

20th February 1997

Visual only report to part boundary wall between 30 and 32 Turoa Rd for Maree Hall, 5 Brunswick Rd

Site Inspection RE: 30 Turoa Rd on the 19th Feb 97

The section rises up from the road to an almost level area in line from the front of the house up to the retaining wall behind the house.

The almost level part is approximately 1.2 to .9 metres lower than the neighbouring property at No. 32. Retained by a wall consisting of half round posts strapped with no. 8 wire securely fixed, with Ponga infill panels between the posts. A small amount of subsidence has occurred to the bank pushing the ponga logs out. However the bank appears to have stabilised. The front part of the bank is faced with shell rock which slopes down from the end of the ponga infill panel wall to the roadside. The face appears to be stable but at least one vertical crack is showing. The shell rock wall should have had a building consent but we have no building records of this wall. The near level wall did not need a consent.

Maintenance to the walls will become due in time at which stage the owner of no. 30 will be responsible seeing they were the ones who dug out the bank.

Yours faithfully

A H Van Wamel

BUILDING CONTROL OFFICER

retaining wall

1.2

NO 8 WIRE horizontally
Placed to half round fence posts
with Ponga infill panels on the fence line with 32 Turua Rd

not to
scale

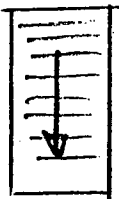
20.2.97

32
→
Turua Rd

dwelling

deck

.9



down

shell rock wall placed against the bank
shell rock flowerbox

a building permit required to erect the
shell rock wall face was not obtained

30 Turua Rd

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Regulatory Services
WANGANUI DISTRICT COUNCIL

Our Reference: 2/71/2 H
KBJ:JJ

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20 March 1995

ENTERED

Mr C Caldwell & Ms B Law
30 Turoa Road
WANGANUI

Dear Mr Caldwell & Ms Law

RETAINING WALL BETWEEN 30 & 32 TUROA ROAD

This is to advise you that Council has been requested to check the adequacy of a retaining wall erected between your property and the property situated at 32 Turoa Road, Wanganui.

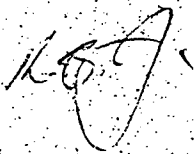
Although this is more a civil matter between two neighbours it would be remiss for Council not to inform you of the problem that exists.

It appears, from general observations, that the ponga retaining wall has deteriorated to a point where movement has occurred. If further movement occurs or the wall fails completely it is possible it could affect the house and drainage pipes.

If remedial work as carried out now with a properly constructed wall then any further movement may be avoided.

This matter is brought to your attention so that hopefully the problem can be satisfactorily addressed.

Yours faithfully



KB Jefferies
Regulatory Services Manager

- Building Control
- Animal Control
- Environmental Health
- Liquor Licensing
- Parking