THE WHOLE OF THE JOB IS TO BE DONE IN A MERITANUITE MANNER TO THE BEST OF TRADE PRACTICE AS IS EXPEDITIOUS AS IS COMPATIBLE TO THE PARTICULAR TRADES CONCERNED.

ROOF	COLLAR	TRUSS	RAFTER
100mm x 100mm	100mm x 100mm	100mm x 100mm	100mm x 100mm
100mm x 100mm	100mm x 100mm	100mm x 100mm	100mm x 100mm
100mm x 100mm	100mm x 100mm	100mm x 100mm	100mm x 100mm

26743

Steve Poyry: PLANS & DESIGN SERVICE
 P.O. Box 10132, Te Maui, Ph. Whangarei 498115

PROPOSED RESIDENCE for MARK & DEBBIE GARRY
 at BEACH ROAD, ONERAHI.

WORKING DRAWING

DATE 26 MAY 88 AS SHOWN

SCALE: AS SHOWN

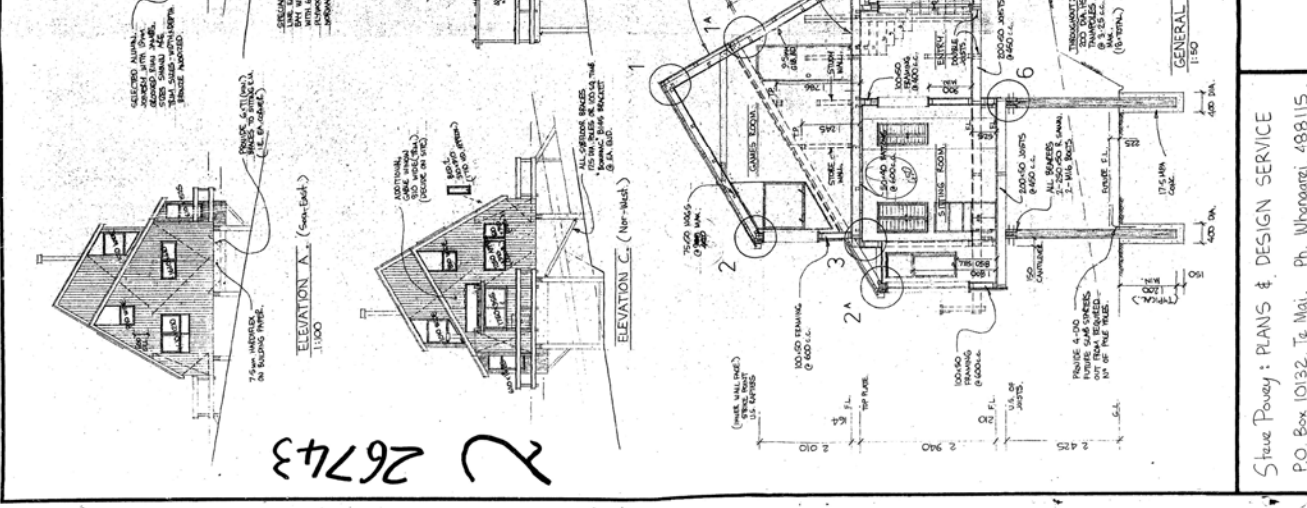
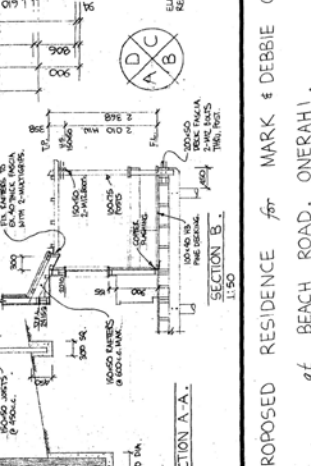
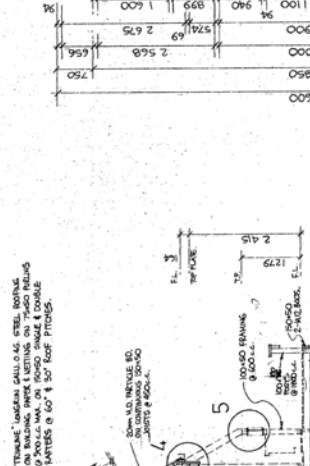
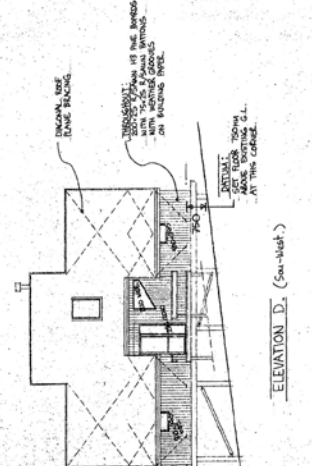
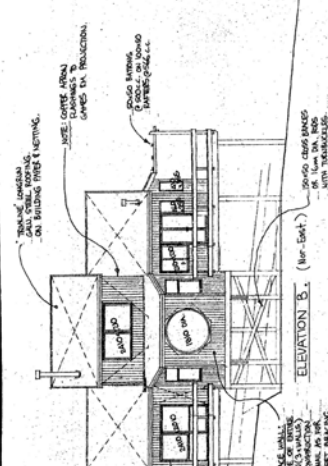
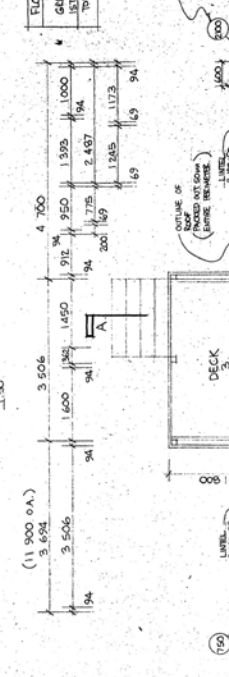
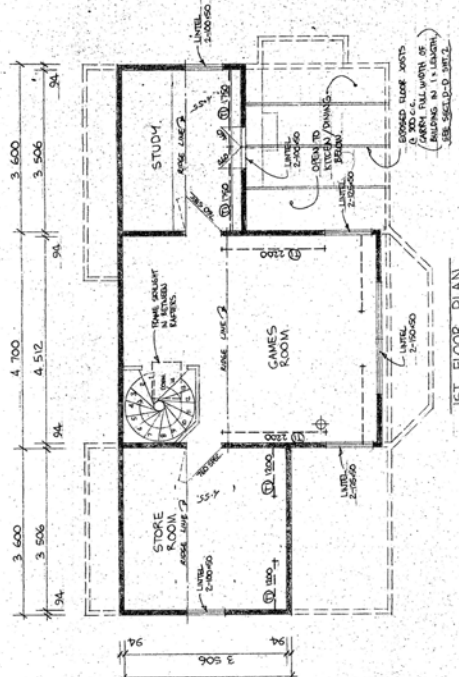
REF: 8816

5/10/83

MICROBOX

PROFILM RECORDS (WAIKATO) LTD/HAMILTON

RECEIVED
28 MAY 1988
WAIKANGAI
CITY COUNCIL



WORKING DRAWING.

PROPOSED RESIDENCE for MARK & DEBBIE GARRY
at BEACH ROAD, ONERAHI.

DESIGN SERVICE
P.O. Box 10132, Te Ma. Ph. Whangarei 488115.

ANALYSTS: HARRIS & GIBSON

DATE 25 MAY 88
SCALE AS SHOWN

5/10/83

MICROFILM RECORDS (WAIKATO) LTD, HAMILTON

26743

WHANGAREI CITY COUNCIL

6065461
PERMIT NUMBER
23/6/89

4105
FILE NUMBER

RECEIVED
20 JUN 1989
WHANGAREI
CITY COUNCIL

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 Install Solid fuel Towline fire freestanding
at 72 Beach Rd Orerahi for Mr Mark Gary
(House Number and Street) (Owner)
of as above according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 772/532
Lot No. 2
D.P. 98626

Front Area
Back
Side Side

PARTICULARS OF BUILDINGS:

Foundations Floors
Walls Roofs
Area of Ground Floor (Metres) Area of First Floor or Mezzanine (Metres)
Area of Basement (Metres) Area of Outbuildings (Metres)
Number of Storeys: Above kerb level Below kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Buildings \$ 2000.00
Sanitary Plumbing \$
Sanitary Drainage \$
Total \$ 2000.00

OFFICE USE ONLY
See Paul Prior to Issue
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)

Proposed use or occupancy of other parts of buildings

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

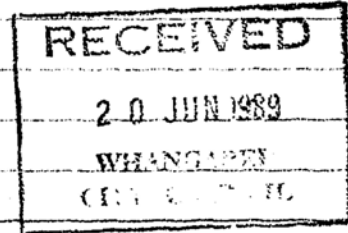
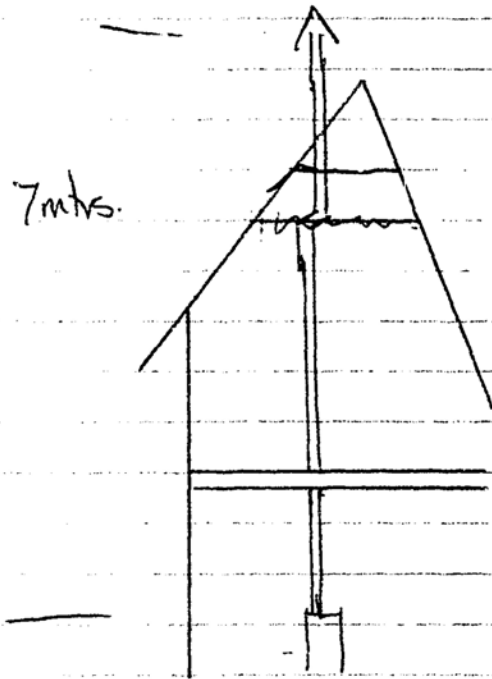
PLEASE PRINT OWNER	BUILDER	OWNER'S AGENT
NAME <u>Mark Gary</u>	NAME	NAME
POSTAL ADDRESS <u>72 Beach Rd Orerahi</u>	POSTAL ADDRESS <u>ADVANCED HEATING CO. LTD 74 ROBERT STREET WHANGAREI PH: 482252</u>	POSTAL ADDRESS
PHONE <u>61947</u>	PHONE	PHONE
<u>[Signature]</u>	Signature	Date

TAGS

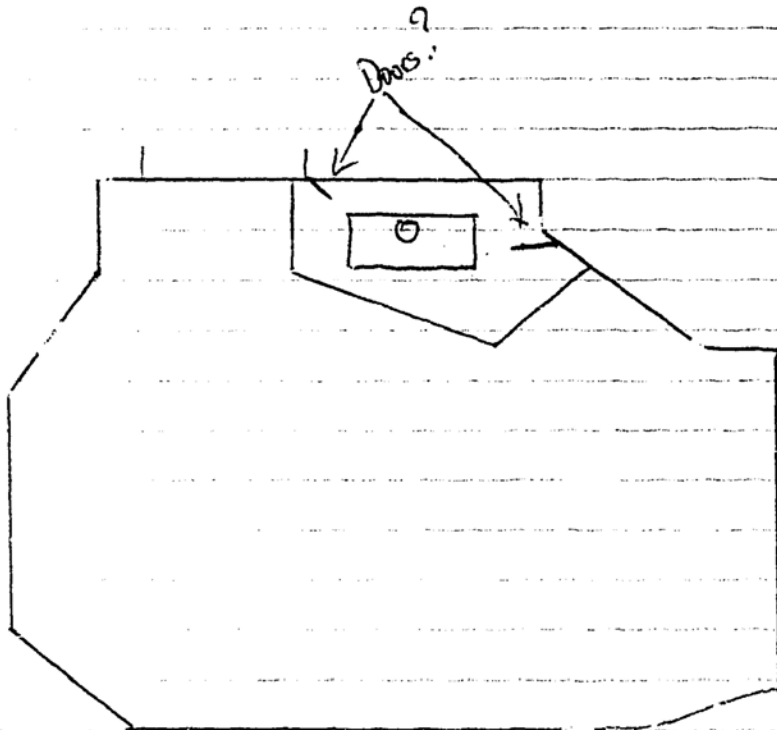
AMBOND No.

Jayline f/s fire

Approx 7mtrs.



Machine sighted to
either eliminate bend
OR reduce bend
close to the machine
as possible and bend
to be downstairs.



M. Garry
22/6/89.

4114

BP 934114

Box 682

WHANGAREI DISTRICT COUNCIL
BUILDING CONSENT



DATE GRANTED 20-4-93

NO BC 4114

OWNER	
NAME	Mr M W Garra
MAILING ADDRESS	72 Beach Road Onerahi

BUILDER	
NAME	L HALLEDAY
MAILING ADDRESS	83 MACKESY RD Whangarei

SITE	
STREET/ROAD NO	72
STREET/ROAD NAME	Beach Road
TOWN OR DISTRICT	Onerahi

LEGAL DESCRIPTION	
VALUATION ROLL NO	0177/332-00
LOT	2
DP	98626
SECTION	
BLOCK	

DESCRIPTION OF WORK/BUILDING	
Erect Dwelling Additions + Alterations	

SIZE OF BUILDING	
FLOOR AREA	137 m ²
NO OF STOREYS	
NO. OF DWLG UNITS	

PROJECT	
<input type="checkbox"/>	NEW BUILDING
<input type="checkbox"/>	ALTERATION
<input checked="" type="checkbox"/>	EXTENSION
<input type="checkbox"/>	RELOCATION
<input type="checkbox"/>	DEMOLITION
<input type="checkbox"/>	CHANGED USE/LIFE



TOTAL VALUE OF WORK/BUILDING	
INCLUDING PLUMBING AND DRAINAGE	\$30,000.00

INTENDED LIFE OF BUILDING 50 YEARS

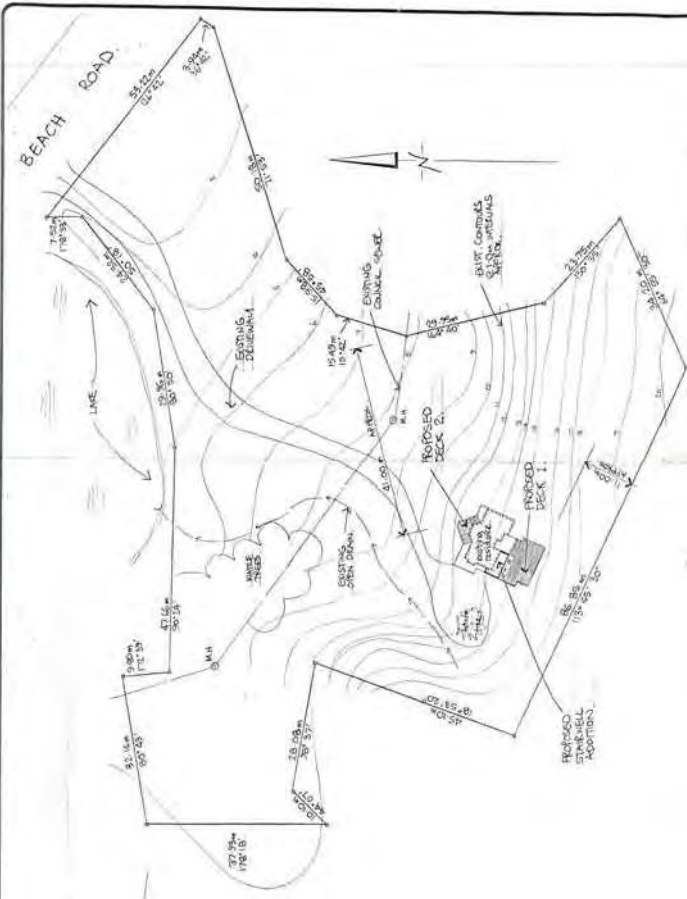
PROJECT INFORMATION MEMORANDUM NO : 376

NUMBER OF AGREED INSPECTIONS : 5

FEES PAID AT DATE ISSUED			
CONSENT APPLICATION FEE	..	..	\$ 247.50
BUILDING RESEARCH LEVY	..	..	\$ 30.00
BUILDING CONSENT PROCESSING FEES	..	..	\$ 400.00
SERVICE FEES AND CHARGES	..	..	\$ ..
ROAD DAMAGE BOND	..	..	\$ ..
RECEIPT NOS	322492	336504	TOTAL \$ 677.50

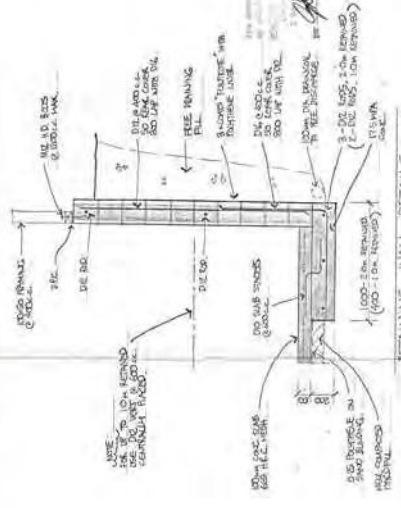
DATE ISSUED 17-4-93 SIGNATURE P.R. Burdett (AUTHORISED OFFICER)

Administrative Clerk



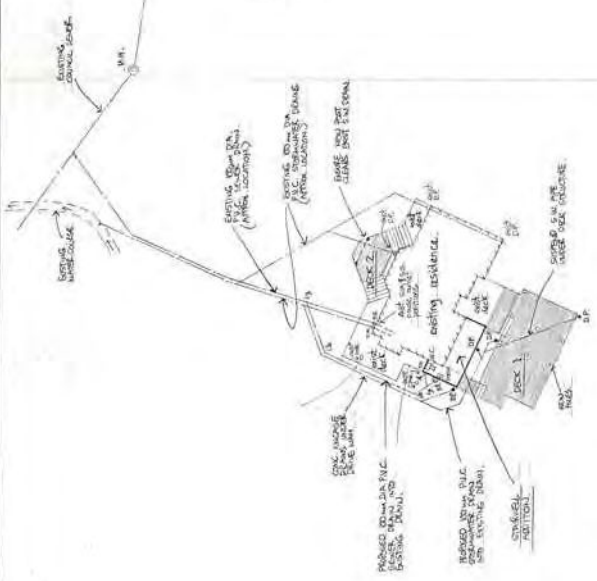
LEGAL DESCRIPTION:
 LOT 2
 D.P. 98626
 T.0158 ha.

SITE



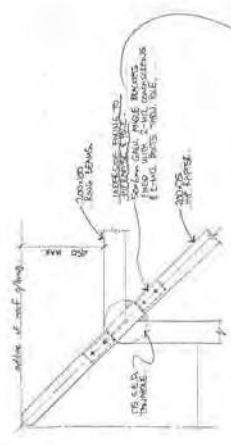
RETAINING WALL DETAILS - 110

RECEIVED
 DRAWN BY PROJECT, CHECKED DATE 11 MAR, 53
 SHEET 1 OF 3
 ENGINEER/ARCHITECT

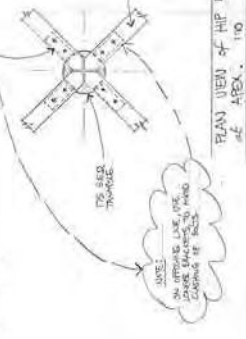


DRAINAGE PLAN - 1100

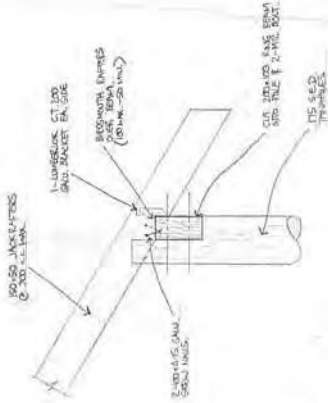
NOTE: THIS PLAN IS TO BE USED IN CONJUNCTION WITH ATTACHED PLANS & SPECIFICATIONS.
 - REFER TO PLANS FOR ALL DIMENSIONS.
 - ALL DIMENSIONS ARE IN METERS.



PLAN VIEW OF CONNECTION DETAILS AT CORNER ROLES - 110



PLAN VIEW OF HIP RAFTERS AT APEX - 110



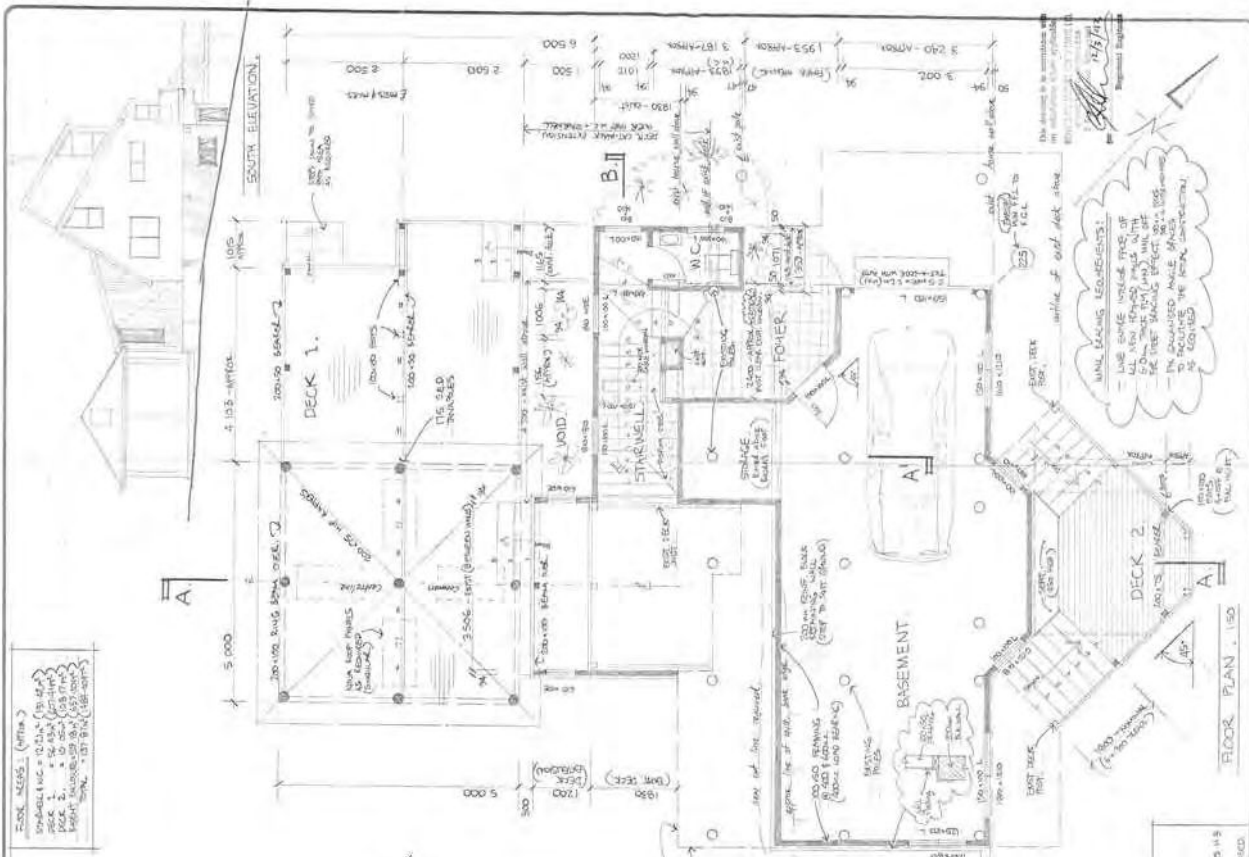
CONNECTION DETAIL RAFTER & BEAM-TYPICAL - 110

STRUCTURAL DETAILS (of roof over part Deck 1.)

PROPOSED STAIRWELL ADDITION, DECKS 1 & 2, & BASEMENT ENCLOSURE
 for MR. M.W. GARRY at 72 BEACH ROAD, ONEWAHI.

Struct. Plans & Design Service
 Box 10132, Te Mai Piri Whangarei 4308115

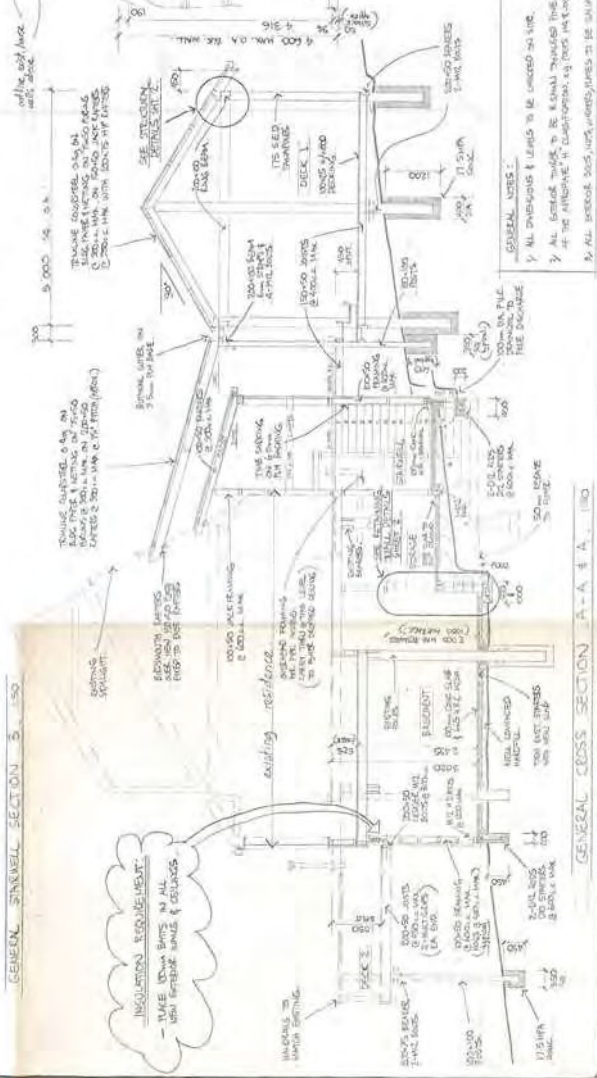
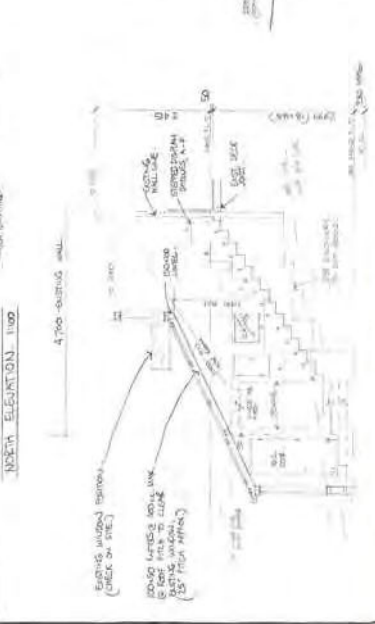
SCALE: 1:100



RECEIVED
 1985 JUN 20 10:30 AM
 1985 JUN 20 10:30 AM
 1985 JUN 20 10:30 AM

WORKING DRAWING
 If printed on 1/2" scale, use carefully scaled.

DATE: 11/19/84
 DRAWN BY: J. M. G. / J. M. G.
 CHECKED BY: J. M. G. / J. M. G.
 SCALE: AS SHOWN
 SHEET: 1 OF 1



REVISIONS

FLOOR PLAN - 1/8"

GENERAL NOTES:

- 1. ALL DIMENSIONS & LEVELS TO BE UNLESS NOTED OTHERWISE.
- 2. ALL EXISTING WALLS TO BE REMOVED & RECONSTRUCTED TO MEET THE ABOVE.
- 3. ALL EXISTING ROOFING TO BE REMOVED & RECONSTRUCTED TO MEET THE ABOVE.

GENERAL CROSS SECTION A-A & A'-100

INSULATION REQUIREMENT - MAKE SURE THERE IS INSULATION UNDER ALL EXISTING WALLS & CEILING.

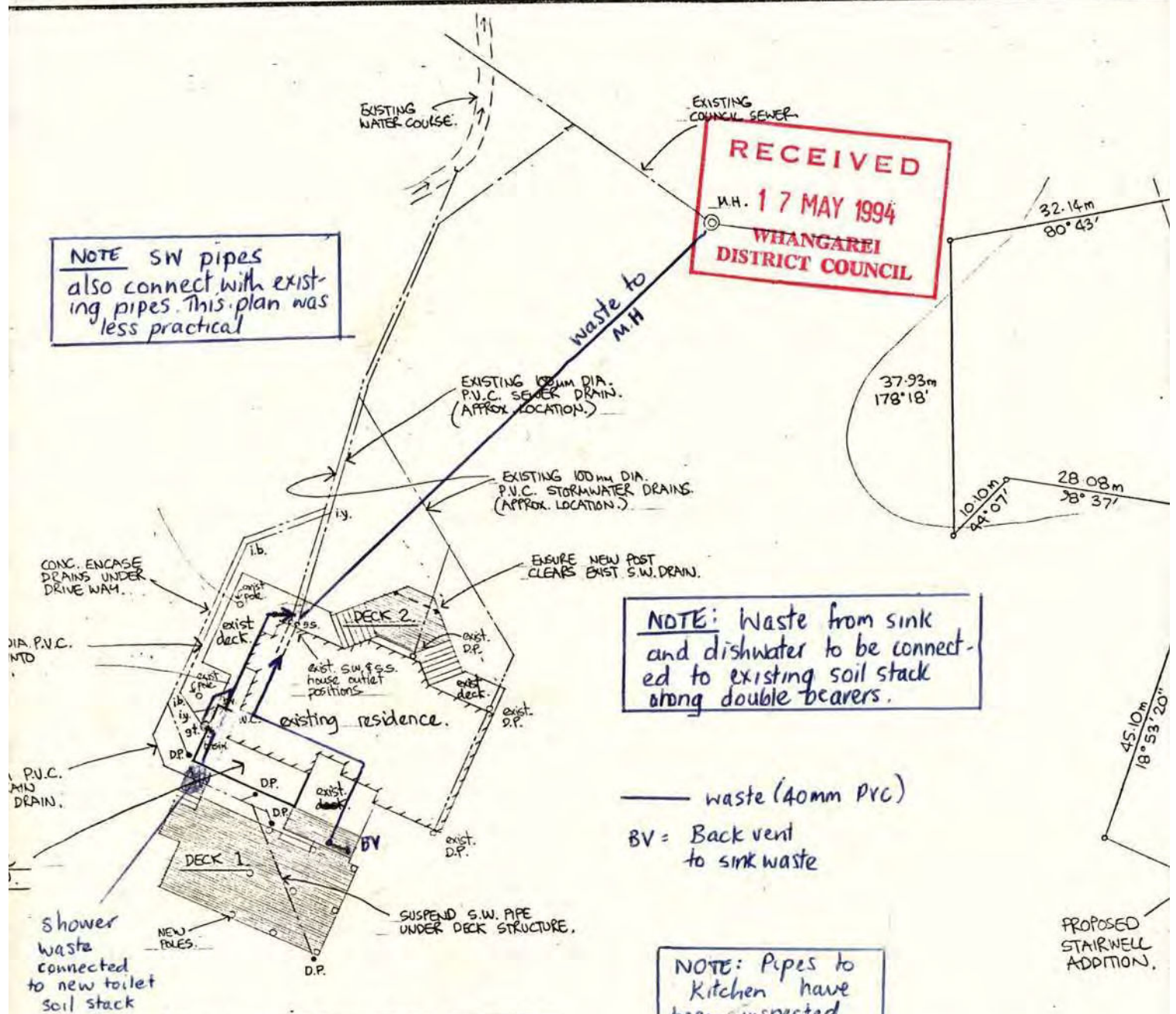
PROPOSED STARWELL ADDITION, DECKS 1 & 2 & BASEMENT ENCLOSURE

700 MR. M. W. GARRY at 72 BEACH ROAD, ONEKAWA, HI.

State Policy: PLANS & DESIGN SERVICE
 P.O. Box 0-32, Teaneck, NJ 07666-0032

RECEIVED
 M.H. 17 MAY 1994
 WHANGAREI DISTRICT COUNCIL

NOTE SW pipes also connect with existing pipes. This plan was less practical



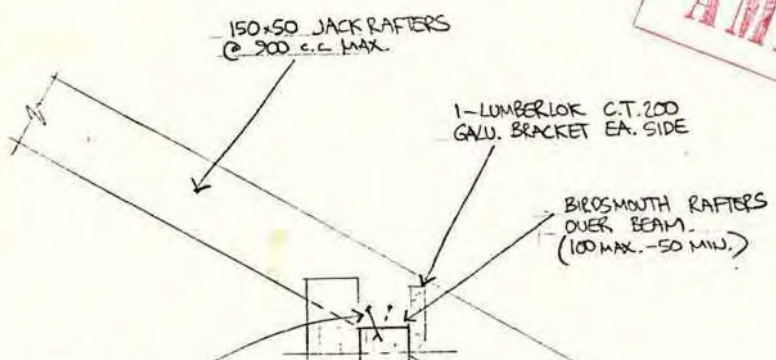
NOTE: Waste from sink and dishwasher to be connected to existing soil stack along double bearers.

— waste (40mm PVC)
 BV = Back vent to sink waste

NOTE: Pipes to Kitchen have been inspected at same time as other drains by Paul O'Connor

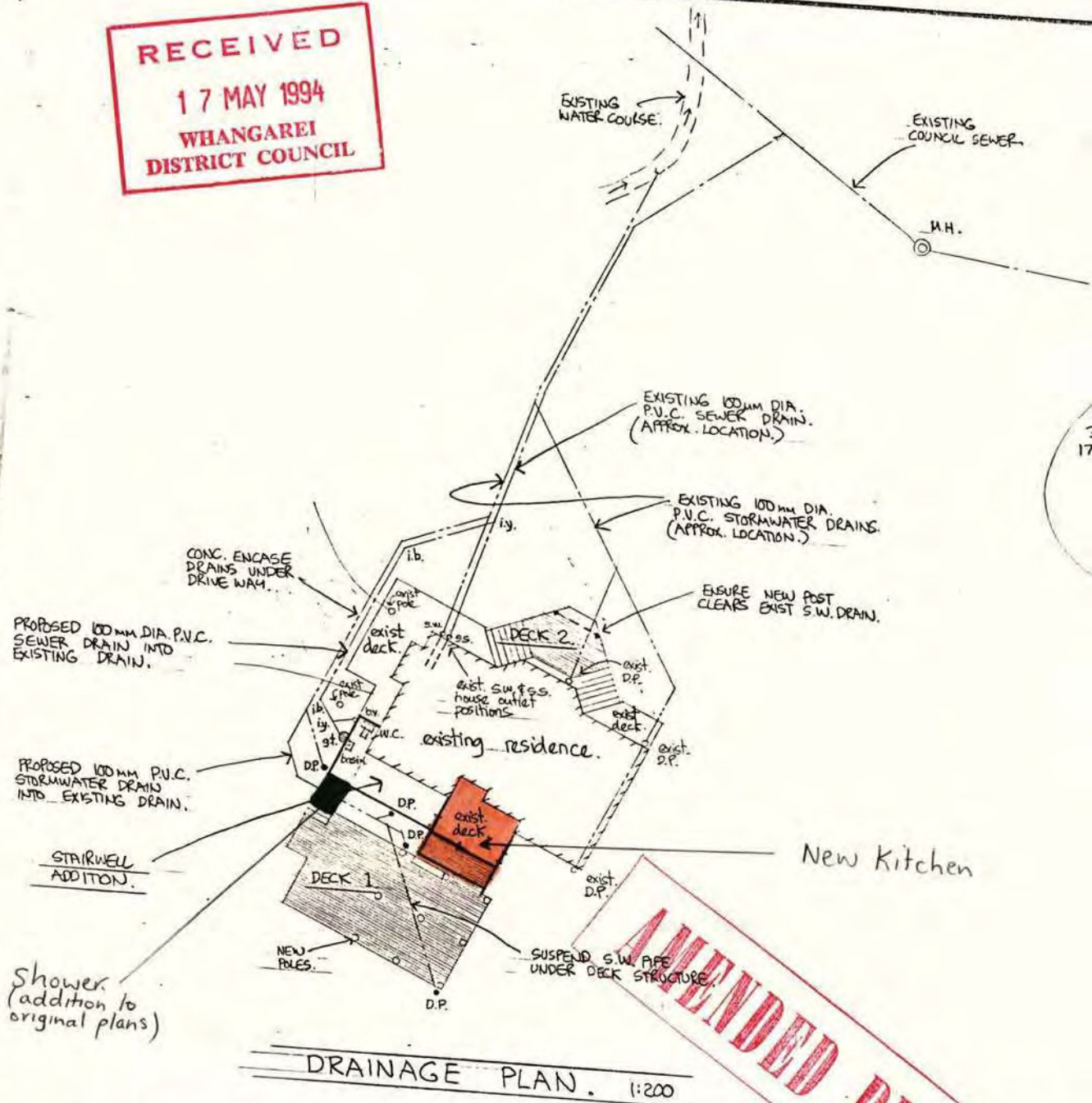
(INSPECTED PREVIOUSLY) DRAINAGE PLAN. 1:200

AMENDED PLAN

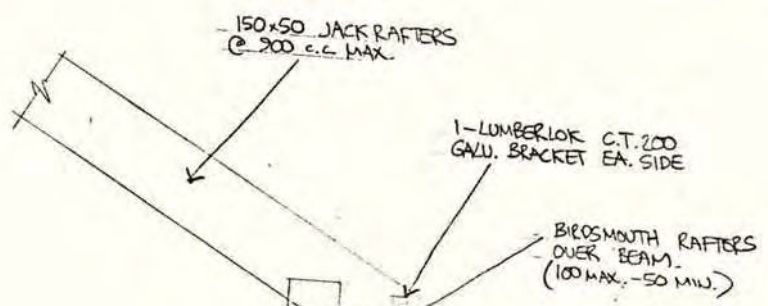


PROPOSED STAIRWELL ADDITION.

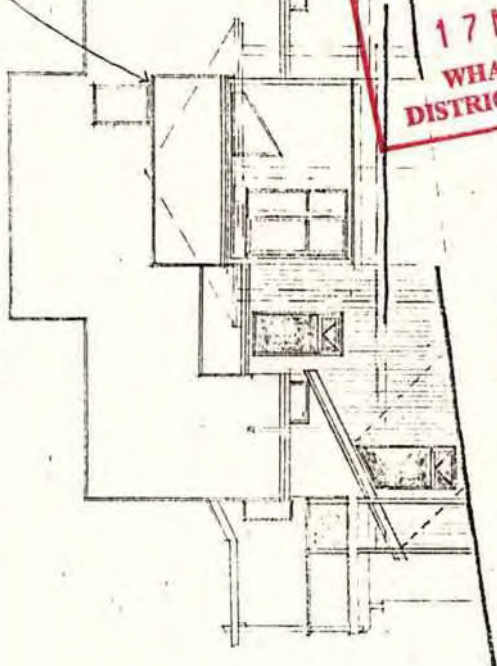
RECEIVED
17 MAY 1994
WHANGAREI
DISTRICT COUNCIL



AMENDED PLAN



ENSURE NEW ROOF
CLEARS EXISTING
SPLAUGHT.

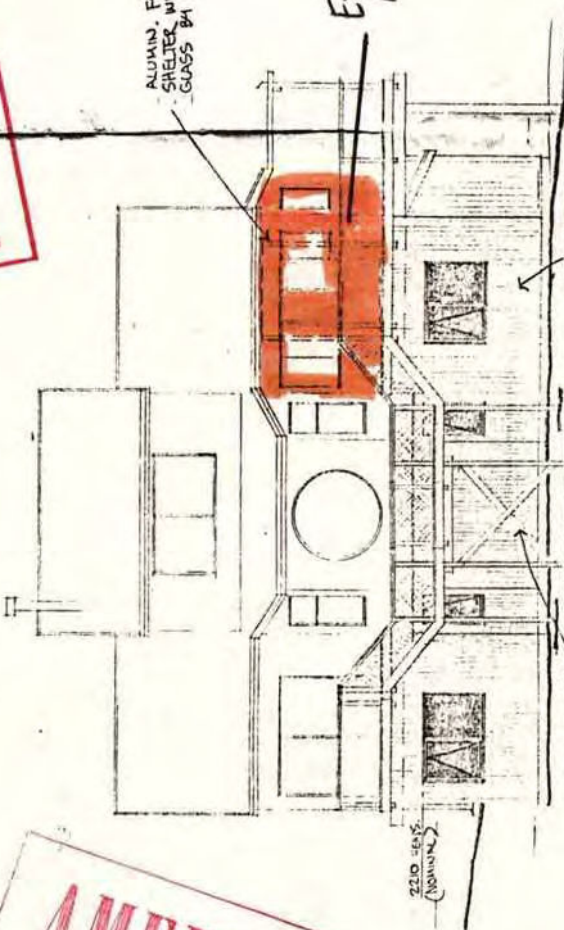


WEST ELEVATION

RECEIVED
17 MAY 1994
WHANGAREI
DISTRICT COUNCIL

ALUMINUM FRAMED
SHELTER WITH SAFETY
GLASS BY WINDOW PANEL

EXISTING
KITCHEN



EAST ELEVATION

THROUGHOUT:
VERTICAL BOARD & BATTEN
TO MATCH EXISTING
(BUILDING PAPER MODEL)

150x50 TIMB.
CROSS BRACING

Outline exist. house
walls above.

300 5 000 50. O.A.

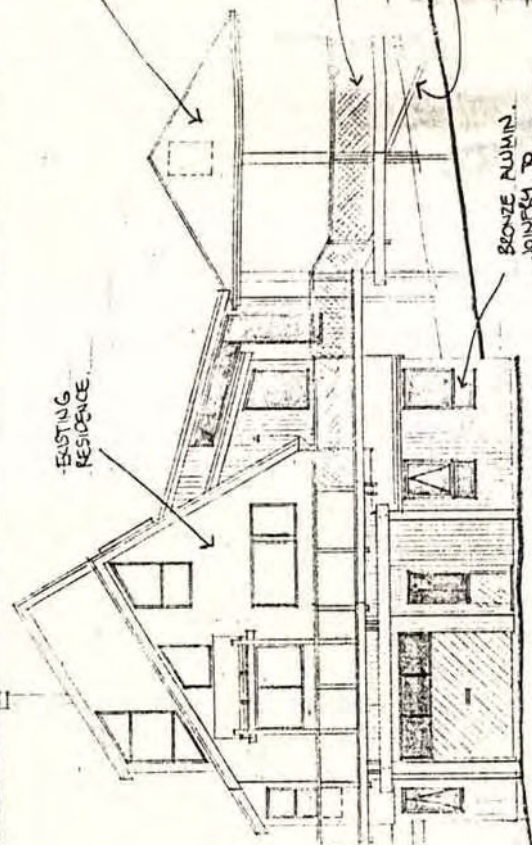
TRIMLINE CORRUGATED
ROOFING TO MATCH
EXIST. HOUSE.

TRELLIS HANDRAIL
TO MATCH
EXISTING.

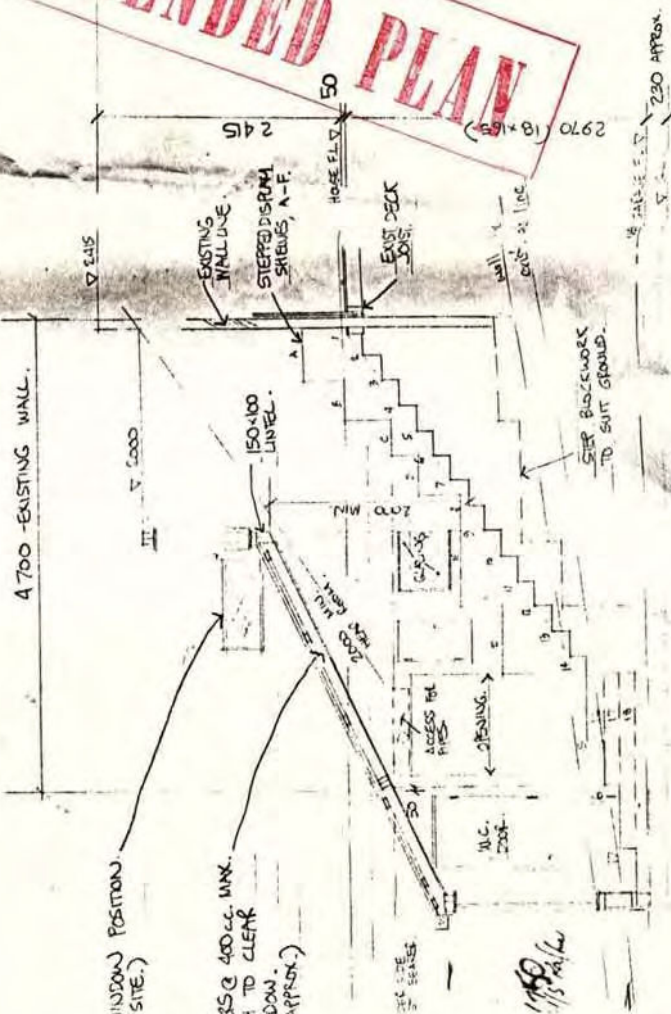
SUBFLOOR BRACING:
MIN 2-10x25 BALKES
PER CORNER V.E. ONE IN
EA DIRECTION.

BRONZE ALUMIN.
JOINERY TO
MATCH EXISTING.

AMENDED PLAN



NORTH ELEVATION. 1:100

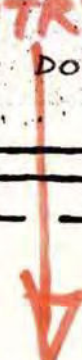


GENERAL STAIRWELL SECTION B. 1:150

1990
13/5/94

ENTRY

← SLIDING DOORS



DOWN

200 x 100

Sink

BENCH OVER

Dish
washer

Bench

RECEIVED
17 MAY 2024
WHANGAREI
DISTRICT COUNCIL

APPROVED PLAN

FAN Hob
(Gas)

Work
island

CORK TILES
OVER
PART BOARD

Stove
(wall
oven)

EXIST. DECK
JOIST

STAIRS

pantry

fridge

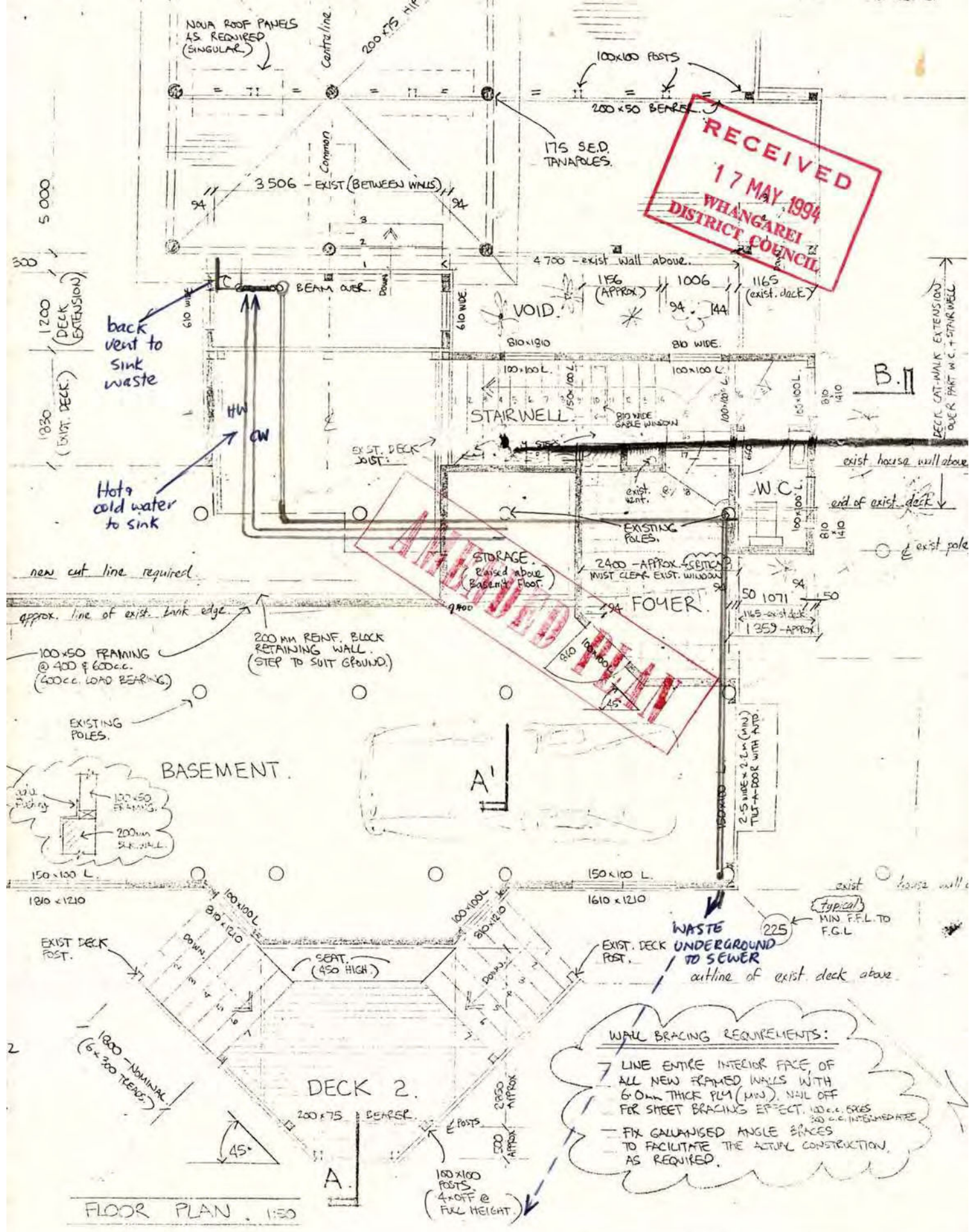
GYP BOARD LINING
THROUGH OUT
BATS IN ALL WALLS

Detailed kitchen plan
available from
Dobbs & Henwood
27-29 Commerce St
4387039

doorway
to lounge

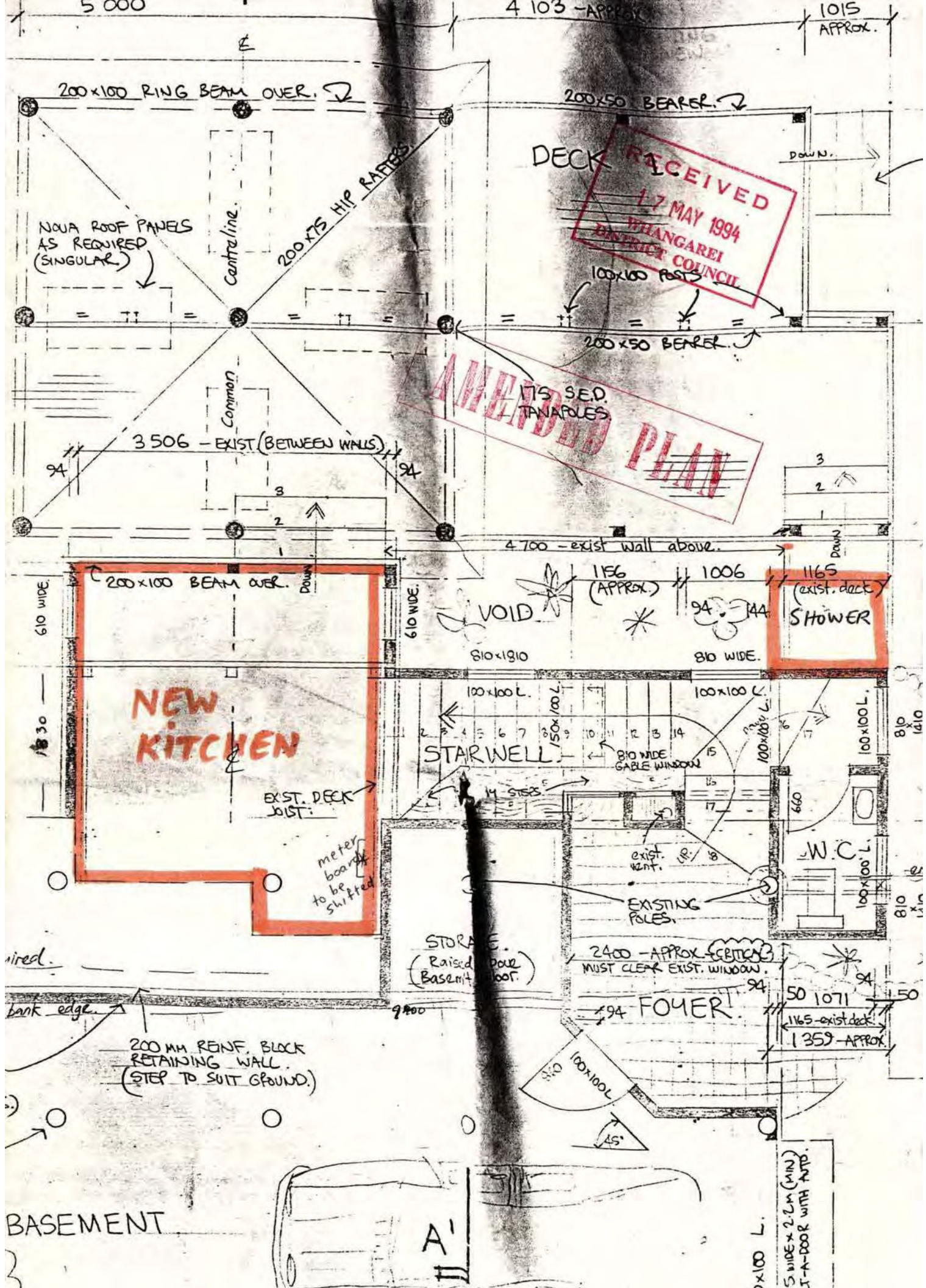


RECEIVED
17 MAY 1994
WHANGAREI
DISTRICT COUNCIL



CLOSURE
REVISIONS :

WORKING DRAWING
All construction to N.Z.S. 3654:1990 unless specifically noted.



1015 APPROX.

4 103 -APPROX

200x100 RING BEAM OVER.

200x50 BEAMER.

NOVA ROOF PANELS AS REQUIRED (SINGULAR)

RECEIVED
17 MAY 1994
WHANGAREI
DISTRICT COUNCIL

AMENDED PLAN
175 SED TANAPOLIS

3506 - EXIST (BETWEEN WALLS)

4700 - exist wall above.

200x100 BEAM OVER.

VOID

1166 (APPROX)

1006

1165 (exist. deck)

SHOWER

810x1910

810 WIDE.

NEW KITCHEN

STARWELL

W.C.

EXISTING POLES

STORAGE (Raised Basement)

2400 - APPROX. HEIGHTS MUST CLEAR EXIST. WINDOW.

FOYER

50 1071

1165 - exist deck
1359 - APPROX.

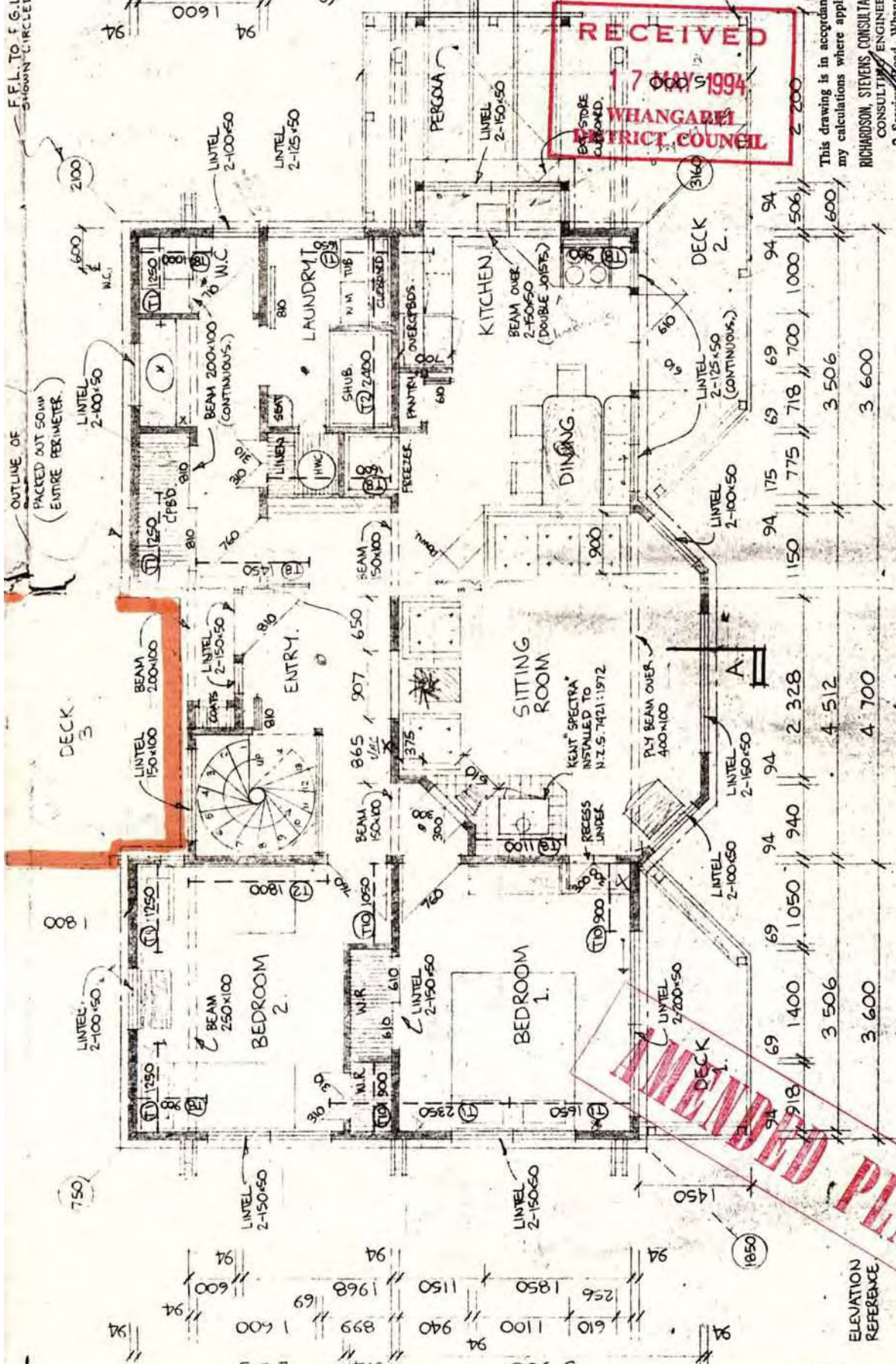
200 MM REINF. BLOCK RETAINING WALL (STEP TO SUIT GROUND)

BASEMENT

500x100 L.
5 WIDE x 2.2m (MIN) I-T-A-DOOR WITH MTD.

F.F.L. TO F.G.L. SHOWN UNCIRCLED

OUTLINE OF PACKED OUT SOUV (ENTIRE PERIMETER)



GROUND FLOOR PLAN
1:50

This drawing is in accordance with my calculations where applicable.

RICHARDSON, STEVENS CONSULTANTS LTD.
CONSULTING ENGINEERS
2 Seaview Road, Whangarei
Registered Engineers

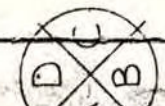
RECEIVED
17 MAY 1994
WHANGAREI DISTRICT COUNCIL
EX-STORE SUPPLIED.

SHEET	1
SERIES OF	2.
REF	88/16

WORKING DRAWING	
DRAWN	Checked
DATE	26 MAY 88
SCALES	AS SHOWN

AMENDMENTS:
 1/ 10-6-88 1065 @ 450-c(CEILING) + 100x100 POSTS TO DECK 2.
 2/ Colour steel flashing instead of copper wherever mentioned.
 3/ Pump rest course (hid. pipe)

EBBIE GARRY
 Drawn by
 1/ 10-6-88
 2/ 10-6-88



ELEVATION REFERENCE



FORUM NORTH - PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND TELEPHONE 07 43 8379 FAX 07 43 7632

Issue Document

BUILDING CONSENT No: 37350
 Section 35, Building Act 1991
 Issued: 08Dec99
 Project Information Memorandum No: 37014

37350

Applicant

MARK WARREN GARRY
 72 BEACH RD
 ONERAHI

Agent

MR ROSS FORD
 1ST FLOOR
 5 RUST AVE
 WHANGAREI

Site Information

PROPERTY ID: 26743
 ASSESSMENT NO: 00772/532.00
 STREET ADDRESS: 72 BEACH RD, ONERAHI
 LEGAL DESCRIPTION: LOTS 1 - 8 DP 196291

Project Information

PROJECT IS FOR: Other & Demolition
 INTENDED USE(S): GARAGE/WORKSHOP
 INTENDED LIFE: Indefinite but not less than 50 years
 VALUE OF WORK: \$25,000.00
 NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$191.25
 PAYMENTS RECEIVED TO DATE:
 Receipt number: 1643492 Date: 07Dec99 Amount: \$191.25

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

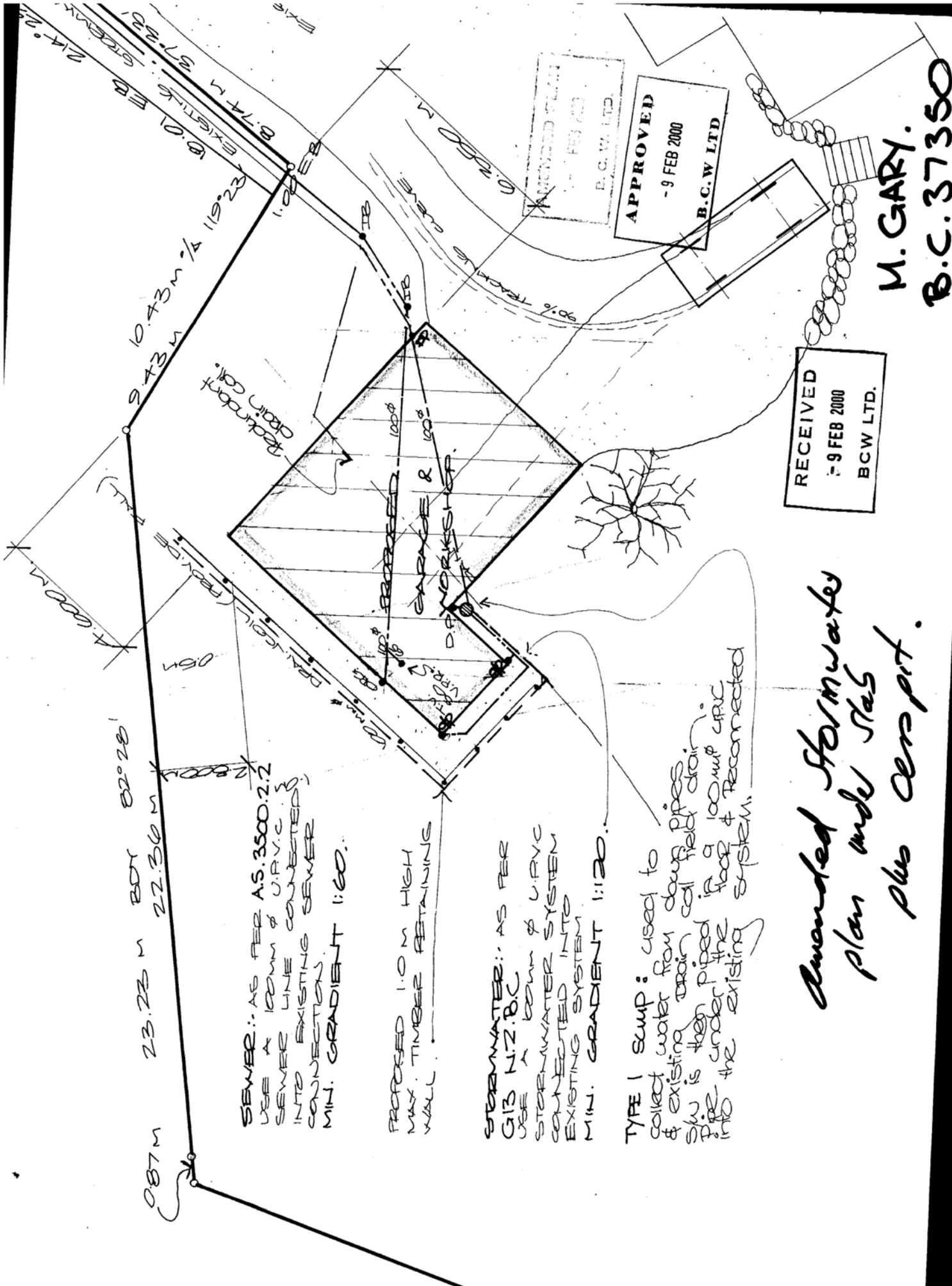
1: **General**

No Requirements.

Signed for and on behalf of the Council

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

Signature:.....*Byers*..... Date: **8**./**12**./**99**.



0.87M 23.23M BOY 82°28'
 22.36M
 4.00M
 9.73M
 10.43M
 19.22M
 8.74M
 10.00M
 2.14M

SEWER: AS PER A.S.3500.2.2
 USE A 100MM Ø U.P.V.C
 SEWER LINE CONNECTED
 INTO EXISTING SEWER
 CONNECTION.
 MIN. GRADIENT 1:60.

PROPOSED 1.0M HIGH
 MAX. TINEER RETAINING
 WALL

STORMWATER: AS PER
 G13 N.Z.B.C
 USE A 150MM Ø U.P.V.C
 STORMWATER SYSTEM
 CONNECTED INTO
 EXISTING SYSTEM.
 MIN. GRADIENT 1:120.

TYPE 1 Sump: used to
 collect water from down pipes
 & existing drain call field drain
 SW is then piped in a 100mm CPVC
 pipe under the floor & Reconnected
 into the existing system.

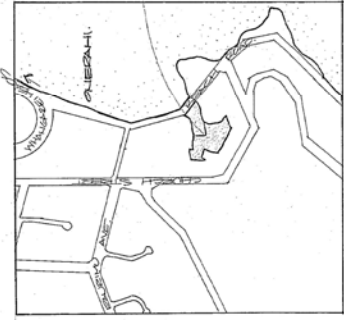
*Amended Stormwater
 plan under slab
 plus as per pt.*

RECEIVED
 - 9 FEB 2000
 BCW LTD.

APPROVED
 - 9 FEB 2000
 B.C.W. LTD.

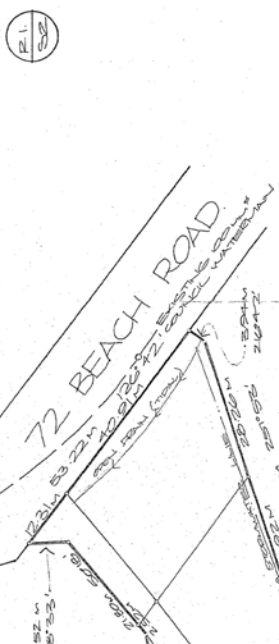
AMENDED PLAN
 - 9 FEB 2000
 B.C.W. LTD.

M. GARY.
 B.C. 37350

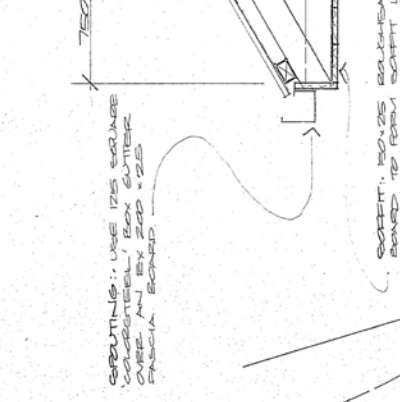


LOCATION PLAN

LOTS 1-8
DP 196291
FO 157 Ha.
PID. 26743.



SITE PLAN 1:50



21/52

22/52

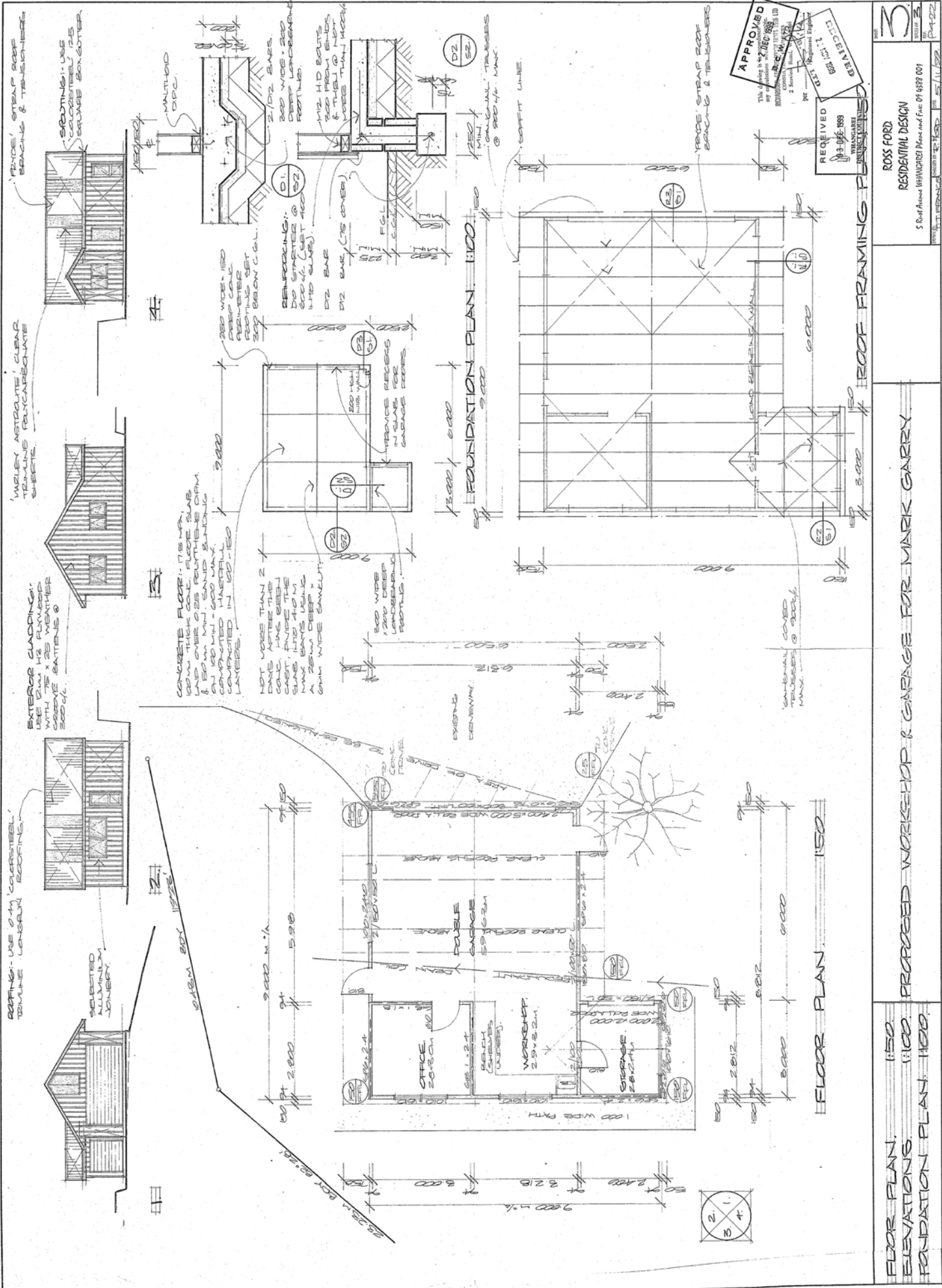
SECTION A-A 1:50

APPROVED
2 DEC 1989
R.C.W. LTD.

RECEIVED
03 DEC 1989
WHANGAREI DISTRICT COUNCIL

ROSS FORD
RESIDENTIAL DESIGN
5 Bay Avenue WHANGAREI New Zealand Phone 09 6879 001

LOCATION PLAN 1:500
SITE PLAN 1:50
SECTION 1:50



APPROVED
 RECEIVED
 RECEIVED
 RECEIVED

ROSS FORD
 RESIDENTIAL DESIGN
 5 Surf Avenue WILMINGTON
 01899 001
 01-422

FLOOR PLAN. 1:50
 ELEVATIONS. 1:100
 FOUNDATION PLAN. 1:100
 PROPOSED WORKSHOP & GARAGE FOR MARK GARRY

CODE COMPLIANCE CERTIFICATE NO 37350

Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd on 25 July 2001** currently approved and registered as a building certifier.

[Cross each applicable box and attach relevant documents]

To: **Whangarei District Council**

086238

Building Consent No: 37350

PID : 26743

PROJECT

LOCATION

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

Street address: **72 Beach Road Onerahi**

Intended use(s) [In detail]
Workshop & Garage

Legal description : **Lot 1-8 DP 196291**

Intended life:

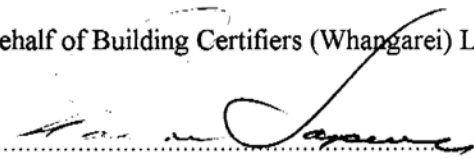
Indefinite but not less than 50 years (x)
Specified as..... Years
Demolition ()

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 detailed below.

Signed on behalf of Building Certifiers (Whangarei) Ltd

Signature:.....



Form 5

Building Consent No: BC1900533

Section 51, Building Act 2004

Issued: 28 May 2019

The Building

Street address of building: 66 Beach Road
Whangarei 0110

Legal description of land where building is located: LOT 5 DP 196291
LLP: 86238

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

The Owner

M W Garry
Hammonds Trustees 2012 Limited
70 Beach Road
Whangarei 0110

Phone number: 4361947

Mobile number: N/A

Facsimile number: N/A

Email address: N/A

Website: N/A

Street address/registered office: 66 Beach Road
Whangarei 0110

First point of contact for communications with Council/building consent authority

Contact Person

Flaming Fires Limited
26 Commerce Street
Whangarei 0110

Phone number: 9727932

Mobile number: N/A

Facsimile number: N/A

Email address: bookings@flamingfires.co.nz

Website: www.flamingfires.co.nz

Building Work

The following building work is authorised by this consent:

New Heating Appliance

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Section 90 Building Act 2004 Inspections by Building Consent Authorities applies. This building consent is subject to the condition that agents authorised by the building consent authority are entitled at all times during normal working hours or while work is being done to inspect land on which building work is being or is proposed to be carried out and building work that has been or is being carried out on or off the building site and any building.

Nominated Inspections are carried out to ensure that the building work is in accordance with the building consent. Completed Inspections will be classified as pass, or pass subject to remedial work or failed status.

See attached schedule of site requirements for inspections and documentation required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.



Tilly Selwyn
Support Assistant – Building Processing
On behalf of Whangarei District Council

28 May 2019

Date



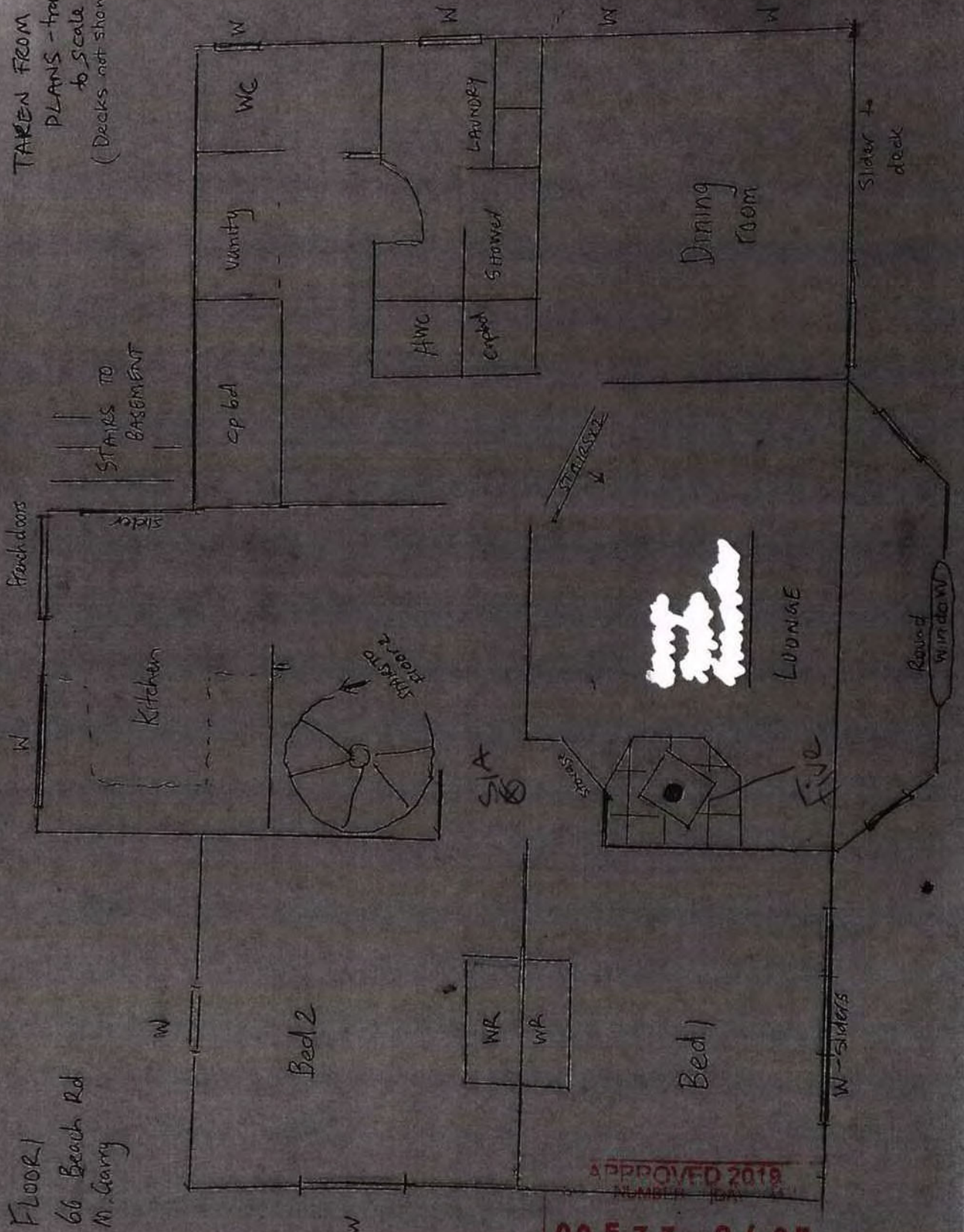
PLAN

RECEIVED - CUSTOMER SERVICES

10 MAY 2019

WHANGAREI DISTRICT COUNCIL

TAKEN FROM
PLANS - traced
to scale
(Decks not shown)



FLOOR 1
66 Beach Rd
M. Garry

APPROVED 2019
NUMBER 00533 2405
WHANGAREI DISTRICT COUNCIL
BCA

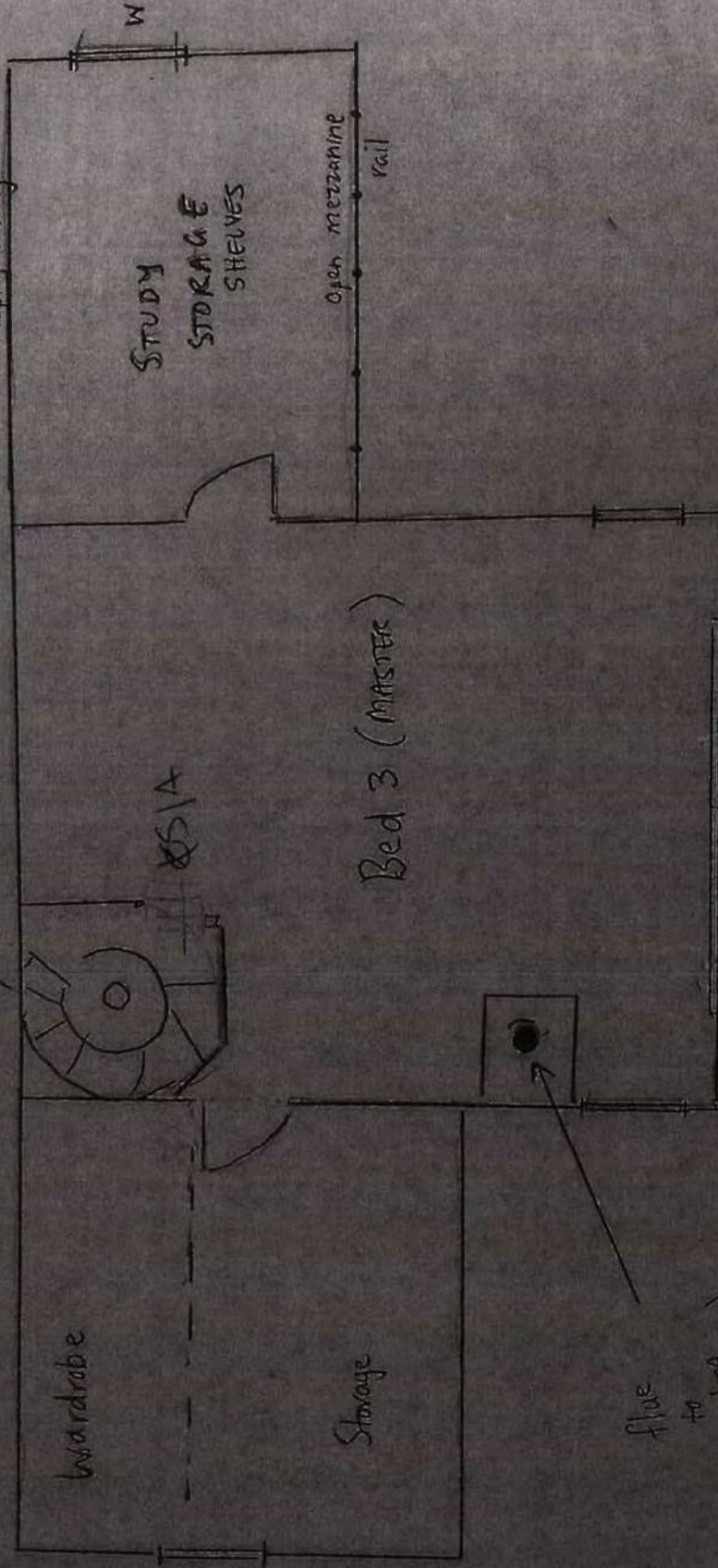
10 MAY 2019

RECEIVED - CUSTOMER SERVICES

WHANGAREI DISTRICT COUNCIL

APPROVED 2019
NUMBER 1049 IM 14
00533 2405
WHANGAREI DISTRICT COUNCIL
BCA

Sloping ceiling



Floor 2 (Top Floor)
66 Beach Rd
M. Garry

Wardrobe

Storage

Bed 3 (Master)

STUDY STORAGE SHELVES

open mezzanine rail

flue to ceiling (with guard)

stairway

851A

W



Form 7

Code Compliance Certificate BC1900533



Section 95, Building Act 2004

Issued: 11 July 2019

The Building

Street address of building: 66 Beach Road
Whangarei 0110

Legal description of land where building is located: LOT 5 DP 196291
LLP: 86238

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 1980

The Owner

M W Garry
Hammonds Trustees 2012 Limited
66 Beach Road
Whangarei 0110

Phone number: N/A

Mobile number: 0211295921

Facsimile number: N/A

Email address: N/A

Website: N/A

Street address/registered office: 66 Beach Road
Whangarei 0110

First point of contact for communications with the building consent authority:

Contact Person

Flaming Fires Limited
26 Commerce Street
Whangarei 0110

Phone number: 9727932

Mobile number: N/A

Facsimile number: N/A

Email address: office@flamingfires.co.nz

Website: www.flamingfires.co.nz

Building Work

Building Consent Number:

Issued by:

New Heating Appliance

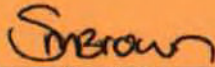
BC1900533

Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) The building work complies with the building consent.



Stephanie Brown
Support Assistant – Building Processing
On behalf of Whangarei District Council

11 July 2019

Date



Form 7

Code Compliance Certificate BP934114

Section 436, Building Act 2004

Issued: 18 July 2024

The Building

Street address of building:	66 Beach Road Whangarei 0110
Legal description of land where building is located:	LOT 5 DP 196291 LLP: 86238
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	Detached Dwelling
Year first constructed:	N/A

The Owner

M W Garry
70 Beach Road
Onerahi
Whangarei 0110

Phone number:	4361947
Mobile number:	0211295921
Facsimile number:	N/A
Email address:	pc.kayaks@gmail.com
Website	N/A
Street address/registered office:	66 Beach Road Whangarei 0110

First point of contact for communications with the building consent authority: Owner

Building Work

Building Consent Number:

Issued by:

Erect Dwelling and Alterations

BP934114

Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) The building work complies with the building consent.



Jessica Tyler-Whiteman
Support Assistant – Building Processing
On behalf of Whangarei District Council

18 July 2024

Date

In reply please quote

BP934114



Forum North, Private Bag 9023
Whangarei 0148, New Zealand
P +64 9 430 4200
F +64 9 438 7632
E mailroom@wdc.govt.nz
www.wdc.govt.nz

18 July 2024

M W Garry
70 Beach Road
Onerahi
Whangarei 0110

Building Consent number	BP934114
Building Work	Erect Dwelling and Alterations
Site Address	66 Beach Road Whangarei 0110

Issue of Code Compliance Certificate

Congratulations on successfully completing your building project.

A Code Compliance Certificate (CCC) has now been issued for your new building.

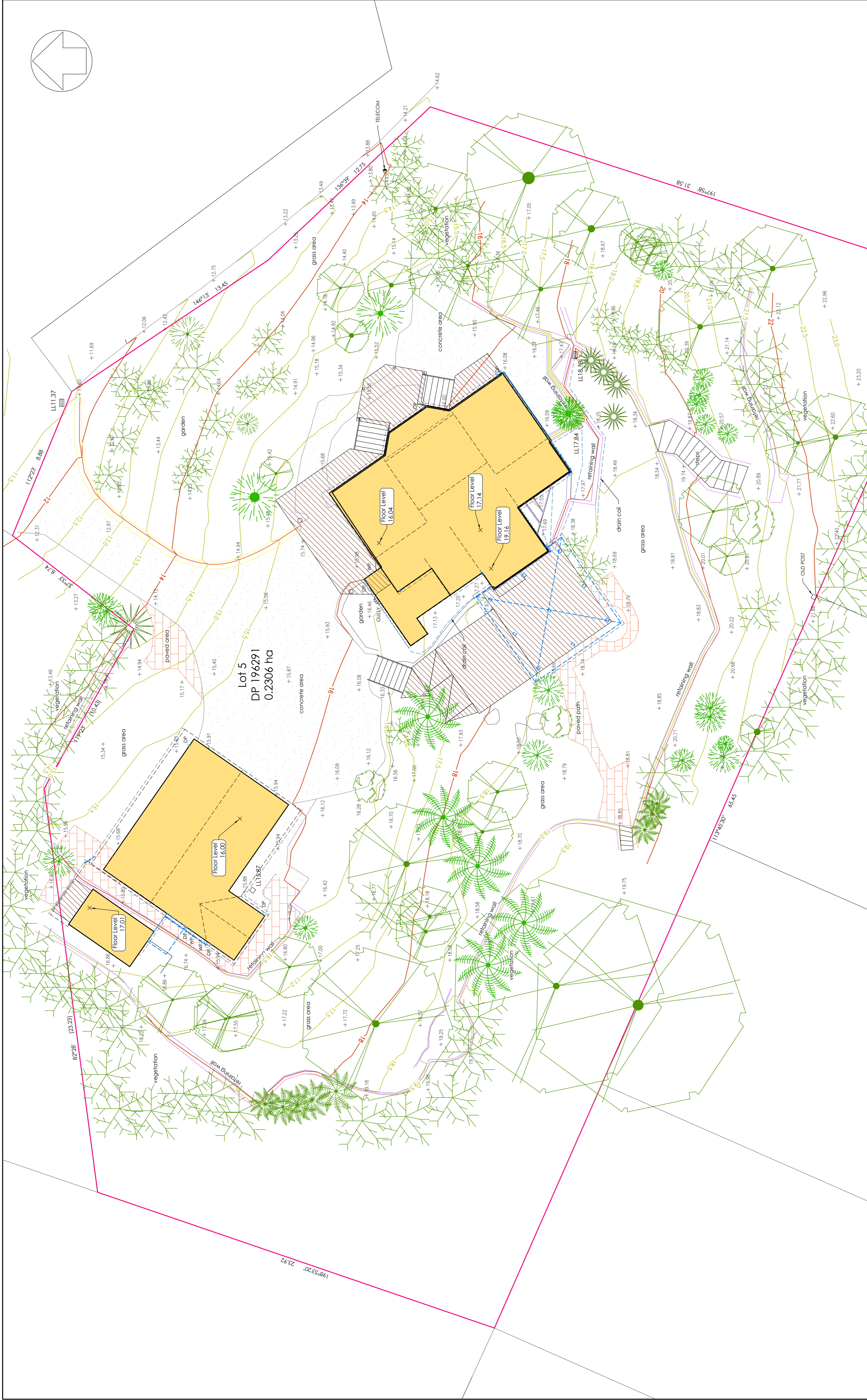
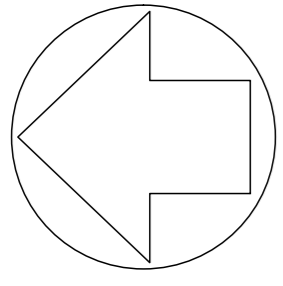
This brings the consent process to its conclusion and your property files have been updated accordingly.

Thank you for choosing to build in the Whangarei District.

Yours faithfully

A handwritten signature in black ink, appearing to read "J. Tyler-Whiteman", written over a faint circular stamp.

Jessica Tyler-Whiteman
Building Support – Building Control Department



Lot 5
DP 196291
0.2306 ha

Floor Level
17.01

Floor Level
16.00

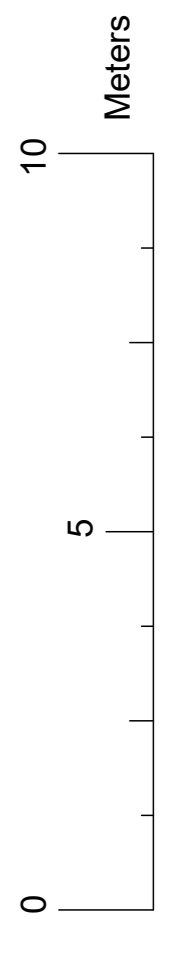
Floor Level
16.04

Floor Level
17.14

Floor Level
19.16

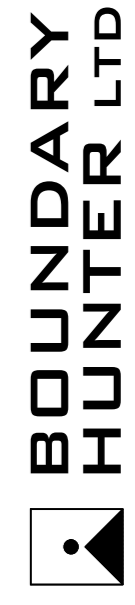
NOTES:

- Contours are at 0.5m intervals.
- Levels are in terms of LINZ One True Point Datum.
- All underground and above services may not be surveyed or shown on this plan. Please consult Service Providers before carrying out any excavation or construction.
- Boundary Hunter Ltd accepts no responsibility for services omitted by this survey.



SURVEY	BY	DATE
DRAWN	JB & GD	13/12/23
REV.	G Dey	14/12/23
REV.		
CHECKED	B Smith	19/12/23

Prepared by:



BOUNDARY HUNTER LTD
Ph. 09 435 5387
Email: bruce@boundaryhunter.co.nz

Client:

M Gairy
66 Beach Road
Onerahi

TITLE: Lot 5 - DP 196291	
Existing Site & Contour Survey	
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SCALE: Hz. 1:100 @ A1	SHEET 2
CAD FILE 1000\11336.dwg	REVISION



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Whangarei