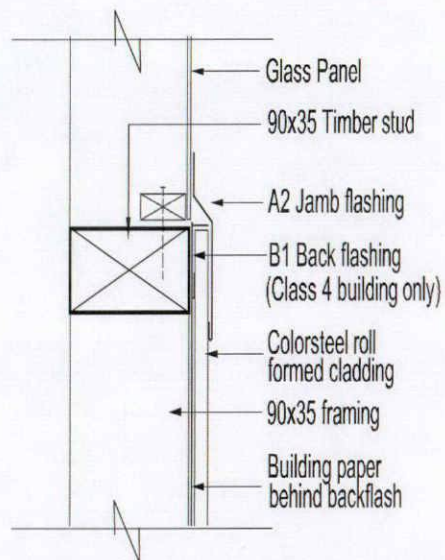
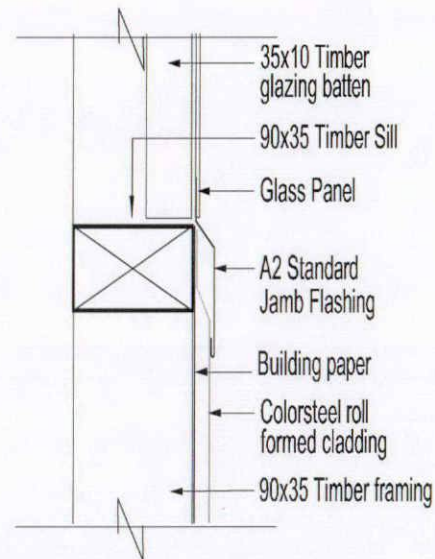


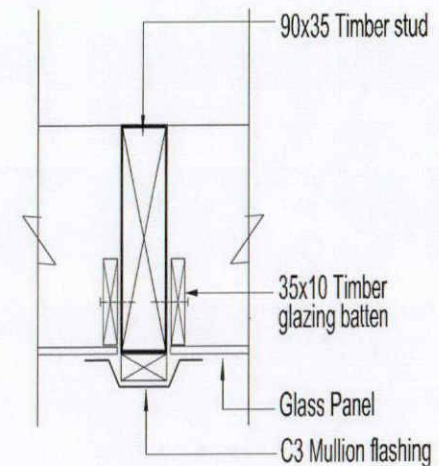
Versatile Buildings 1000 Series Specifications
 Customer: Miss. Sara Griffiths
 Site Address: 29 Bedford St, 4322, Eltham
 Reference: Warren-1
 Contact: Warren Johnson, Wanganui, 06 3482471



Standard Window Jamb Detail



Standard Window Sill Detail

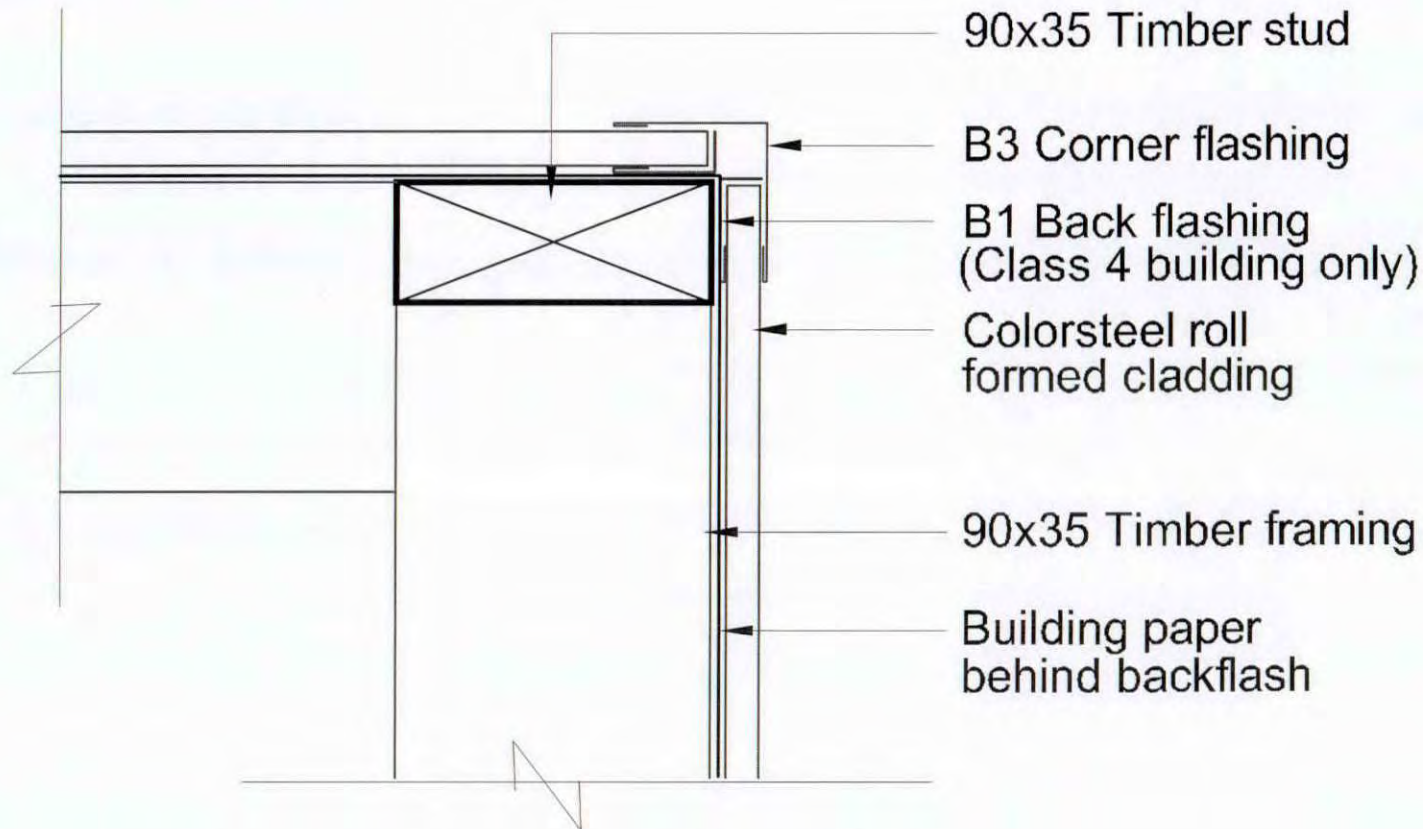


Standard Mullion Detail

TITLE: Standard Window Details

© Versatile Buildings Ltd 2007

Versatile Buildings 1000 Series Specifications
Customer: Miss. Sara Griffiths
Site Address: 29 Bedford St, 4322, Eltham
Reference: Warren-1
Contact: Warren Johnson, Wanganui, 06 3482471



Corner Flashing Detail

TITLE: Corner Flashing Detail

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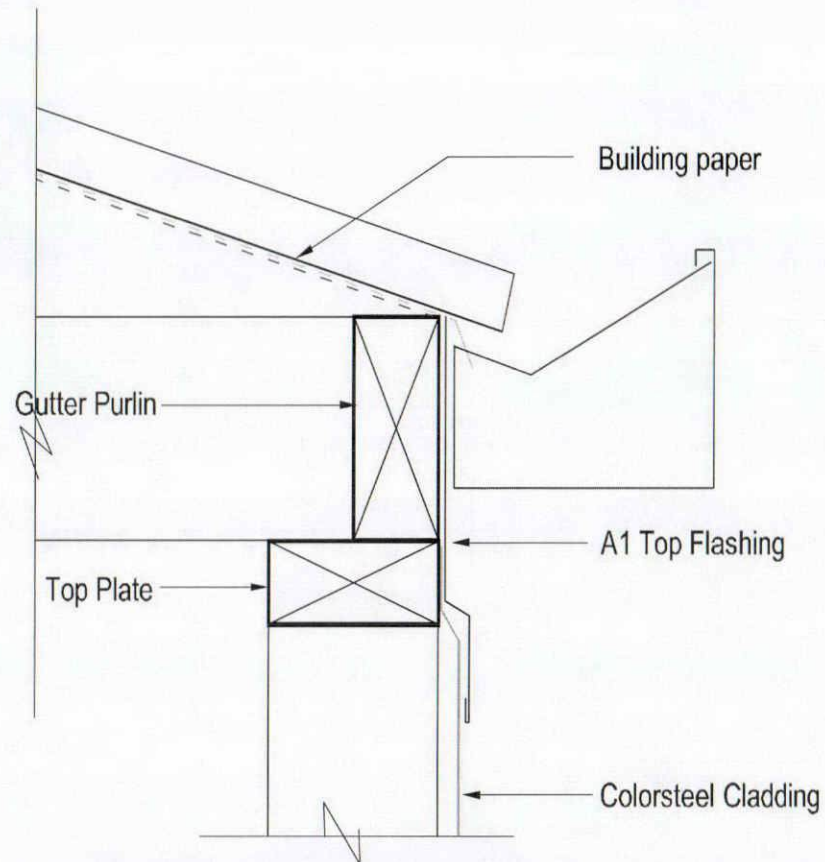
Versatile Buildings 1000 Series Specifications

Customer: Miss. Sara Griffiths

Site Address: 29 Bedford St, 4322, Eltham

Reference: Warren-1

Contact: Warren Johnson, Wanganui, 06 3482471



Typical Top Flashing Detail

TITLE: Gutter Detail

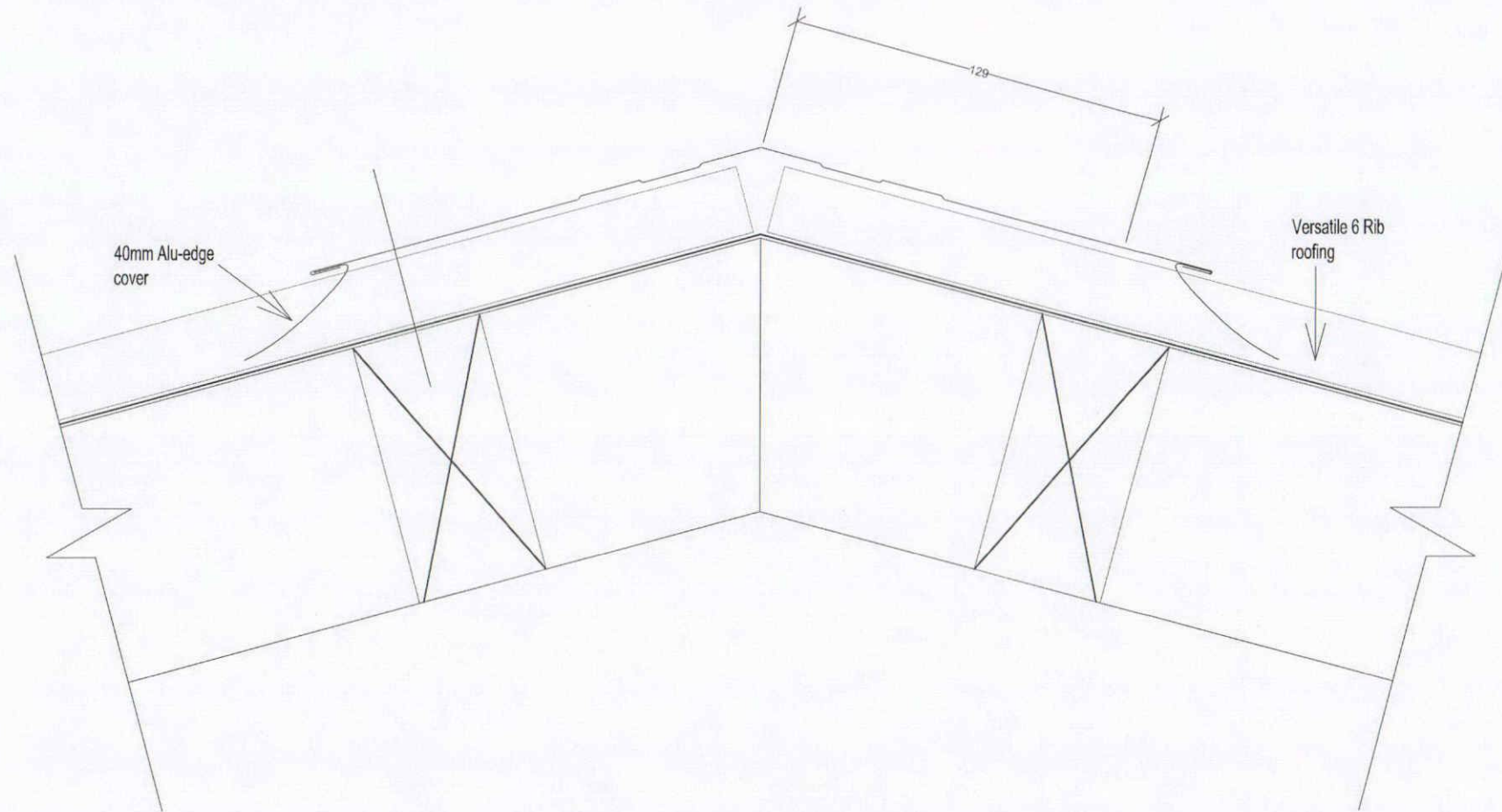
Versatile Buildings 1000 Series Specifications

Customer: Miss. Sara Griffiths

Site Address: 29 Bedford St, 4322, Eltham

Reference: Warren-1

Contact: Warren Johnson, Wanganui, 06 3482471



TITLE: Ridging Profile

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page 8 of 12

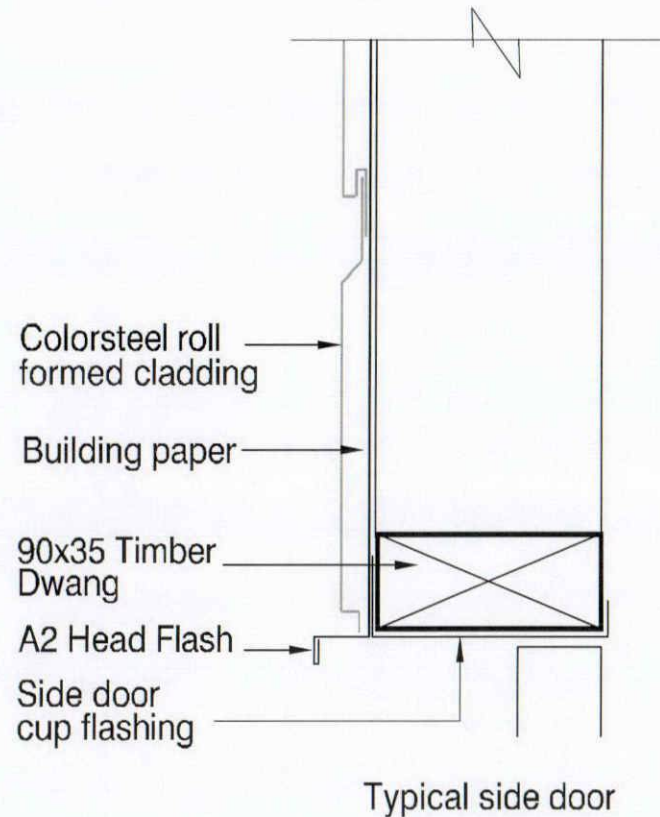
Versatile Buildings 1000 Series Specifications

Customer: Miss. Sara Griffiths

Site Address: 29 Bedford St, 4322, Eltham

Reference: Warren-1

Contact: Warren Johnson, Wanganui, 06 3482471



Side Door Head Detail

TITLE: Side Door Head Detail

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page 9 of 12

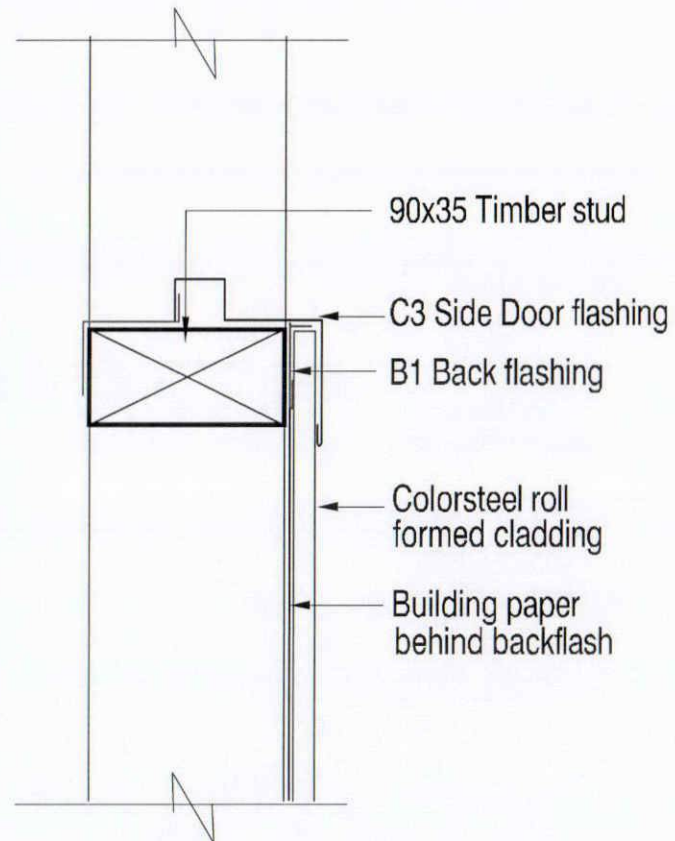
Versatile Buildings 1000 Series Specifications

Customer: Miss. Sara Griffiths

Site Address: 29 Bedford St, 4322, Eltham

Reference: Warren-1

Contact: Warren Johnson, Wanganui, 06 3482471

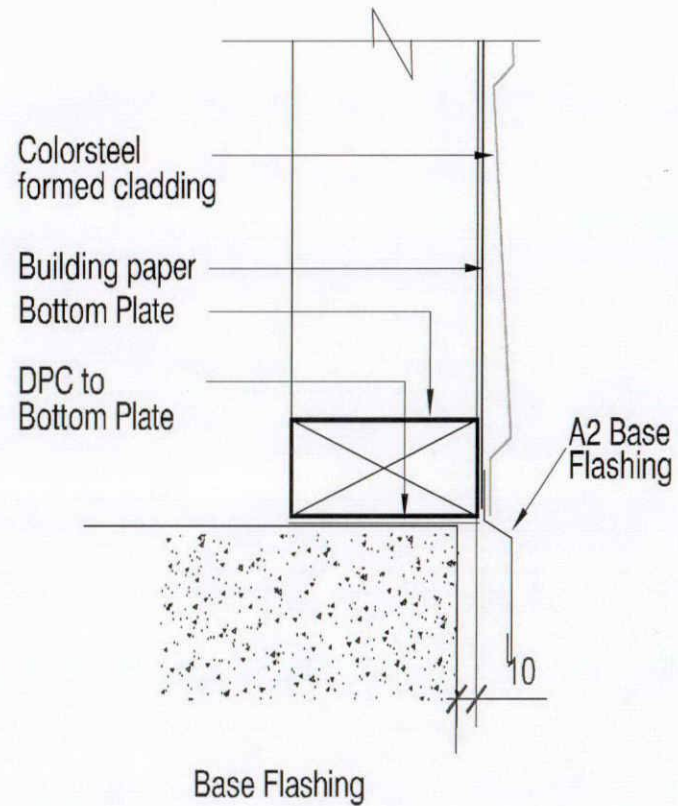


Side Door Jamb Detail

TITLE: Side Door Jamb Detail

© Versatile Buildings Ltd 2007

Versatile Buildings 1000 Series Specifications
Customer: Miss. Sara Griffiths
Site Address: 29 Bedford St, 4322, Eltham
Reference: Warren-1
Contact: Warren Johnson, Wanganui, 06 3482471



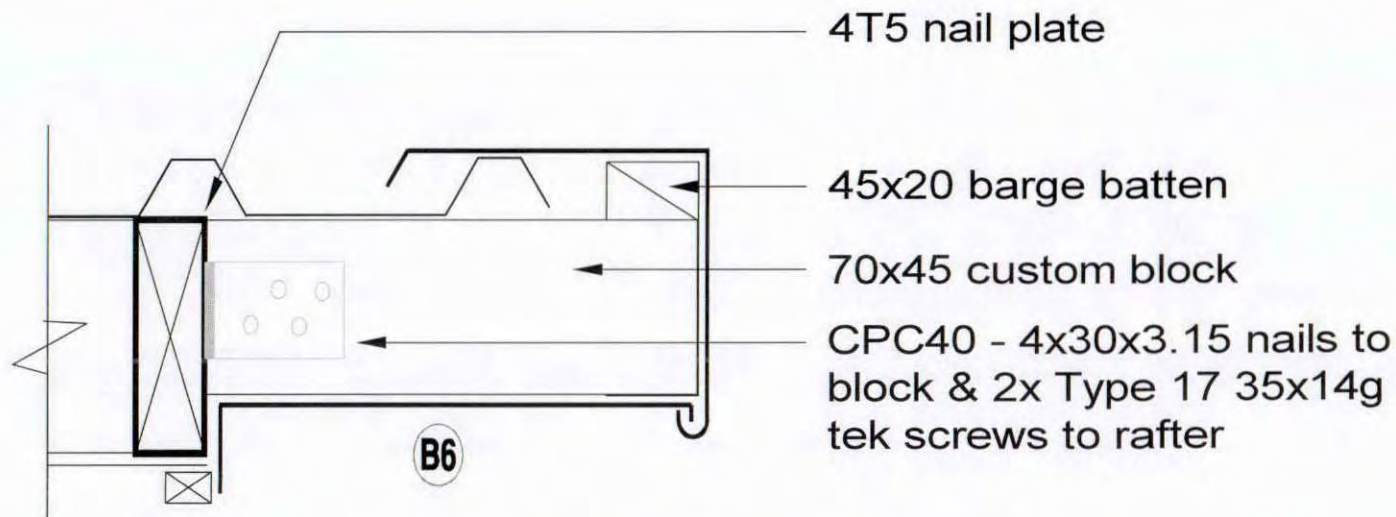
Typical Base Flashing

TITLE: Base Flashing Detail

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Versatile Buildings 1000 Series Specifications
Customer: Miss. Sara Griffiths
Site Address: 29 Bedford St, 4322, Eltham
Reference: Warren-1
Contact: Warren Johnson, Wanganui, 06 3482471



BARGE DETAIL

TITLE: Custom End Barge Detail

© Versatile Buildings Ltd 2007

Versatile Buildings 1000 Series Specifications

Customer: Miss. Sara Griffiths

Site Address: 29 Bedford St, 4322, Eltham

Reference: Warren-1

Contact: Warren Johnson, Wanganui, 06 3482471

Model:	Versatile 1000 Series
Size & Stud Height:	8.0m long x 6.0m wide, with 2.4m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 35mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	medium wind zone
Cladding Type:	Versaclad 'weatherboard' profile
Gable Cladding:	Board & Batten profile
Gable Soffit:	Front & Rear
Downpipes Location:	As per Instruction
Downpipes Size:	65mm
Aluminium Joinery Glazing:	
Expansion Cuts:	Control joints to control cracking at maximum 3.0m

Notes:

GENERAL: Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 20Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to TPA Specification H1.2 or C.F, MGP 10 framing. Studs shall be 90 x 35mm at 1000mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, WALL FRAME DETAIL for timber grade options and specification. Fix hardware in accordance with Producer Statement VB 2000, WALL FRAME DETAIL.

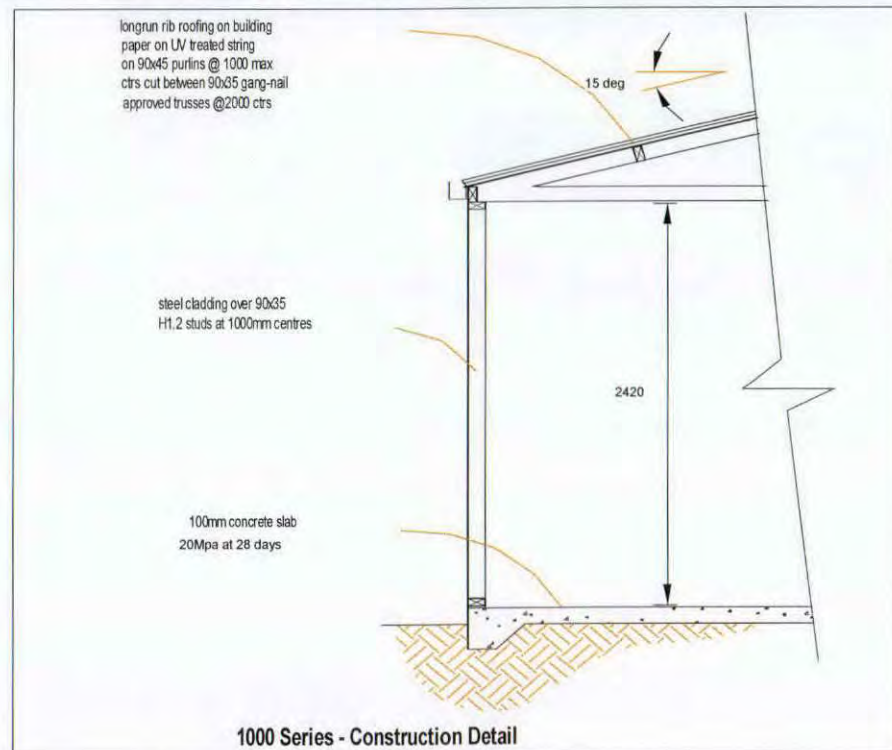
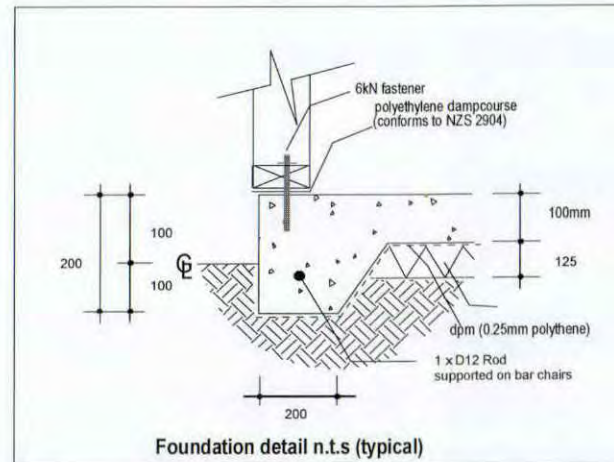
ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1000mm crs fixed to MiTek roof trusses at 2000mm crs. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, TRUSS DETAILS. See truss details and specification in Producer Statement VB 2000, SPAN, LOAD AND TRUSS DETAILS.

SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, LINTEL SELECTION. Fixing details are shown in HARDWARE FIXING DETAILS of VB 2000.

ROOFING: Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

WALL CLADDING: Fix with galvanized clouts as specified in VB 2000.

ROOF BRACING: For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement



Application No.

Permit No.

D. & P. No.

BOROUGH OF ELTHAM**APPLICATION FOR PERMIT**

PERMIT A 71277

220 BUILDING AND/OR DRAINAGE & PLUMBING

I hereby apply for a permit to carry out Building and/or Drainage and Plumbing work as described hereunder in accordance with the plans and specifications deposited herewith in duplicate.

NAME OF OWNER: Richard Harrison John PeckADDRESS OF OWNER: 210 29 Colerwood Street

LEGAL DESCRIPTION OF PROPERTY:

VALUATION NO.:

12200/523Lot: 4 D.P./S: 2828 Section:Address of Property: 3 Bedford StreetDESCRIPTION OF WORK TO BE DONE: Construct residence

To build/alter/repair a

PROPOSED USE OF BUILDING:

: Total Floor Area

163.4
76.4 M²

N.B. The purpose for which each part of the building is to be used must be indicated on the plans.

NAME OF BUILDER: S.P. & J.B. Rowe Ltd.ADDRESS: 43 Wesley Ave New Plymouth

NAME OF DRAINLAYER:

ADDRESS:

NAME OF PLUMBER:

ADDRESS:

ESTIMATED VALUES:**FEES PAYABLE**Building 12,000Plumbing & Drainage 1,000TOTAL 13,000

Building Res. Levy

Water Connection

Sewer Connection

Kerb/Footpath Deposit

Underground Power Fee

TOTAL FEES:

Scale of Fees
OverleafSignature of Applicant: R. J. Peck Date: 22.6.83Fees Paid \$ 60.00

Payee:

Rec. No. 9780Date: 27/6/83

ESTIMATED VALUE OF BUILDING WORK

	Up to		\$ c.	
\$21	to	\$20		50
\$201	to	\$200		1.00
\$401	to	\$400		2.00
\$601	to	\$600		3.00
\$801	to	\$800		4.00
\$1,001	to	\$1,000		5.00
\$1,201	to	\$1,200		6.00
\$1,401	to	\$1,400		7.00
\$1,601	to	\$1,600		8.00
\$1,801	to	\$1,800		9.00
\$2,0001	to	\$2,000		10.00
\$2,501	to	\$2,500		12.00
\$3,001	to	\$3,000		14.00
\$3,501	to	\$3,500		16.00
\$4,001	to	\$4,000		18.00
\$5,001	to	\$5,000		21.00
\$6,001	to	\$6,000		24.00
\$7,001	to	\$7,000		27.00
\$8,001	to	\$8,000		30.00
\$9,001	to	\$9,000		33.00
\$10,001	to	\$10,000		36.00
\$12,001	to	\$12,000		40.00
\$14,001	to	\$14,000		44.00
\$16,001	to	\$16,000		48.00
\$18,001	to	\$18,000		52.00
\$20,001	to	\$20,000		56.00
\$25,001	to	\$25,000		64.00
\$30,001	to	\$30,000		72.00
\$35,001	to	\$35,000		80.00
\$40,001	to	\$40,000		88.00
\$50,001	to	\$50,000		98.00
\$60,001	to	\$60,000		108.00
\$70,001	to	\$70,000		118.00
\$80,001	to	\$80,000		128.00
\$90,001	to	\$90,000		138.00
\$100,001	to	\$100,000		148.00
\$120,001	to	\$120,000		158.00
\$140,001	to	\$140,000		168.00
\$160,001	to	\$160,000		178.00
\$180,001	to	\$180,000		188.00
	to	\$200,000		198.00

NATURE OF DUTY	FEES
For inspection required in the case of proposed structural alterations before plans are submitted for approval	\$2.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	\$1.00
For inspecting old timber before re-using same in a new building	\$2.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fees has otherwise been paid	\$0.50

Payment for permit fees based on the following scale must accompany this application.

ESTIMATED VALUE OF WORK		FEE PAYABLE
	Up To \$10	10c
\$11	To \$20	25c
\$21	To \$50	50c
\$51	To \$100	\$1
\$101	To \$200	\$2
\$201	To \$300	\$3
\$301	To \$400	\$4

plus \$1 for every \$200 or part thereof in excess of \$400.

A levy of \$1.00 per thousand or part thereof of the **whole** value (including Plumbing and Drainage Fees), applies to all buildings, valued at ~~_____~~ or more, ~~by \$1.00 Levy, \$2.00 Levy, \$3.00 Levy, \$4.00 Levy.~~ 80,000

ADDITIONAL FEES PAYABLE

Water Connection
Sewer Connection
Kerb/Footpath Deposit
Underground Power Fee
Footpath Crossing

Inspector: M R. Day 1

ELTHAM BOROUGH COUNCIL

Receipt No. 9780

OWNER

Name D.H. Pook

Address 21-29 Collingwood St
Eltham.

BUILDER

Name R. J. Rowe Ltd.

Mailing Address 42 Wesley Ave
New Plymouth

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 5

Street Name Beckford Street

Town/District Eltham

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 12200/1523

Lot 4 D.P. 2828

Section _____ Block _____

Survey District Napier

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect New Residence.

Date Inspected

REMARKS (e.g. stage reached with work)

4/7/83. Piles in place.

7/7 joist in place

COMPLETED (Signature)

R. Day

Date

/ /

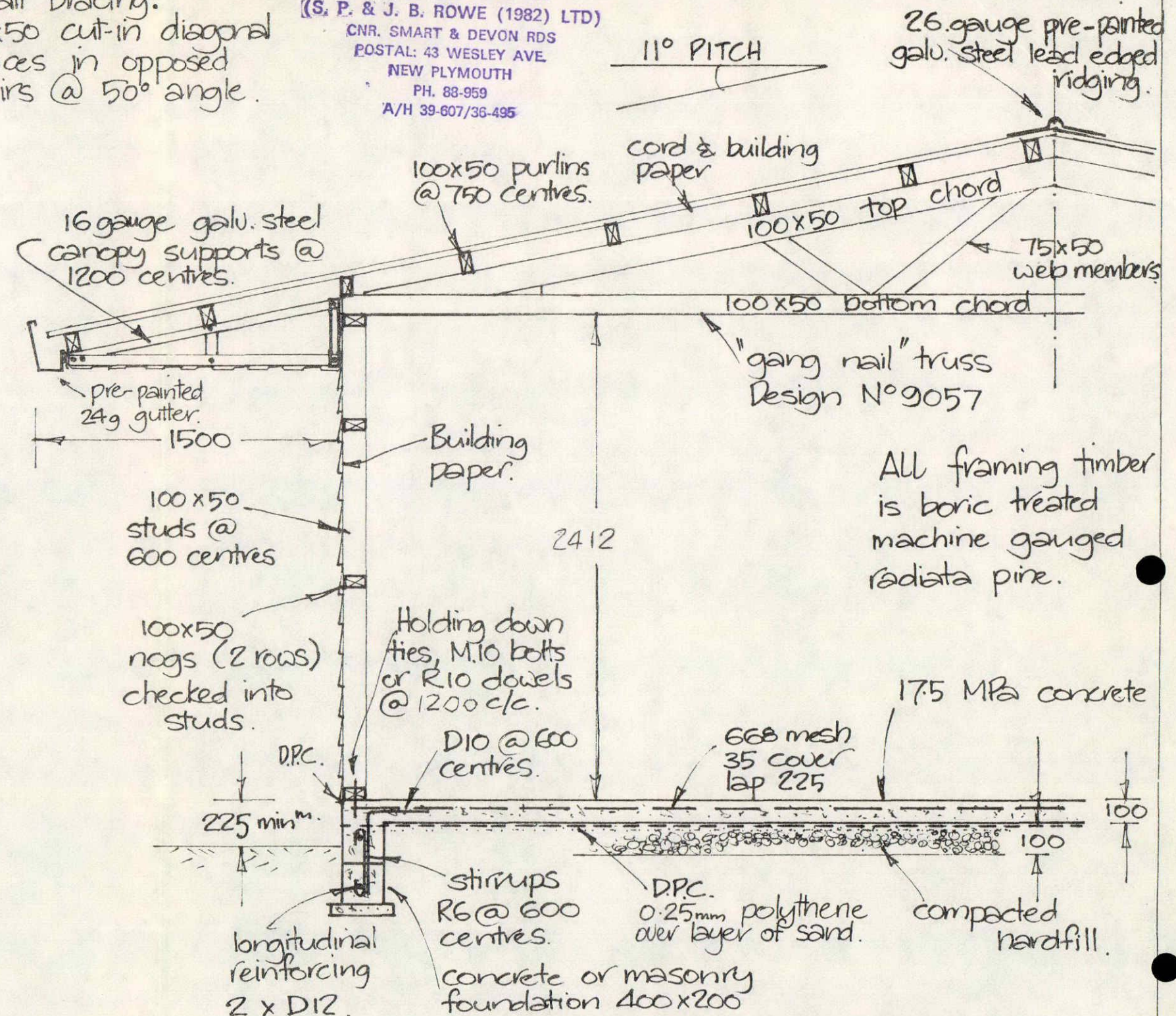
THE SKYLINE CENTRE
(S. P. & J. B. ROWE (1982) LTD)
CNR. SMART & DEVON RDS
POSTAL: 43 WESLEY AVE
NEW PLYMOUTH
PH. 88-959
A/H 39-607/36-495



REAR ELEVATION

A side elevation drawing of a building. The roof is gabled with a central ridge. The walls are covered in horizontal siding. A dashed line runs diagonally from the top left corner of the main wall down to the bottom center, indicating a structural break or joint. On the right side, there is a window with a rectangular frame and a smaller, square window to its right. The drawing is a black and white line sketch.

SIDE ELEVATION



TYPICAL SECTION

APPROVED
ELTHAM BOROUGH COUNCIL

BUILDING INSPECTOR

COOK'S COTTAGE 9-6M x 6-6M

NAME

DATE _____

SCALE ELEVATIONS 1:100 SECTION 1:25

1

Application No.

Permit No.

D. & P. No.

BOROUGH OF ELTHAM**APPLICATION FOR PERMIT**

PERMIT A12193

220 BUILDING AND/OR DRAINAGE & PLUMBING

I hereby apply for a permit to carry out Building and/or Drainage and Plumbing work as described hereunder in accordance with the plans and specifications deposited herewith in duplicate.

NAME OF OWNER: M. M. CALEYADDRESS OF OWNER: 29 BEDFORD STREET

LEGAL DESCRIPTION OF PROPERTY:

VALUATION NO.:

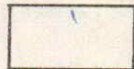
12200/528Lot: 2 D.P./S: 4488 Section:Address of Property: 29 BEDFORD STREET

DESCRIPTION OF WORK TO BE DONE:

To build/alter/repair a BUILD LEAN TO FOR WOOD SHED.

PROPOSED USE OF BUILDING:

: Total Floor Area

M²

N.B. The purpose for which each part of the building is to be used must be indicated on the plans.

NAME OF BUILDER: V.E. BLOOMFIELD.ADDRESS: 30 BEDFORD STREET ELTHAM.

NAME OF DRAINLAYER:

ADDRESS:

NAME OF PLUMBER:

ADDRESS:

ESTIMATED VALUES:**FEES PAYABLE**Building 200

Plumbing & Drainage

TOTAL

Building Res. Levy

Water Connection

Sewer Connection

Kerb/Footpath Deposit

Underground Power Fee

Scale of Fees

Overleaf

TOTAL FEES: 1-00Signature of Applicant: V.E. Bloomfield Date: 3. 12. 82.Fees Paid \$ 1-00

Payee:

Rec. No. 4369Date: 3 DEC 82

BUILDING PERMIT FEES

ESTIMATED VALUE OF BUILDING WORK

			FEE
	Up to		\$ c.
\$21	to	\$20	50
\$201	to	\$200	1.00
\$401	to	\$400	2.00
\$601	to	\$600	3.00
\$801	to	\$800	4.00
\$1,001	to	\$1,000	5.00
\$1,201	to	\$1,200	6.00
\$1,401	to	\$1,400	7.00
\$1,601	to	\$1,600	8.00
\$1,801	to	\$1,800	9.00
\$2,0001	to	\$2,000	10.00
\$2,501	to	\$2,500	12.00
\$3,001	to	\$3,000	14.00
\$3,501	to	\$3,500	16.00
\$4,001	to	\$4,000	18.00
\$5,001	to	\$5,000	21.00
\$6,001	to	\$6,000	24.00
\$7,001	to	\$7,000	27.00
\$8,001	to	\$8,000	30.00
\$9,001	to	\$9,000	33.00
\$10,001	to	\$10,000	36.00
\$12,001	to	\$12,000	40.00
\$14,001	to	\$14,000	44.00
\$16,001	to	\$16,000	48.00
\$18,001	to	\$18,000	52.00
\$20,001	to	\$20,000	56.00
\$25,001	to	\$25,000	64.00
\$30,001	to	\$30,000	72.00
\$35,001	to	\$35,000	80.00
\$40,001	to	\$40,000	88.00
\$50,001	to	\$50,000	98.00
\$60,001	to	\$60,000	108.00
\$70,001	to	\$70,000	118.00
\$80,001	to	\$80,000	128.00
\$90,001	to	\$90,000	138.00
\$100,001	to	\$100,000	148.00
\$120,001	to	\$120,000	158.00
\$140,001	to	\$140,000	168.00
\$160,001	to	\$160,000	178.00
\$180,001	to	\$180,000	188.00
	to	\$200,000	198.00

FEES PAYABLE FOR SPECIAL DUTIES

NATURE OF DUTY	FEES
For inspection required in the case of proposed structural alterations before plans are submitted for approval	\$2.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	\$1.00
For inspecting old timber before re-using same in a new building	\$2.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fees has otherwise been paid	\$0.50

PLUMBING & DRAINAGE PERMIT FEES

Payment for permit fees based on the following scale must accompany this application.

ESTIMATED VALUE OF WORK	FEE PAYABLE
Up To \$10	10c
To \$20	25c
To \$50	50c
To \$100	\$1
To \$200	\$2
To \$300	\$3
To \$400	\$4

plus \$1 for every \$200 or part thereof in excess of \$400.

BUILDING RESEARCH LEVY

A levy of \$1.00 per thousand or part thereof of the **whole** value (including Plumbing and Drainage Fees), applies to all buildings, valued at \$3,000 or more, e.g. \$3,000 value, \$3.00 Levy, \$3,050 Value — \$4.00 Levy.

ADDITIONAL FEES PAYABLE

Water Connection
Sewer Connection
Kerb/Footpath Deposit
Underground Power Fee
Footpath Crossing

Inspector: M. G. DEYELTHAM BOROUGH COUNCILReceipt No. 4269

OWNER

Name M. CALMAddress 29 BEDFORD STREET
ELTHAM.

BUILDER

Name V. BROOMFIELDMailing Address 20 BEDFORD STREET
ELTHAM.

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 29Street Name BEDFORDTown/District ELTHAM

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 12200/528Lot 2 D.P. 4488

Section _____ Block _____

Survey District NGAERE.

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

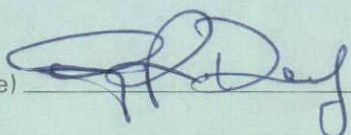
LEAN TO WOODSHED

Date Inspected

REMARKS (e.g. stage reached with work)

22/08/83 BUILDING COMPLETE O.K.

COMPLETED (Signature)

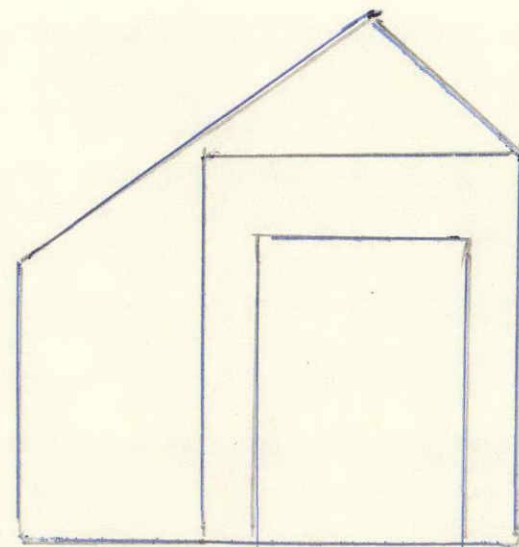
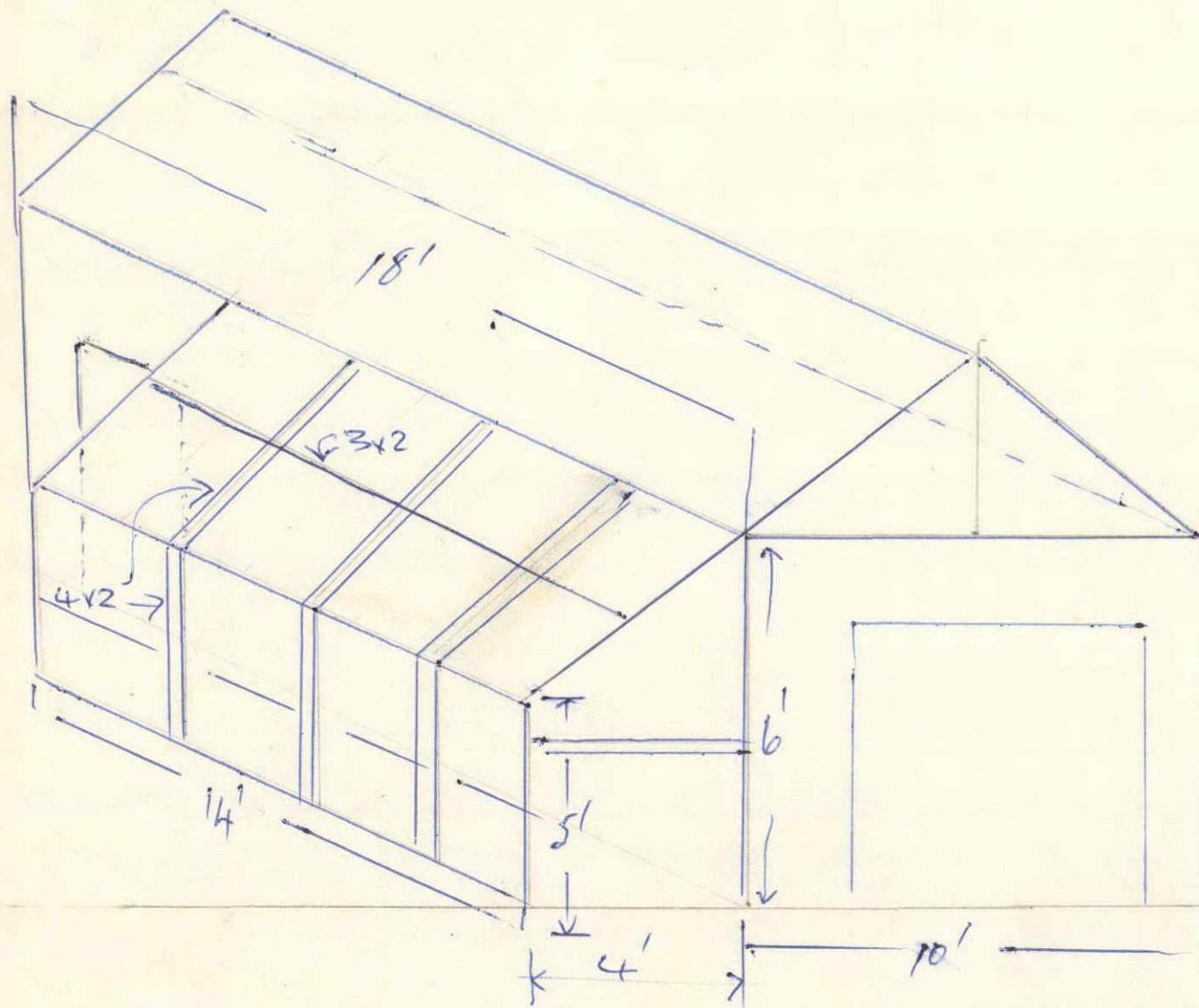


Date

12 JAN/83

LEAN TO FOR EXISTING CAR SHED

FOR M.M CALEY 29 BEDFORD STR.



FRONT VIEW

APPROVED
ELTHAM BOROUGH COUNCIL
[Signature]
BUILDING INSPECTOR

ELTHAM BOROUGH COUNCIL



Application for Building Permit

To the Building Inspector,
Town Clerk's Office,
Stanners Street, Eltham.

Date 24 - 6 - 1974

Sir,—

I hereby apply for permission to renovate at 29 Redford St
(House No. and Street)
for Mr. M. Coley of Fraser Road according
(Owner) (Address)
to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land:—

Asses. No. 1220/528 Description Lot 2 OP 4488

Length of boundaries Area

Particulars of Building:—

Foundations: Walls: Roof:

Area of ground floor: square feet. Area of outbuildings square feet.

Estimated Value of Building

\$

Receipt Number Date

Permit Number

Permit Fee \$

Proposed purposes for which every part of building is to be used or occupied

Residential alterations & modifications.
(describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other part of building

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

Yours faithfully,

APPROVED
ELTHAM BOROUGH COUNCIL
2/7/74 J. Heritage
BUILDING INSPECTOR

Mr. M. Coley by her
Owner

H. D. Houston
Builder

Postal Address: C/- Box 20 Swanley

SECOND SCHEDULE
FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT
ACCORDING TO THE ESTIMATED VALUE OF THE
BUILDING WORK.

ESTIMATED VALUE OF BUILDING WORK.			FEES.	BUILDING RESEARCH LEVY
			\$ c.	\$ c.
	Up to	\$ 20	50	
\$ 21	to	\$ 200	1.00	
\$ 201	to	\$ 400	2.00	
\$ 401	to	\$ 600	3.00	
\$ 601	to	\$ 800	4.00	
\$ 801	to	\$ 1,000	5.00	
\$ 1,001	to	\$ 1,200	6.00	
\$ 1,201	to	\$ 1,400	7.00	
\$ 1,401	to	\$ 1,600	8.00	
\$ 1,601	to	\$ 1,800	9.00	
\$ 1,801	to	\$ 2,000	10.00	
\$ 2,001	to	\$ 2,500	12.00	
\$ 2,501	to	\$ 3,000	14.00	1.50
\$ 3,001	to	\$ 3,500	16.00	2.00
\$ 3,501	to	\$ 4,000	18.00	2.00
\$ 4,001	to	\$ 5,000	21.00	2.50
\$ 5,001	to	\$ 6,000	24.00	3.00
\$ 6,001	to	\$ 7,000	27.00	3.50
\$ 7,001	to	\$ 8,000	30.00	4.00
\$ 8,001	to	\$ 9,000	33.00	4.50
\$ 9,001	to	\$ 10,000	36.00	5.00
\$ 10,001	to	\$ 12,000	40.00	5.00 plus 50 cents per \$1000 or part thereof
\$ 12,001	to	\$ 14,000	44.00	
\$ 14,001	to	\$ 16,000	48.00	
\$ 16,001	to	\$ 18,000	52.00	
\$ 18,001	to	\$ 20,000	56.00	
\$ 20,001	to	\$ 25,000	64.00	
\$ 25,001	to	\$ 30,000	72.00	
\$ 30,001	to	\$ 35,000	80.00	
\$ 35,001	to	\$ 40,000	88.00	
\$ 40,001	to	\$ 50,000	98.00	
\$ 50,001	to	\$ 60,000	108.00	
\$ 60,001	to	\$ 70,000	118.00	
\$ 70,001	to	\$ 80,000	128.00	
\$ 80,001	to	\$ 90,000	138.00	
\$ 90,001	to	\$100,000	148.00	
\$100,001	to	\$120,000	158.00	
\$120,001	to	\$140,000	168.00	
\$140,001	to	\$160,000	178.00	
\$160,001	to	\$180,000	188.00	
\$180,001	to	\$200,000	198.00	
\$200,001 and above			200.00	

FEES PAYABLE FOR SPECIAL DUTIES.

NATURE OF DUTY	FEES
For inspection required in the case of proposed structural alterations before plans are submitted for approval	\$1.00
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building	50 cents
For inspecting old timber before re-using same in a new building	\$1.50
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	25 cents

ELTHAM BOROUGH COUNCIL

APPLICATION FOR PERMISSION TO ERECT A GARAGE OR SHED.

This form to be completed in addition to the usual Building Permit Application form.

- (1) State here whether Garage or Shed: ... GARAGE ...
- (2) Materials to be used:-
- (a) Floor: ... CONCRETE ...
- (b) Foundation: ... PINES ...
- (c) External Wall: ... IRON COVERED ...
- (d) Roof: ... IRON ...
- (e) Spouting & Downpipes: ... IRON ...
- (f) Paint: ...
- (3) Type of Doors. ... LEAF & BRACE HINGED ...
- (4) Number of Windows. ...
- (5) Storm Water Drains. ...
- (6) General Information.
- ... GABLE ENDED ROOF, BUILDING TWO FEET FROM FRONTAGE AND 1 FOOT 6 INCHES FROM NORTH BOUNDARY ...
- ... CAR SHED 10 FEET WIDE BY 18 FEET LONG ...

A site plan together with building plans and specifications to be submitted with every application.

A Building Permit must be obtained before work is commenced.

ELTHAM BOROUGH COUNCIL



Application for Building Permit

To the Building Inspector,
Town Clerk's Office,
Stanners Street, Eltham.

Date 24 - 6 - 1974

Sir,—

I hereby apply for permission to erect at 29 Bedford Street
(House No. and Street)
for M. M. Caley of Frasen Rd according
(Owner) (Address)

to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land:—

Asses. No. 1220/528 Description Lot 2 of 4485

Length of boundaries Area

Particulars of Building:—

Foundations: Walls: Roof:

Area of ground floor: square feet. Area of outbuildings square feet.

Estimated Value of Building

\$

Receipt Number Date

Permit Number

Permit Fee \$

Proposed purposes for which every part of building is to be used or occupied

Garden shed wood shed,
(describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other part of building

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

Yours faithfully,

Mavis Mabel Caley by her
Attorney H. D. Mowbray Owner

Postal Address: cf. Box 20 Swanford Builder
Eltham Argus—18846

APPROVED
ELTHAM BOROUGH COUNCIL
J. Skidmore 2-7-74
BUILDING INSPECTOR

SECOND SCHEDULE
FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT
ACCORDING TO THE ESTIMATED VALUE OF THE
BUILDING WORK.

ESTIMATED VALUE OF BUILDING WORK.			FEES.	BUILDING RESEARCH LEVY
			\$ c.	\$ c.
	Up	to		
\$	21		\$ 20	50
		to	\$ 200	1.00
\$	201		\$ 400	2.00
		to	\$ 600	3.00
\$	401		\$ 800	4.00
		to	\$ 1,000	5.00
\$	801		\$ 1,200	6.00
		to	\$ 1,400	7.00
\$	1,201		\$ 1,600	8.00
		to	\$ 1,800	9.00
\$	1,601		\$ 2,000	10.00
		to	\$ 2,500	12.00
\$	2,001		\$ 3,000	14.00
		to	\$ 3,500	16.00
\$	3,001		\$ 4,000	18.00
		to	\$ 5,000	21.00
\$	4,001		\$ 6,000	24.00
		to	\$ 7,000	27.00
\$	6,001		\$ 8,000	30.00
		to	\$ 9,000	33.00
\$	8,001		\$ 10,000	36.00
		to		
\$	10,001		\$ 12,000	40.00
		to	\$ 14,000	44.00
\$	12,001		\$ 16,000	48.00
		to	\$ 18,000	52.00
\$	16,001		\$ 20,000	56.00
		to	\$ 25,000	64.00
\$	20,001		\$ 30,000	72.00
		to	\$ 35,000	80.00
\$	30,001		\$ 40,000	88.00
		to	\$ 50,000	98.00
\$	40,001		\$ 60,000	108.00
		to	\$ 70,000	118.00
\$	60,001		\$ 80,000	128.00
		to	\$ 90,000	138.00
\$	70,001		\$ 100,000	148.00
		to	\$ 120,000	158.00
\$	90,001		\$ 140,000	168.00
		to	\$ 160,000	178.00
\$	100,001		\$ 180,000	188.00
		to	\$ 200,000	198.00
\$	120,001			
		to		
\$	140,001			
		to		
\$	160,001			
		to		
\$	180,001			
		to		
\$	200,001			
		and above		

1.50
2.00
2.00
2.50
3.00
3.50
4.00
4.50
5.00
5.00 plus 50 cents
per \$1000
or part thereof

FEES PAYABLE FOR SPECIAL DUTIES.

NATURE OF DUTY	FEES
For inspection required in the case of proposed structural alterations before plans are submitted for approval	\$1.00
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building	50 cents
For inspecting old timber before re-using same in a new building	\$1.50
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	25 cents

THOMSON, O'NEIL & CLIFFORD
BARRISTERS AND SOLICITORS

HUGH DOUGLAS THOMSON, LL.B.
LEONARD EDWARD CLIFFORD, LL.B.

Telephones 6258
7031
P.O. Box 20

Fenton Street,

Stratford N.I.

1st July 1974

The Town Clerk
Eltham Borough Council
P.O. Box 13
ELTHAM.

Dear Sir,

Thank you for your letter of 24th June and your
assistance herein.

We return form duly completed with our cheque for
\$4.00.

Yours faithfully
THOMSON, O'NEIL & CLIFFORD
Per: *H. D. Thomson*

HDT:DL



ELTHAM BOROUGH COUNCIL



Application for Building Permit

To the Building Inspector,
Town Clerk's Office,
Stanners Street, Eltham.

Date 22nd April 1959

Sir,—

I hereby apply for permission to 3000 CAR SHED at 18 BRYFORD ST
(House No. and Street)

for J. P. MANGINO of 18 BRYFORD ST according
(Owner) (Address)

to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land:—

Asses. No. 1220 / 528 Description SECTION 2 P 4188 section 63
SECTION FACES EAST

Length of boundaries 68' FRONTAGE x 13' DEPTH Area 4.964 Sq ft.

Particulars of Building:—

Foundations: PIERS & CONCRETE SLABS Walls: TIMBER & IRON Roof: TIMBER & IRON

Area of ground floor: 180 square feet. Area of outbuildings ✓ square feet.

Estimated cost:—

Building £ 50 - 0 - 0 695

Plumbing and Drainage £ 5 - 0 - 0

Total £ 55 - 0 - 0 95

Proposed purposes for which every part of building is to be used or occupied

CAR. SHED
(describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other part of building

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

Yours faithfully,

J. P. Mangino Owner

Brian Mundy Builder

Postal Address: 18 BRYFORD ST

SECOND SCHEDULE.

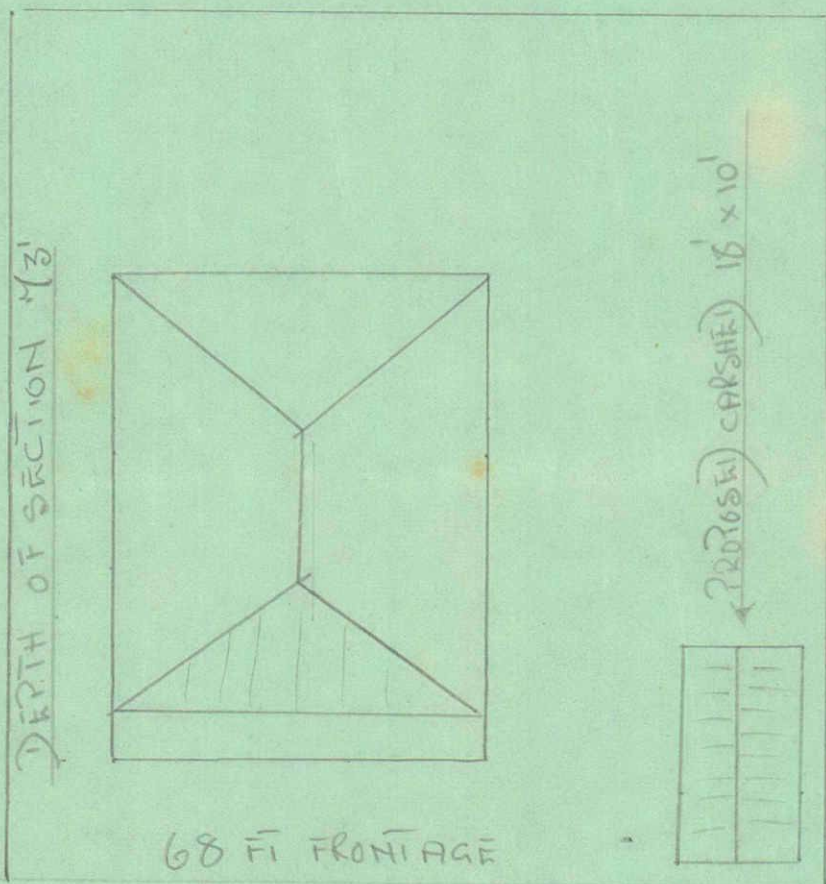
FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT ACCORDING TO THE ESTIMATED VALUE OF THE BUILDING WORK.

Estimated Value of Building Work.				Fees.		
				£	s	d
Not exceeding £10					5	0
Over £10 and not exceeding £100					10	0
" £100	" £200			1	0	0
" £200	" £300			1	10	0
" £300	" £400			2	0	0
" £400	" £500			2	10	0
" £500	" £600			3	0	0
" £600	" £700			3	10	0
" £700	" £800			4	0	0
" £800	" £900			4	10	0
" £900	" £1,000			5	0	0
" £1,000	" £1,250			6	0	0
" £1,250	" £1,500			7	0	0
" £1,500	" £1,750			8	0	0
" £1,750	" £2,000			9	0	0
" £2,000	" £2,500			10	10	0
" £2,500	" £3,000			12	0	0
" £3,000	" £3,500			13	10	0
" £3,500	" £4,000			15	0	0
" £4,000	" £4,500			16	10	0
" £4,500	" £5,000			18	0	0
" £5,000	" £6,000			20	0	0
" £6,000	" £7,000			22	0	0
" £7,000	" £8,000			24	0	0
" £8,000	" £9,000			26	0	0
" £9,000	" £10,000			28	0	0
" £10,000	" £12,500			32	0	0
" £12,500	" £15,000			36	0	0
" £15,000	" £17,500			40	0	0
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" £20,000	" £25,000			49	0	0
" £25,000	" £30,000			54	0	0
" £30,000	" £35,000			59	0	0
" £35,000	" £40,000			64	0	0
" £40,000	" £45,000			69	0	0
" £45,000	" £50,000			74	0	0
" £50,000	" £60,000			79	0	0
" £60,000	" £70,000			84	0	0
" £70,000	" £80,000			89	0	0
" £80,000	" £90,000			94	0	0
" £90,000	" £100,000			99	0	0
Exceeding £100,000				100	0	0

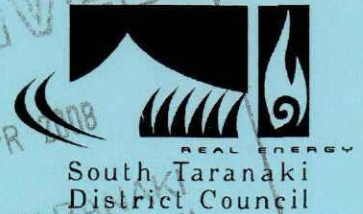
FEES PAYABLE FOR SPECIAL DUTIES.

Nature of Duty.		Fees.		
		£	s	d
For inspection required in the case of proposed structural alterations before plans are submitted for approval		10	0	
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building		5	0	
For inspecting old timber before re-using the same in a new building		15	0	
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid		2	6	

SITE PLAN - MR J. F. MANGANO - IN BEIR STREET
SHOWING PROPOSED SITE OF CAR SHED



APPLICATION FOR RESOURCE CONSENT
(LAND USE)
UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991



PLEASE READ THE APPLICATION CAREFULLY BEFORE COMPLETING THE FORM
PLEASE PRINT CLEARLY

EHham High St
Cnr Kingswood/High

TO: THE SOUTH TARANAKI DISTRICT COUNCIL



I/WE [state full name/s]	SARA KATHLYN GRIFFITHS		
	[Please state name of applicant]		
Agent [person acting on behalf of applicant]			
	[Please state name of agent]		
Address for service	29 BEDFORD STREET ELTHAM		
Address for invoices	AS ABOVE		
Phone [Day]	027 4903689	[After hours]	06 7647401
Fax			
Apply for the resource consent(s) described below			

The property location to which this application relates is [please describe location in a manner which will allow it to be readily identified]:	
Street Address:	29 BEDFORD STREET
Town:	ELTHAM
Legal Description:	
Valuation No:	_____/_____/____

The names and address of the owner and occupier [i.e. landowner, tenant, lessee, other than the applicant] of the land to which the application relates.	
29 Bedford Street Eltham	

A description of the activity to which the application relates is as follows [or is attached]:	
Contact New Garage on boundary & Part front of existing Dwelling	

The following additional resource consents are required in relation to this proposal and have/have not *[please delete one]* been applied for:

☐

Subdivision consent

☐

Water permit*

☐

Discharge permit*

[Refer to Taranaki Regional Council]*

I/We attach the required assessment of any effects that the proposed activity may have on the environment in accordance with Section 88 and the Fourth Schedule to the Resource Management Act 1991.

☐

Yes

☐

No

I/We attach other information [if any] required to be included in the application by the District Plan.

☐

Yes

☐

No

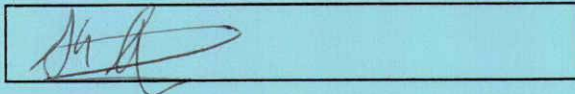
I attach information in accordance with Section 219 of the Act sufficient to adequately define:

- (a) The position of all new boundaries
- (b) The areas of all new allotments *[not required for cross-leases, company leases, or unit plans]*;
- (c) The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act
- (d) The location and areas of any esplanade strips to be created under Section 232 of the Act
- (e) The location and areas of any existing esplanade reserves, esplanade strips, or access strips
- (f) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown or local authority under Section 237A of the Act
- (g) The location and areas of land to be set aside as a new road

I/We certify that the information contained herein is in accordance with the requirements of the Resource Management Act 1991, and that I/We have a legal obligation to comply with any conditions imposed should be application be approved.

I understand that there will be an invoice sent to me when the processing of my application is complete.

Signature(s)



Date:

28-01-08

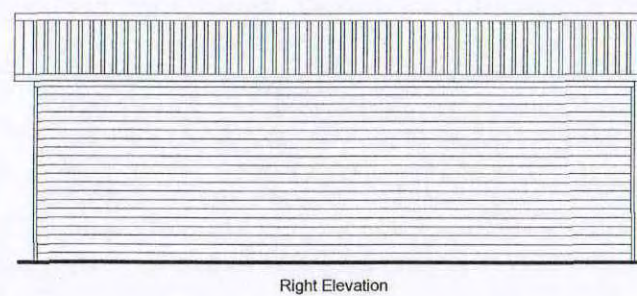
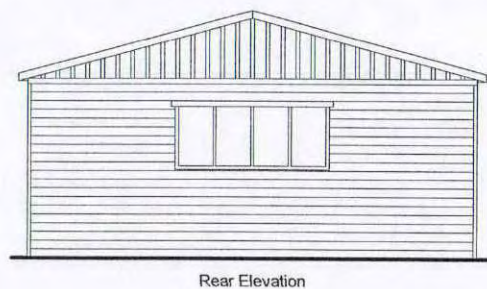
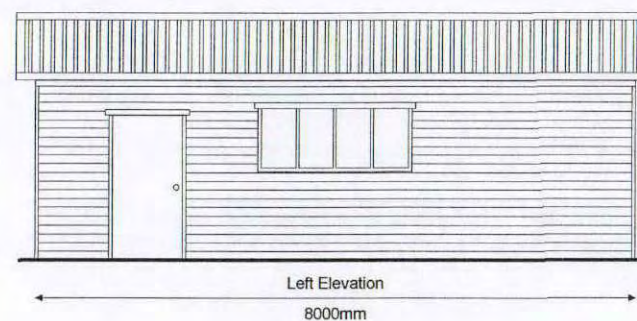
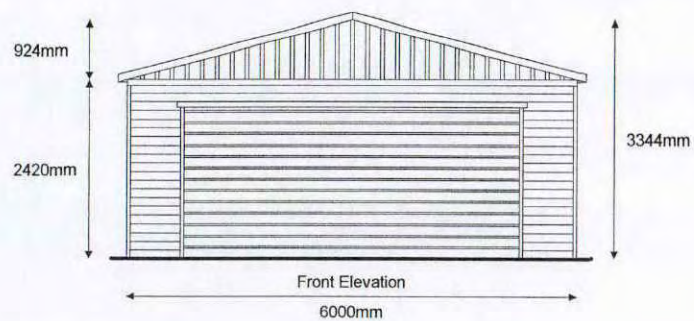
Versatile Buildings 1000 Series Elevations

Customer: Miss. Sara Griffiths

Site Address: 29 Bedford St, 4322, Eltham

Reference: Warren-1

Contact: Warren Johnson, Wanganui, 06 3482471



Versatile Buildings 1000 Series Specifications

Customer: Miss. Sara Griffiths

Site Address: 29 Bedford St, 4322, Eltham

Reference: Warren-1

Contact: Warren Johnson, Wanganui, 06 3482471

Model:	Versatile 1000 Series
Size & Stud Height:	8.0m long x 6.0m wide, with 2.4m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 35mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	medium wind zone
Cladding Type:	Versaclad 'weatherboard' profile
Gable Cladding:	Board & Batten profile
Gable Soffit:	Front & Rear
Downpipes Location:	As per Instruction
Downpipes Size:	65mm
Aluminium Joinery Glazing:	
Expansion Cuts:	Control joints to control cracking at maximum 3.0m

Notes:

GENERAL: Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 20Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to TPA Specification H1.2 or C.F, MGP 10 framing. Studs shall be 90 x 35mm at 1000mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, WALL FRAME DETAIL for timber grade options and specification. Fix hardware in accordance with Producer Statement VB 2000, WALL FRAME DETAIL.

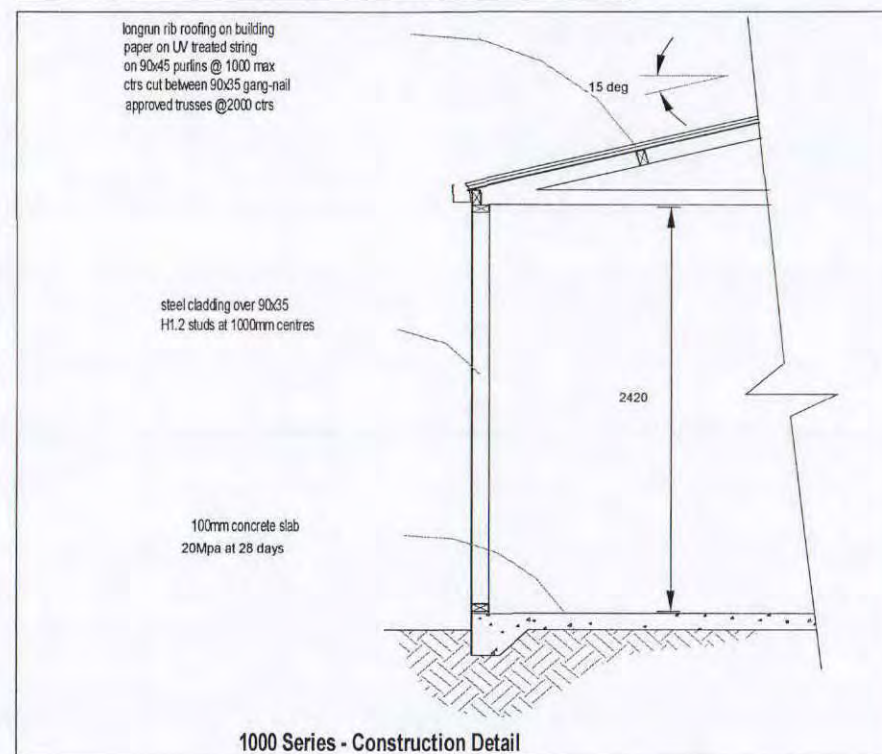
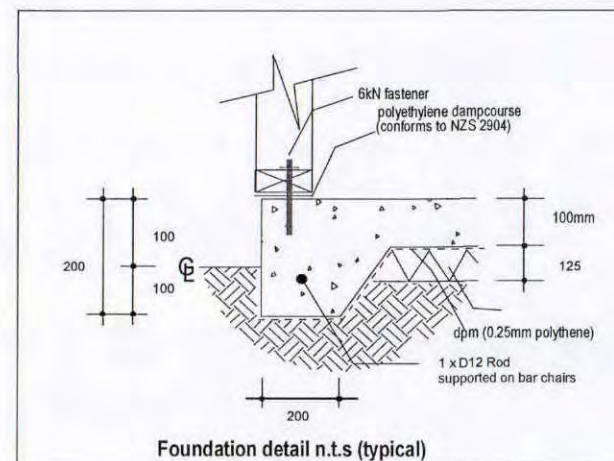
ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1000mm crs fixed to MiTek roof trusses at 2000mm crs. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, TRUSS DETAILS. See truss details and specification in Producer Statement VB 2000, SPAN, LOAD AND TRUSS DETAILS.

SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, LINTEL SELECTION. Fixing details are shown in HARDWARE FIXING DETAILS of VB 2000.

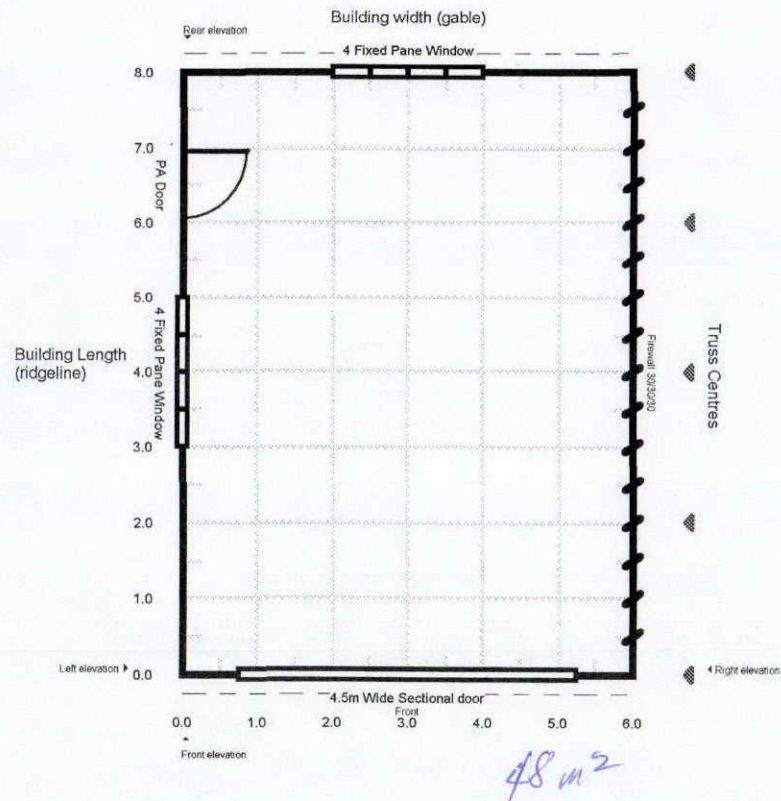
ROOFING: Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

WALL CLADDING: Fix with galvanized clouts as specified in VB 2000.

ROOF BRACING: For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement



Versatile Buildings 1000 Series Floor Plan
Customer: Miss. Sara Griffiths
Site Address: 29 Bedford St, 4322, Eltham
Reference: Warren-1
Contact: Warren Johnson, Wanganui, 06 3482471



BC080289

Application Form

- ☐ Building or Relocation Consent
☐ Project Information Memorandum

South Taranaki District Council
 Private Bag 902, Hawera
 Ph: 06 278 0555 or 0800 111 323
 Fax: 06 278 8757



1. Applicant Details

1a. I am the ☒ Property Owner ☐ Lessee ☐ Agent

1b. Name Sara Griffiths

1c. Postal Address 29 Bedford St
Eltham 4322.

1d. Contact Numbers Phone 06 764 7401 Mobile 027 490 3689 Fax

1e. Email saragriffiths@glon2.co.nz

1f. Preferred means for correspondence ☐ Mail ☒ Email ☐ Fax

1g. Builder (Name & Address) Sara Griffiths
 Phone 29 Bedford St Mobile Reg No.
 Plumber (Name & Address) Eltham
 Phone Mobile Reg No.

Property Owner Details (if different from Applicant)

1h. Name

1i. Postal Address

1j. Contact Numbers Phone Mobile Fax

Property Details

1k. Site Address 29 Bedford St
Wanganui

1l. Current use of site Residential

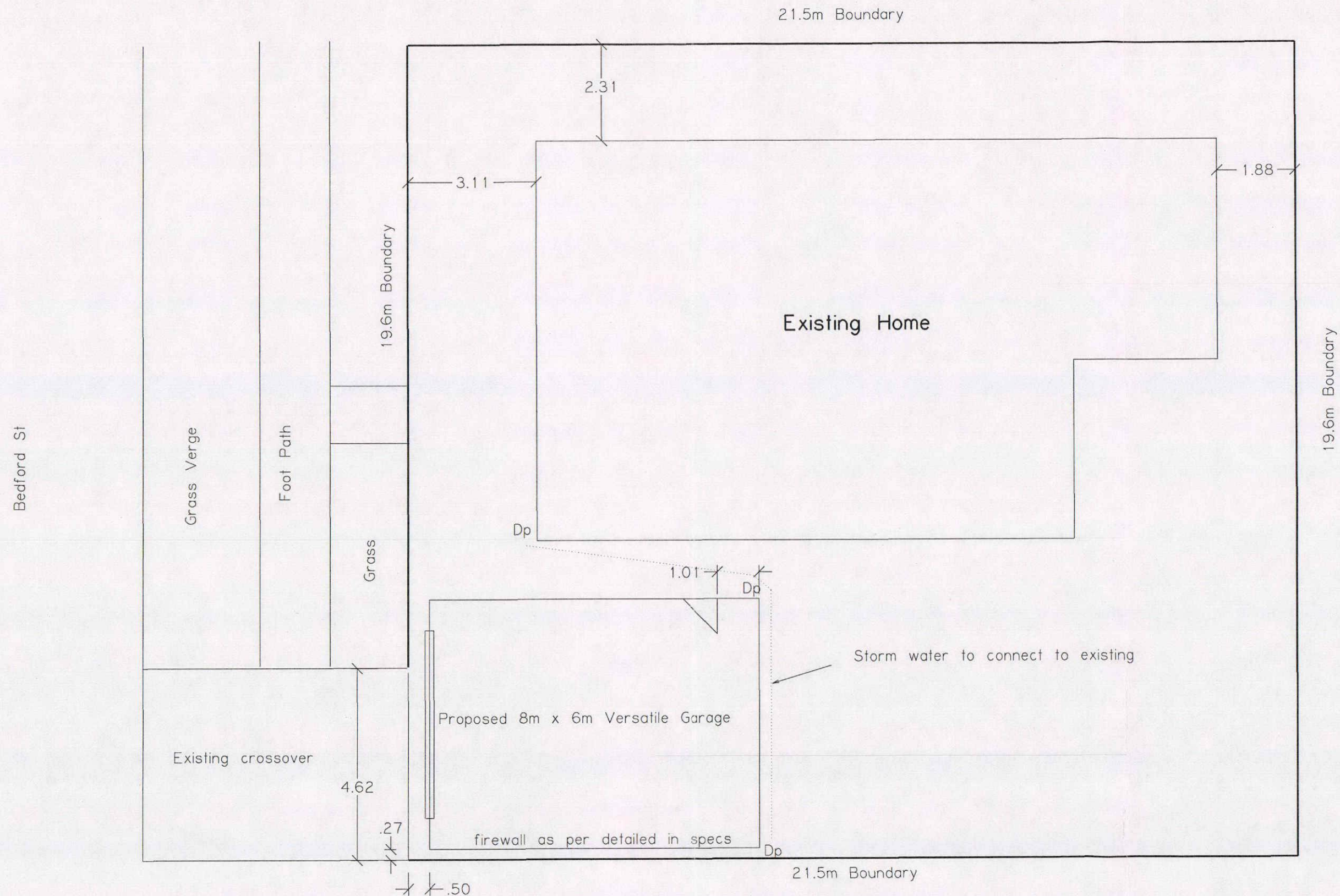
1m. Legal Description 1n. Rapid Number

2. The Project

2a. Type of work ☒ New building ☐ Alteration ☐ Log fire
☐ Plumbing & drainage only ☐ Relocation ☐ Addition
☐ Demolition/Removal ☐ Re-pile existing building

2b. Category of work ☒ Residential ☒ Accessory Building ☐ Milking shed
☐ Commercial/Industrial/Community ☐ Replacement or upgrade of septic tank

2c. Detailed description of the Development/Project new double garage



Site Plan for Proposed Versatile Building For Sara Griffiths 29 Bedford St Eltham

These plans are the property of J.S.I Developments Ltd
Contractor must verify all dimensions on site before commencing work

Client Signature

Date

6/4/08

Notes

Stormwater as per plan by Owner/Versatile



Lot 0
DP 0
Paper A3

Scale 1:100
Date 00/00/07
Job No. ABC123

Approval from Person Affected by an Application for a Resource Consent



1 LONDON
ST

I, HELEN MCILFORD
DAVID S. THOMPSON

being the owner and occupier

☒

Please note that Council requires the approval of all legal owners and all occupiers of the property.

being the owner

☐

being the occupier

☐

of the property at

1 LONDON STREET ELTHAM

hereby give my approval for the application at

29 BEDFORD STREET ELTHAM

The proposal is to

BUILD NEW GARAGE

and does not meet the following Proposed District Plan requirements

1. WILL BE BUILT IN FRONT OF THE EXISTING HOUSE
2. WILL LOOK DIFFERENT TO EXISTING GARAGE
- 3.

☒

The proposal has been explained to me and I understand its effects on me.
(See reverse of form for possible effects)

☐

I have signed a copy of the site plan and any other relevant plans.

☐

I have signed a copy of the photos. (Where the application is to relocate a building)

☐

I also understand that if I give my approval, the Council cannot take into account any effect that the proposal may have on me, when it considers the application.

Signed

David S. Thompson

Date 13.3.08.

If you do not fully understand the proposal or do not agree with the proposal do not sign this form.

Please note you may withdraw your consent at any time prior to the Council making a decision on the application.

If you have any questions contact a Planner at the South Taranaki District Council on 278 0555 or 0800 111 323.

The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

1. The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.
2. The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:
 - (a) Traffic Generation
 - (b) Noise
 - (c) Odour
 - (d) Vibration
 - (e) Air Pollution
 - (f) Shading, loss of daylight and sunlight
 - (g) Loss of Privacy
3. The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.

Approval from Person Affected by an Application for a Resource Consent



212
BEDFORD
ST

I, BRIAN BROWN

being the owner and occupier

☒

Please note that Council requires the approval of all legal owners and all occupiers of the property.

being the owner

☐

being the occupier

☐

of the property at

22 BEDFORD STREET ELTHAM

hereby give my approval for the application at

29 BEDFORD STREET ELTHAM.

The proposal is to

BUILD A VERSATILE BUILDINGS DOUBLE GARAGE ON THE EXISTING GARAGE SITE.

and does not meet the following Proposed District Plan requirements

1. WILL BE BUILT IN FRONT OF EXISTING BUILDING (HOUSE)
2. WILL BE VISUALLY DIFFERENT TO CURRENT BUILDING AS
3. IS LARGER

☒

The proposal has been explained to me and I understand its effects on me.
(See reverse of form for possible effects)

☒

I have signed a copy of the site plan and any other relevant plans.

☐

I have signed a copy of the photos. (Where the application is to relocate a building)

☒

I also understand that if I give my approval, the Council cannot take into account any effect that the proposal may have on me, when it considers the application.

Signed

Brian Brown

Date

26/3/08

If you do not fully understand the proposal or do not agree with the proposal do not sign this form.

Please note you may withdraw your consent at any time prior to the Council making a decision on the application.

If you have any questions contact a Planner at the South Taranaki District Council on 278 0555 or 0800 111 323.

Approval from Person Affected by an Application for a Resource Consent



We, BRIAN + KATRINA BROWN being the owner and occupier ☒

Please note that Council requires the approval of all legal owners and all occupiers of the property.

being the owner ☒

being the occupier ☐

of the property at 22 BEDFORD STREET ECTHAM

hereby give my approval for the application at

29 BEDFORD ST, ECTHAM

The proposal is to

TO BUILD A NEW GARAGE

and does not meet the following Proposed District Plan requirements

1. IT IS LARGER THAN CURRENT GARAGE SO IS
2. USUALLY DIFFERENT
3. WILL BE BUILT IN FRONT OF CURRENT BUILDING (HOUSE)

☐ The proposal has been explained to me and I understand its effects on me.
(See reverse of form for possible effects)

☒ I have signed a copy of the site plan and any other relevant plans.

☐ I have signed a copy of the photos. (Where the application is to relocate a building)

☐ I also understand that if I give my approval, the Council cannot take into account any effect that the proposal may have on me, when it considers the application.

Signed M.L. Brown Date 18-4-08

If you do not fully understand the proposal or do not agree with the proposal do not sign this form.

Please note you may withdraw your consent at any time prior to the Council making a decision on the application.

If you have any questions contact a Planner at the South Taranaki District Council on 278 0555 or 0800 111 323.

The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

1. The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.
2. The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:
 - (a) Traffic Generation
 - (b) Noise
 - (c) Odour
 - (d) Vibration
 - (e) Air Pollution
 - (f) Shading, loss of daylight and sunlight
 - (g) Loss of Privacy
3. The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.

Bedford St

Grass Verge

Foot Path

Grass

19.6m Boundary

21.5m Boundary

19.6m Boundary

Existing Home

Dp

1.01

Dp

Storm water to connect to existing

Proposed 8m x 6m Versatile Garage

firewall as per detailed in specs

Dp

21.5m Boundary

.27

.50

Existing crossover

4.62

Site Plan for Proposed Versatile Building
For Sara Griffiths 29 Bedford St Eltham

These plans are the property of J.S.I Developments Ltd
Contractor must verify all dimensions on site before commencing work

Client Signature

Date

6/4/08

Notes

Stormwater as per plan by Owner/Versatile

NORTH



Lot 0

DP 0

Paper A3

Scale 1:100

Date 00/00/07

Job No. ABC123

Approval from Person Affected by an Application for a Resource Consent

20
BEDFORD
ST



We, Michael & Maree Creagh

Please note that Council requires the approval of all legal owners and all occupiers of the property.

being the owner and occupier ☐

being the owner ☒

being the occupier ☐

of the property at 20 BEDFORD STREET ELTHAM

hereby give my approval for the application at

29 BEDFORD STREET ELTHAM

The proposal is to

BUILD A NEW GARAGE.

and does not meet the following Proposed District Plan requirements

1. Will be built in front of the existing building (house)
2. Will be visually different to current garage as it is larger
- 3.

- ☒ The proposal has been explained to me and I understand its effects on me.
(See reverse of form for possible effects)
- ☒ I have signed a copy of the site plan and any other relevant plans.
- ☐ I have signed a copy of the photos. (Where the application is to relocate a building)
- ☒ I also understand that if I give my approval, the Council cannot take into account any effect that the proposal may have on me, when it considers the application.

Signed Michael & Maree Creagh Date 29-03-08

If you do not fully understand the proposal or do not agree with the proposal **do not** sign this form.

Please note you may withdraw your consent at any time prior to the Council making a decision on the application.

If you have any questions contact a Planner at the South Taranaki District Council on 278 0555 or 0800 111 323.

Approval from Person Affected by an Application for a Resource Consent



I, Jan Phillips

being the owner and occupier ☐

Please note that Council requires the approval of all legal owners and all occupiers of the property.

being the owner ☐

being the occupier ☒

of the property at 20 BEDFORD STREET ELTHAM

hereby give my approval for the application at

29 BEDFORD STREET ELTHAM

The proposal is to

BUILD A JENATICE BUILDINGS DOUBLE GARAGE. ON THE EXISTING GARAGE SITE.

and does not meet the following Proposed District Plan requirements

1. WILL BE BUILT IN FRONT OF EXISTING BUILDING (HOUSE)
2. WILL BE VISUALLY DIFFERENT TO CURRENT GARAGE AS IS LARGER.
- 3.

☐ The proposal has been explained to me and I understand its effects on me.
(See reverse of form for possible effects)

☐ I have signed a copy of the site plan and any other relevant plans.

☐ I have signed a copy of the photos. (Where the application is to relocate a building)

☐ I also understand that if I give my approval, the Council cannot take into account any effect that the proposal may have on me, when it considers the application.

Signed [Signature]

Date 13-03-08

If you do not fully understand the proposal or do not agree with the proposal do not sign this form.

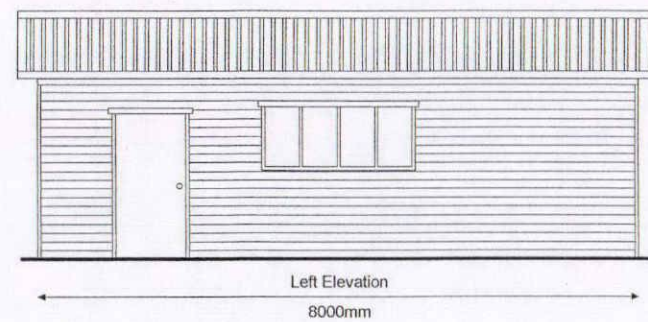
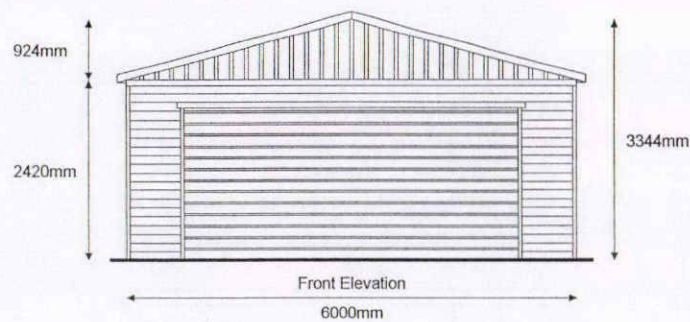
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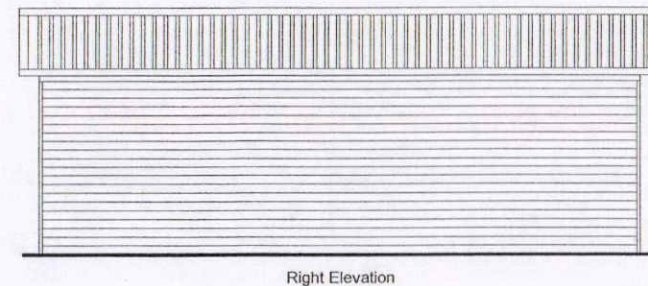
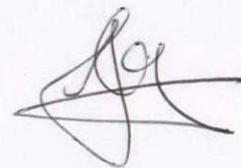
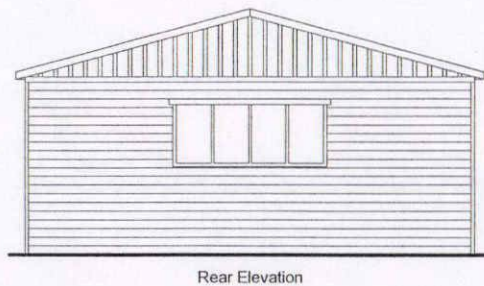
The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

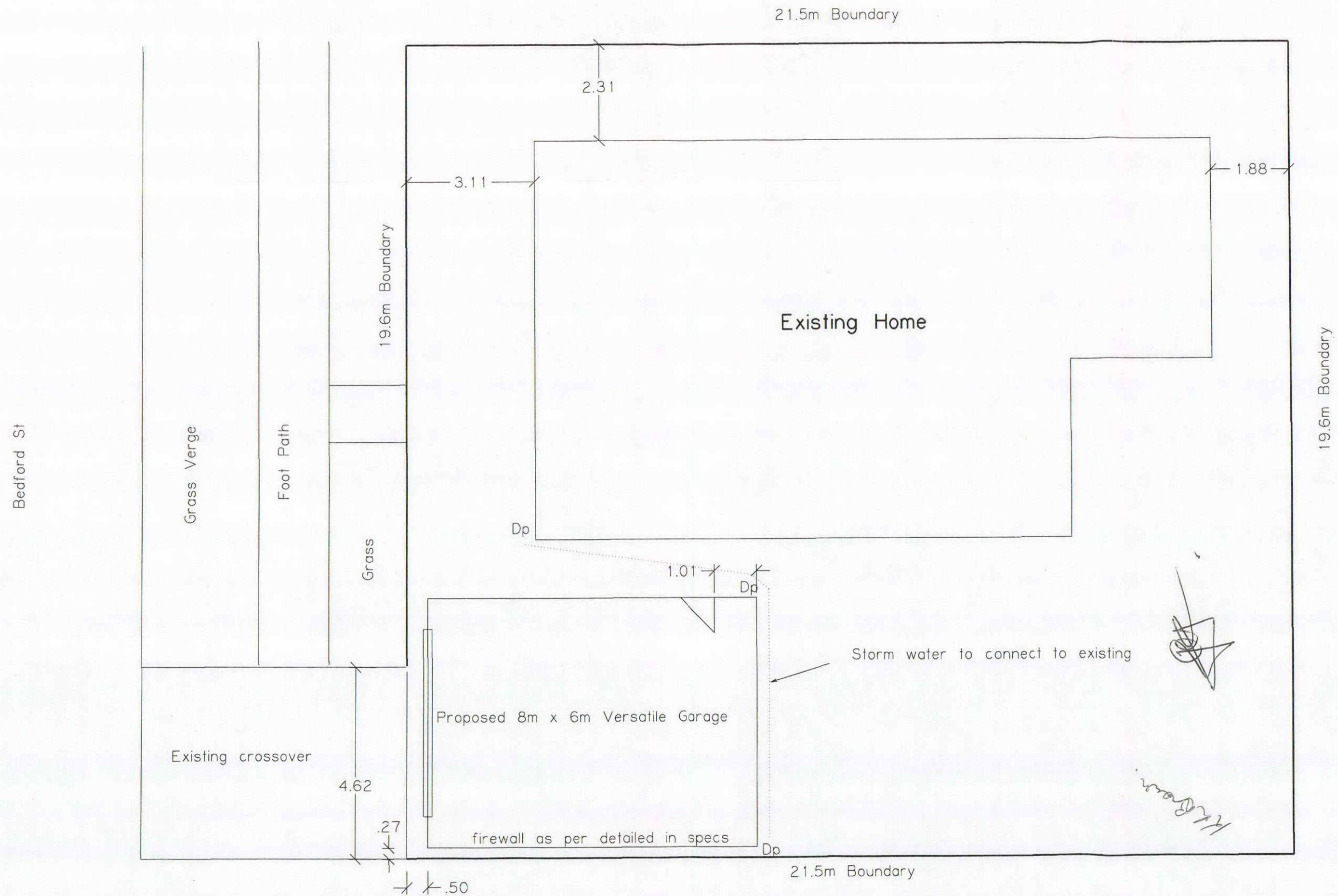
1. The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.
2. The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:
 - (a) Traffic Generation
 - (b) Noise
 - (c) Odour
 - (d) Vibration
 - (e) Air Pollution
 - (f) Shading, loss of daylight and sunlight
 - (g) Loss of Privacy
3. The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.

Versatile Buildings 1000 Series Elevations
Customer: Miss. Sara Griffiths
Site Address: 29 Bedford St, 4322, Eltham
Reference: Warren-1
Contact: Warren Johnson, Wanganui, 06 3482471



HH Brown





Site Plan for Proposed Versatile Building For Sara Griffiths 29 Bedford St Eltham

These plans are the property of J.S.I Developments Ltd
Contractor must verify all dimensions on site before commencing work

Client Signature

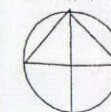
Date

6/4/08

Notes

Stormwater as per plan by Owner/Versatile

NORTH



Lot 0

DP 0

Paper A3

Scale 1:100

Date 00/00/07

Job No. ABC123

Approval from Person Affected by an Application for a Resource Consent



18
BEDFORD
ST

I, <u>Malcolm B. & Jiltiaune M. Pease</u>		being the owner and occupier	<input checked="" type="checkbox"/>
Please note that Council requires the approval of <u>all</u> legal owners and <u>all</u> occupiers of the property.		being the owner	<input checked="" type="checkbox"/>
		being the occupier	<input type="checkbox"/>
of the property at <u>18 BEDFORD STREET ELTHAM</u>			
hereby give my approval for the application at <u>29 BEDFORD STREET ELTHAM</u>			
The proposal is to <u>BUILD A NEW GARAGE.</u>			
and does not meet the following Proposed District Plan requirements			
<div>1. WILL BE BUILT IN FRONT OF EXISTING BUILDING (HOUSE)</div> <div>2. WILL BE VISUALLY DIFFERENT TO CURRENT GARAGE</div> <div>3. AS IT IS LARGER</div>			
<input checked="" type="checkbox"/>	The proposal has been explained to me and I understand its effects on me. (See reverse of form for possible effects)		
<input checked="" type="checkbox"/>	I have signed a copy of the site plan and any other relevant plans.		
<input type="checkbox"/>	I have signed a copy of the photos. (Where the application is to relocate a building)		
<input checked="" type="checkbox"/>	I also understand that if I give my approval, the Council cannot take into account any effect that the proposal may have on me, when it considers the application.		
Signed <u>Malcolm B. Pease</u> <i>M. Pease</i> Date <u>16-03-08</u>			

If you do not fully understand the proposal or do not agree with the proposal **do not** sign this form.

Please note you may withdraw your consent at any time prior to the Council making a decision on the application.

If you have any questions contact a Planner at the South Taranaki District Council on 278 0555 or 0800 111 323.

Approval from Person Affected by an Application for a Resource Consent



I, Jessie Wood

being the owner and occupier ☐

Please note that Council requires the approval of all legal owners and all occupiers of the property.

being the owner ☐

being the occupier ☒

of the property at 18 BEDFORD STREET ELTHAM

hereby give my approval for the application at

29 BEDFORD STREET ELTHAM

The proposal is to

BUILD A VERSATILE BUILDINGS DOUBLE GARAGE ON THE EXISTING GARAGE SITE.

and does not meet the following Proposed District Plan requirements

1. Will be built in front of existing building (house)
2. Will be usually different to current garage as is larger
- 3.

☒ The proposal has been explained to me and I understand its effects on me.
(See reverse of form for possible effects)

☒ I have signed a copy of the site plan and any other relevant plans.

☒ I have signed a copy of the photos. (Where the application is to relocate a building)

☒ I also understand that if I give my approval, the Council cannot take into account any effect that the proposal may have on me, when it considers the application.

Signed Jessie Wood Date 26-03-08

If you do not fully understand the proposal or do not agree with the proposal do not sign this form.

Please note you may withdraw your consent at any time prior to the Council making a decision on the application.

If you have any questions contact a Planner at the South Taranaki District Council on 278 0555 or 0800 111 323.

The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

1. The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.
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 - (b) Noise
 - (c) Odour
 - (d) Vibration
 - (e) Air Pollution
 - (f) Shading, loss of daylight and sunlight
 - (g) Loss of Privacy
3. The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.

Approval from Person Affected by an Application for a Resource Consent

27
BEDFORD
ST



I, Bryan Kualeshi

being the owner and occupier ☒

Please note that Council requires the approval of all legal owners and all occupiers of the property.

being the owner ☐

being the occupier ☐

of the property at

27 BEDFORD STREET ELMHAM

hereby give my approval for the application at

27 BEDFORD STREET, ELMHAM

The proposal is to

BUILD A NEW GARAGE

and does not meet the following Proposed District Plan requirements

1. WILL BE BUILT IN FRONT OF EXISTING BUILDING (HOUSE)
2. WILL BE VISUALLY DIFFERENT AS IT IS BIGGER THAN EXISTING GARAGE.
- 3.

☒ The proposal has been explained to me and I understand its effects on me.
(See reverse of form for possible effects)

☒ I have signed a copy of the site plan and any other relevant plans.

☒ I have signed a copy of the photos. (Where the application is to relocate a building)

☒ I also understand that if I give my approval, the Council cannot take into account any effect that the proposal may have on me, when it considers the application.

Signed

[Signature]

Date

13/3/08

If you do not fully understand the proposal or do not agree with the proposal do not sign this form.

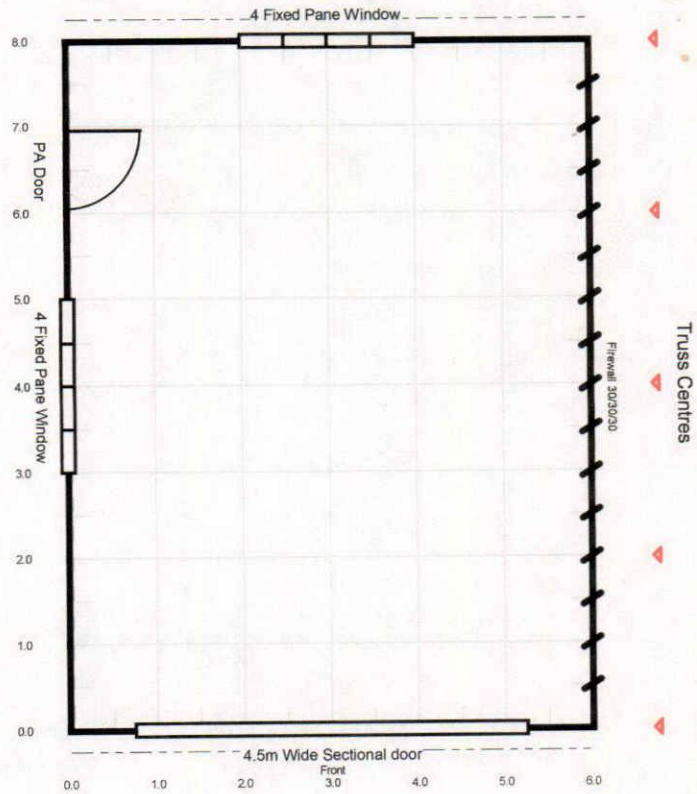
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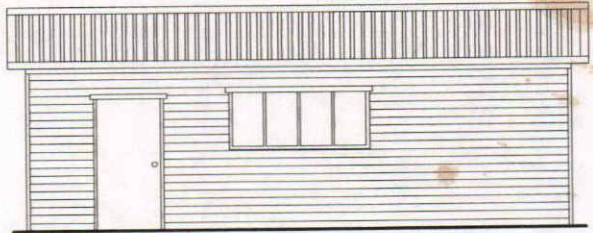
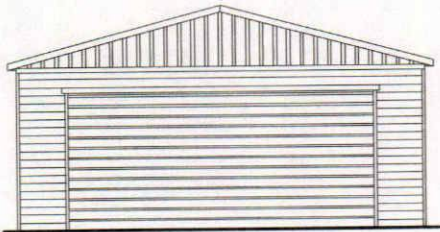
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 - (g) Loss of Privacy
3. The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.

Proposed: Garage (Quote Number: Luke-1026)
 For: Miss. Sara Griffiths
 Address: 29 Bedford St, 4322, Eltham



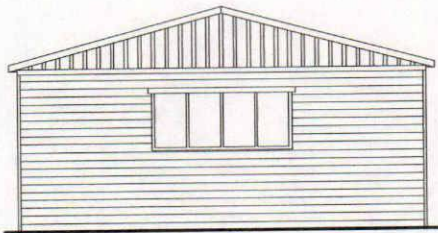
Front Elevation

Left Elevation



Rear Elevation

Right Elevation



Design approved by client:


Date:

Green wood - Occupies 18 beds

J. Thompson.

22 Bedford St.
Bryan Brown


 John F. Talbot

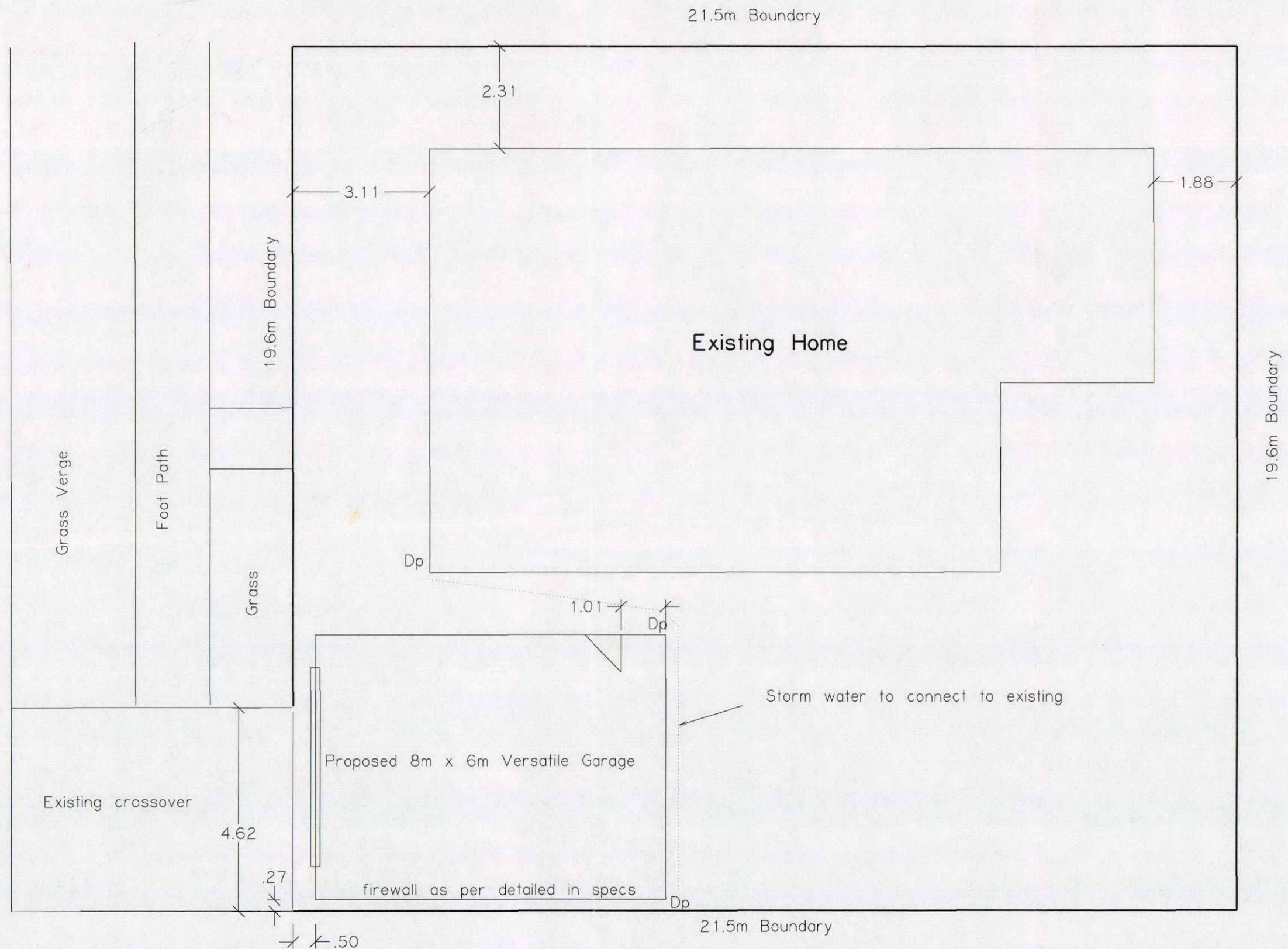


18 Bedford

J. Sloan

M. G. Connerly } 20 Bedford
R. H. Connerly

Bedford St



Site Plan for Proposed Versatile Building
For Sara Griffiths 29 Bedford St Eltham

These plans are the property of JSI Developments Ltd
Contractor must verify all dimensions on site before commencing work

Client Signature

Date

6/4/08

Notes

Stormwater as per plan by Owner/Versatile



Lot 0
DP 0
Paper A3

Scale 1:100
Date 00/00/07
Job No. ABC123

Bryan Kovaleski - *[Signature]* 27 Bedford St
Jesse Wood - occupier 18 Bedford St

[Signature] Helen Pickford } London St
J. Thompson.

[Signature] 22 Bedford St

[Signature] ^{Malcolm} ^{air} } 18 Bedford St
[Signature] - Villan

M G Creech } 20 Bedford St
J. L. Long



RML080056

14 January 2009

Sara Griffiths
29 Bedford Street
Eltham 4322

Dear Sara

Resource Consent Application – Yard Dispensation

Your application was considered by the Planning Manager under delegated authority on 14 January 2009 and she has resolved as follows:

THAT consent be granted to Sara Griffiths for a yard dispensation to erect a garage 0.27 metres from the side (north) boundary and 0.50 metres from the road (east) boundary of the property at 29 Bedford Street, Eltham (Lot 2 DP 4488) pursuant to Sections 104 and 104B of the Resource Management Act 1991.

For the following reasons:

1. The garage would not give rise to any adverse environmental effects that are more than minor.
2. The garage is consistent with Objective 2.04.1 (a) and Policies 2.04.2 (a) and (b) of the District Plan and Part II of the Resource Management Act 1991.
3. The written approval of all affected parties has been provided by the applicant.

Council draws your attention to the rights of objection to which this Consent is subject, as set out in Section 357 of the Resource Management Act 1991.

Enclosed is an invoice for the costs associated with processing this Consent. Also enclosed is information relating to the requirement to protect archaeological sites. Building and development must not interfere with these sites.

If you have any queries relating to the above decision, please do not hesitate to contact me.

Yours sincerely

Maria Cashmore
Planner

Tax Invoice/Statement: 6615

GST Reg. No: 52-769-477

Invoice Date: 14 January 2009

S K Griffiths
29 Bedford Street
Eltham 4322



Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.stdc.co.nz

Application Number: RML080056
Description: New Garage
Owner: S K Griffiths
Location Address: 29 Bedford Street Eltham 4322

Charge Description	Charge	GST	Amount
Non Notified Decision Fee	\$40.00	\$5.00	\$45.00
Resource Consent Administration Charge	\$13.78	\$1.72	\$15.50
Resource Consent Processing Fee (Field)	\$21.11	\$2.64	\$23.75
Planning Assessment	\$267.56	\$33.44	\$301.00
Total	\$342.45	\$42.80	\$385.25

Remittance Advice

Please post to:

South Taranaki District Council
Private Bag 902
Hawera 4640


Application Number: RML080056
Applicant: S K Griffiths
Amount Due: \$385.25

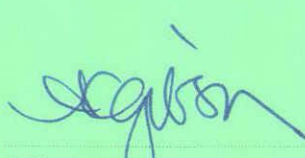
RM080056
29 Bedford St
Eltham
Sara Griffiths

RESOURCE CONSENT APPLICATION

Application Number: RM <u>L 080056</u>	Non-Notified	Notified	Building Consent
Applicant: <u>S. Griffiths</u>			
Property: <u>29 Bedford St, Eltham</u>			
Described: <u>12200 / 528 / 00</u>			
Proposal:			
Application Received <u>10 / 4 / 08</u>	Receipt No.:		
Deposit Paid <u>/ /</u>	\$		
Application Type (Please complete)			
<u>New Garage</u>			

3904


PROC

NOTIFICATION/NON-NOTIFICATION	
Type of Resource Consent:	<u>Land Use</u>
Activity:	<u>Proposed Yard and Height to Boundary Dispensations</u>
Activity Status:	<u>Discretionary</u>
Reasons for Notification or Non-Notification	
ENVIRONMENTAL EFFECTS ARE MINOR	<input checked="" type="checkbox"/>
ENVIRONMENTAL EFFECTS ARE WITHIN PERMITTED BASELINE	<input type="checkbox"/>
AFFECTED NEIGHBOURS HAVE GIVEN CONSENT	<input checked="" type="checkbox"/>
Senior Planner	<u>Bushell</u>
Approved/Not Approved	
<div style="text-align: center; margin-top: 50px;"></div>	
Authorised Officer	

Report by: Applicant:

Address of Property:

Zone: Activity Status:

Statutory and District Plan Requirements:

Evaluation:

- ☐ Environmental Effects are minor
- ☐ Environmental Effects are within Permitted Baseline
- ☐ Affected Parties have given their written approval and any effects on them cannot be taken into account

Recommendation:

For the Following Reasons:

- 1)
- 2)

Subject to the Following Conditions:

- 1)
- 2)

Planner: Senior Planner:

APPROVED/NOT APPROVED	
Date	Authorised Officer

RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

Schedule of Work

[illegible]

Land Use Consent Report

RML080056

To	Alison Gibson, Planning Manager
From	Maria Cashmore, Planner
Date	12 January 2009
Subject	Proposed Yard Dispensation, Sara Griffiths, 29 Bedford Street, Eltham

Application Number: RML080056
Applicant: Sara Griffiths
Location of Activity: 29 Bedford Street, Eltham
Legal Description: Lot 2 DP 4488
Zone: Residential
Type of Activity: Discretionary
Date of Site Visit: 9 January 2009

DISTRICT PLAN REQUIREMENTS

SECTION 4: RESIDENTIAL ZONE

4.01.4 DISCRETIONARY ACTIVITIES

- (a) Any activity, other than an activity listed in Sections 4.01.5 or 4.01.6 below which cannot meet the performance standards set out or referred to in Sections 4.02 and 4.03 below which and has not been granted a resource consent as a controlled activity.

4.02 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES

4.02.1 Bulk and Location

All Activities

1. Front sites directly adjacent to a public road:
 - (b) An accessory building shall be located:
 - (i) To the rear of a dwelling if a dwelling is on the site; or 20 metres from its road boundary if no dwelling is on the site; and
 - (ii) No closer than 1 metre to the rear or side boundary.

5. No part of any building may extend above the natural ground level at the nearest site boundary by more than 3 metres plus the horizontal distance between that part of the building being measured and the nearest site boundary.

2.04 THE RESIDENTIAL ZONE

2.04.1 OBJECTIVES

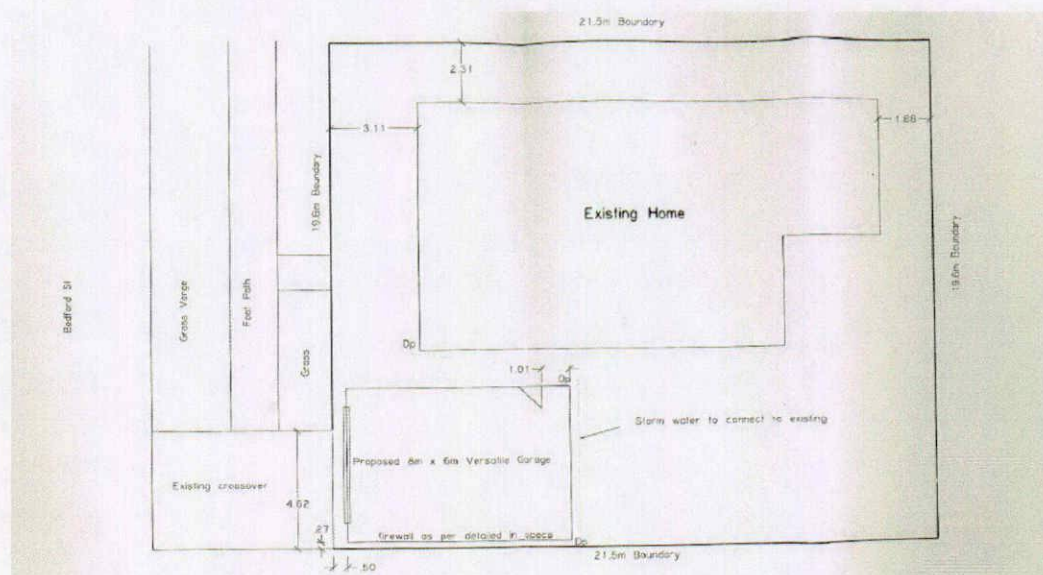
- (a) Maintain and improve the character and amenity values of residential neighbourhoods ensuring:
- * Activities do not detract from those amenity values
 - * Open street frontages;
 - * Front yards and public places are landscaped;

2.04.2 POLICIES

- (a) To control the bulk and location of building to maximise the penetration of daylight and sunlight to adjacent sites, the availability of open space around dwelling units and the accessibility of dwelling units for vehicles.
- (b) To encourage the landscaping of yards, private and public open spaces, and street frontages.
- (e) To require all activities to utilise existing utilities and services where available, and to ensure that all sites provide adequate vehicle access, parking and manoeuvring space on site.

APPLICATION

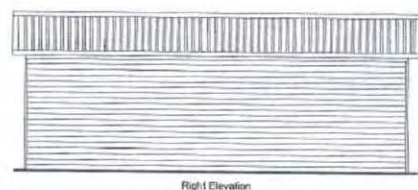
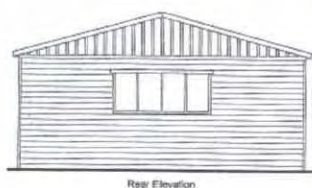
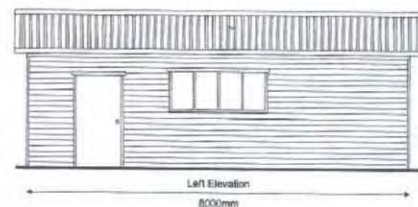
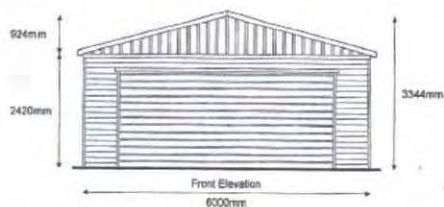
The applicant, Sara Griffiths, is requesting yard and height to boundary dispensations for a garage at the property located at 29 Bedford Street, Eltham (Lot 2 DP 4488).



The 443 m² site is rectangular in shape and flat in topography. The site is located in the Residential Zone and has an existing dwelling and the garage which is the subject of this application.



The 48 m² garage is positioned in front of the existing dwelling and has the following boundary setbacks: 0.50 metres from the road boundary, 0.27 metres from the side (north) boundary, approximately 15 metres from the other side (south) boundary and approximately 13 metres from the rear boundary. The garage is 2.4 metres high at the eaves and 3.3 metres high at the apex. The garage has weatherboard profile cladding and iron roofing.



The garage requires a resource consent for yard dispensations because it is located in front of an existing dwelling and 0.27 metres from the side (north) boundary. The District Plan requires a garage to be located to the rear of an existing dwelling and no closer than one metre to the side boundary. The garage complies with the relevant height to boundary requirements of the District Plan.

EVALUATION

This application is considered as a Discretionary Activity because it does not comply with the relevant boundary setback requirements of the District Plan.

In considering this application, the District Plan's Objective 2.04.1 (a) and Policies 2.04.2 (a) and (b) should be taken into account. These Objectives and Policies seek to balance flexibility in the application of performance standards to enable the particular characteristics of specific activities or sites to be taken into account. At the same time they aim to maintain the character and amenity values of residential neighbourhoods. They also ensure that the activity does not give rise to any adverse environmental effects that are more than minor.

Because the garage is positioned close to the road boundary, vehicles entering and exiting the garage would need to manoeuvre within the road reserve. It is considered that Bedford Street is wide enough to allow manoeuvring within the road verge without interruption to road users. The surrounding properties are predominantly residential and have adequate on-site manoeuvring. The landowners and occupiers of the surrounding properties who would most likely use the footpath have provided their written approval and are aware of potential effects arising from the proposal. The garage is positioned adjacent to the existing vehicle crossing. The dwelling has a separate access for pedestrian users. It is considered that off-site manoeuvring would not adversely compromise pedestrian safety on adjacent footpaths or vehicle movements along Bedford Street.

The bulk and location performance standards are in place to ensure that access to open space and open street frontages is maintained. Because the garage is positioned in front of the dwelling and closer to the side (north) boundary, adverse environmental effects relating to access to open space and open street frontages should be considered. The garage is positioned approximately three metres away from the dwelling and sufficiently clear from the rear boundary. The areas in between the dwelling and garage and to the rear of the garage are considered large enough to maintain access to open space. The dwelling is positioned approximately three metres from the road boundary. The front yard is approximately 42 m² in area. It is considered that although the garage is positioned in front of the dwelling, there is sufficient front yard available to maintain an open street frontage. The garage and dwelling are painted in beige and are clad with similar materials. There are other garages within the surrounding area constructed with similar materials. Taking into account the above factors, it is considered that despite the reduced yards, the garage would not adversely impact on the character and amenity values of the surrounding residential environment.

In summary, it is recommended that the yard dispensation be upheld because it would not give rise to any adverse environmental effects that are more than minor. The proposal is not inconsistent with the District Plan's Objective 2.04.1 (a) and Policies 2.04.2 (a) and (b).

Part II of the Resource Management Act 1991

This application is also considered in terms of the purpose and principles of the Act.

It is considered that the vehicles entering and leaving the garage would be able to manoeuvre within the road verge without compromising pedestrian and vehicle safety because Bedford Street is wide enough to accommodate off-site manoeuvring. Bedford Street does not have high traffic usage as compared to High Street and most of the residential properties within the surrounding area have on-site manoeuvring.

It is considered that the garage would maintain the character and amenity values of the residential environment because it is constructed with similar materials as the other garages in the surrounding area. The garage is set back far enough from the rear boundary and the dwelling to maintain access to open space. The dwelling has sufficient front yard to maintain open street frontages.

It is considered that the above factors are consistent with Sections 5 and 7 of the Act.

There are no special land features and known Treaty of Waitangi issues relevant to this application.

Conclusion

The garage is unable to comply with the boundary set back requirements of the District Plan. Because of this, the application is considered as a Discretionary Activity in accordance with Section 4.01.4 (a) of the District Plan.

It is considered that the garage would maintain the character and amenity values of the surrounding residential environment and would not give rise to any adverse environmental effects that are more than minor in terms of pedestrian and vehicle safety.

It is considered that the proposal is not inconsistent with the relevant Objectives and Policies of the District Plan and the purpose and principles of the Resource Management Act 1991.

RECOMMENDATION

THAT consent be granted to Sara Griffiths for a yard dispensation to erect a garage 0.27 metres from the side (north) boundary and 0.50 metres from the road (east) boundary of the property at 29 Bedford Street, Eltham (Lot 2 DP 4488) pursuant to Sections 104 and 104B of the Resource Management Act 1991.

For the following reasons:

1. The garage would not give rise to any adverse environmental effects that are more than minor.
2. The garage is consistent with Objective 2.04.1 (a) and Policies 2.04.2 (a) and (b) of the District Plan and Part II of the Resource Management Act 1991.
3. The written approval of all affected parties has been provided by the applicant.

RML080056: Sara Griffiths, 29 Bedford Street, Eltham


Maria Cashmore
Planner



[Seen by]
Blair Sutherland
Senior Planner

[Approved/~~Not Approved~~]


Alison Gibson
Planning Manager

Date 14/1/09



Aerial map showing the garage at 29 Bedford Street, Eltham and the surrounding area

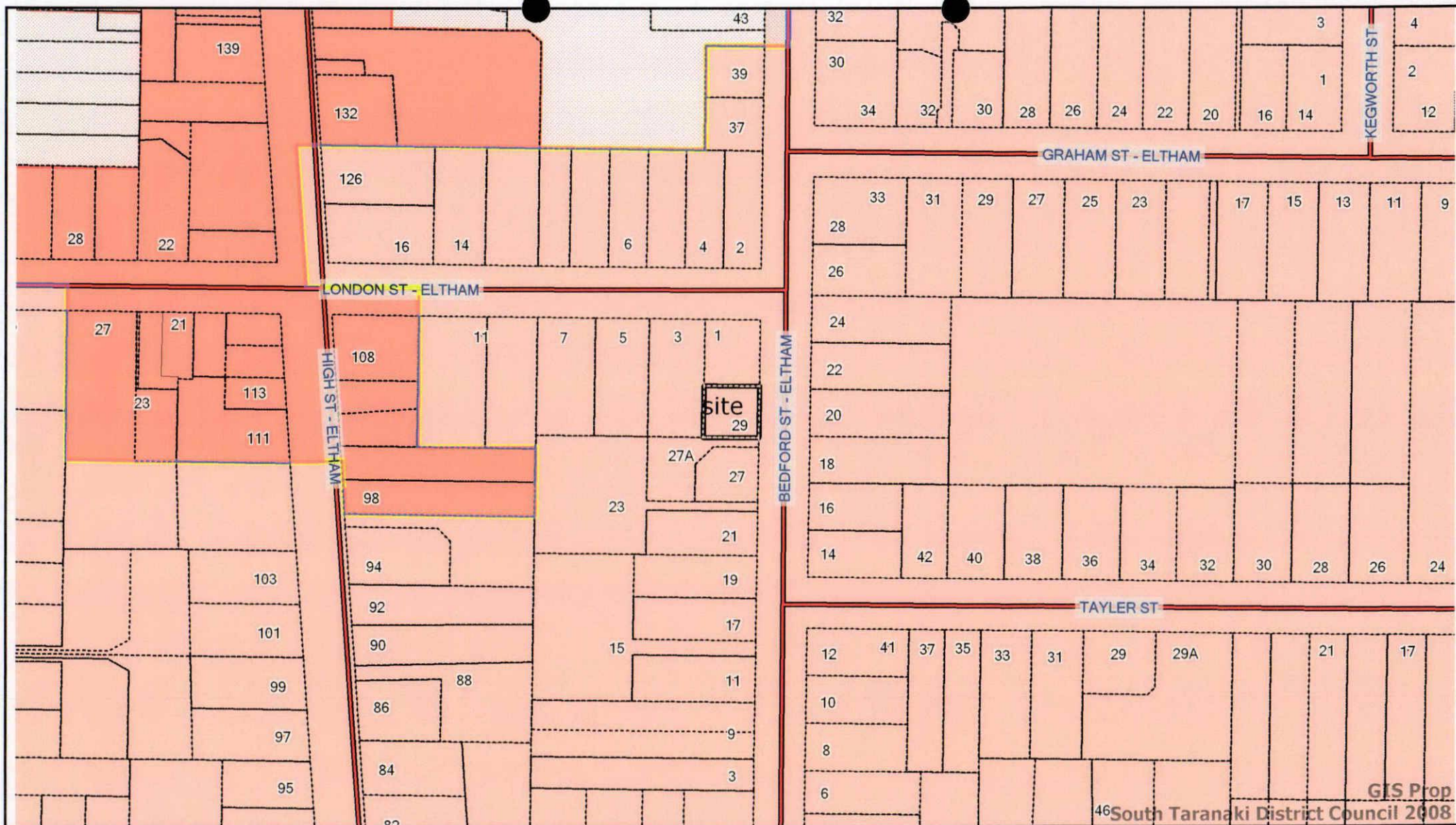
Printed by: Maria Cashmore

Date: 9 January 2009



DISCLAIMER
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The Information displayed in the GIS has been taken from South Taranaki District Council's databases and maps.
It is made available in good faith but its accuracy or completeness is not guaranteed. If the information is relied on in support of a resource consent it should be verified independently.





Map showing the site at 29 Bedford Street, Eltham located in the Residential Zone

Printed by: Maria Cashmore

Date: 9 January 2009



DISCLAIMER
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It is made available in good faith but its accuracy or completeness is not guaranteed. If the information is relied on in support of a resource consent it should be verified independently.

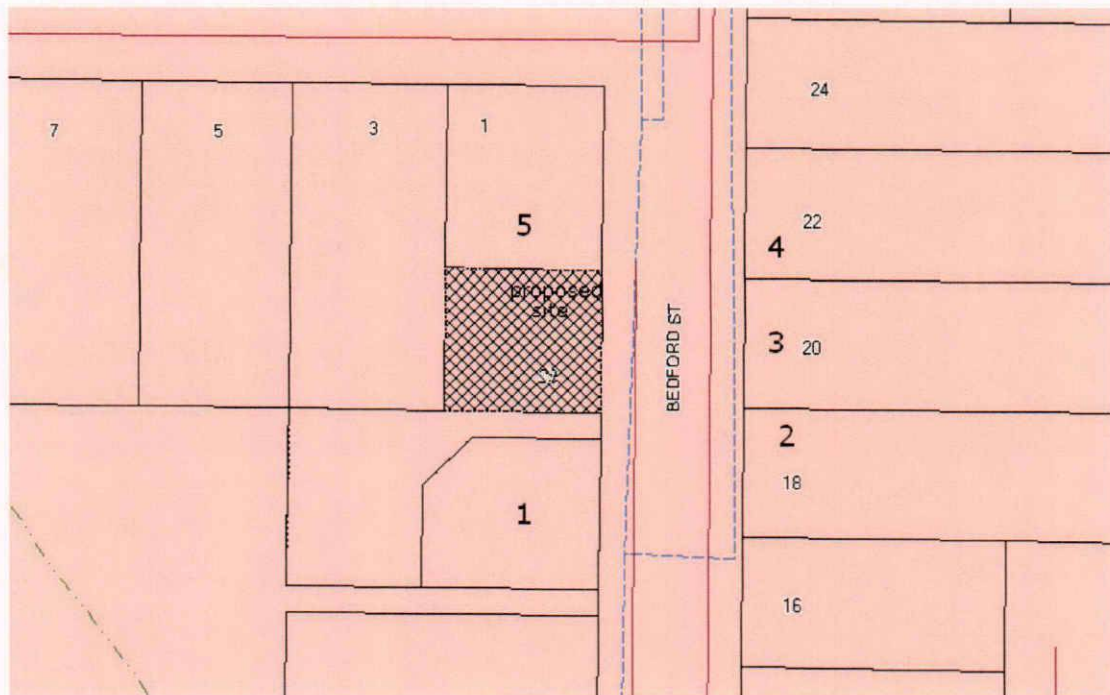


Site Visit 9/1/09 uc



Site Visit 9/1/09

RML080056: Sara Griffiths, 29 Bedford Street, Eltham



The applicant has provided the written approval of the following affected parties:

1.27 Bedford Street, Eltham

Bryan Kovaleski
27 Bedford Street
Eltham

2.18 Bedford, Eltham

Malcolm and Jillian Pease
78 Rawhitiroa Road
RD 18
Eltham 4657

The Occupiers – Jessie Wood

3. 20 Bedford Street, Eltham

Maree and Michael Creagh
76 Barrett Road
Whalers Gate
New Plymouth 4310

The Occupiers- Jan Philips

5 December 2008

Sara Griffiths
29 Bedford Street
Eltham 4322

Dear Sara

Resource Consent Application – New Garage, 29 Bedford Street, Eltham

I write regarding the above resource consent application that you submitted on 10 April 2008. This application was placed on hold because written approval had not been provided from two of the affected parties. This information still remains outstanding and the consent has not been issued.

The proposal requires written approval from Jan Phillips and Katrina Brown.

Because the garage was built on the property and does not have resource consent it is currently in breach of the District Plan. In order to rectify this situation a resource consent is required or the building could be removed.

The existing resource consent application can be completed relatively quickly once the outstanding written approval is provided. If you are not able to provide the outstanding written approval it may still be possible to complete the resource consent through the limited notification process.

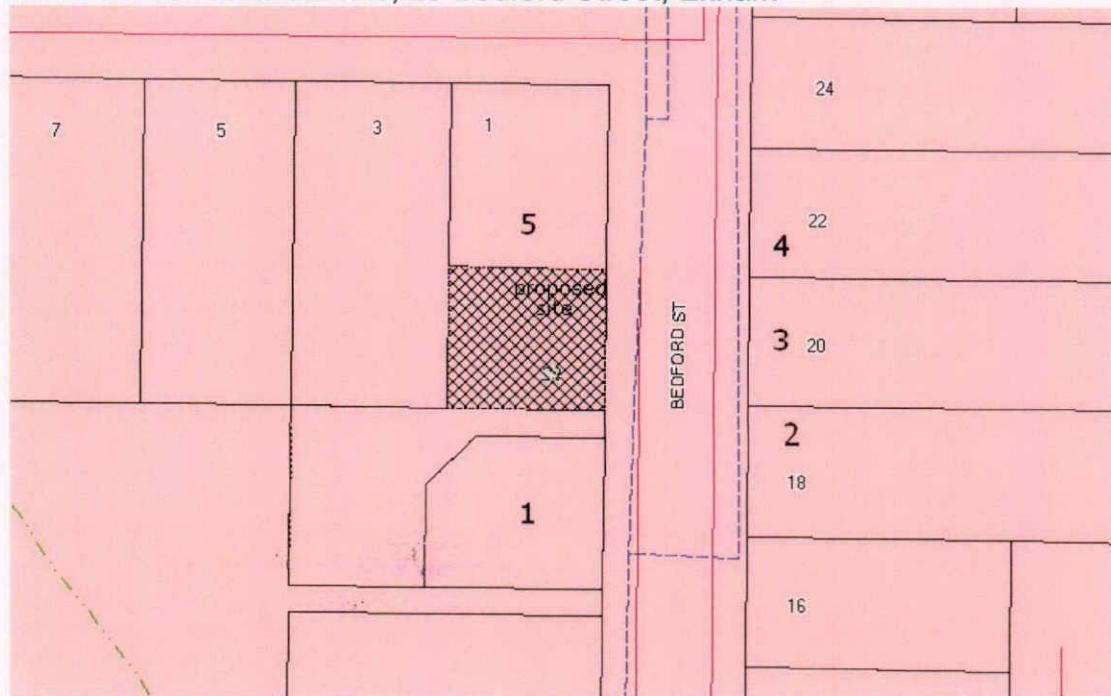
Please do not hesitate to contact me if you have any queries about this matter or if I can help you in any way.

Yours sincerely

Maria Cashmore
Planner

Maria.cashmore@stdc.govt.nz

RML080056: Sara Griffiths, 29 Bedford Street, Eltham



1.27 Bedford Street, Eltham

Bryan Kovaleski - received
27 Bedford Street
Eltham

2.18 Bedford, Eltham

Malcolm and Jillian Pease - received
78 Rawhitiroa Road
RD 18
Eltham 4657

The Occupiers – Jessie Wood - received

3. 20 Bedford Street, Eltham

Maree and Michael Creagh - received
76 Barrett Road
Whalers Gate
New Plymouth 4310

The Occupiers- **Jan Philips need to sign the site plan and elevations**

4. 22 Bedford Street, Eltham

Bryan Brown - received
Katrina Brown – need to sign the approval form, site plan and elevations -revd
22 Bedford Street
Eltham

4. 22 Bedford Street, Eltham

Bryan Brown
Katrina Brown
22 Bedford Street
Eltham

5.1 London Street, Eltham

Helen Pickford
David Thompson
1 London Street
Eltham 4322