



Kensington
31A Western Hills Drive
Proudly marketed by Steve and Miriam Davis

Harcourts
Whangarei





“

This fabulous three bedroom home is sitting in a sweet spot waiting for you...

”



3  1  1  1  2 

Kensington Cutie!

FOR SALE

FLOOR AREA 100sqm

LAND AREA 504sqm

This fabulous three bedroom home is sitting in a sweet spot waiting for you. Our vendor has loved living here, and is reluctantly leaving, but a new adventure for her is ready.

Located conveniently to town which makes this a great option for everyone, retirees, first home buyers, and investors.

The inviting open plan kitchen, dining and living areas with a heat pump providing warmth for those cooler evenings, opens out onto a large sunny wrap around deck, providing a flat lawn for outdoor entertaining with family and friends. Fully fenced and safe for the children and pets.

The separate double garaging keeps the car and storage items under cover. Conveniently situated for walks to the parks and sports facilities, and a short drive to the shops and schools.

This is a fantastic opportunity to climb aboard the property ladder, grow your rental portfolio, or downsize for a great lifestyle!

Don't delay, this won't last long!

Call Steve 021820015 or Miriam 0275776335 now.





Property Information

Property Type	House
Other Rooms	Dining Rooms, Double Bedrooms, Living Rooms, Single Bedrooms
Hot Water	Electric
Heating	Heat Pump
Kitchen	Standard
Dining	Open Plan Dining
Bathrooms	Separate Shower
Lounge	Lounge/Dining Combined
Stove	Electric
Interior Condition	Good
Exterior	Weatherboard Timber
Exterior Condition	Good
Roof	Iron
Flooring	Carpet, Vinyl
Garaging	Double
Fencing	Fully Fenced
Aspect	Northerly
Views	Urban
Sewage	Mains
Water	Town
Frontage	Street
Amenities	Close to Schools, Close to Shops, Close to Transport

Features & Chattels

Chattels	Curtains, Drapes, Fixed Floor Coverings, Heat Pump, Light Fittings, Stove
Other Features	Ranch slider into the lounge

Additional Information

More Details URL	harcourtswangarei.co.nz/property/WR45299
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Rates

Legal Description: FLAT 2 GARAGE 3 DP 135857 ON LOT 1 DP 127840 - HAVING 1/2 INT IN 1009SQ METRES

Assessment Number: 0073168700B
Property ID: 30480
Address: 31 Western Hills Drive Whangarei 0112
View Maps: [WDC Maps](#) [Google Maps](#)
Land Area (hectares): 0
Capital Value: 2023/2024 \$510,000 2024/2025 \$510,000
Land Value: 2023/2024 \$215,000 2024/2025 \$215,000
Record of Title: 80A/587
Floor Area (square metres): 100
Site Area (square metres): 100
Improvements: DWG OBS OI
Land Use Code: Residential Single Unit
Number of Units: 1
Property Category: RD198B
Zone (view District Plan Map): [District Plan Map](#)
Related Properties: 30479

WDC

General Residential	Land Value	215000	\$501.51
Uniform Annual General Charge	SUIPs	1	\$701.00
Sewage Disposal - Residential	Pans	1	\$902.00
Total			\$2,104.51

NRC

NRC - Regional Council Services	SUIPs	1	\$180.61
NRC - Regional Economic Development	Land Value	215000	\$4.60
NRC - Regional Emergency & Hazard Management	SUIPs	1	\$50.50
NRC - Regional Emergency Services Rate	SUIPs	1	\$11.44
NRC - Regional Flood Infrastructure	SUIPs	1	\$36.56
NRC - Regional Land and Fresh Water Management	Land Value	215000	\$60.24
NRC - Regional Pest Management	SUIPs	1	\$88.06
NRC - Regional River Management - General Catchment Area	SUIPs	1	\$41.42
NRC - Regional Sporting Facilities	SUIPs	1	\$16.37
NRC - Regional Transport Rate	SUIPs	1	\$43.17
Total			\$532.97
Total			\$2,637.48

Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA80A/587
Land Registration District North Auckland
Date Issued 09 April 1990

Prior References
NA74C/389 NA74C/390

Estate Fee Simple - 1/2 share
Area 1009 square metres more or less
Legal Description Lot 1 Deposited Plan 127840
Registered Owners
Valda June McNeil and Oaklaw Trustees Limited

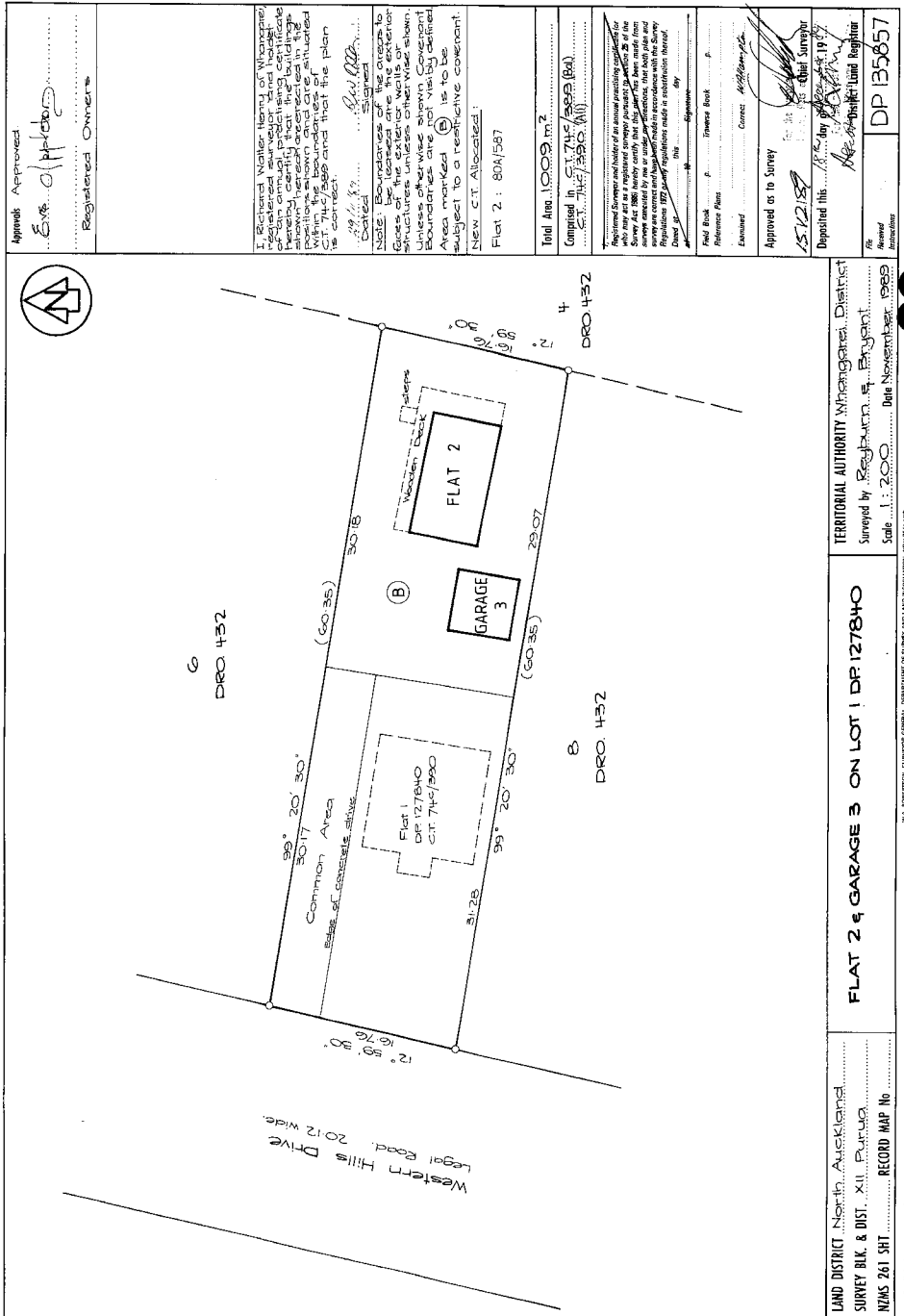
Estate	Leasehold	Instrument	L C126160.2
		Term	999 years as from and including the 5th March 1990

Legal Description Flat 2 Deposited Plan 135857 and Garage 3 Deposited Plan 135857

Registered Owners
Valda June McNeil and Oaklaw Trustees Limited

Interests

Fencing Agreement in Conveyance 312952 (R 395.224) (Affects Fee Simple)
B986593.2 Lease of Flat 1 Plan 127840 Composite CT NA74C/390 issued (Affects Fee Simple)
Land Covenant in Lease B986593.2 (Affects Fee Simple)
C126160.2 Lease of Flat 2 and Garage 3 DP 135857 for the space of 999 years as from and including the 5th March 1990 Composite CT NA80A/587 issued - 9.4.1990 (Affects Fee Simple)
Land Covenant in Lease C126160.2 - 9.4.1990 (Affects Fee Simple)
6035785.3 Mortgage to ASB Bank Limited - 9.6.2004 at 9:00 am





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



Steve Davis

Licensed Real Estate Salesperson

M 021 820 015

steve.davis@harcourts.co.nz

Miriam Davis

Licensed Real Estate Salesperson

M 027 577 6335

miriam.davis@harcourts.co.nz

Harcourts
Whangarei

2983

8008243
PERMIT NUMBER
28-6-83

BUILDING APPLICATION FORM

Date 16.6.83

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 Director of Engineering,
Sir,

I hereby apply for permission to ERECT AN 'IDEAL' GARAGE
at 31 W. HILLS DR. for J. NEWSON
(House Number and Street) (Owner)
of ABOVE (Address) according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

Assess. No. 71/565
Lot No. 7
D.P. 432B
Allotment No. _____

LENGTH OF BOUNDARIES:

Front 16.76
Back 16.76
Side 60.35 Area
Side 60.35

PARTICULARS OF BUILDING:

Foundations CONC. Floors CONC.
Walls GALV. IRON Roofs GALV. IRON
Area of Ground Floor 43m² (Metres)
Area of Basement _____ (Metres)
Area of First Floor or Mezzanine _____ (Metres)
Area of Outbuildings _____ (Metres)
Number of Storeys: Above kerb level 1 Below kerb level _____
Average distance of set back of front of buildings from street boundary line 3.4m

ESTIMATED VALUE:

Building \$ 430000
Sanitary Plumbing Drainage \$ _____
Total \$ 430000

OFFICE USE ONLY

Resiting

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) GARAGE

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

PLEASE PRINT
Yours faithfully,
Builder's Postal Address. (Please print) J. NEWSON Owner
EDWARDS BROS. Builder
Builder's Phone 82163
George P Edwards Signature

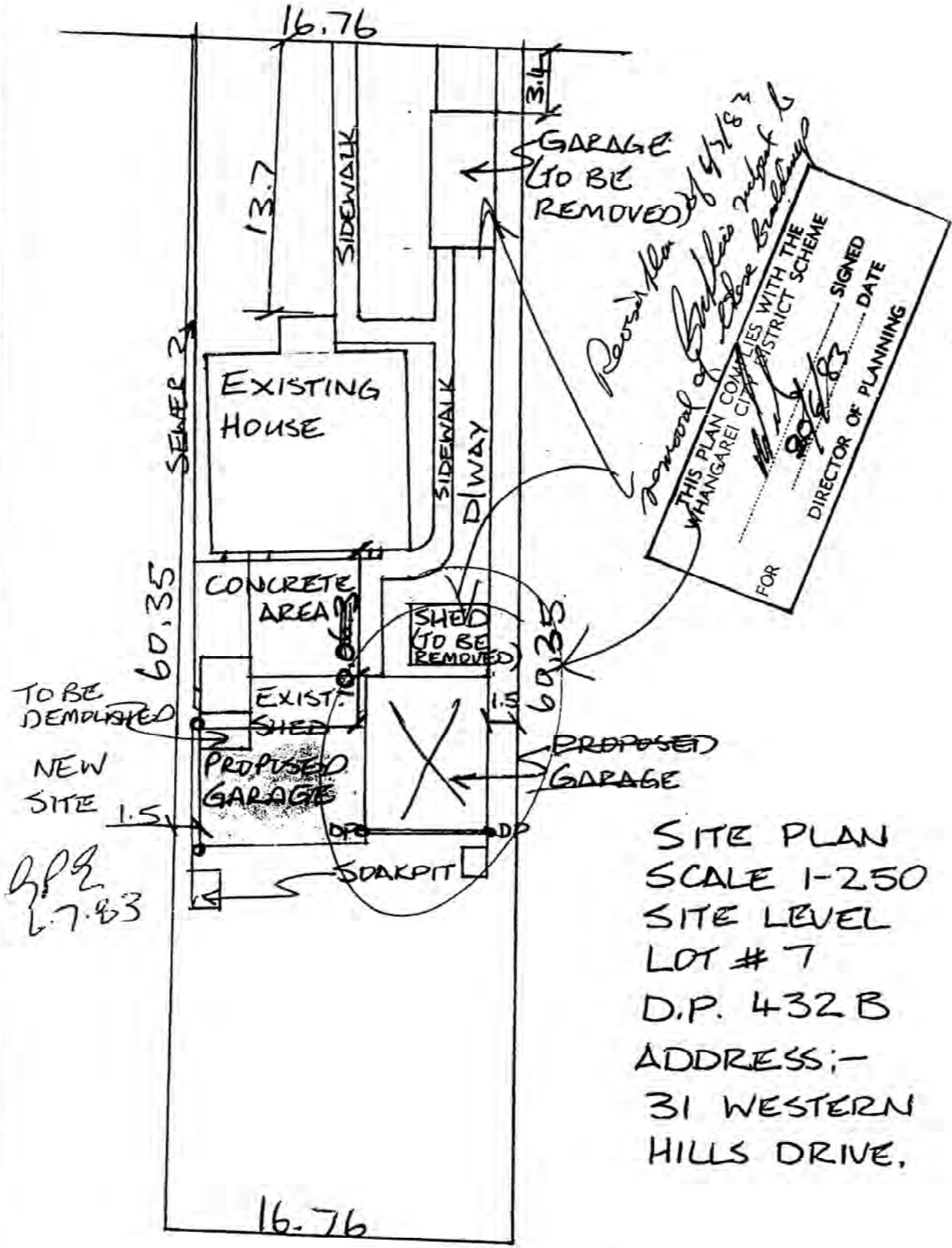
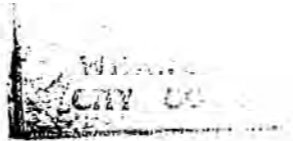
TAGS

IDEAL GARAGES

MANUFACTURERS OF PREFABRICATED GARAGES AND SHEDS

W. HILLS DRIVE

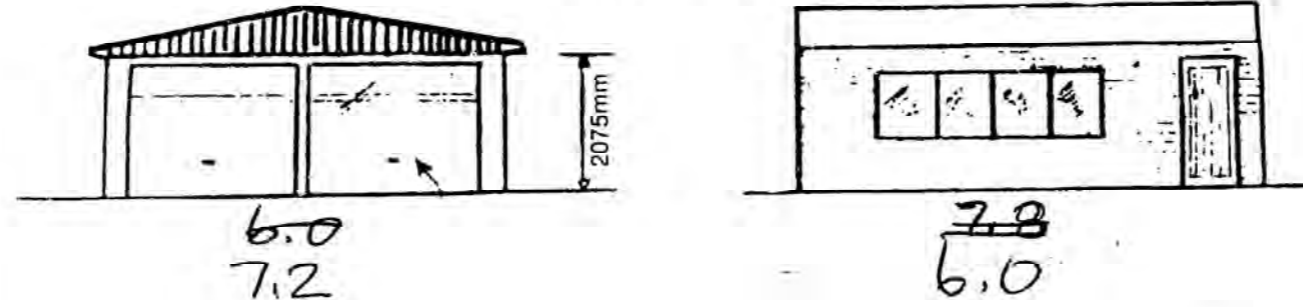
10714-4



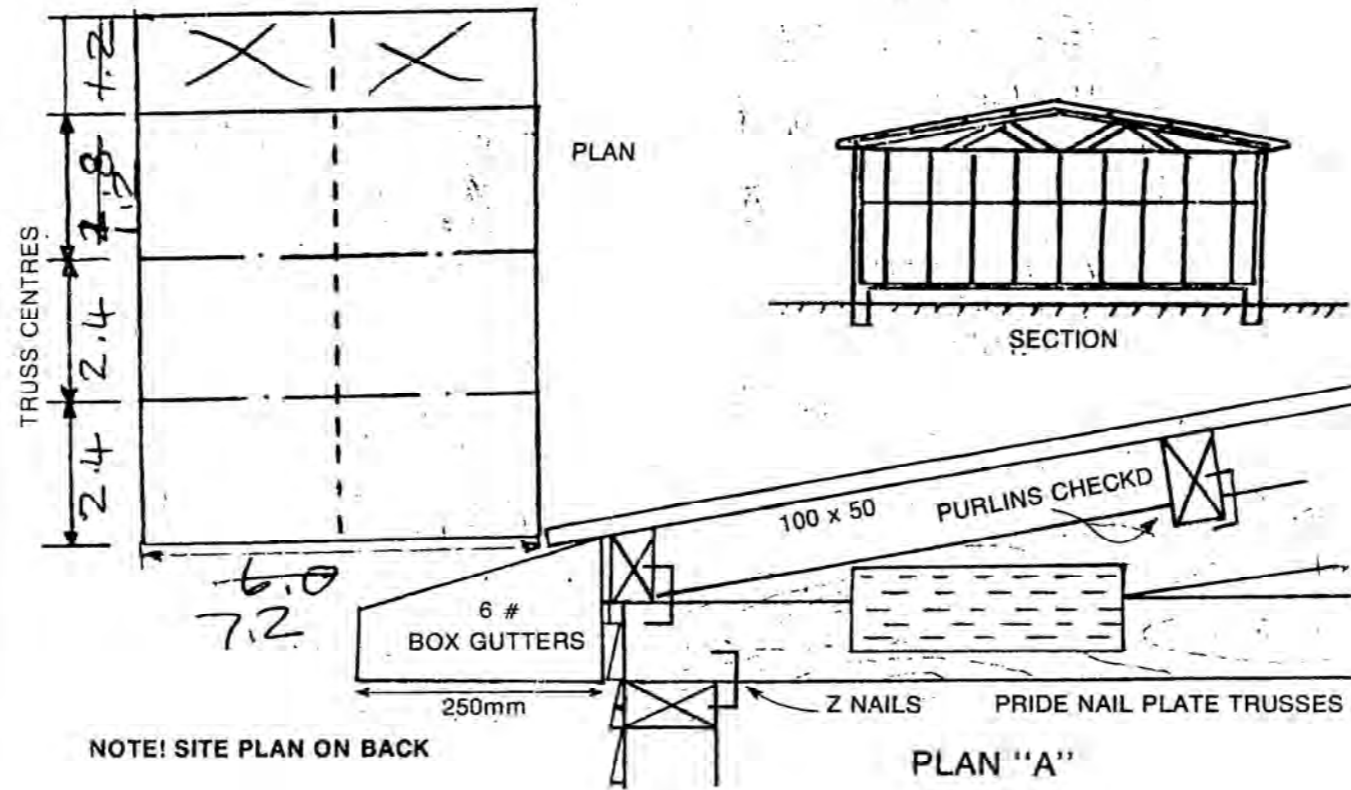
SITE PLAN
 SCALE 1-250
 SITE LEVEL
 LOT # 7
 D.P. 432 B
 ADDRESS:-
 31 WESTERN
 HILLS DRIVE.

R.P.G.
 6.7.83

ELEVATION



16714



SPECIFICATIONS

- Foundations — 200mm x 200mm Concrete Blocks @ 1200mm No. 8 wire ties
Concrete Slab, Nib Wall No. 8 wire ties.
- Plates 100mm x 50mm B.T. Rad. 150mm clear of ground.
- Studs 100mm x 50mm B.T. Rad. @ 600mm CRS.
- Nogs 100mm x 50mm B.T. Rad. 1 Row
- Purlins 100mm x 50mm B.T. Rad. on edge checked 25mm over Trusses
installed @ maximum 650mm CRS.
- Roof Pride Nail Plate Trusses by Ideal Constructions (Auck) Ltd, at
2400mm Centrs. AK 2182-1
- Cladding Roof 0.45 Galv. Corr. Iron
Walls 0.45 Galv. Metal Weatherboard

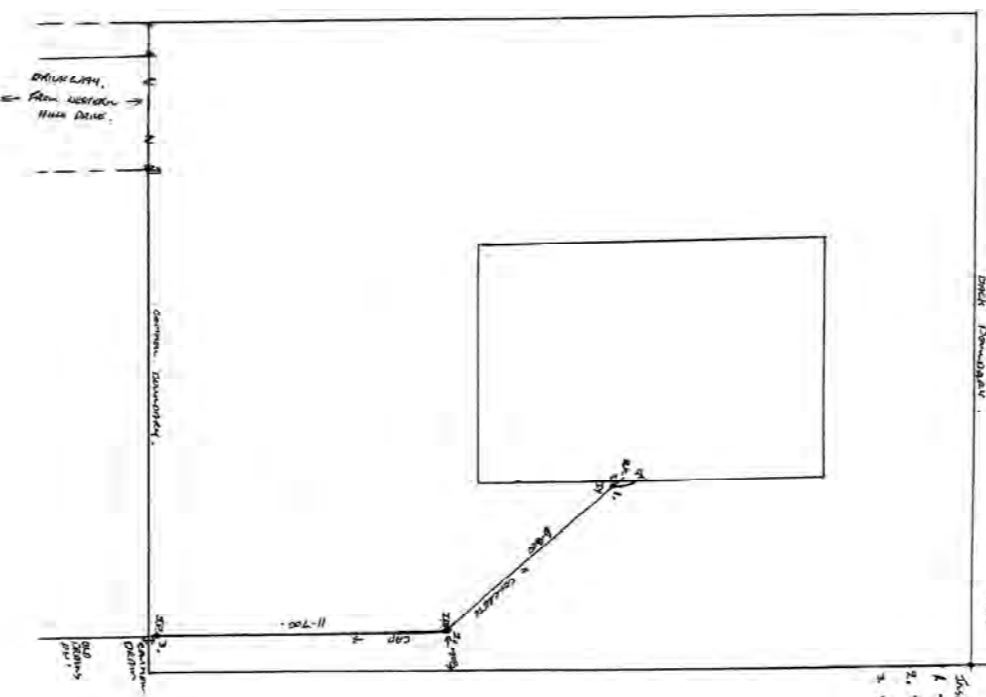
16714 WHANGAREI CITY SITE DRAINAGE PLAN

ACTUAL measurements between inspection points, change of direction, etc. are to be clearly shown. This applies to stormwater drains also. The DEPTH of all clearing work, is also to be shown.

DRAWN BY: **T. Egan**
PERMIT NO.: **7176**
DATE: **29/6/97**

NEW SWASTITCH: **N/A**
FORMER SWASTITCH: **DOTTED BLACK**
MATERIAL USED: **FULL BLACK**
NEW SWASTITCH: **N/A**
FORMER SWASTITCH: **POURCONCRETE**
MATERIAL USED: **CONCRETE**

Substation: **DP17K**
1. 150mm
2. 200mm
3. 250mm



OWNER: **EUE APPROX**
STREET: **31 AUSTIN HILLS DRIVE**

LOT No.
DP No.

MICROBOX

MICROFILM RECORDS (MANKATO) LTD HAMILTON

244/853

2



FOZ1709
PERMIT NUMBER
13/8/88

2983
FILE NUMBER

10714

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 erect NEW CARPORT
at 31 WESTERN HILLS DR. for P.A. BEAZLEY & S.L. CLEAR
(House Number and Street) (Owner)
at 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. 731/687 Front 16.76 Area 1009m²
Lot No. 7 Back 16.76
D.P. 432 B Side 60.35 Side 60.35

PARTICULARS OF BUILDINGS:

Foundations CONC Floors HARDFILL
Walls POSTS Roofs IRON
Area of Ground Floor 23 (Metres) Area of First Floor or Mezzanine — (Metres)
Area of Basement — (Metres) Area of Outbuildings — (Metres)
Number of Storeys: Above kerb level 1 Below kerb level —
Average distance of set back of front of buildings from street boundary line —

ESTIMATED VALUE:

Buildings \$ 2200.00
Sanitary Plumbing \$ —
Sanitary Drainage \$ —
Total \$ 2200.00

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) CARPORT

Proposed use or occupancy of other parts of buildings CARPORT PRIVATE DWELLING

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

PLEASE PRINT		
OWNER	BUILDER	OWNER'S AGENT
NAME <u>MR. P.A. BEAZLEY</u>	NAME <u>OWNER</u>	NAME <u>P.A. BEAZLEY</u>
POSTAL ADDRESS <u>31 WESTERN HILLS DRIVE</u>	POSTAL ADDRESS	POSTAL ADDRESS <u>SUITE 7, KOWHAI COURT, 27 RUTANGA</u>
PHONE	PHONE	PHONE <u>480561</u>
Signature <u>[Signature]</u>		Date <u>9-8-88</u>

TAGS PDJ

AMBOND No.

2983

FILE NUMBER

RECEIVED
- 3 APR 1989
WHANGAREI
CITY COUNCIL

6065130
PERMIT NUMBER
2/5/89

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 erect ADDITIONAL DWELLING
at 31 WESTERN HILLS DR. for E. J. APPLETON
(House Number and Street) (Owner)
of R. D. 2. HIKURANGI according to locality plan and detail plans, elevations
(Address)

(TRANSPORTABLE)

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

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 731/1587 Front Area
Lot No. 7 Back
D.P. A32 B. Side Side

PARTICULARS OF BUILDINGS:

Foundations TANA POLE Floors TIMBER
Walls TIMBER Roofs C.G.I.
Area of Ground Floor 65 (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 \$ 50,000
Sanitary Plumbing \$ 3,000
Sanitary Drainage \$ 2,000
Total \$ 55,000.00

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) PRIVATE 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 VOLCANIC

PLEASE PRINT OWNER	BUILDER	OWNER'S AGENT
NAME <u>EVE APPLETON</u>	NAME <u>Owner</u>	NAME <u>Brent Robinson</u>
POSTAL ADDRESS <u>R.D. 2. HIKURANGI</u>	POSTAL ADDRESS	POSTAL ADDRESS <u>63 Mill Rd 43508</u>
PHONE <u>25563</u>	PHONE	PHONE
<u>Eve Appleton</u> Signature	Date <u>3.4.89</u>	

TAGS Drive

AMBOND No.

2983

FILE NUMBER

16714

6065527
PERMIT NUMBER

4/8/89

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 erect A new terrace
at 31 Western Hills Drive for Miss E. Appleton
(House Number and Street) (Owner)
of according to locality plan and detail plans, elevations
(Address)

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

PARTICULARS OF LAND:

Assess. No. 731/687

Lot No. Lot 7

D.P. 432B

LENGTH OF BOUNDARIES:

Front 16.76 Area

Back 16.76

Side 29.07 Side 30-18

PARTICULARS OF BUILDINGS:

Foundations concrete Floors Decking

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 \$ 2500

Sanitary Plumbing \$

Sanitary Drainage \$

Total \$ 2500-00

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)

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>Miss E. Appleton</u>	NAME <u>WAYNE FURZE</u>	NAME
POSTAL ADDRESS	POSTAL ADDRESS <u>Nook R.D. R.D.4.</u>	POSTAL ADDRESS
	<u>Whangarei</u>	
PHONE	PHONE <u>21674</u>	PHONE
<u>W. A. [Signature]</u>	Signature	Date <u>4-7-89</u>

TAGS

AMBOND No.

2983

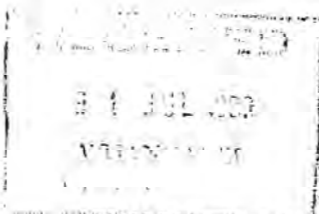
FILE NUMBER

6065625
PERMIT NUMBER

7/2/29

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 erect

GARAGE.

16714

at 31 A WESTERN HILLS DR. for EVE JANETT APPLETON.
(House Number and Street) (Owner)

at 31 WESTERN HILLS DR. 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. 731/687 Front 16.76 Area
Lot No. 7 Back 16.76
D.P. 432 B Side LEFT 29.07 Side RIGHT 30.18

PARTICULARS OF BUILDINGS:

Foundations CONCRETE Floors CONCRETE
Walls TIMBER TRUSS, METAL SHEATHING Roofs IRON.
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 \$
Sanitary Plumbing \$
Sanitary Drainage \$
Total \$ 3,500 : 80

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) PRIVATE GARAGE

Proposed use or occupancy of other parts of buildings

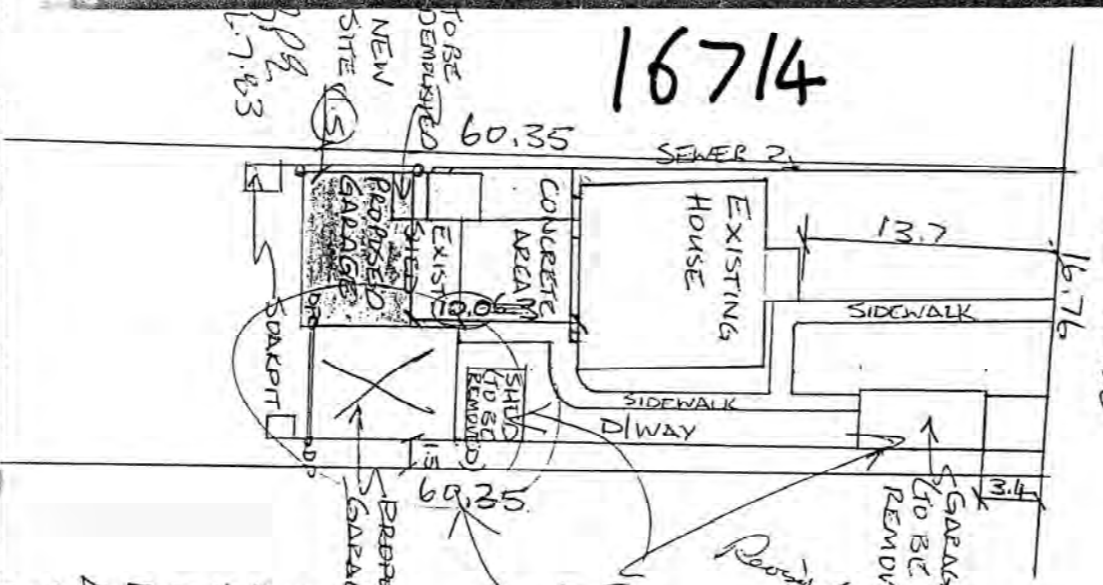
Nature of ground on which building is to be placed and on the subjacent strata

PLEASE PRINT		
OWNER	BUILDER	OWNER'S AGENT
NAME	NAME	NAME
EVE APPLETON	W. FURZE.	
POSTAL ADDRESS	POSTAL ADDRESS	POSTAL ADDRESS
31 WESTERN HILLS DR.	PARUA BAY.	
PHONE 71.595.	PHONE	PHONE
Eve Appleton	Signature	Date

IDEAL GARAGES
 MANUFACTURERS OF PREFABRICATED GARAGES AND SHEDS
 W. HILLS DRIVE

RECEIVED
 31 JUL 1988
 WHANGAREI CITY COUNCIL

16714



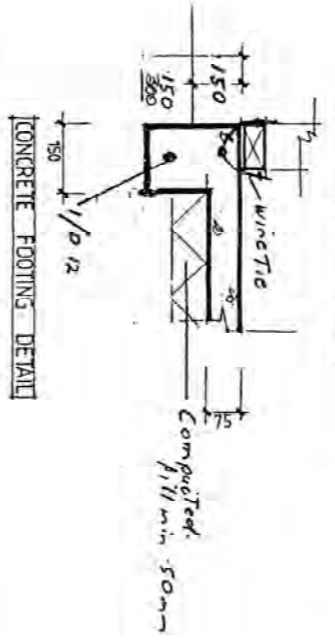
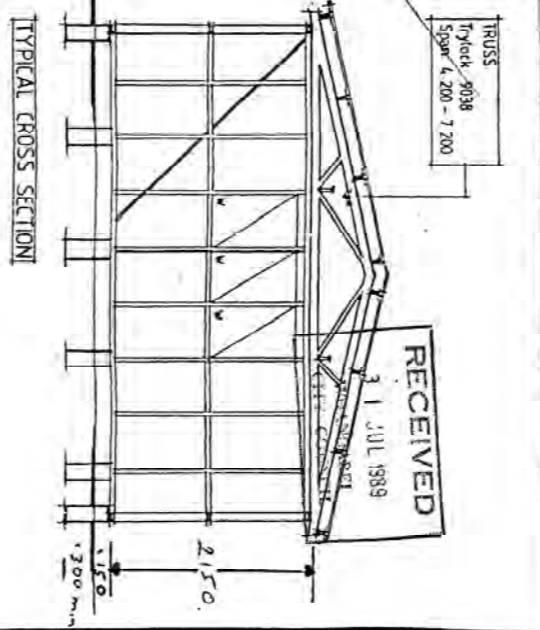
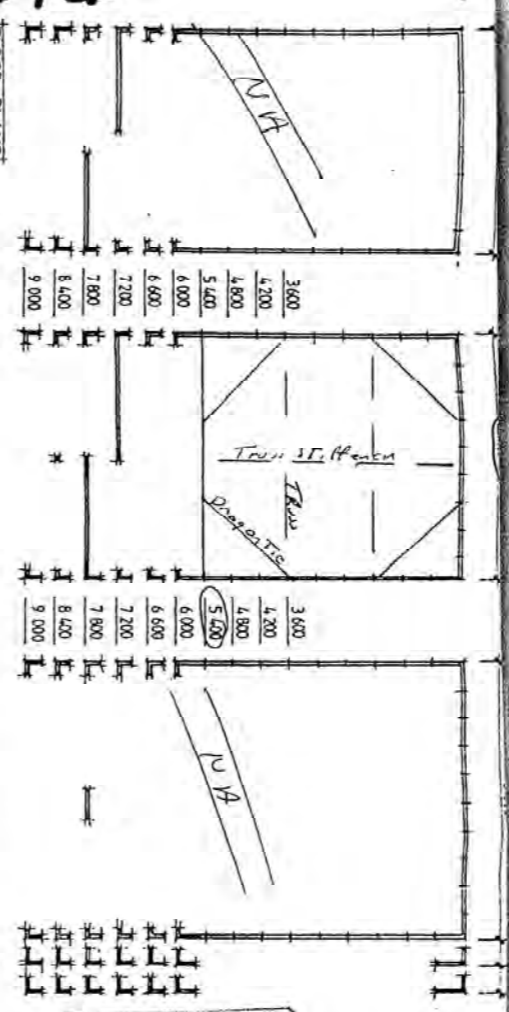
General of *Robert Robert* 4/1/83
 THIS PLAN COMPLIES WITH THE WHANGAREI DISTRICT SCHEME
 FOR *Robert Robert*
 SIGNED DATE
 DIRECTOR OF PLANNING

SITE PLAN
 SCALE 1:250
 SITE LEVEL
 LOT # 7
 D.P. 432 B
 ADDRESS:-
 31 WESTERN

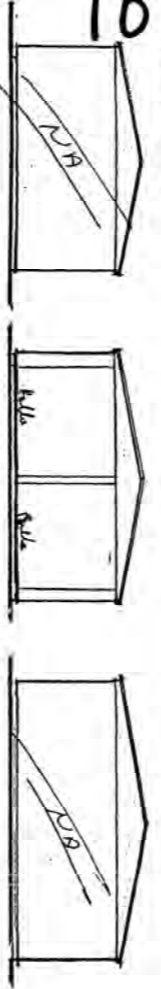
MICROBOX

MICROFILM RECORDS (WAIKATO) LTD. HAMILTON

20/9/93



16714



WINDOWS	DOORS	FLOOR	SHEATHING
fixed glazing <input type="checkbox"/>	roller door is <input type="checkbox"/>	none <input type="checkbox"/>	metal weather bd <input type="checkbox"/>
louvre windows <input type="checkbox"/>	over-head door is <input type="checkbox"/>	concrete <input type="checkbox"/>	hardpank <input type="checkbox"/>
	hinged door is <input type="checkbox"/>	polythene <input type="checkbox"/>	
	ranchslider <input type="checkbox"/>		

SPECIFICATION

FOUNDATIONS
200-200x450 pre cast blocks at 1200 & 600 centres under studs or complete concrete floor

DAMP-COURSE
2ply dpc under all plates

FRAMING
All timber 4 bps, treated, machine graded, rdish pine
Studs at 600 centres top and bottom angles including rugs are 100x50
Wall bracing continuous galvanized steel angle bracing not less than 22 x 22 x 1.2 or continuous 100x25 timber
70x50 runners at 113 span of truss
Dragon ties at each corner of garage and at 45° to framing. They are to consist of either 50mm timber or 50x10mm steel strap and fixed directly to the top plate
T/lock 9038 All trusses to be position over studs and fixed directly 100x50 on edge at 90° centres
36 gauge longrun galvanized iron
Galvanized lead edge ridge flashing
24 gauge galvanized iron pressed weatherboards or hardpank
15mm diameter galvanized iron spooling fixed both sides or P.V.C.
1.80 1500 1.80 1500

TRUSS
Type 2038

PURLINS
76 gauge longrun galvanized iron

ROOFING
76 gauge galvanized iron pressed weatherboards or hardpank

SHEATHING
24 gauge galvanized iron spooling fixed both sides or P.V.C.

SPOLING
15mm diameter galvanized iron spooling

DOWNPIPES
1.80 1500 1.80 1500

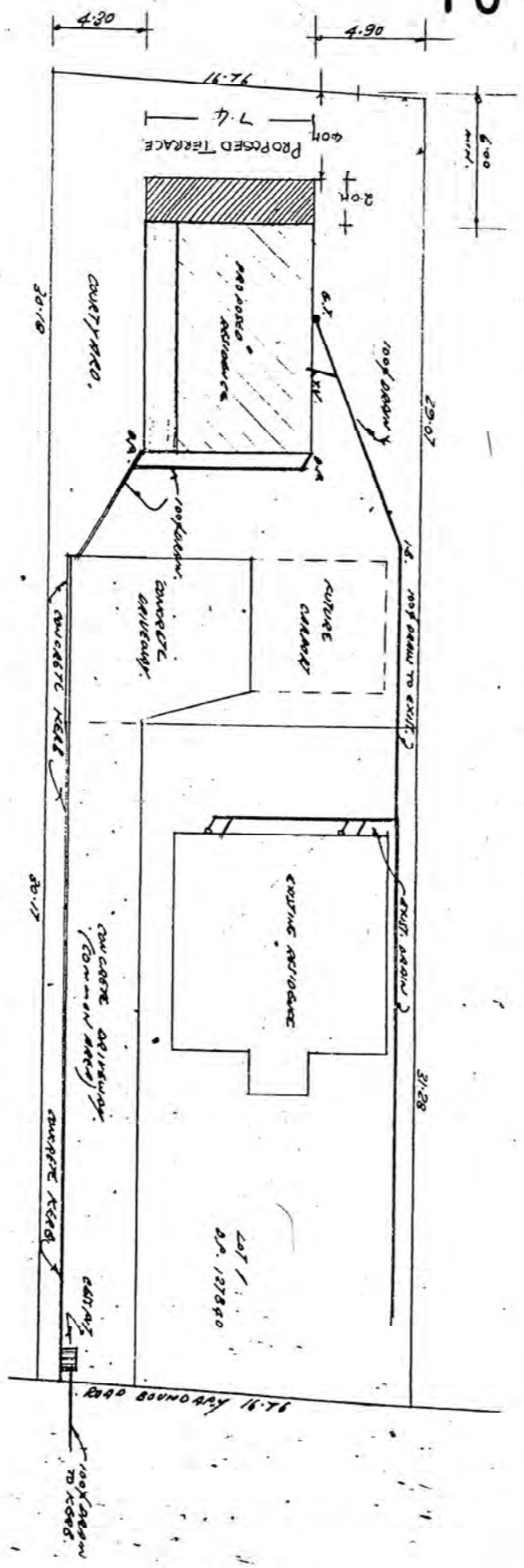
Western Gaming
700 A Rosebank Rd Ext. Ph 886-522

FVE APPLICATION

MIRRORRY

Number Scale
1:100

16714



SITE & DRAINAGE PLAN

1:200

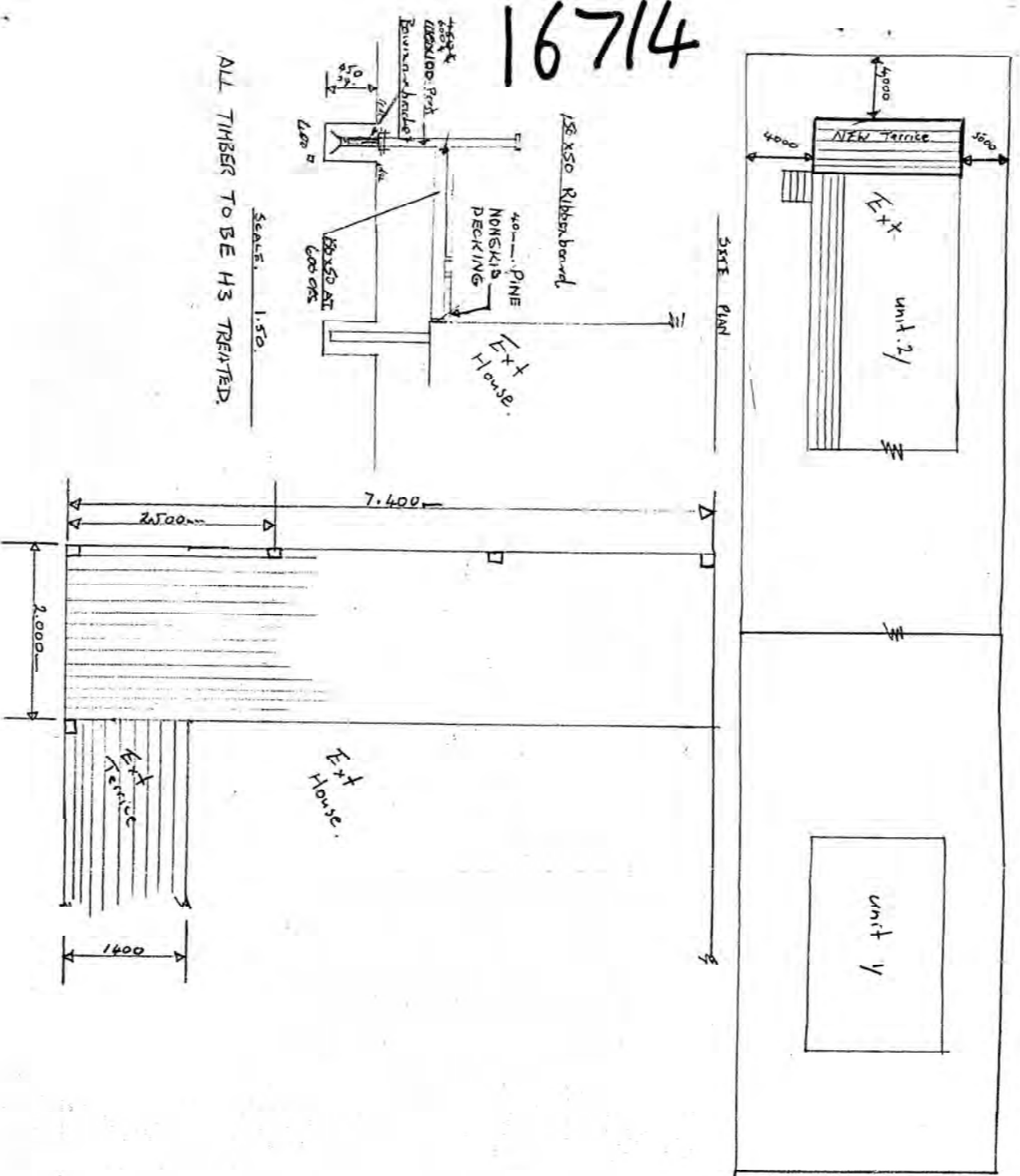
MICROBOX

ARCHIVE RECORDS (WAIKATO) LTD HAMILTON

2079/93

RECEIVED
 6 JUL 1989
 WHANGAREI
 CITY COUNCIL

16714



ALL TIMBER TO BE H3 TREATED.

Proposed New Terrace For Mrs. I. Appleton.

MICROBOX

MICROFILM RECORDS (WAIKATO) LTD, HAMILTON

20/9/93

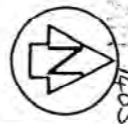
ROAD

RECEIVED
 4 JUL 1989
 WHANGAREI
 CIV. & ENGR.

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4

3

FLATS PLAN 1405



21 WESTERN HILLS DR
 BE 2983

Approvals
 Road shown is 19901
 Note (2) to be subject to a restrictive covenant.
 Boundaries of house to be located on the exterior faces of external walls and structures unless otherwise shown.

The Whangarei City Council hereby certifies that no part of the local road is reduced within the area under survey on this plan.

AUTHORISED OFFICER

Reason for Section 314 of the Local Government Act 1974, hereby certify that the building erected hereon was constructed before the 1st April 1979 and was provided with such safeguards against fire and noise required by the By-laws of the Whangarei City Council applying as of the date of this certificate.
 Dated at Whangarei this ... day of ... 1987
 Authorised Officer

Registered Owners
 New C.T. Mosaic Ltd
 Lot 1 -
 Flat 1 -

1. Richard Thomas O'Riordan, Registered Surveyor and holder of an annual practicing certificate hereby certify that the building shown hereon is erected in the position shown and is situated within the boundaries of C.T. 527/15 lot and that the plan is correct.
 Dated at Whangarei this 5th day of Oct. 1987
 R.T. O'Riordan Registered Surveyor

Total Area... 1009.2 m²
 Comprised in... C.T. 527/15, Ltd (M).

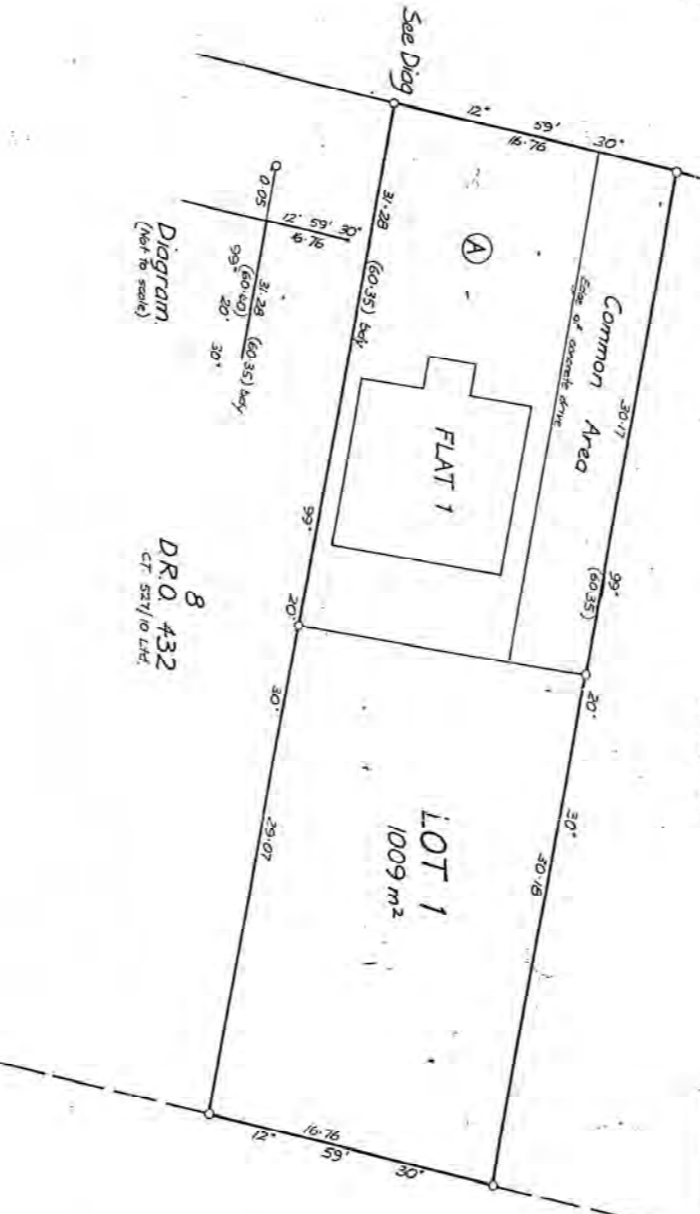
1. Richard Thomas O'Riordan, of Whangarei, Registered Surveyor and holder of an annual practicing certificate hereby certify that the plan has been made from surveys conducted by me or under my direction, that both said surveys are correct and have been made in accordance with the Survey Regulations 1972.
 Dated at Whangarei this 8th day of Oct. 1987
 R.T. O'Riordan Registered Surveyor

Field Book...
 Reference Plans...
 Evidence...
 Approved as to Survey...
 Deposited this... day of... 19...

Chief Surveyor
 District Land Registrar

16714

Western Hills Drive (29.12)



We, Joan Lamborn and Bruce Norman McGregor registered proprietors of the land in C.T. 527/10 hereby agree to the definition of the boundary with C.T. 527/15 shown hereon and consent to the issue of a Certificate of Title in accordance therewith.
 We, Joan Lamborn and Bruce Norman McGregor registered proprietors of the land in C.T. 527/10 hereby agree to the definition of the boundary with C.T. 527/15 shown hereon and consent to the issue of a Certificate of Title in accordance therewith.

6
 DR0 432
 CT 527/15 Ltd

8
 DR0 432
 CT 527/15 Ltd

4
 DR0 432
 CT 527/15 Ltd

LAND DISTRICT... North Auckland
 SURVEY BLK. & DIST. XII, Purua
 NZMS 261 SH1
 RECORD MAP No

Plan of Lot 1 and Flat 1 thereon
 being Pt Allot 2 Whangarei Parish.
 (Lot 7 DR0 432)

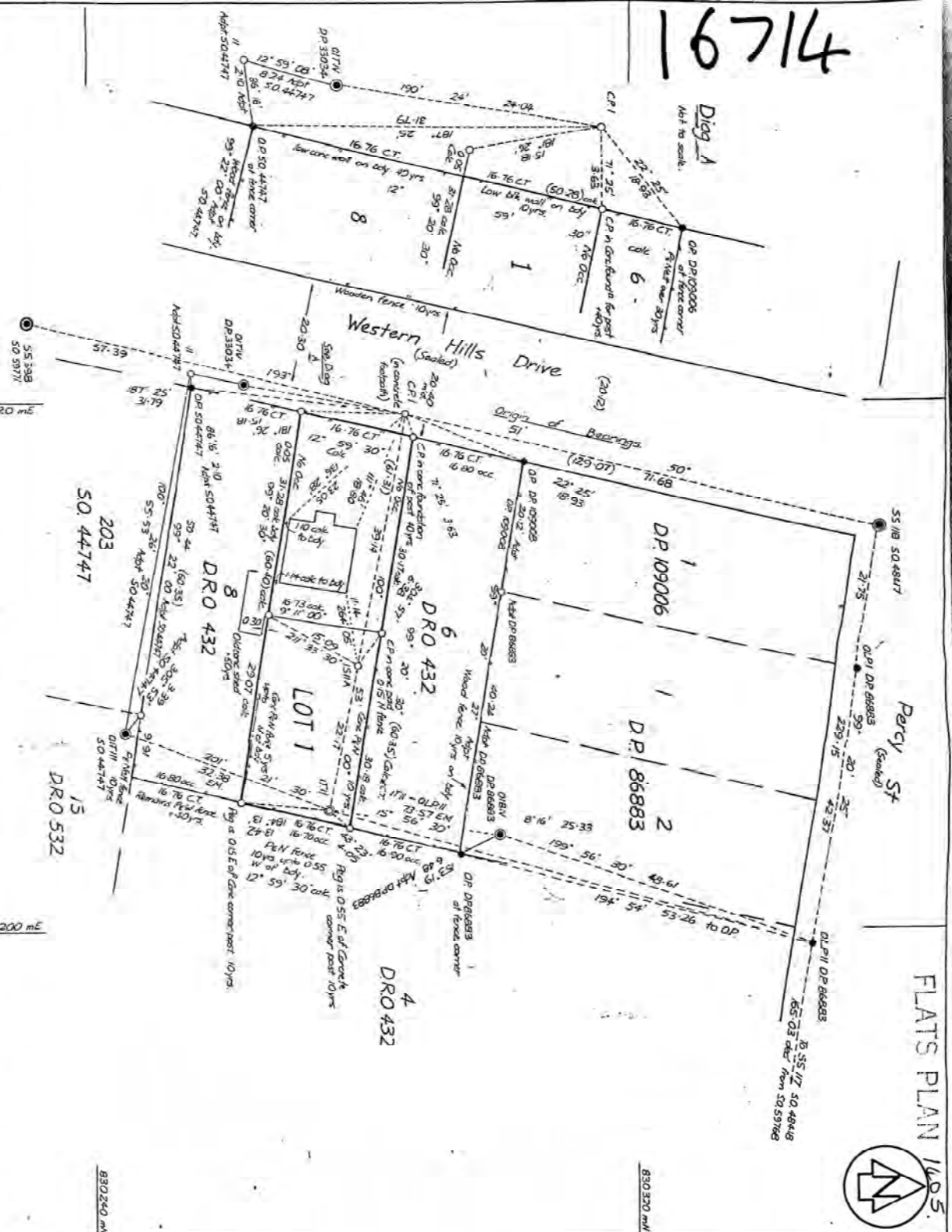
TERRITORIAL AUTHORITY Whangarei City
 Surveyed by... Hodges... Erick
 Scale... 1:200
 Date... Oct. 1987

MICROBOX

WAIKATO

20

16714



FLATS PLAN 1405



Approvals shown are legal.
CP denotes copper plug in concrete.

31 Nov 1987

LAND DISTRICT North Auckland
SURVEY BLK. & DIST. XII. Purua
NZMS 261 SH1

Plan of Lot 1 and Flat 1 thereon
being Pt Allot 2 Whangarei Parish
(Lot 7 DR0 432)

TERRITORIAL AUTHORITY Whangarei City
Surveyed by Haggas & Erick
Scale 1:400 Date Oct 1987

MICROBOX

MICROFILM RECORDS (WAIKATO) LTD, HAMILTON

20/9/93

Geotechnical Schedule

55/18 01/97	830256-41	259/39-02
55/18 02/97	830231-11	259/08-10
55/18 03/97	830215-26	259/02-08

Ordnance Bearings & Coordinates
M. Eden Circuit Court
Origin: M. Eden 100000 mW 300000 mE

Total Area

Comprised in

1. Richard Thomas O'Riordan, of Whangarei,
Registered Surveyor and holder of an annual practicing certificate for the
year ending 31st Dec 1987, hereby certifies that this plan has been made
from surveys conducted by me or under my direction. The said plan and
surveys are correct and have been made in accordance with the Survey
Regulations 1977.

Dated at Whangarei, this 5th day of October 1987

Richard Thomas O'Riordan
Surveyor

Full Name: Richard Thomas O'Riordan

Reference Plan: DR0 432, DR 86883, DR 109006,
SC 46847, 44747, 53271

Examined

Approved as to Survey

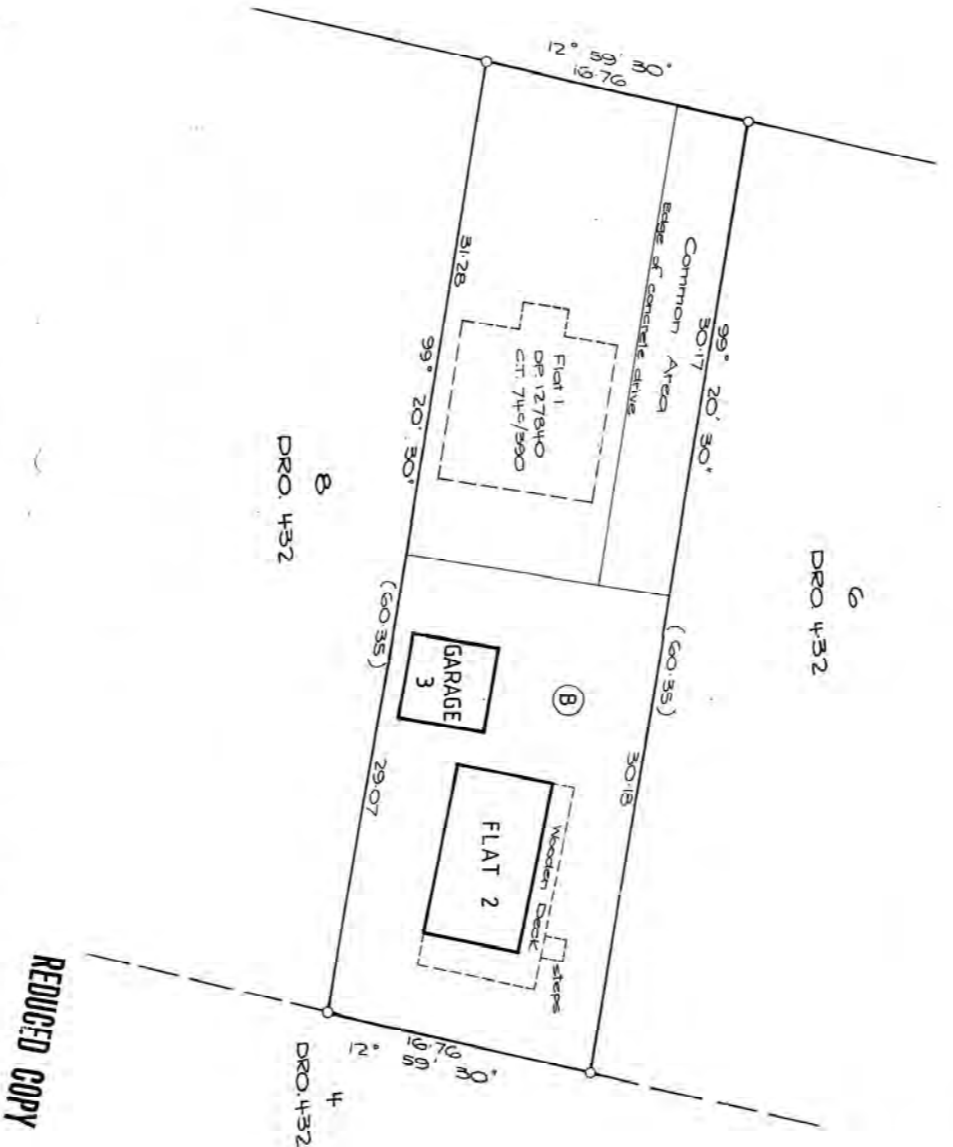
Deposited this day of 19

David Land Registrar

Chief Surveyor

167/4

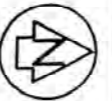
Western Hills Drive
Legal Road. 20.12 wide.



LAND DISTRICT North Auckland
SURVEY BLK. & DIST. XII Purua
NZMS 261 SH1 RECORD MAP No

FLAT 2 & GARAGE 3 ON LOT 1 DP 127840

TERRITORIAL AUTHORITY Whangarei District
Surveyed by: Reginald S. Bryant
Scale 1:200 Date November 1989



Approval Approved
Eve Appleton
Registered Owners

I, Richard Walter Henry of Whangarei, Licensed Surveyor, do hereby certify that the buildings shown hereon were erected in accordance with the boundaries of the land shown within the boundaries of the plan CT 74c/390 and that the plan is correct.

Note: Boundaries of the areas to be leased are the exterior faces of the exterior walls or structures unless otherwise shown. Unless otherwise shown Government boundaries are not to be defined. Area marked (B) is to be subject to a restrictive covenant.
New CT Allocated:
Flat 2:

Total Area 1009.1m²
Completed in 21/11/1989
CT 74c/390

Regis: I, the Surveyor and holder of an annual practicing certificate for the purposes of the Survey Act 1954, do hereby certify that the survey was conducted in accordance with the Survey Act 1954 and the Regulations made in substitution thereof.
Date 11/11/89
Signature: Reginald S. Bryant
Print Name: Reginald S. Bryant

Field Book A. Trench Book B.
Reference Plans: Corner:
Examined: Corner:
Approved as to Survey: Chief Surveyor
Deposited this 11th day of November 1989

By: District Land Registrar
APPLETON 1793

MICROBOX

MICROFILM RECORDS (MANAGER) LTD HAMILTON

209 97 93

3

16714

Binding Margin to be left Blank

WHANGAREI CITY

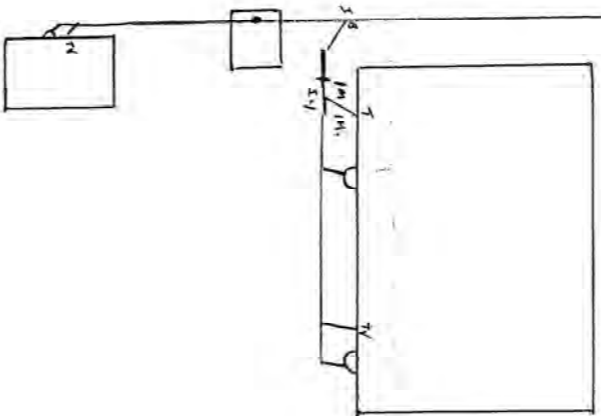
HOUSE CONNECTION PLAN

PERMIT No. 10984

DATE 29.4.93

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

2963



Owner: Mr. P. J. Howards
Street: 36 Strangety Ct.

Assessment No. _____

Plumber: Des Kerry
Drainer: Des Kerry

SCALE 1/8" = 1'

MICROBOX

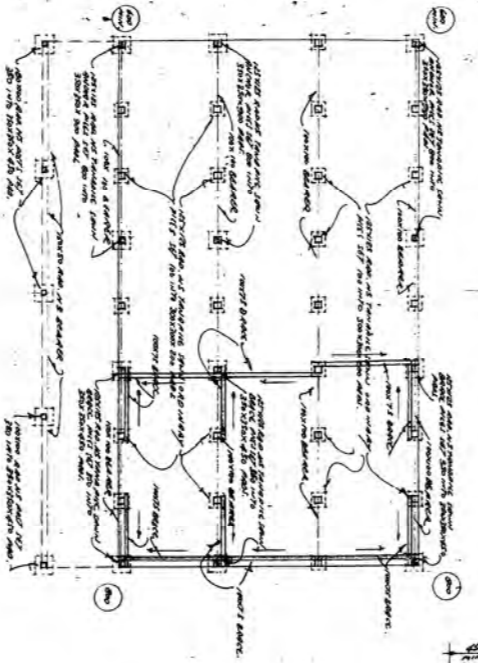
MICROFILM RECORDS (WAIKATO) LTD. HAMILTON

20/9/93

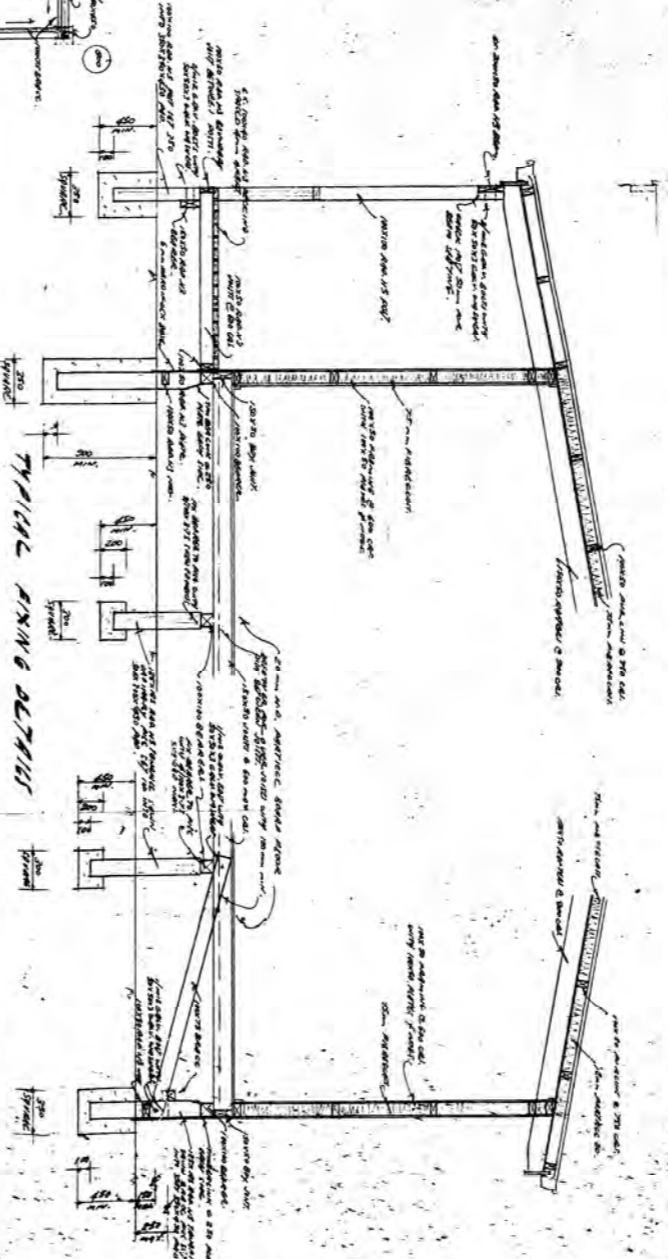
3

2

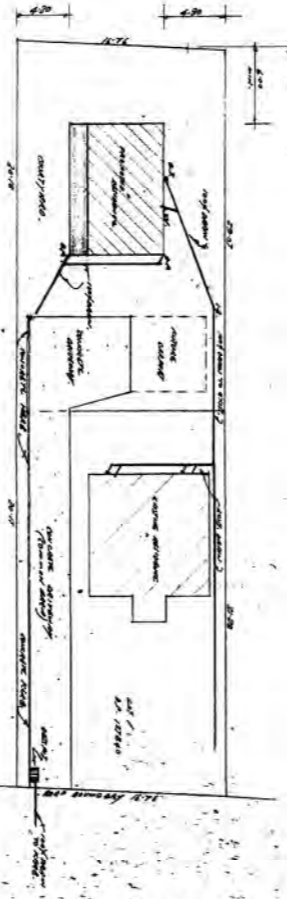
16714



FOUNDATION PLAN



TYPICAL BRING DETAILS



SITE & DRAINAGE PLAN

PROPOSED RELOCATION OF RESIDENCE AT 31 WESTERN HILLS DRIVE
AND C. HOBBSTON

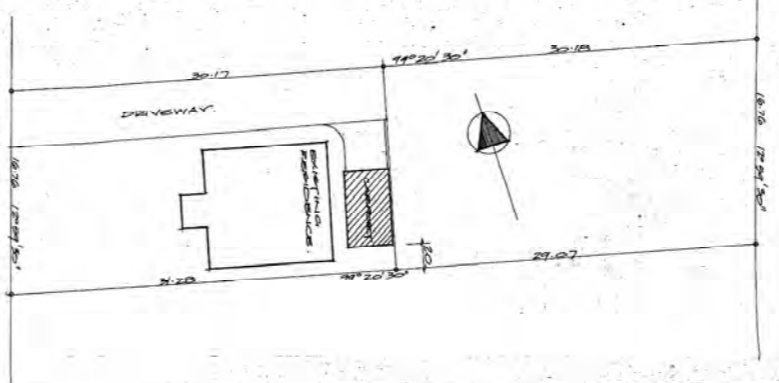
SCALE PLAN No
1/8" = 1'-0" 5098

WINDWARD CITY COUNCIL
 DE-12-84
 RECEIVED
 4-1-84
 RECEIVED
 4-1-84
 CITY COUNCIL

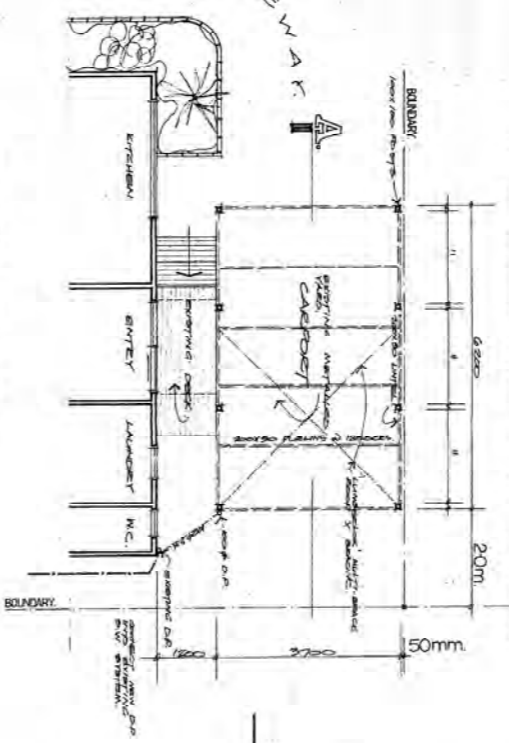
16714

WESTERN HILLS DRIVE.

SITE PLAN, 1:200

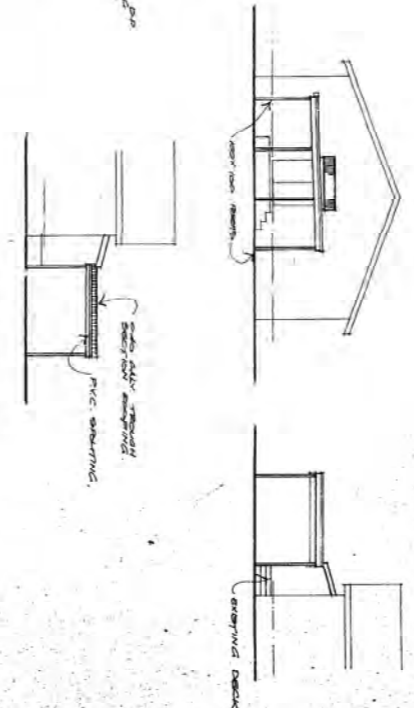


FLOOR PLAN, 1:50

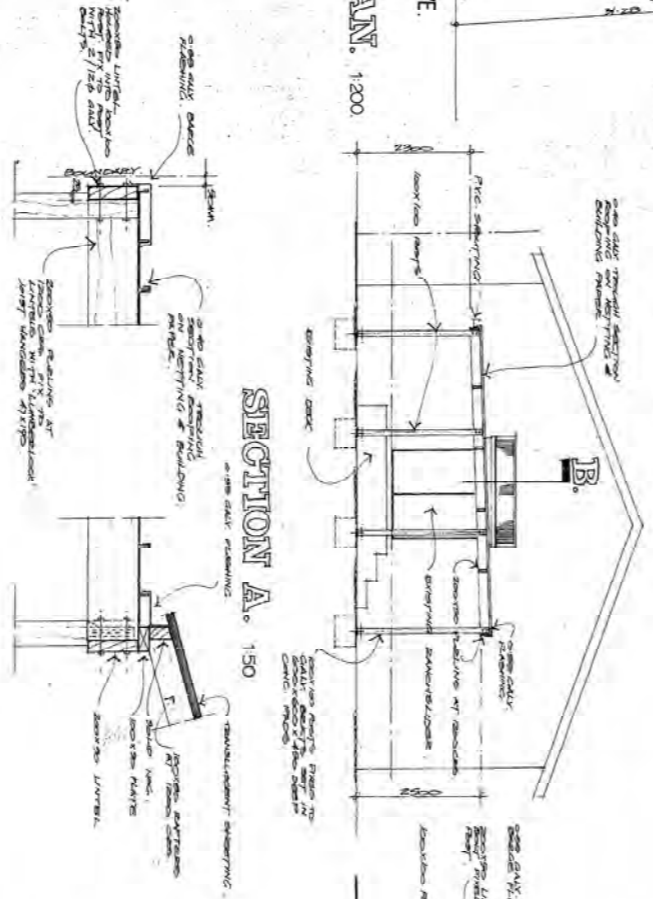


ALL EXCEED THREE TO BE HIS GRADE.

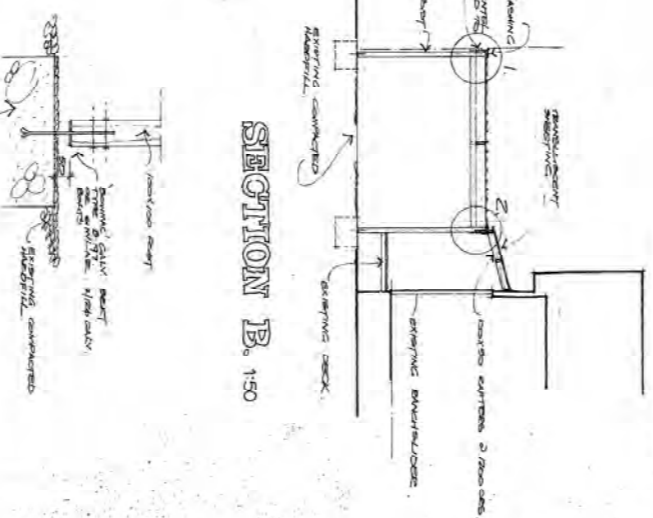
ELEVATIONS, 1:100



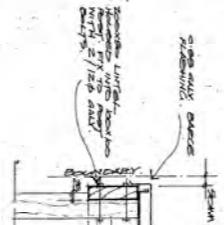
SECTION A, 1:50



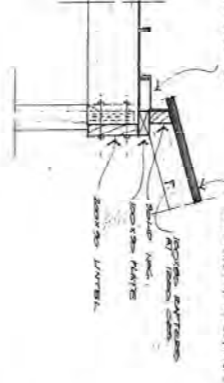
SECTION B, 1:50



DETAIL 1, 1:10



DETAIL 2, 1:10



ROOF FOOTING DETAIL, 1:10



GARY D. BEAZLEY
ARCHITECTURAL, DESIGNER
31 WESTERN HILLS DRIVE
WILMINGTON, N.C. 28403
PH 485-9561

NEW CARPORT TO RESIDENCE FOR
P.A. BEAZLEY & S.L. CLEARY

MICROBOX

31 WESTERN HILLS DRIVE

28/9/83

3

SCALE
AS SHOWN
1/8" = 1'-0"

SHEET NO. 1

OF 1



RECEIVED
11/10/83
BY: [Signature]
DATE: 11/10/83