

72

Circle 7916

Rm 751094

72

G. VARNEY

RESIDENTIAL DWELLING.
(56 COLVILLE RD).

COOK MULDOWNNEY COSTELLO

CONSULTING ENGINEERS

D. M. COOK, M.N.Z.I.E., F.I.O., REG. ENGR.

F. S. MULDOWNNEY, B.E., M.N.Z.I.E., REG. ENGR.

T. N. COSTELLO, B.E., M.N.Z.I.E., REG. ENGR.

19 Lower Tarewa Road,

Whangarei

Tel. 89-529

Ref. 2371

22 January 1985

Mr G. Varnev
50 Colville-Road
DARGAVILLE

Dear Sir

Re: Driveway to #56 Colville Road :

As requested we have visited the site to inspect the condition of the work, to gather survey information and to take SCALA penetrometer tests. The soils work was done by an officer of the soil testing laboratory.

The information gathered is included on our drawing 2371 sheet 1 and on report # 84.64 from the soil laboratory, (both appended hereto) and also herein. Indications are that the existing earthworks are not well compacted and that the area of extensive NEW battering may be subject to instability with time. Construction of concrete paving to the present formation is not advised. It is our opinion that the formation could be strengthened by selected earthworks with compaction, relatively minor regrading, drainage improvement and some retaining, and the general form of this is suggested on our drawing.

Please note that the drawing is not final and should not be used for construction purposes. The basis of our recommendations is to expose firm original ground and to construct a strong formation thereon. This reconstruction should be practicable for about the first 30 metres.

For the portion after 30m the best option is not clear. If it is possible to negotiate with the neighbour, then the preferred course would be to lower the formation grade and shift it sideways to achieve full embedment in firm original ground.

If the above option is not available then the application of cribwall retaining along the lines shown on the drawing is an alternative.

Control 2nd direction of stormwater is essential to any earthworks and is important to this work. Our recommendation is that the water be collected along the roadside and carried away. We have also recommended a surface cut-off drain along and beside the section boundary mainly to reduce the flow of surface water onto the neighbouring property, as you indicated.

.../2

2.

This preliminary submission is for your consideration and we look forward to discussing a final plan with you and completing the work.

Yours faithfully


COOK MELDOWNEY COSTELLO

8th January 1985

Cook Muldowney Costello
19 Lower Tarewa Road
WHANGAREI

SITE INVESTIGATION REPORT
DRIVEWAY STABILITY 56 COLVILLE RD, DARGAVILLE
for
MR GERALD VARNEY
for
COOK MULDOWNEY COSTELLO

Introduction: This report covers an investigation of the subsoil conditions of a cut and fill driveway constructed at 56 Colville Road, Dargaville.

Site Observations: The driveway has been constructed using material on site and from a nearby building platform. The Lands and Survey Map classifies the soil in this area as Tangitiki sandy loam and Te Kopura sand.

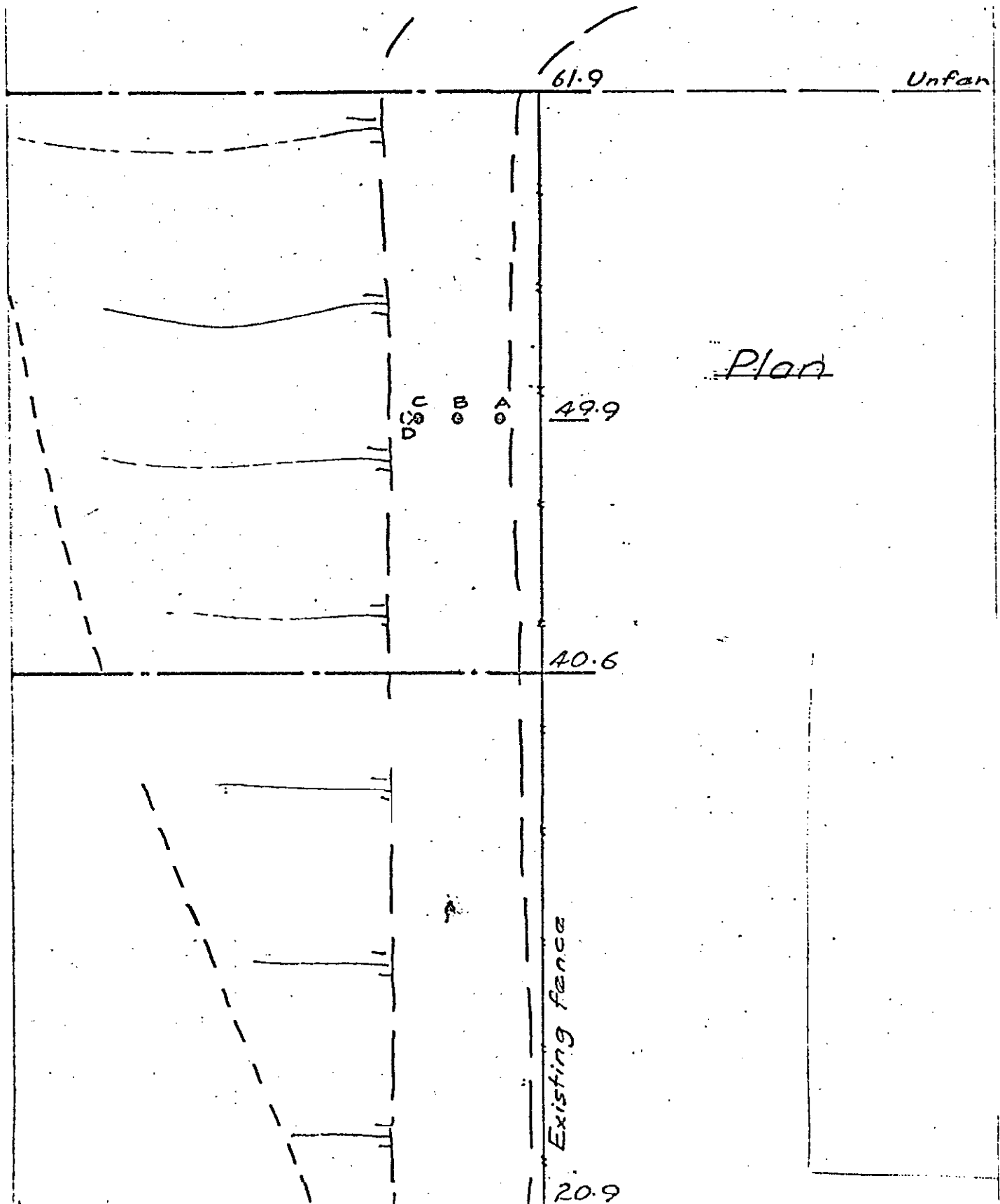
There are some quite noticeable tension cracks on the constructed driveway particularly near the top corner post. Investigation with a spade revealed they are a minimum of 600mm deep, near the fence and greater than 1000mm near the batters' edge.

Results: Attached are locality plan, and SCALA penetrometer test results at locations A,B&C. A further attempt was made at location D, but the penetrometer sank under its own Weight..

Signed: *Geri Henry*
Date : 10 01 85
Report No: 84.64

**NORTHLAND SOIL MECHANICS
AND TESTING LABORATORY LTD**

REFERENCE: 8020.40
REPORT NO: 84.64
PAGE 2 OF 8 PAGES
DRAWN BY D. HERRICK



**NORTHLAND SOIL MECHANICS
AND TESTING LABORATORY LTD**

TAREWA HOUSE
19 LOWER TAREWA ROAD
WHANGAREI

TEL. 84-827

SCALA PENETROMETER WORKSHEET

Client: CMC

Client: CMC
Job: Terry Kurney 56 Caliente Rd Driving Stability

Location:

Ground Level: *Not Recorded*

REF.: 8020.40

Report N^o 84-64

Page 3 of 8 pages

[illegible]

Tested By:

Date: 2012 EA

Date: 11/1/85...

NORTHLAND SOIL MECHANICS AND TESTING LABORATORY LTD

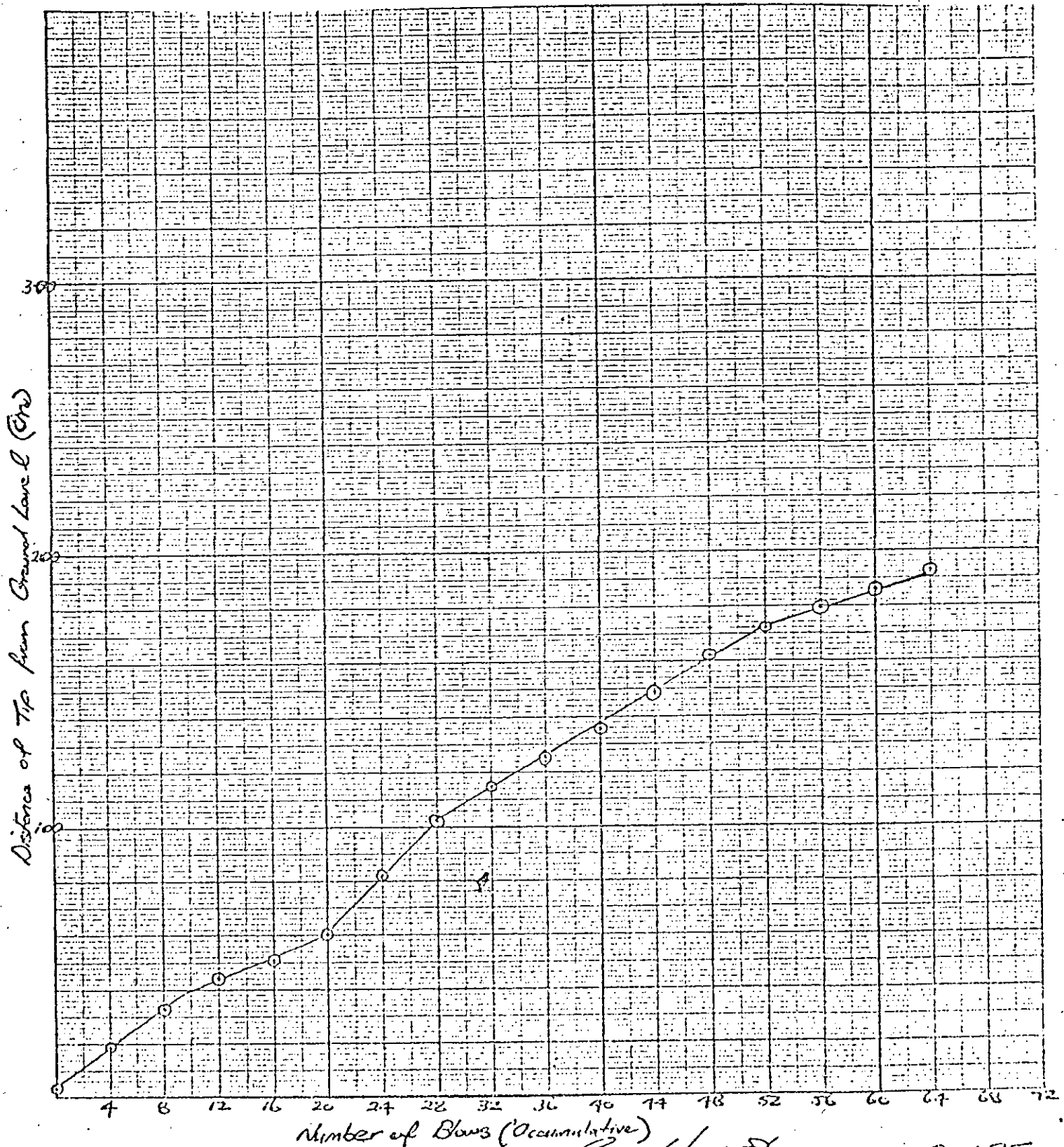
TAREWA HOUSE
19 LOWER TAREWA ROAD
WHANGAREI

TEL. 84-827

REF.: *020.40.*
Report No *84.64*
Page *4* of *8* pages

SCALA PENETROMETER GRAPH SHEET

Client: *CMC*
Job: *Trinity Mary 56 White Rd Driveway Stability*
Location: *A*
Ground Level: *not recorded*



Drawn By: *Simon Hogg* Date: *08.01.85.*
Checked By: *A. Hogg* Date: *10.1.85.*

TAREWA HOUSE.
19 LOWER TAREWA ROAD
WHANGAREI

SCALA PENETROMETER WORKSHEET

TEL. 84-827

Client: CMC
Job: Terry Varnoy Driveway Stability 56 White Rd.
Location: B
Ground Level: Not Revealed

REF: 8020-40
Report N^o 8467
Page 5 of 8 pages

[illegible]

Tested By: *[Signature]* Date: 20.12.84.
Checked By: *[Signature]* Date: 10.1.85.

NORTHLAND SOIL MECHANICS AND TESTING LABORATORY LTD

SCALA PENETROMETER GRAPH SHEET

Client: *CMC*

Job: *Terry Vornay 56 Avilla Rd., Driveway Stability*

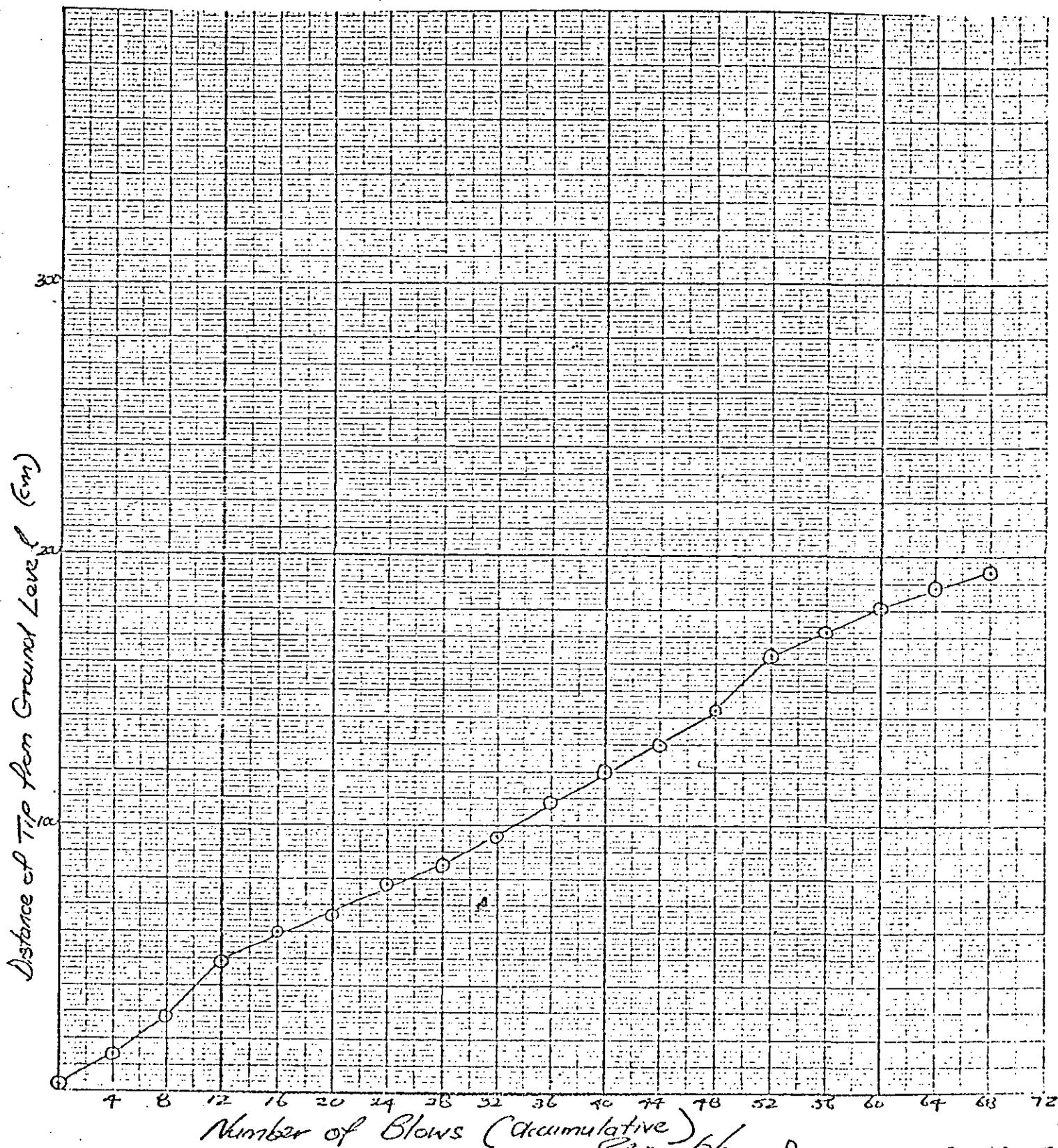
Location: *8*

Ground Level: *Not Recorded*

TAREWA HOUSE
19 LOWER TAREWA ROAD
WHANGAREI

TEL. 84-827

REF.: *8020.40.*
Report No *84-64*
Page *6* of *8* pages



Drawn By: *E. J. Hayes* Date: *28.9.85*

Checked By: *A. J. Harris* Date: *10.1.85*

Date: 10/01/95

NORTHLAND SOIL MECHANICS AND TESTING LABORATORY LTD

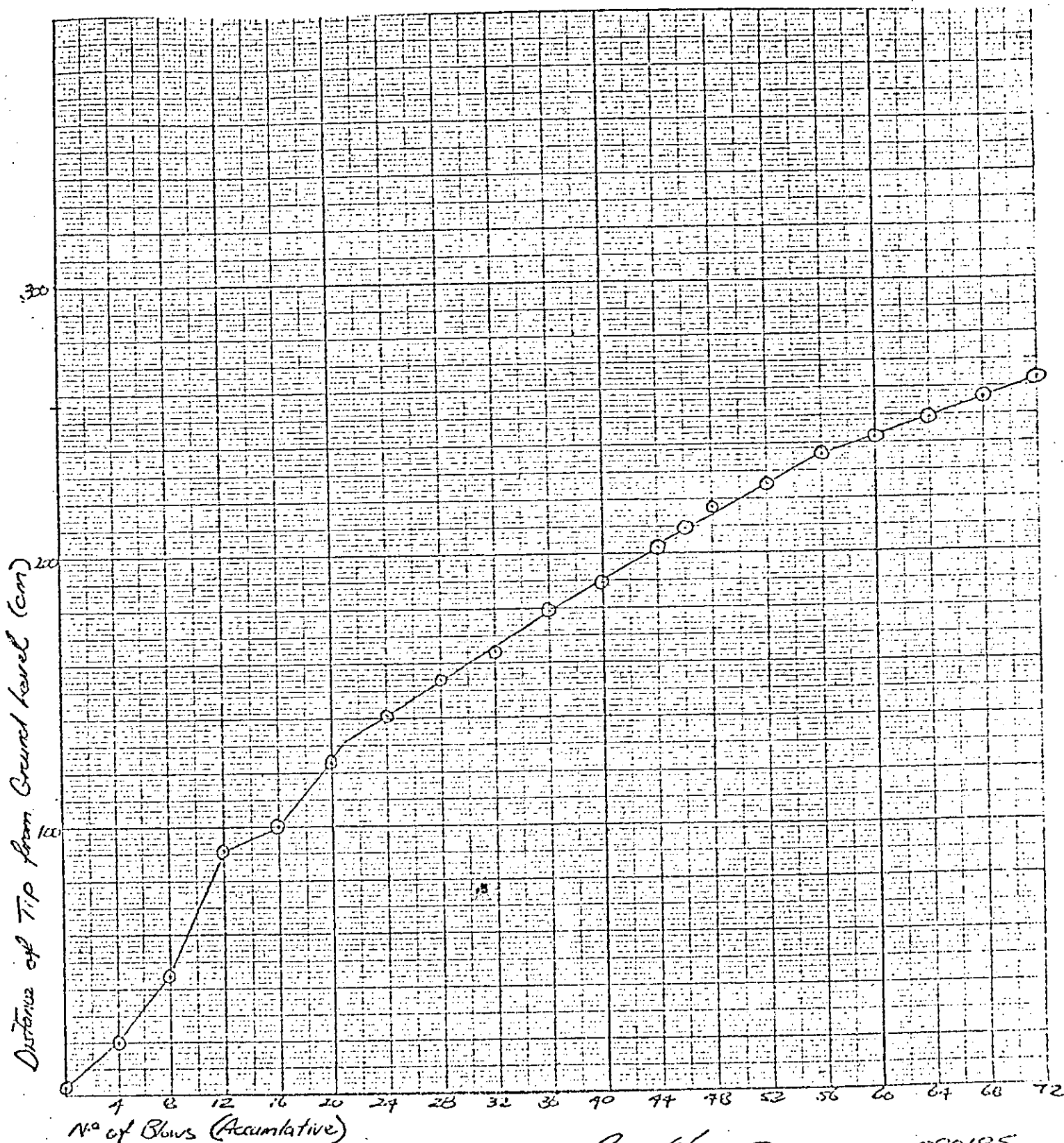
SCALE PENETROMETER GRAPH SHEET

TAREWA HOUSE
19 LOWER TAREWA ROAD
WHANGAREI

TEL. 84-827

Client: *CMC*
Job: *Torry Varning 56 Glville Rd Driveway Stability*
Location: *C*
Ground Level: *Not Recorded*

REF: *8020.40*
Report No *84.64*
Page *8* of *8* pages



Drawn By: *Lea R. J. 08* Date: *08/01/85*
Checked By: *D. J. M. 08* Date: *10/01/85*

MJD:CHW

REF: 85/148

20 March, 1985

Mr G. Varney, 50 Colville Road, Dargaville
Mr & Mrs P. Dumble, 60 Colville Road, Dargaville
The District Commissioner of Works, Ministry of Works and Development, P.O. Box 5040, Auckland
The Director of Regional Planning, Northland United Council, Private Bag, Whangarei

DECISION ON APPLICATION FOR PLANNING CONSENT - G. VARNEY, COLVILLE ROAD - RESIDENTIAL DWELLING

The following is a record of Council's decision on the abovementioned application for planning consent.

1. The Application

The application by Mr G. Varney was for consent to erect a residential dwelling on a 7303m² property situated at 56 Colville Road. The property is described as Lots 40 and 43 D.P. 562. The property is in the Rural B zone where residential dwellings on proportion of less than 5 hectares are a conditional use.

2. Objections

The Council received an objection from the adjoining property owner, Mr P. Dumble. The objection was on the grounds that the driveway serving the proposed house site has been constructed on part of Mr Dumble's property. Mr Dumble has requested that the common boundary between the two properties be redefined by Mr Varney and the driveway re-established accordingly.

3. Hearing

The Council considered the application at a hearing on Thursday 13 December, 1984 commencing at 8.00 p.m. Mr Varney spoke in support of the application. Mrs S. Dumble presented written submissions in support of the objection which also covered drainage and stability problems arising from recent earthworks on the applicant's property.

The Council deferred its decision on the application pending a report from a Registered Engineer on the design and stability of the access track and the control of runoff from the property. Mr Varney obtained an engineering report from Messrs Cook, Muldowney and Costello which was considered by the Council at its meeting on Thursday 24 January, 1985. The Council's decision on the application was again deferred pending an inspection of the site by the Deputy Borough Engineer Mr W.A. Walker.

The Council reconsidered the application again at its meeting on Thursday 14 March, 1985 at which the following decision was made.

4. Council's Decision

The Council pursuant to Section 72 of the Town and Country Planning Act, 1977 consents to the application by G. Varney to erect a **residential** dwelling on **lots 40** and **43 D.P. 402 subject** to the following conditions:

- (a) That a cut off drain be provided adjacent to the northern boundary of the property **so** as to reduce the **flow** of surface water onto the **Dumble** property. The drain is to **be** sited and constructed to the satisfaction **of** the Borough Engineer.
- (b) That the **driveway** be provided **with a 3 metre wide** concrete slab together with associated drainage channels and retaining structures. The driveway construction and associated **works** are to be carried out to the satisfaction of the Borough Engineer.

The Council's decision was made on the grounds that the property can be suitably developed for **residential** use provided **engineering** works are carried out to enable suitable access to the proposed house site and drainage of the property. The objection concerning removal of existing survey pegs is a civil matter to be resolved between the property owners concerned,

Dated at Dargaville this 20th day **of** March. 1985

M.J. DUNN,
BOROUGH PLANNER

ALL COMMUNICATIONS TO BE
DRESSED TO "THE TOWN CLERK"

MJD: CHW

REF: 85/148



PRIVATE BAG, DARGAVILLE
NORTHLAND, NEW ZEALAND

PHONE 7059

Office of the Town Clerk
Local Government Centre

20 March, 1985

DECISION ON APPLICATION FOR PLANNING CONSENT - G. VARNEY, COLVILLE ROAD - RESIDENTIAL DWELLING

The following is a record of Councils decision on the abovementioned application for planning consent.

1. The Application

The application by Mr G. Varney was for consent to erect a residential dwelling on a 7683m² property situated at 56 Colville Road. The property is described as Lots 40 and 43 D.P. 482. The property is in the Rural B zone where residential dwellings on properties of less than 4 hectares are a conditional use.

2. Objections

The Council received an objection from the adjoining property owner, Mr P. Dumble. The objection was on the grounds that the driveway serving the proposed house site has been constructed on part of Mr Dumbles property. Mr Dumble requested that the common boundary between the two properties be redefined by Mr Varney and the driveway re-established accordingly.

3. Hearing

The Council considered the application at a hearing on Thursday 13 December, 1984 commencing at 8.00.p.m. Mr Varney spoke in support of the application. Mrs S. Dumble presented written submissions in support of the objection which also covered drainage and stability problems arising from recent earthworks on the applicants property.

The Council deferred its decision on the application pending a report from a Registered Engineer on the design and stability of the access track and the control of runoff from the property. Mr Varney obtained an engineering report from Messrs Cook, Muldowney and Costello which was considered by the Council at its meeting on Thursday 24 January, 1985. The Council's decision on the application was again deferred pending an inspection of the site by the Deputy Borough Engineer Mr W.A. Walker.

The Council reconsidered the application again at its meeting on Thursday 14 March, 1985 at which the following decision was made.

4. Council's Decision

The Council pursuant to Section 72 of the Town and Country Planning Act, 1977 consents to the application by G. Varney to erect a residential dwelling on Lots 40 and 43 D.P. 482 subject to the following conditions:

- (a) That a cut off drain be provided adjacent to the northern boundary of the property so as to reduce the flow of surface water onto the Dumble property. The drain is to be sited and constructed to the satisfaction of the Borough Engineer.
- (b) That the driveway be provided with a 3 metre wide concrete slab together with associated drainage channels and retaining structures. The driveway construction and associated works are to be carried out to the satisfaction of the Borough Engineer.

The Councils decision was made on the grounds that the property can be suitably developed for residential use provided engineering works are carried out to enable suitable access to the proposed house site and drainage of the property. The objection concerning removal of existing survey pegs is a civil matter to be resolved between the property owners concerned.

Dated at Dargaville this 20th day of March, 1985

M.J. DUNN,
BOROUGH PLANNER

ALL COMMUNICATIONS TO BE
ADDRESSED TO 'THE TOWN CLERK'

MJD: CHW

REF: 85/148



PRIVATE BAG, DARGAVILLE
NORTHLAND, NEW ZEALAND

PHONE 7059

Office of the Town Clerk
Local Government Centre

20 March, 1985

DECISION ON APPLICATION FOR PLANNING CONSENT - G. VARNEY, COLVILLE ROAD - RESIDENTIAL DWELLING

The following is a record of Councils decision on the abovementioned application for planning consent.

1. The Application

The application by Mr G. Varney was for consent to erect a residential dwelling on a 7683m² property situated at 56 Colville Road. The property is described as Lots 40 and 43 D.P. 482. The property is in the Rural B zone where residential dwellings on properties of less than 4 hectares are a conditional use.

2. Objections

The Council received an objection from the adjoining property owner, Mr P. Dumble. The objection was on the grounds that the driveway serving the proposed house site has been constructed on part of Mr Dumbles property. Mr Dumble requested that the common boundary between the two properties be redefined by Mr Varney and the driveway re-established accordingly.

3. Hearing

The Council considered the application at a hearing on Thursday 13 December, 1984 commencing at 8.00 p.m. Mr Varney spoke in support of the application. Mrs S. Dumble presented written submissions in support of the objection which also covered drainage and stability problems arising from recent earthworks on the applicants property.

The Council deferred its decision on the application pending a report from a Registered Engineer on the design and stability of the access track and the control of runoff from the property. Mr Varney obtained an engineering report from Messrs Cook, Muldowney and Costello which was considered by the Council at its meeting on Thursday 24 January, 1985. The Council's decision on the application was again deferred pending an inspection of the site by the Deputy Borough Engineer Mr W.A. Walker.

The Council reconsidered the application again at its meeting on Thursday 14 March, 1985 at which the following decision was made.

4. Council's Decision

The Council pursuant to Section 72 of the Town and Country Planning Act, 1977 consents to the application by G. Varney to erect a residential dwelling on Lots 40 and 43 D.P. 482 subject to the following conditions:

- (a) That a cut off drain be provided adjacent to the northern boundary of the property so as to reduce the flow of surface water onto the Dumble property. The drain is to be sited and constructed to the satisfaction of the Borough Engineer.
- (b) That the driveway be provided with a 3 metre wide concrete slab together with associated drainage channels and retaining structures. The driveway construction and associated works are to be carried out to the satisfaction of the Borough Engineer.

The Councils decision was made on the grounds that the property can be suitably developed for residential use provided engineering works are carried out to enable suitable access to the proposed house site and drainage of the property. The objection concerning removal of existing survey pegs is a civil matter to be resolved between the property owners concerned.

Dated at Dargaville this 20th day of March, 1985

M.J. DUNN,
BOROUGH PLANNER

We share a common boundary with the Varneys on two sides - one side which borders Varneys' driveway up the slope - and our back boundary on the face of the hill.

Our concerns are about the premise that changes made to Mr Varney's site should not have a detrimental affect on our property.

Our first concern regards the top corner boundary peg. Before Mr Varney began his earthworks there was a legally established boundary peg which we pointed out to him. As our concern increased we also made a point of showing it to the bulldozer driver requesting that he went around it. However, we arrived home the same evening to find the corner of our section bulldozed and the peg removed. It is illegal to remove a survey boundary peg. As this is the very point where Mr Varney's driveway comes closest to our mutual boundary we feel that this peg should be legally re-established in the proper manner. So far Mr Varney has refused to do this.

Our second concern surrounds drainage. Our fears that the complete removal of the established vegetation, and the extensive earthworks have drastically affected the drainage from the hill behind us, were borne out in the heavy rains of Monday night. The slope of the Varneys' building site has been shaped so that water is encouraged to drain off across our property. On Monday evening a "river" of water covering an area 6 metres wide, stretching for a 40 metre length, washed down over our place leaving a covering of clay silt from the earthworks all over our garden, lawns and paths and through a garden shed. Much of this silt collected right over the top of the access to our sump for household water. This is a new problem, caused by the extensive changes to the site above us. Therefore, we consider that Mr Varney should be responsible for providing drainage for the water running off his section.

Thirdly, in order to establish a driveway up the side of a steep hill, Mr Varney has had to cut into the side of the hill. This cutting is now right on the side boundary line as a result of the fact that it was badly eroded on Monday night by the heavy rain. To prevent any further erosion of our property we consider this new cutting should be properly retained.

Therefore we request that before Mr Varney is given permission to build he should be required to take the necessary steps to ensure he is responsible for the changes he has created; namely. re-establishing the legal boundary; providing proper drainage from his site; retaining the cutting.

COOK MULDOWNNEY COSTELLO

CONSULTING ENGINEERS

D. M. COOK, M.N.Z.I.E., F.I.O., REG. ENGR.

F. S. MULDOWNNEY, B.E., M.N.Z.I.E., REG. ENGR.

T. N. COSTELLO, B.E., M.N.Z.I.E., REG. ENGR.

19 Lower Tarewa Road,

Whangarei

Tel. 89-529

Ref. 2371

22 January 1985

Mr G. Varnev
50 Colville Road
DARGAVILLE

Dear Sir

Re: Driveway to # 56 Colville Road

As requested we have visited the site to inspect the condition of the work, to gather survey information and to take SCALA penetrometer tests. The soils work was done by an officer of the soil testing laboratory.

The information gathered is included on OUR drawing 2371 sheet 1 and on report # 84.64 from the soil laboratory, (both appended hereto) and also herein. Indications are that the existing earthworks are not well compacted and that the area of extensive new battering may be subject to instability with time. Construction of concrete paving to the present formation is not advised. It is our opinion that the formation could be strengthened by selected earthworks with compaction, relatively minor regrading, drainage improvement and some retaining, and the general form of this is suggested on our drawing.

Please note that the drawing is not final and should not be used for construction purposes. The basis of our recommendations is to expose firm original ground and to construct a strong formation thereon. This reconstruction should be practicable for about the first 30 metres.

For the portion after 30m the best option is not clear. If it is possible to negotiate with the neighbour, then the preferred course would be to lower the formation grade and shift it sideways to achieve full embedment in firm original ground.

If the above option is not available then the application of cribwall retaining along the lines shown on the drawing is an alternative.

Control and direction of stormwater is essential to any earthworks and is important to this work. Our recommendation is that the water be collected along the roadside and carried away. We have also recommended a surface cut-off drain along and beside the section boundary mainly to reduce the flow of surface water onto the neighbouring property, as you indicated.

K. Brennan
W. Walker
A. Payne.

To be discussed by Council
at meeting on Thursday Jan. 31st '85

MD. Meet with Consultant

2.

This preliminary submission is for your consideration and we look forward to discussing a final plan with you and completing the work.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'D.M. Cook', with a stylized flourish extending to the right.

COOK MULDOWNNEY COSTELLO

8th January 1985

Cook Muldowney Costello
19 Lower Tarewa Road
WHANGAREI

SITE INVESTIGATION REPORT
DRIVEWAY STABILITY 56 COLVILLE RD, DARGAVILLE
for
MR GERALD VARNEY
for
COOK MULDOWNEY COSTELLO

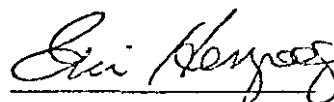
Introduction: This report covers an investigation of the subsoil conditions of a cut and fill driveway constructed at 56 Colville Road, Dargaville.

Site Observations: The driveway has been constructed using material on site and from a nearby building platform. The Lands and Survey Map classifies the soil in this area as Tangitiki sandy loam and Te Kopura sand.

There are some quite noticeable tension cracks on the constructed driveway particularly near the top corner post. Investigation with a spade revealed they are a minimum of 600mm deep, near the fence and greater than 1000mm near the batters' edge.

Results: Attached are locality plan, and SCALA penetrometer test results at locations A,B&C. A further attempt was made at location D, but the penetrometer sank under its own weight..

Signed:



Date :

10 01 85

Report No:

84.64

**NORTHLAND SOIL MECHANICS
AND TESTING LABORATORY LTD**

REFERENCE: 8020.40

REPORT NO: 84.64

PAGE 2 OF 8 PAGES

DRAWN BY D. HERCUMBLE

51.9

Unfan

49.9

20.6

20.9

Plan

Existing fence



Date: 11/1/85...

NORTHLAND SOIL MECHANICS AND TESTING LABORATORY LTD

TAREWA HOUSE
19 LOWER TAREWA ROAD
WHANGAREI

SCALA PENETROMETER GRAPH SHEET

TEL. 84-827

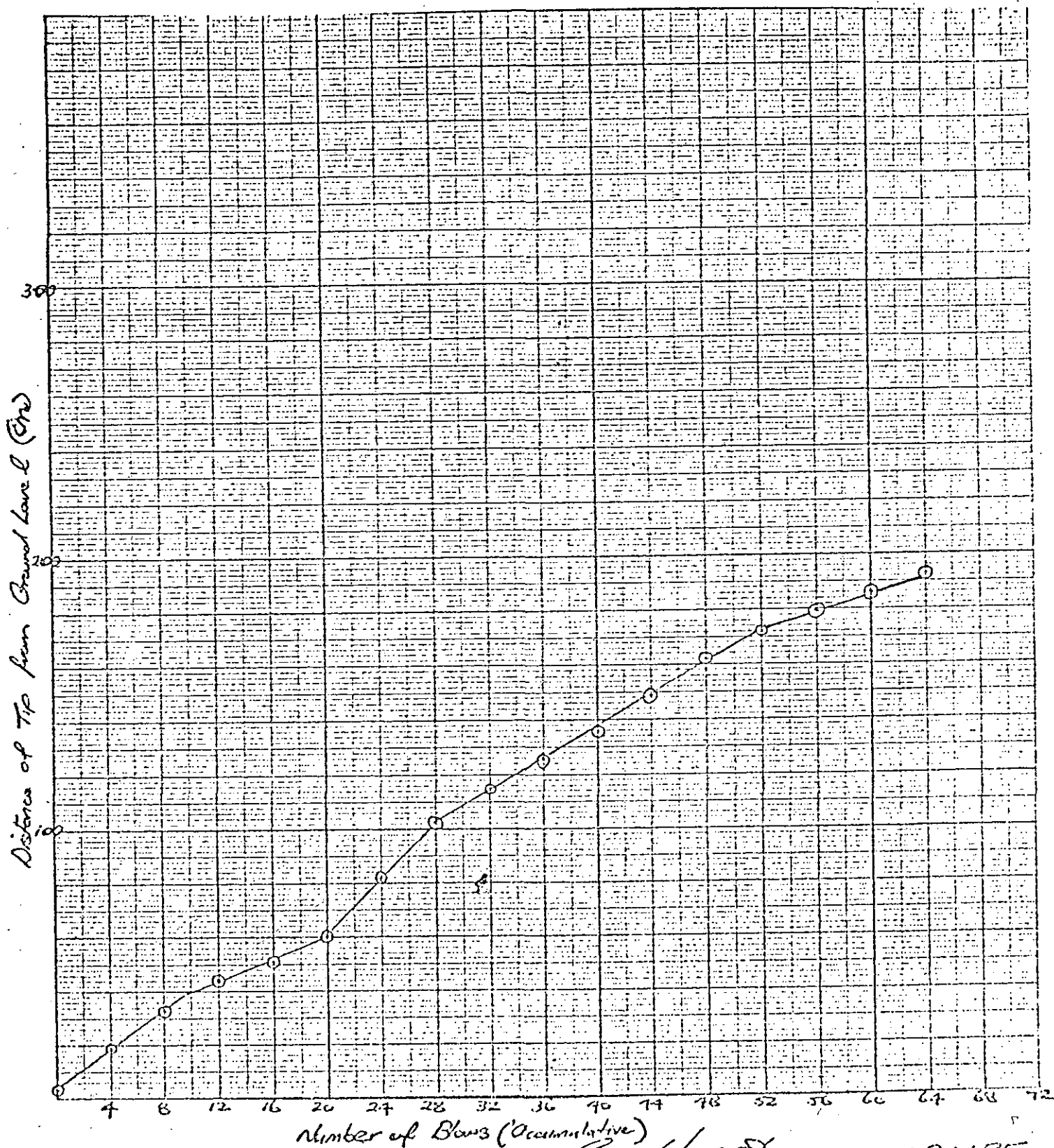
Client: *CMC*

REF.: *020.40.*

Location: *Ferryman's St White Rd Driveway Stability*

Report No *84.64*
Page *4* of *8* pages

Ground Level: *not recorded*



Drawn By: *[Signature]* Date: *08.01.85.*

Checked By: *[Signature]* Date: *10.1.85.*

**TAAEWA HOUSE
19 LOWER TAREWA ROAD
WHANGAREI**

SCALA PENETROMETER WORKSHEET

TEL. 04-027

Client: CMC

Job: Terry Varnoy Driveway Stability 56 Colville Rd.

Location: 13

Ground Level: *Not Recorded*

REF.: 8020-40,
Report No. 84-67
Page 5 of 8 pages

[illegible]

Tested By: *[Signature]* Date: 20.12.84.
Checked By: *[Signature]* Date: 18.1.85.

NORTHLAND SOIL MECHANICS AND TESTING LABORATORY LTD

SCALA PENETROMETER GRAPH SHEET

TAREWA HOUSE
19 LOWER TAREWA ROAD
WHANGAREI

TEL. 84-827

Client: *CMC*

Job: *Terry Vornay 56 Colville Rd., Driveway Stability*

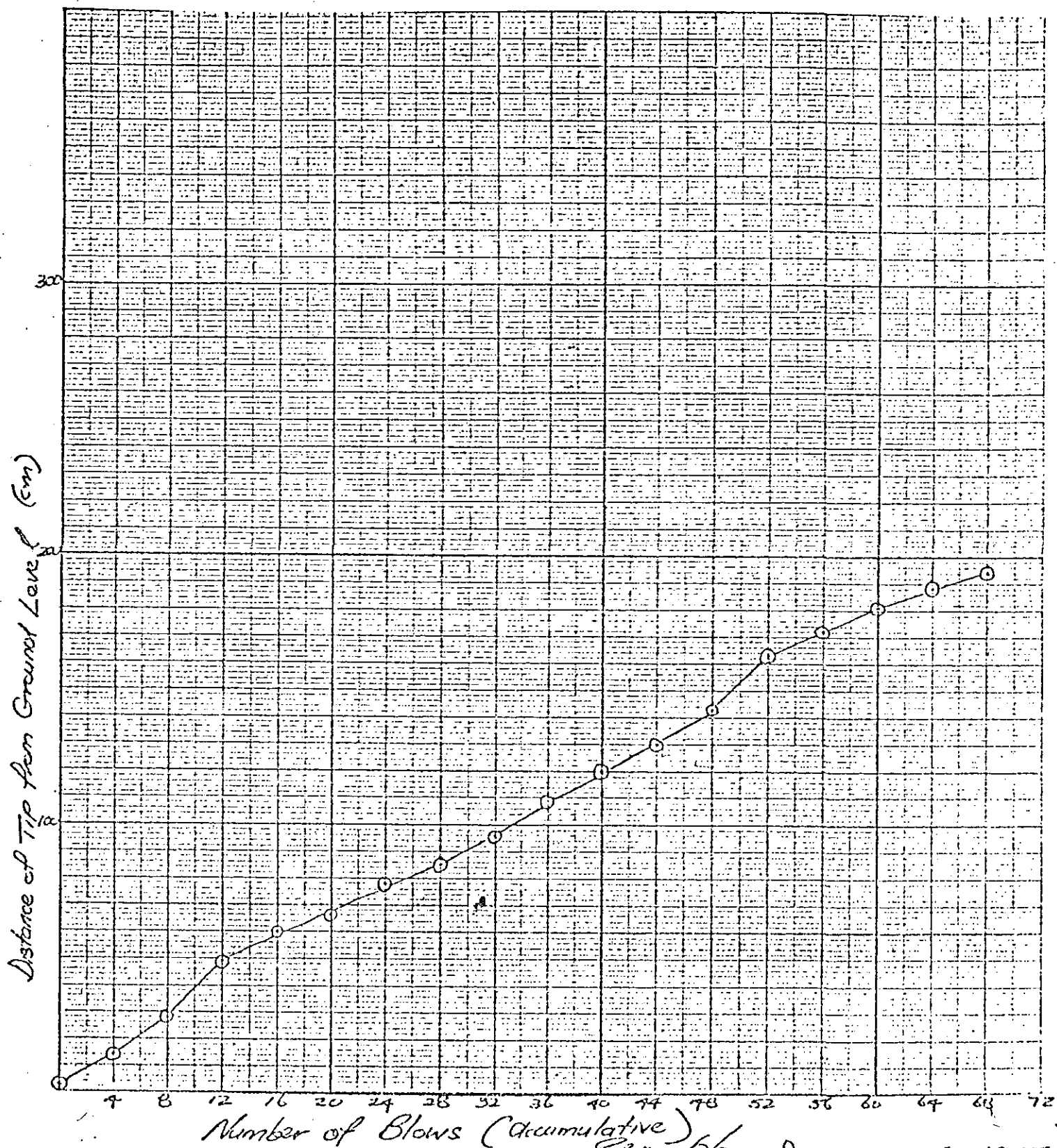
Location: *B*

Ground Level: *Not Reached*

REF: *8020.40.*

Report No *84-64*

Page *6* of *8* pages



Drawn By: *[Signature]*

Date: *28.01.85*

Checked By: *[Signature]*

Date: *10.1.85*

SCALA PENETROMETER WORKSHEET

TEL. 84-927

REF.: B020-40
Report NQ' 84-64
Page 7 of 8 pages

Ground Level: *Not Recorded.*

Date: 10-01-95

NORTHLAND SOIL MECHANICS AND TESTING LABORATORY LTD

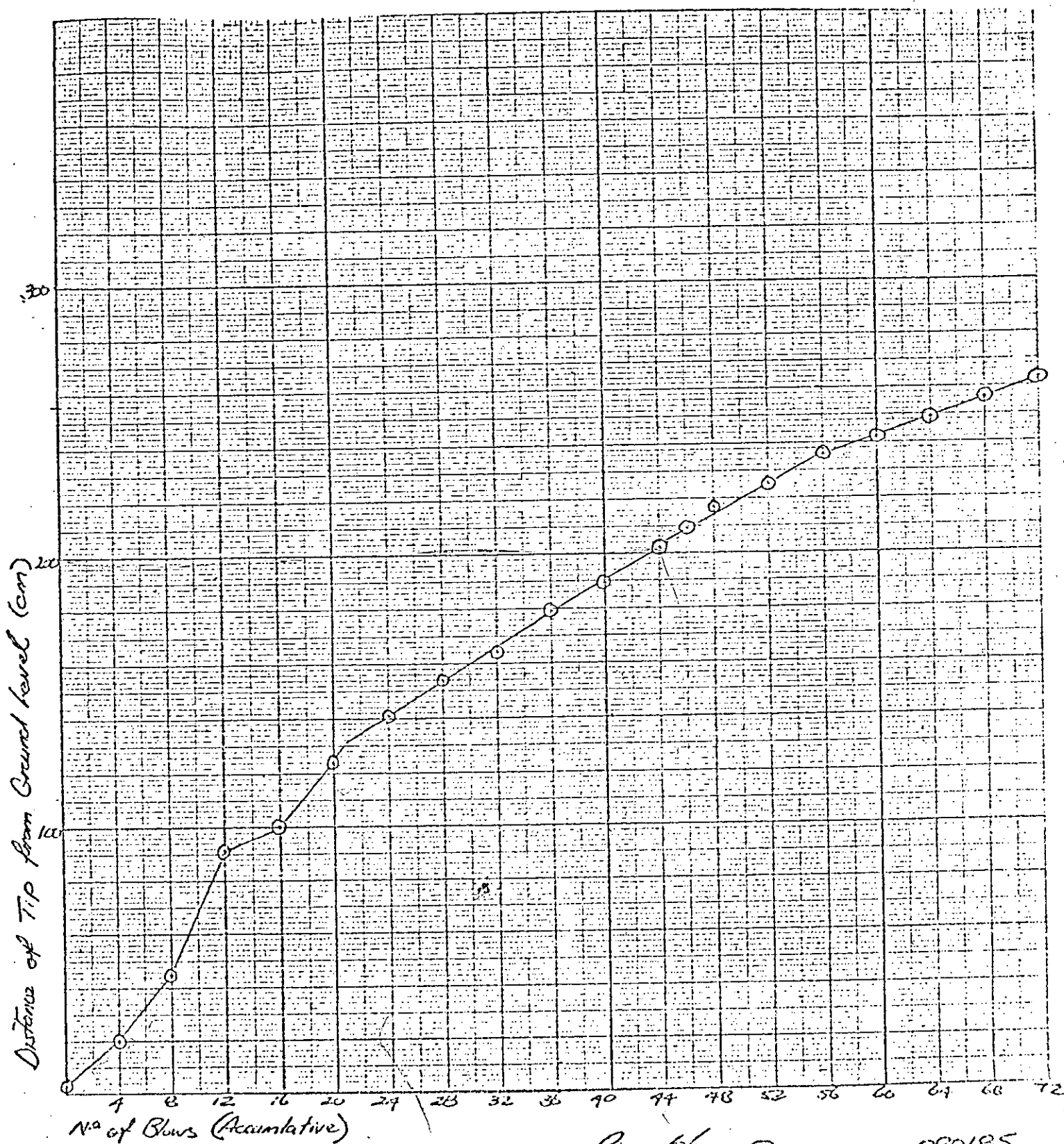
SCALA PENETROMETER GRAPH SHEET

TAREWA HOUSE
19 LOWER TAREWA ROAD
WHANGAREI

TEL. 84-827

Client: *CMC*
Job: *Torrey Vennay 56 Glville Rd Driveway Stability*
Location: *C*
Ground Level: *Not Recovered*

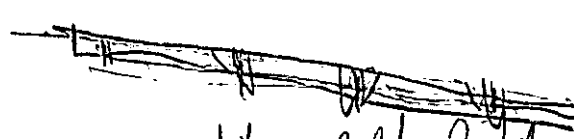
REF.: *8020.40*
Report No *84.64*
Page *8* of *8* pages



Drawn By: *Ben Hing* Date: *08/05/85*

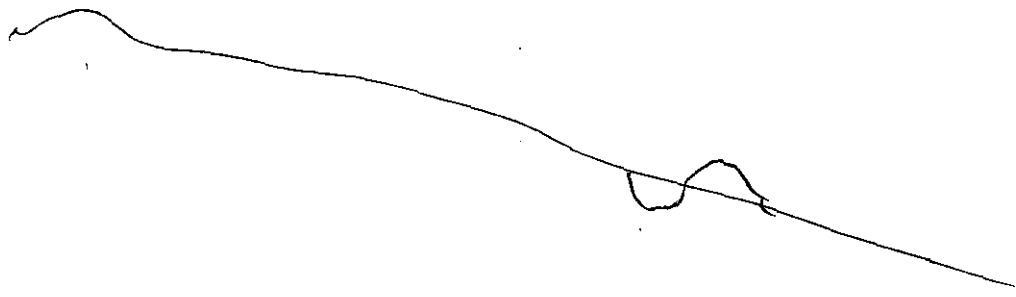
Checked By: *D. Hing* Date: *10/05/85*

- A drain to be provided
1. ~~Immediate provision~~ be made to prevent ~~excessive~~ surface stormwater flowing onto the adjoining property, until the ~~the~~ construction of the driveway has been completed.
 2. The drain to be completed as detailed on the plans submitted and as attached
 2. The drain to be constructed ~~with~~ ~~together~~ with a 3m ^{wide} concrete slab, and associated reinforcing structures and drainage to the satisfaction of the B.E.

- 
3. Compliance with all ~~other~~ ~~Regulations~~

Plan Approval No 72.

G VARNER GAVILLE Rd



HJD:KMF

REF: 84/872

copy to

P & S Dumble,
60 Colville Road,
DARGAVILLE

14 December, 1984

Mr G. Vorney,
50 Colville Road,
DARGAVILLE

Dear Sir,

PLANNING APPLICATION: G. VARNEY: RESIDENTIAL DWELLING: 56 COLVILLE ROAD

The Council has deferred making a decision on your planning application to erect a residential dwelling at 56 Colville Road because of its concern about the effects of the recent earthworks on the surrounding area. The Council has requested that you obtain an engineering report on the design and stability of the access track and the control of runoff from the property. The report should be prepared by a Registered Engineer and one of the following consulting firms in Whangarei should be able to assist you-

Messrs Cook, Muldowney & Cootello - Phone 89529, Whangarei

Messrs Leese & Richardson - Phone 83273, Whangarei

Messrs Tapper, Cotter, Brown & Partners - Phone 83661, Whangarei

Any report could be considered by Council at its next meeting on Thursday January 24th 1985.

Yours faithfully,

M. J. DUNN,
BOROUGH PLANNER

MJD:CHW

REF: 84/848

3 December, 1984

Mr P. Dumble,
60 Colville Road,
DARGAVILLE

Dear Sir,

PLANNING HEARING - G. VARNEY - RESIDENTIAL DWELLING - 56 COLVILLE ROAD

The Council will consider the planning application by Mr G. Varnay to erect a residential dwelling at 56 Colville Road on Thursday 13th December, 1984 commencing at 8.00.p.m.

You are invited to attend and present submissions in support of **your** objection. Could you please advise me whether or not you will be attending **the** Council hearing.

Yours 'faithfully,

M. J. DUNN,
BOROUGH PLANNER

MJD:CHM

REF: 84/806.

3 December, 1984

Mr G. Varnay,
50 Colville Road,
DARGAVILLE

Dear Sir,

PLANNING HEARING - RESIDENTIAL DWELLING - LOTS 40 AND 43 D.P. 482

The Council will consider your planning application to erect a residential dwelling on Lots 40 and 43 D.P. 482 on Thursday 13 December, 1984 commencing at 8.00 p.m.

Please find attached a copy of an objection from Mr P. Dumble. You are invited to attend and present any submissions in support of your application. Could you please advise me whether or not you will be attending the council meeting.

Yours faithfully,

H.J. DUNN,
BOROUGH PLANNER

MJD:CHW

REF: 84/843

30 November, 1984

Mr G. Varney,
50 Colville Road,
DARGAVILLE

Dear Sir,

PLANNING HEARING - RESIDENTIAL DWELLING - LOTS 40 AND 43 D.P. 482

The Council will consider your planning application to erect a residential dwelling on Lots' 40 and 43 D.P. 482 on Thursday 13 December, 1984 commencing at 8.00.p.m.

You are invited to attend and present any submissions in support of your application.

Yours faithfully,

M.J. DUNN,
BOROUGH PLANNER

THE TOWN AND COUNTRY PLANNING ACT, 1977

DARGAVILLE BOROUGH DISTRICT SCHEME

PUBLIC NOTIFICATION OF APPLICATIONS FOR PLANNING CONSENT

Details of the application for planning consent listed below, may be examined in the Offices of the Dargaville Borough Council, Local Government Centre, Hokianga Road, Dargaville during normal office hours. Objections can be made by notice in writing on Form J prescribed in the First Schedule to the Town and Country Planning Regulations 1978 or the like effect and should be addressed to the Town Clerk, Dargaville Borough Council, Private Bag, Dargaville. Objections will be received by the Council until 4.p.m. on Friday 30 November, 1984.

A copy of any objection must also be sent to the applicant.

ADDRESS OF PROPERTY:

56 Colville Road

APPLICANT :

G. Varney

PROPOSAL :

To erect a residential dwelling ON Lots 40 and 43 D.P. 482. The 7,683 m² property is in the Rural B zone

OWNER:

G. & C. Varney

G.L. VUGLER

TOWN CLERK FOR THE DARGAVILLE BOROUGH COUNCIL

NORTHLAND TIMES

Please publish in your issue of Thursday 8 November, 1984

for Dargaville Borough Council
Town Clerk

Max's File

THE TOWN AND COUNTRY PLANNING ACT, 1977

DARGAVILLE BOROUGH DISTRICT SCHEME

PUBLIC NOTIFICATION OF APPLICATIONS FOR PLANNING CONSENT

Details of the application for planning consent listed below, **may** be examined in the Offices of the Dargaville Borough Council, Local Government Centre, Hokianga Road, Dargaville during normal office hours. Objections can **be made** by notice in writing on Form J prescribed in the **Fisst** Schedule to the Town and Country Planning Regulations 1978 or the like effect and should be addressed to the Town Clerk, Dargaville Borough Council, Private Bag, Dargaville. Objections will be received by the Council *until* 4.p.m. on Friday 30 November, 1984.

A copy of any objection **must** also be sent to the applicant.

ADDRESS OF PROPERTY: 56 Colville Road

APPLICANT : G. Varney

PROPOSAL : To **erect** a residential dwelling on Lots 40 and 43 D.P. 482. The 7.653 m² property is in the Rural B zone'

OWNER: G. & C. Varney

G.L. VUGLER
TOWN CLERK FOR THE DARGAVILLE BOROUGH COUNCIL

NORTHLAND TIMES

Please ,publish in your issue of Thursday 8 November, 1984

for Dargaville Borough Council
Town Clerk

THE TOWN AND COUNTRY PLANNING ACT 1977

APPLICATION FOR PLANNING CONSENT

DARGAVILLE BOROUGH

DISTRICT SCHEME

Mr G. Varnoy

50 Colville Road

DARGAVILLE

I acknowledge receipt of your application for planning consent submitted on behalf of YOURSELF

and have to advise that the application is being publicly notified in the Northland Times on Thursday 8 November, 1984

Copies of the application have been served on the following:

1. The Commissioner of Works, Ministry of Works and Development, P.O. Box 12-041, Wellington North
2. The District Commissioner of Works, Ministry of Works and Development, P.O. Box 5040, Auckland
3. The Director **of Regional** Planning, Northland United Council, Private Bag, Whangarei
4. P.M. & S.J. Dumble, 60 Colville Road. Dargaville
5. K.P. & C.G. Vercoe, 62 Colville Road. Dargaville
6. C.H. & E.G. DeBruin, 52 Colville Road. Dargaville
7. Northern Wairoa Dairy Co. Ltd, P.O. Box 93. Dargaville
8. _____
9. _____
10. _____
11. _____
12. _____

Yours faithfully,

COUNTY/BOROUGH PLANNER

Max's File

THE TOWN AND COUNTRY PLANNING ACT 1977

APPLICATION FOR PLANNING CONSENT

To the DARGAVILLE BOROUGH Council,

I GERALD VARNEY hereby apply for
CONSENT TO ERRECT A RESIDENTIAL DWELLING

The property in respect of which this Application is made is situated at

56, COLVILLE ROAD DARGAVILLE

Legal Description of property LOTS 40 & 43 DP482 CT 64/118

Area of property 1 ACRE 3 RODS AND 39 PERCHES (8,071 METRES²)

Zone RURAL B

I am the OWNER of the property

Name of Owner GERALD AND CHARLOTTE ELLEN VARNEY

Address 50, COLVILLE ROAD DARGAVILLE

Name of Occupier AS ABOVE

Address AS ABOVE

Dated at DARGAVILLE this 11th day of SEPTEMBER 1984

Signature

G. Varney

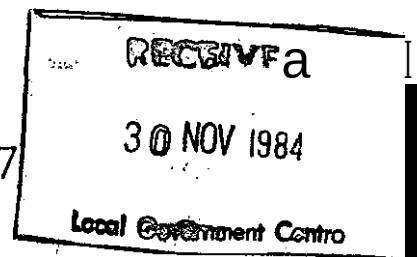
Address for Service 50, COLVILLE ROAD

DARGAVILLE



FORM J

ME TOWN AND COUNTRY PLANNING ACT 1977



TO THE: Dargaville Borough Council

NAME. (STATE FULL NAME): Philip Milroy Dumble

ADDRESS:

60 Colville Rd
Dargaville

I object **to** the application of (State Name of Applicant) _____

Gerald Varney

to (state proposal of applicant) Erect a residential

dwelling

The particular parts of the application I oppose are the

construction of a driveway
which crosses into our property.
~~at the~~

The reasons for my objection are No effort was made by the applicant

to establish the legal boundary (South side)

The boundary peg at the top of our South side
was bulldozed out, the applicant having prior knowledge as
to its location.

My objection would be met by (State action desired) The applicant to get

the said boundary peg legally re-established
and to ensure that the driveway in no way encroached
our property.

I do/~~do not~~ desire to be heard in support of my objection.

SIGNATURE Philip Dumble
(To be signed for or on behalf of objector)

ADDRESS FOR SERVICE 60 Colville Rd, Dargaville DATE 30-11-84.

THE TOWN AND COUNTRY PLANNING ACT 1977
NOTICE OF APPLICATION FOR PLANNING CONSENT

TO: _____

The attached application for planning consent has been received by the _____
Dargaville Borough Council.

Additional plans and other information are ~~(are not)~~ held in the Councils offices,
Local Government Centre, Hokianga Road, Dargaville and may be inspected there
during normal office hours.

The application is being advertised and objections will be received by the Council
until 4 p.m. on Friday 30 November, 1984. Any objection shall be in
writing on Form J prescribed in the First Schedule to the **Town** and Country Planning
Regulations 1378 or to the like effect and should be addressed to the Town
clerk, Dargaville Borough Council, Private Bag, Dargaville.

A copy of every objection must also be sent to the applicant as soon as possible.

DATE 6 November, 1984

FOR THE DARGAVILLE BOROUGH COUNCIL

TOWN/COUNTY CLERK

THE TOWN AND COUNTRY PLANNING ACT 1977

APPLICATION FOR PLANNING CONSENT

To the DARGAVILLE BOROUGH Council,

I GERARD VARNEY hereby apply for

CONSENT TO ERRECT A RESIDENTIAL DWELLING

The property in respect of which this Application is made is situated at

56 COLVILLE ROAD DARGAVILLE

Legal Description of property LOTS 40 & 43 DP 482 CT 614/118

Area of property 1 ACRE 3 RODS AND 39 PERCHES (8,071 METRES²)

Zone RURAL B

I am the OWNER of the property

Name of Owner GERARD AND CHARLOTTE ELLEN VARNEY

Address 50, COLVILLE ROAD DARGAVILLE

Name of Occupier AS ABOVE

Address AS ABOVE

Dated at DARGAVILLE this 11th day of SEPTEMBER 1984

Signature Gerard Varney

Address for Service 50, COLVILLE ROAD

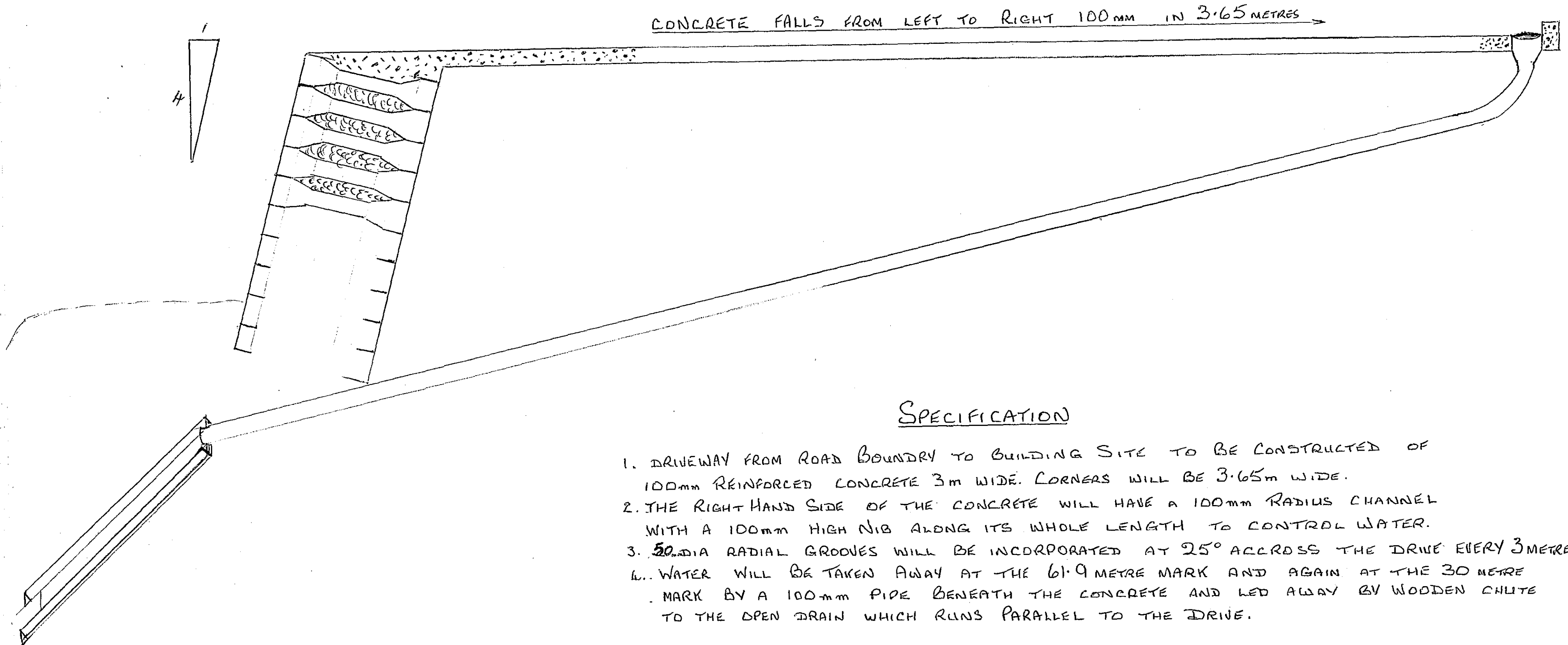
DARGAVILLE

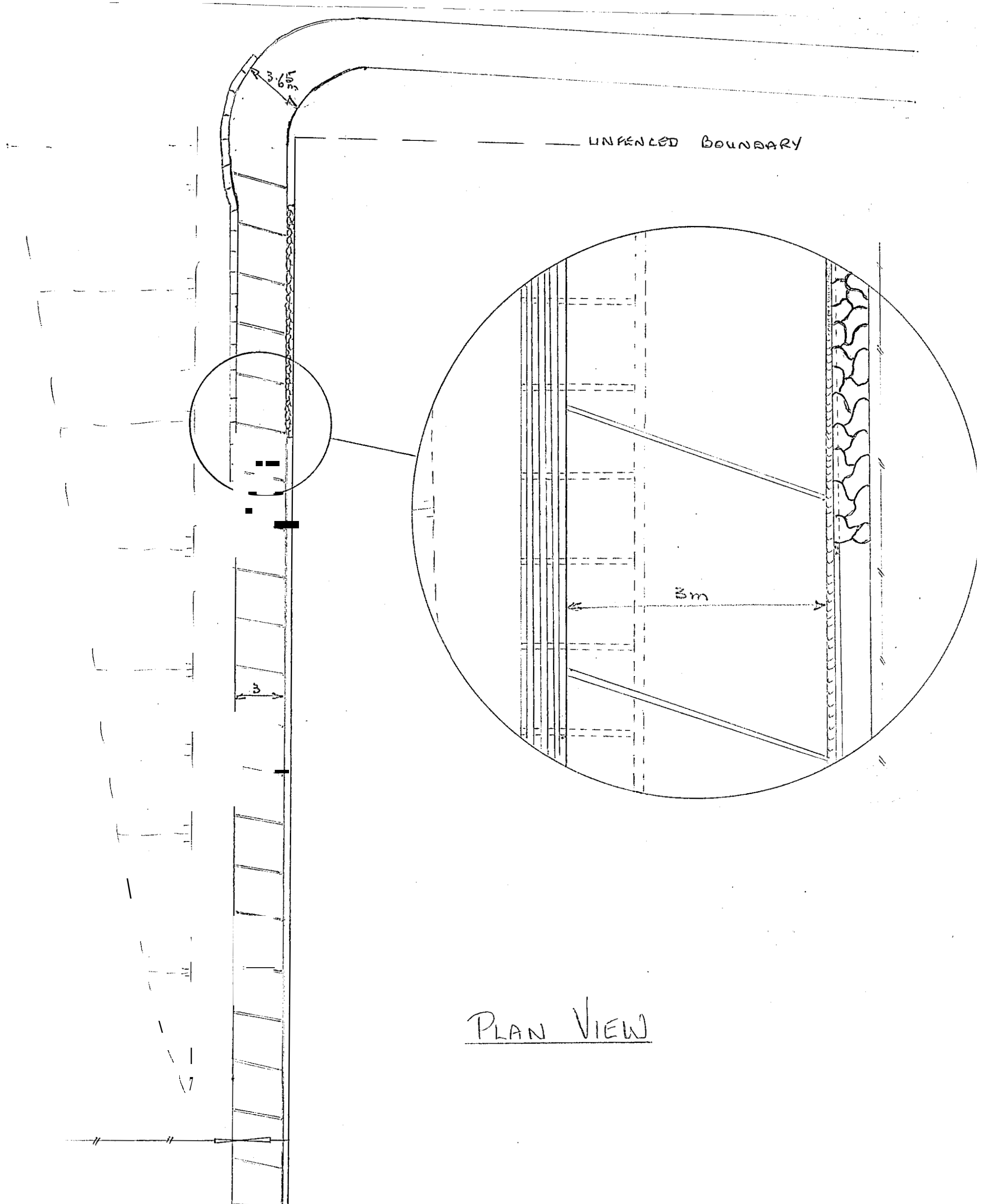


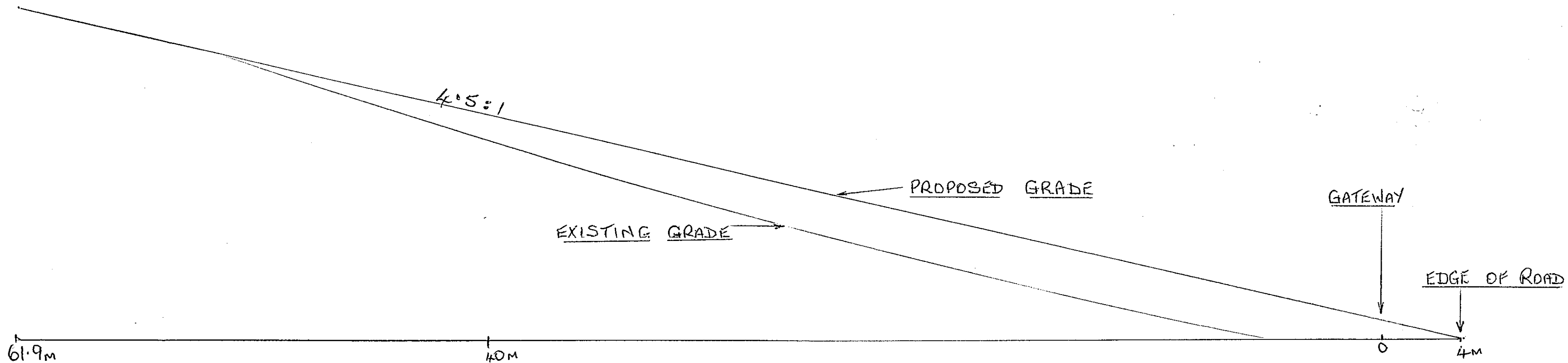
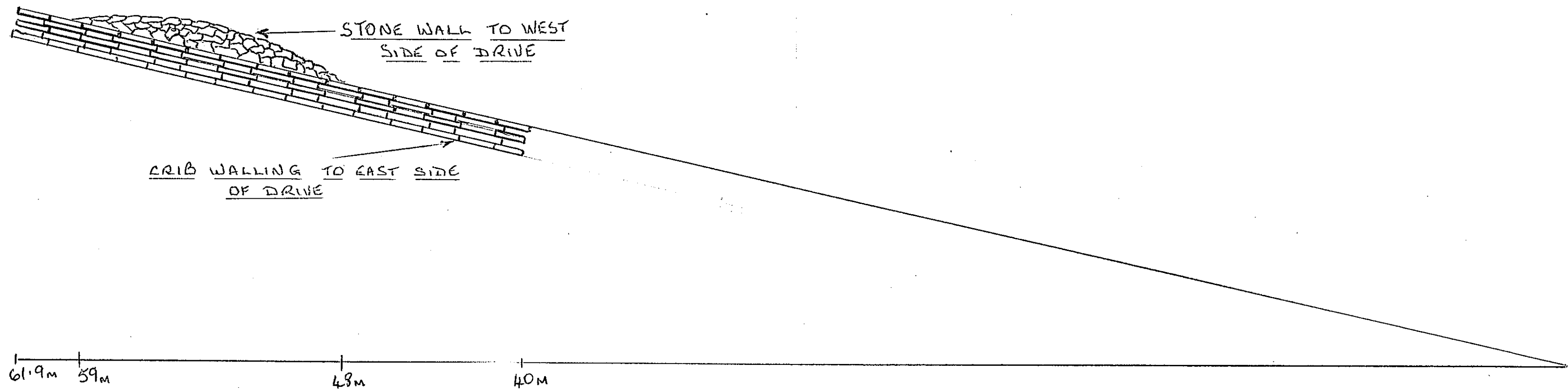


Coccolan

SECTION AT 61.9 METRES

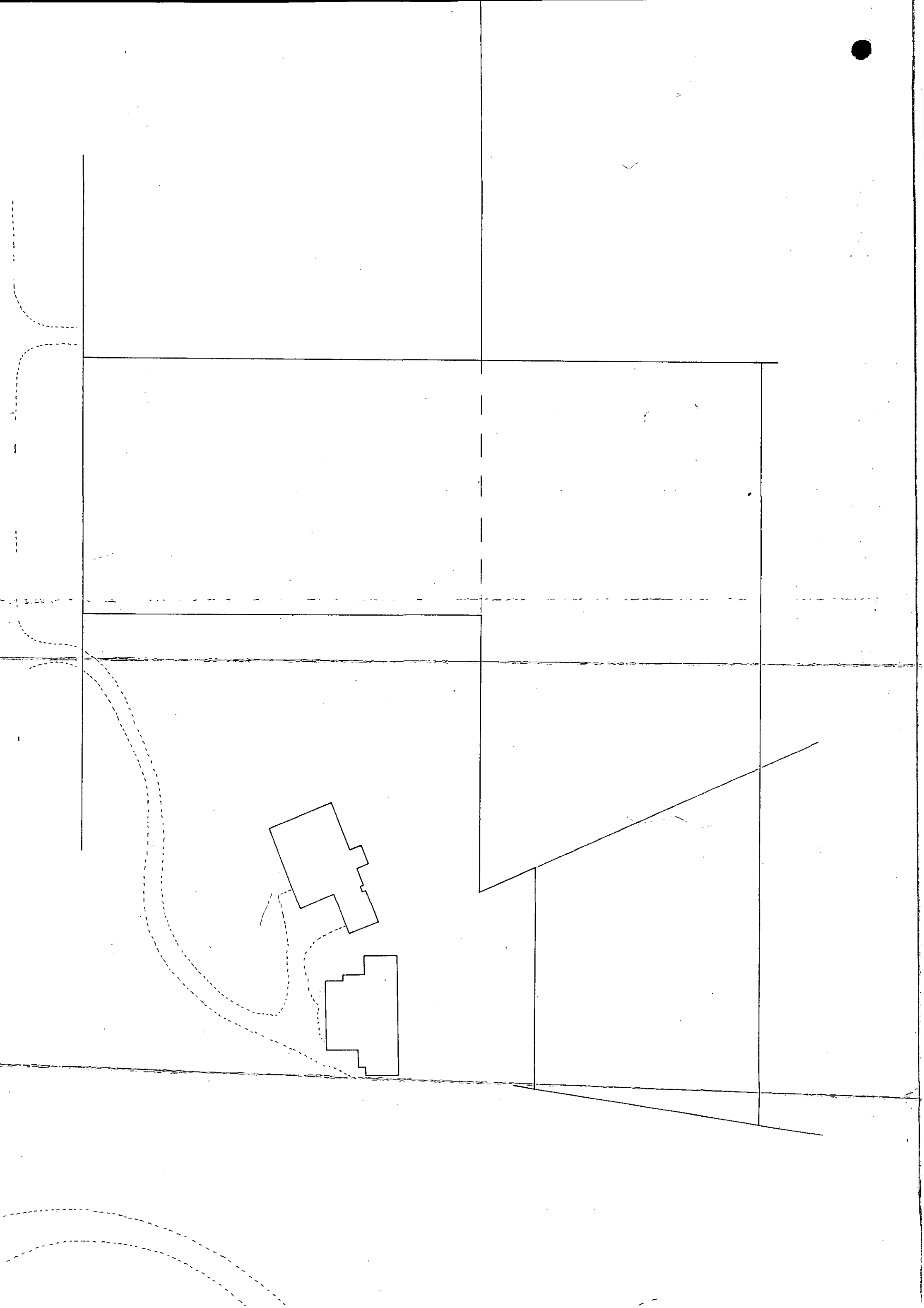






LONGITUDINAL SECTION





(3) Any person wilfully preventing or obstructing any survey authorised as aforesaid, or destroying, effacing, or removing any survey pegs or marks relating thereto, shall be liable on summary conviction before a Magistrate to a fine **not** exceeding [\$40], and shall also be liable to make good any loss or damage thereby occasioned.

(4) The Surveyor-General may delegate his powers and duties under this section to the Chief Surveyor of any district so far as the same are to be exercised within the limits of that district.

Cf. 1915, No. 35, s. 182

In subs. (3) the sum of \$40 was substituted for £20 by s. 7 of the Decimal Currency Act 1964.

PART XI

GUARANTEE OF TITLE

Compensation for Loss or Damage

172. Compensation for mistake or misfeasance of Registrar—Any person—

(a) Who sustains loss or damage through any omission, mistake, or misfeasance of any Registrar, or of any of his officers or clerks, in the execution of their respective duties; or

(b) Who is deprived of any land, or of any estate or interest in land, through the bringing of the land under the Land Transfer Acts, or by the registration of any other person as proprietor of that land, or by any error, omission, or misdescription in any certificate of title, or in any entry or memorial in the register, or has sustained any loss or damage by the wrongful inclusion of land in any certificate as aforesaid, and who by this Act is barred from bringing an action for possession or other action for the recovery of that land, estate, or interest—

may bring an action against the Crown for recovery of damages.

Cf. 1915, No. 35, s. 186

As to underground electric cables, see s. 3 (4) of the Housing Amendment Act 1956.

As to the improper exercise by a mortgagee of any powers under s. 91 of the Property Law Act 1952, see subs. (13) of that section.

As to pipelines on land, see s. 60B (3) of the Land Act 1948 and s. 26 (5) of the Housing Act 1955.

As to the registration of easement certificates, see s. 29 (9) of the Housing Act 1955.

As to registration of pip
Act 1937 (as added by
As to actions against
s. 19 of the Land Trans

173. Notice of action and Registrar-General—action against the Crown the amount claimed, s. General, and also upon least before the comm

(2) If those officers admitted, as to the who or action, and jointly c the claim av. witho action, be paid out of l . whole or in part to r not with the s. 172 Footnotes.

54 (3) s. 115. Add new s. to claim search and, before with his action, and r limited, he shall not against the Crown, and the costs of defctiding judgment had been giv

Cf. 1915, No. 35,

In subs. (2) the referen substituted for a reference. Public Revenues Amendme

174. Liability of plain judgment is given in fa. discontinues or becomes to pay the full costs of d when taxed, shall be levi of execution as in other

Cf. 1915, No. 35, s

175. Recovery of comp fraud—(1) Where any st out of [the Consolidated for any loss occasioned—

(a) By fraud, or by t or misrepresenta

division, see ss. 31 (5) and 35 of the Municipal Corporations Act 1954, see Part 2A (2) and 219A (5) of that Act. Sections under s. 16 or s. 17 of the Housing Act of that Act. of the Mining Tenures Registration Act Mangarei City Council, see s. 10 (E) of the officer; see s. 4 of the Companies Amend. funds, see s. 31 (5) of the Burial and

ate as dedication of roads— subdivision of any land shall for public purposes of roads right of way over all such roads portion of the land in that sub- pted, [and except to the extent etor of any estate in fee simple eof, with the consent of every terest in the land or part, has y by instrument in writing duly witness and lodged with the 7 such disclaimer, the Registrar lan and on the register copy of that this subsection has ceased to the extent specified in the

which land is described by refer- 11 take effect, according to the as if the plan was fully set out

brackets were added by s. 13 of the Land survey plan, see s. 35 (3) of the Counties 2) of the Counties Amendment Act 1961. on the deposit of a plan, see s. 352 of the n of subdivision, see s. 35 of the Counties

to be defined on register— taken or laid out over any land -General shall forward to the that taking and of the date ient plan of the road so far as

(2) **The** Registrar shall thereupon proceed as may be necessary to have the road defined on the register, and on any deposited plan in his custody or under his control, and on the outstanding duplicate of title.

(3) This section shall not apply to the case of land taken for the purpose of roads under the provisions of any Act of the General Assembly if the mode of registration is by that Act otherwise provided for.

Cf. 1915, No. 35, s. 180

170. Cost of survey for correction of plans, etc.—The cost of any survey authorised by the Surveyor-General for correction of any land transfer plan or certificate shall without further appropriation than this section be borne and be paid by [the Consolidated Revenue Account] upon the certificate of the Surveyor-General that the survey has been duly made and was necessary for the purpose aforesaid.

Cf. 1915, No. 35, s. 181; 1930, No. 6, s. 53 (4); 1931, No. 5, s. 25 (2)

The reference to the Consolidated Revenue Account was substituted for a reference to the Consolidated Fund by s. 4 (4) of the Public Revenues Amendment Act 1963.

171. Surveyor-General or person authorised by him may enter land—(1) The Surveyor-General, or any person authorised by him to make any survey required for the purposes of this Act,—

(a) May enter from time to time during the daytime upon any land, with such assistants as he thinks fit, for the purpose of making any survey which he is authorised to make, and may fix or set up thereon survey pegs, marks, or poles; or for the purpose of inspecting any such survey, or of altering, repairing, moving, or removing any survey peg, mark, or pole; and

(b) May do all things necessary for that survey in accordance with the regulations for the time being in force, or, for any inspection, repair, or alteration thereof.

(2) Before entry every such surveyor shall, when practicable, give reasonable notice to the owner or occupier of the land, and, if required by that owner or occupier, produce and show the authority under which he claims to enter as aforesaid.

Marks

ys of Crown land and
tical surveys, standard
raphical surveys for the
ted under the direction

of survey—(1) The
horised either specially

e, during the daytime,
ri land; or private land
nts as he thinks fit, for
y survey which he is
y affix or set up thereon
urvey pegs, marks, or
of inspecting any such
ring, repairing, moving,
rical station, survey peg,

r such survey or for any
of.

neral, or person author-
licable, give reasonable
ne land of the intention
quired by the owner or
thority under which he
land.

see s. 4.(7) (h) of the Maori

ngth and area—(1) All
and on plans of land
nsfer Act 1952 shall be
decimals of the metre;
veys and on such plans
ecimals of a hectare, or,
e, shall be expressed in

(2) For the purpose of ensuring the accuracy and uniformity of those measurements, there shall be kept in the custody of the Minister of Science a standard or standards of a length of a metre and decimals of a metre, properly compared and uniform with the standard measurement of that unit for the time being accepted by the States adhering to the Convention of the Metre 1875, and preserved by the International Bureau of Weights and Measures, Sèvres, France. Those standards shall be the legal reference for all surveys of land in New Zealand, notwithstanding the provisions of any other Act.]

This section was substituted for the original s. 35 by s. 2 of the Land Amendment Act 1972.

36. Trigonometrical sites—The land on which any trigonometrical station is situate, together with a right of way to and from the same, shall, for the purposes of survey, and notwithstanding any alienation thereof, be deemed and taken to be Crown land and to have been and to be excepted out of any such alienation.

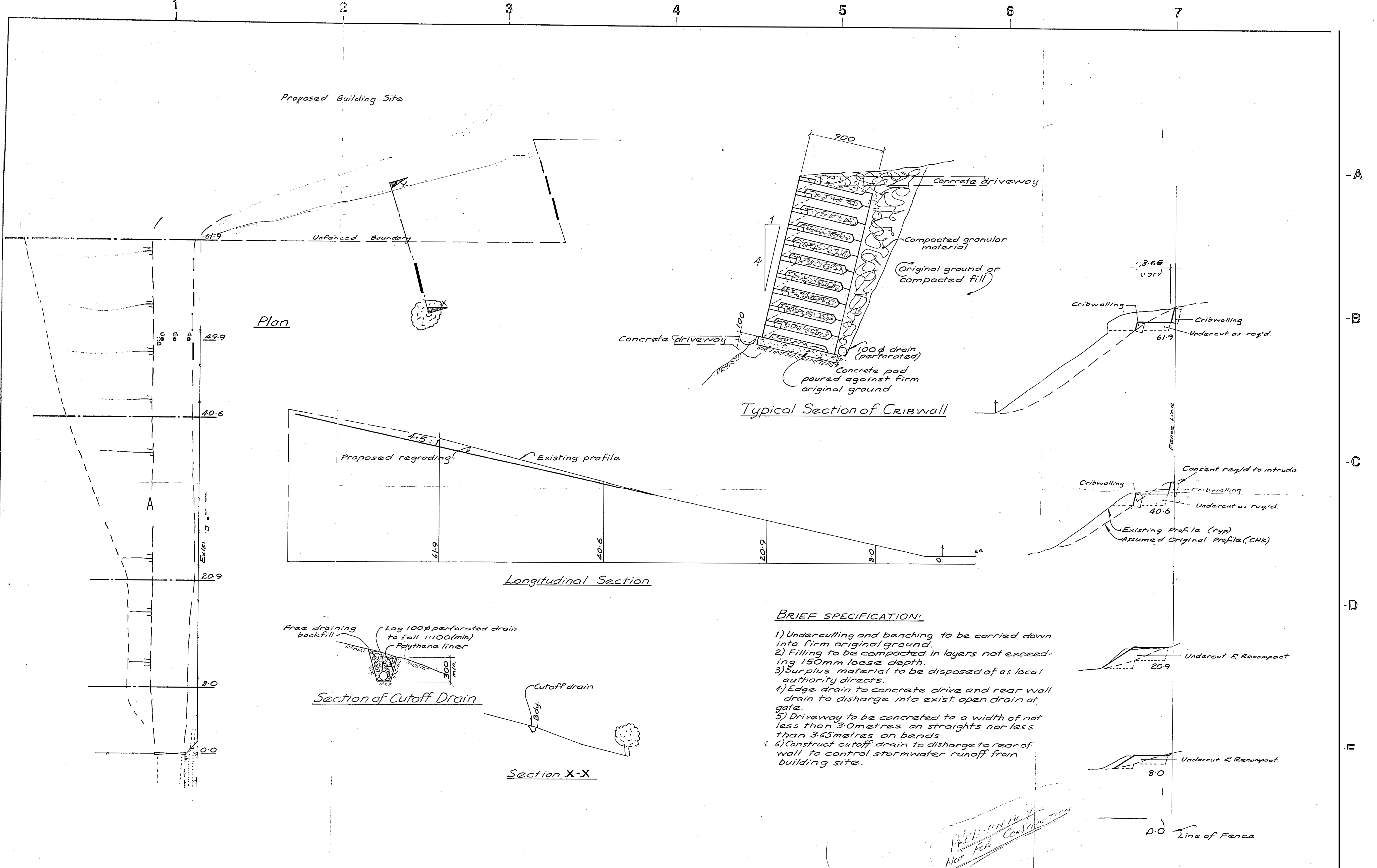
Cf. 1924, No. 31, s. 9

37. Interference with survey marks—Every person not duly authorised who takes away or is found in possession of, or removes, destroys, or displaces, or alters the position of, any trigonometrical station, boundary mark, or survey mark, front or ranging peg, post, block, or stone which is fixed, placed, or set up for the purposes of any authorised survey (whether made for the purposes of this Act or not), or who wilfully interferes with, damages, or destroys any such station, mark, peg, post, block, or stone, commits an offence against this Act.

Cf. 1924, No. 31, s. 10

38. Obstruction of surveyor—Every person who wilfully obstructs or hinders any surveyor, or any servant or assistant duly authorised by a surveyor, in the execution of his duty in or about ascertaining or marking out any boundary or survey lines, or in or about the fixing, placing, restoring, repairing, or setting up of any trigonometrical station, boundary mark, or survey mark, ranging peg, post, block, or stone for the purposes aforesaid, or in any way resists any surveyor or other person as aforesaid in the performance of his duty, commits an offence against this Act.

Cf. 1924, No. 31, s. 11



THIS DWG. IS THE COPYRIGHT OF COOK MULDOWNEY COSTELLO AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.

Cook Muldowney Costello
Consulting Civil & Structural Engineers - Māngarai
Tarewa House, 19 Lower Tarewa Road Telephone 89-529
Also Kōi Kōi Office, Hone Hono Road Telephone 783-22



A member of
Northland Consultants

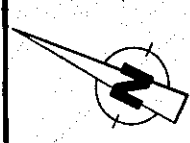
G. Vorney esq.
50 Coville Rd
Dargaville

PROPOSED RECONSTRUCTION of DRIVEWAY
56 COVILLE ROAD
DARGAVILLE

DATE	REVISION	DATE	REVISION	SHEET
22/1/85	1. Issue with Reprints			ONE
				2371
DRAWN <i>S. Muldowney</i>	CHECKED	DATE 10-1-85	SCALES 1:200 1:20	SERIES OF 1
TRACED <i>S. Muldowney</i>				REF.

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET REFERENCE
K12 L11/12 M12
K13 L12/13



BOROUGH OF DARGAVILLE

SCALE 1:500 (5 metres to 1 centimetre)
5 0 5 10 15 20 25 30 35 40 45 m



SHEET REF: L12/13
NEG. NO: 70471
DATE FLOWN: 26-9-79



References
Prior C/T 64/118

Land and Deeds 68

Transfer No. B.114340.5
C. Order No.



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of October, one thousand nine hundred and eighty two, under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND, WITNESSETH that GERALD VARNEY of Dargaville, farmer and CHARLOTTE ELLEN VARNEY his wife are

the owners of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified in memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, the several admeasurements a little more or less, that is to say: All that parcel of land containing 7683

metres more or less being Lot 40 and part Lot 43 Deposited Plan 482 and being part Aoroa 3756A Block Kaihu Survey District



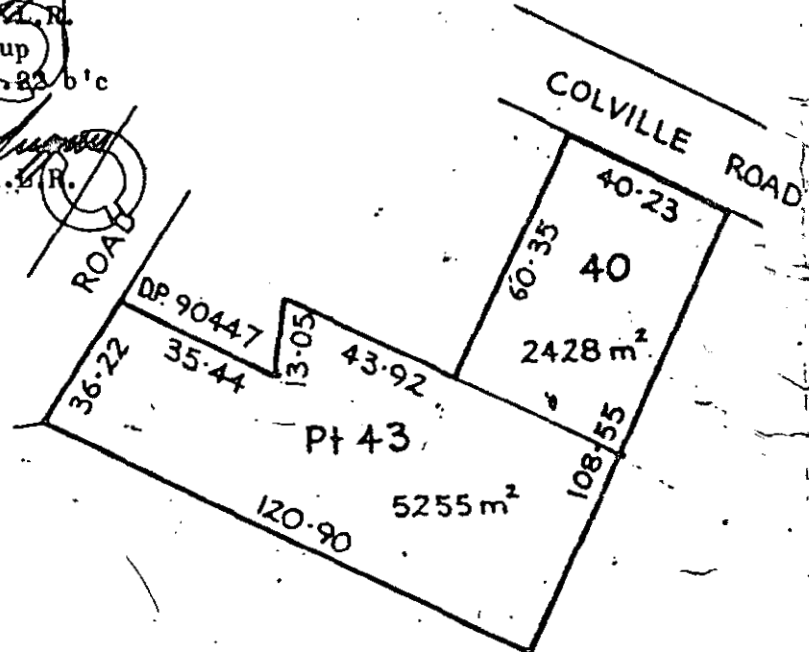
Assistant Land Registrar
NORTH AUCKLAND

Dargaville Borough

Interests at date of issue:

Fencing covenant in Transfer 14003

B.114340.6 Mortgage to ANZ Banking Group
(New Zealand) Limited - 4.10.1982 at 2.22 b/c



Total Area : 7683 m²

D.P. 482

879 24

Measurements are Metric

15 NOV 1982

L. G. Gorman

No. 50C/1146

02 NOV 1984

REGISTER

NEW ZEALAND.



Reference: Vol. 63, folio 52
Transfer No. 14003

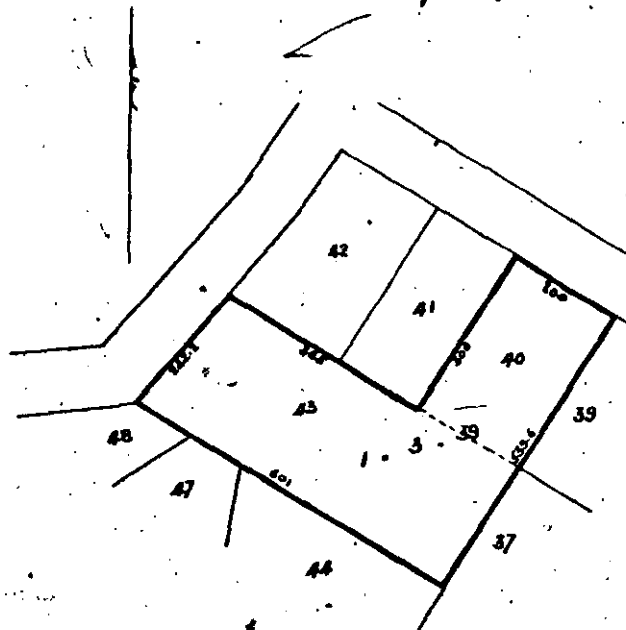
Register-book,
Vol. 64, folio 118.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Twelfth day of October, one thousand eight hundred and ninety-two, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland testifies that Joseph Marchbanks of Mangawhare, Seller

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing One acre three rods and thirty nine perches more or less being Lots Forty and Forty three of a subdivision of part of the Horowhenua Block No. 3756 in the Hawke's Bay District as the same is delineated on the plan deposited in the Land Transfer Office Auckland as number 1182

Provided however that there shall not be erected upon the within described land or any part thereof any Brewery, Distillery, Hotel, Public House or messuage or building or erection for the manufacture sale or disposal of any fermented spirituous or intoxicating liquors wines ale or beer of any description whatsoever And that the said Joseph Marchbanks the purchaser shall not use or cause permit or suffer to be used as a Brewery, Distillery, Hotel, Public House or other place for the manufacture sale or disposal of any fermented spirituous or intoxicating liquors wines ale or beer of any description whatsoever any house building messuage place or erection now standing or hereafter to be built made or erected on the said piece of land And provided further that Alfred Ernest Harding of Auckland, of the said Vendor shall not be liable to erect or maintain or contribute towards the cost of erecting or maintaining any boundary or dividing fence between the said piece of land and the adjoining land belonging to the said Vendor but this latter provision shall not extend to the benefit of the purchaser of any such adjoining land



Scale - 2 Chains to an inch.

Geo. Sturtevant
draughtsman

Registered Land Registrar
Mortgage No. 1264 of 1912 registered in the National Bank Limited per sequestrator at 2.56 pm

Transfer 551810 Joseph Marchbanks to Mary Marchbanks of Mangawhare spinster produced 12/11/92 at 12.30 o'clock

290888 Transmission to Lala Bernadette of Dargaville married woman as administrator entered 6.3.1911 at 9.23 o'clock

Transfer 103622 to George Edwin Philp of Dargaville married man and his wife produced 25.2.1912 at 10.10 o'clock

over

REGISTER

A121901 *Monticola* *North Auckland Lark*
Cooper's *20.5.1966 at 2.10.00*

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1997

L. G. Stroman

D.L.H.

000684.3 Transfer to Leah Cannon
of Dargaville solicitor - 15.3.1972
at 9-57 00 J.C. Schmale

A. L. R.

287727.1 Mortgage Co. Guarantee Page
Securities Limited 28.1974 at
9.40 o'clock

for A.L.R.

B.114340.2 Transfer of part Lot 1 Plan 90447
to Kevin Philip Vercoe, power board employee
and Carol Grace Vercoe, clerk both of
Dargaville - 4.10.1982 at 2.22 o'clock

A. L. R.

R.114340.3) Cancelled as to part in terms of
O.N.C.T.) Lot 1 Plan 90447 and new title
4.10.1982) issued

47D/329

Answer

B.114340.5 Transfer of the residue to Gerald Varney of Dargaville, farmer and Charlotte Ellen Varney his wife - 4.10.1982 at 2.22 o'clock
C.T. 50C/1144

A.L.R.

CANCELLED
DUPLICATE DESTROYED

CERTIFICATE OF TITLE.

Feb

solid