

31 January 2018

Kim Rollings
14 Ropata Street
Hawera 4610

Dear Kim

Relocated Dwelling - Invoice and Bond – 14 Ropata Street, Hawera

As part of the Building Consent and building relocation process, the attached invoice includes the calculated amount taken from the *Performance Bond Agreement* with the Council. The payment of the bond is required before the works are undertaken. The bond agreement is required to be signed and returned back to the Council, this can be emailed.

The bond is to guarantee that external reinstatement works are to be completed to the dwelling once the building is in place (the reinstatement recommendations and costs based on the 'Building Inspection Report' provided in that application).

You may be required to meet the cost of any monitoring required after twelve months from the date the building is relocated.

If you have any questions about the bond, please email or phone me.

Yours sincerely

Jonathan Kidd
Planner

jonathan.kidd@stdc.govt.nz



SERVICE CENTRES:
P.O. Box 142 ELTHAM
P.O. Box 15 MANAIA
P.O. Box 19 OPUNAKE
P.O. Box 28 PATEA
AGENCIES
57 Victoria St. KAPONGA
87 Weraroa Rd. WAVERLEY

SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902 HAWERA TELEPHONE (06) 278-8010 FACSIMILE (06) 278-8757

MR D TRESIDDER
14 ROPATA STREET
HAWERA

GST REG No. 52-769-477
CUST No. RM940654

21/09/94



TAX INVOICE 18801

QTY	DESCRIPTION	RATE	AMOUNT
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	USE Other Planning Charges		150.00 *
	RESOURCE CONSENT APPLIC FEE		

(* INCL GST	\$16.67)	TOTAL	\$150.00
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Please detach here and send this portion with your remittance

SOUTH TARANAKI DISTRICT COUNCIL

MR D TRESIDDER

21/09/94

RM940654 /18801 150.00
Receipts for mail remittances issued on request only

SOUTH TARANAKI DISTRICT COUNCIL



APP 942290

APPLICATION NO:

RECEIVED
21 SEP 1994
SOUTH TARANAKI
DISTRICT COUNCIL

APPLICATION FOR:

BUILDING CONSENT
PROJECT INFORMATION MEMORANDUM

1. OWNER		2. STATISTICS DETAILS:	
NAME: <u>Mr D Tremain</u>		INTENDED LIFE OF BUILDING (IF LESS THAN 50 YEARS)	
ADDRESS: <u>14 Ropata St</u> <u>Hawera</u>		NO. OF STOREYS: <u>1</u>	
PHONE BUS:		AREA: <u>25</u> M2	
PHONE HME:		BEING STAGE <u>1</u> OF <u>1</u> STAGE	
FAX:			
3. PROPOSED USE: <u>Garage</u>		4. DESCRIPTION OF PROPOSED WORK:	
5. VALUE OF WORK: (INC. G.S.T.) <u>5000</u>		<u>Garage</u>	
6. LEGAL DESCRIPTION:		7. SITE ADDRESS	
VALUATION NO: <u>123 501 146 100</u>		STREET NO: <u>14</u> KIWI NO:	
LOT NO: <u>11</u> D.P: <u>3395</u>		STREET NAME: <u>Ropata St</u> <u>Hawera</u>	
SEC: BLOCK:			
SURVEY DISTRICT:			
8. CONTRACTORS:		DESIGNER	
BUILDER:		NAME: <u>Ideal Garages</u>	
NAME: <u>Lord Const.</u>		ADDRESS:	
ADDRESS: <u>27 Scott Street, Hawera</u>		PHONE BUS:	
PHONE BUS: <u>061 278 4974</u>		PHONE HME:	
PHONE HME:			
FAX:			
CELL PHONE:			
PLUMBER/DRAINLAYER:		CONTACT PERSON:	
NAME:		NAME: <u>Gary Lord</u>	
ADDRESS:		ADDRESS: <u>27 Scott St</u> <u>Hawera</u>	
PHONE BUS: <u>N/A</u>		PHONE BUS:	
PHONE HME:		PHONE HME:	
CELL PHONE:		FAX:	
REG:		CELL PHONE:	
		IF NOT COMPLETED ALL CORRESPONDENCE/ INVOICES/ENQUIRIES WILL BE DIRECTED TO THE OWNER	
		SIGNED BY: <u>AS AGENT</u> <u>[Signature]</u>	
		DATE: <u>27/9/94</u>	

INFORMATION REQUIRED

The Building Act 1991 states that every application for a building consent shall be accompanied by such plans, specifications and other information as required to show compliance with the New Zealand Building Code.

The plans and specifications should be submitted in duplicate on good quality paper and drawn in ink to scale.

To ensure that adequate information is provided with the application it is suggested that the plans and specifications include:

Site Plan showing the proposed building in relation to other buildings on the site and all boundaries. (Please show existing or proposed vehicle access).

Drainage Plan showing the position of drains, location of fittings and method of stormwater disposal.

Floor Plan showing the shape of the building, room sizes and the overall layout with the location of doors, windows and fittings.

Elevations showing the view of each side of the proposed building indicating heights, windows, doors exterior cladding and the general appearance of the building.

Cross Section through the building, showing the foundation and sub-floor details, wall framing and roof construction, insulation, wall and roof cladding.

Details that will show specific parts of construction which require further clarification.

Wall Bracing Calculations showing how the location and type of brace has been worked out to comply with NZS 3604.

Specification describing the construction, the quality of materials and workmanship, sizes and spacings of piles, bearers, joists, studs, rafters, purlins, etc. Specifications should be concise and describe the work for which the permit is being sought.

This application is accompanied by: [Please attach the relevant documents in duplicate]

The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code.

Building certificates issued by a Building Certifier approved by the Building Industry Authority

References to determinations issued by the Building Industry Authority.

References to accreditation certificates issued by the Building Industry Authority

Reference to Approved Documents

Producer Statements issued by the producer of a product or system or by a Registered Engineer or Architect

Note: A producer statement will be accepted when the South Taranaki District Council is convinced that it covers the job applied for and is issued by a reputable person or organisation.

Please indicate the proposed procedures for inspection of building work during the construction period.

Note: A minimum of one working day's notice is required for all inspections carried out by the South Taranaki District Council Building Control Officers.

**Code Compliance Certificate**

Form 7, Section 95, Building Act 2004

THE OWNER:**Name of Owner:**K E Rollings
14 Ropata Street
Hawera 4610**Phone (Hm):** 06 278 8278**Mobile:** 027 418 8829**Contact Person*:** K E Rollings**THE BUILDING:****Street Address of Building:**

14 Ropata Street Hawera 4610

Legal Description of Land Where Building is Located:

LOT 11 DP 3395

Building Name: [if applicable]**Location of Building Within Site/Block Number:**

As shown on plan

Level/Unit Number: 1**Current Lawfully Established Use:** Housing**Year First Constructed:** 2015**Building Work****Building Consent Number:**

BC180013

Project Description:

Relocate Cottage

Records of Work Supplied for Restricted Building Work

Yes

Issued by: South Taranaki District Council

08 May 2018

Code Compliance

The South Taranaki District Council is satisfied, on reasonable grounds, that the building work complies with the building consent.

Signed for and on behalf of the South Taranaki District Council:

Name: Andre Phillips
Building Control Officer**Signature:****Date:** 08 May 2018South Taranaki District Council
Private Bag 902, Hawera
Telephone: 06 278 0555 or 0800 111 323
Facsimile: 06 278 8757

CODE COMPLIANCE CHECKLIST

Version 5: October, 2014

Address: 14 Ropata St Hawera					Date: 7 May 2018				
Tick in "Required" column all inspections required by the consent. For each result place a tick in the "Completed" and/or "Passed" columns. Tick N/A column if N/A					Building Consent No: 180013				
Required Inspections					Required Documents				
	Required	Completed	Passed	N/A		Required	Supplied	Accepted	N/A
Site - Location of the building on site					Application for Code Compliance form	✓	✓	✓	
Foundation	✓	✓	✓		Copy of electrical certificate	✓	✓	✓	
Piles					Copy of gas certificate				
Pre-slab-building					"As built" drainage plan	✓	✓	✓	
Subfloor framing					Construction Review (PS4) statement for:				
Pre wrap (fixings)					Engineer's Site Notes				
Preclad (cavity & proprietary flashings)					Structural engineering				
Masonry block work					Geotechnical engineering				
Preline building					Fire engineering				
Wet area membranes					HVAC engineer				
Postbrace					Electrical engineer				
Block					Hydraulic engineer				
Brick Veneer					Truss Design Certificate				
Retaining wall: before backfilling, tanking, protection and field drain					Certificate from the alarm installer				
Free Standing Fireplace					Certificate from the sprinkler installer				
In Built Fireplace					Certificate for lift				
Smoke alarm installation	✓	✓	✓		HVAC installer's certificate				
Final Building Inspection					Roofer installer's warranty				
Plumbing & Drainage Inspections					Texture coating / cladding warranty				
Drainage – surface water, foul water	✓	✓	✓		Window and door joinery warranty				
Pre-slab plumbing					Membrane applicator's certificate				
Preline plumbing									
Final plumbing	✓	✓	✓						

If inspections have been missed, what supporting info and methods of verification have been provided to compensate for missed inspections. (describe):

N/A

If specific supporting documents have not been provided, what alternative information of verification method has been provided to compensate. (describe):

N/A

CODE COMPLIANCE CHECKLIST

Version 5: October, 2014

	Y	N
Is the work in accordance with the building consent and approved amendments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If no, has a notice to fix been issued ?	<input type="checkbox"/>	<input type="checkbox"/>
Have items of non compliance been resolved and NTF uplifted ?	<input type="checkbox"/>	<input type="checkbox"/>

Note: if work is not in accordance with consent, (and approved amendments) or NTF matters have not been resolved, suspend application for Code Compliance Certificate

Compliance Schedule

Licensed building practitioners to certify restricted building work

(1) Each licenced building practitioner who carries out or supervises restricted building work under a building consent must, on completion of the restricted building work, give to the person specified in subsection (2) a certificate, in the prescribed form, stating that-

- (a) the restricted building work complies with the building consent; and
- (b) if applicable any specified systems in the building to which the restricted work relates are capable of performance standards set out in the compliance schedule attached to the building consent.

	Y	N
Is a new amended compliance schedule required?	<input type="checkbox"/>	<input type="checkbox"/>
Has it been issued? (refer to note below)	<input type="checkbox"/>	<input type="checkbox"/>
If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued. Outline:		
N/A		

Note: if the draft/ revised compliance schedule has not been issued, the Code Compliance Certificate cannot be issued. Suspend issuing CCC until this matter is addressed.

Building Consent requirements.

	Y	N
Are there any items specified in the consent that have not been completed?	<input type="checkbox"/>	<input type="checkbox"/>
Outline		
N/A		

Reason for issue Code Compliance Certificate

All work has been completed as per the approved plans

Approve to issue Code Compliance Certificate if all outstanding fees are paid

Yes / No

Building Officer:

Signature: *[Signature]*

Name: *Andie*



Memorandum from licensed building practitioner
Record of building work. Section 88, building Act 2004

BC 18/0013



The building- street address of building: 14 Ropata Street Hawera

The project- building consent number: BC 18/0013

OWNERS-Name: Liz Rollings

Address: 14 Ropata Street Hawera

Email Address:

Record of work that is restricted building work

F2 Foundations - Secured to piles

<u>work that is restricted</u>	<u>Description</u>	<u>Carried out\ supervised</u>
<u>building work.</u>		
Design of restricted	The design work shown on plan\	() Carried out
Building workFOUNDATIONS....	(<input checked="" type="checkbox"/>) supervised

Issued by

Name: CHARLES SOUTHCOMBE

Number: BP109780

Class licensed in: FOUNDATIONS F2

Mailing address: PO BOX 7120, NEW PLYMOUTH

Street address or registered office: 1118 DEVON ROAD , BELL BLOCK

Phone Number: Landline: (06) 755 1555 mobile: 027 442 5360

Daytime: 027 442 5360 afterhours: (06)755 1555

Fax Number: (06) 7552539

Email address: info@lclmvr.co.nz

Declaration

I, CHARLES SOUTHCOMBE Carried out or supervised the restricted building work recorded on this form

Signature: PP *CAK*

Date: 28 February 2018



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.:

W-422C2

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

14 Ropata Street, Hawera, 4610

Contact Details:
(Name and address)

Rick Bixley

Name of Electrical worker:

Tim White

Registration/Practising licence number:

E257894

Phone & email:

Name and registration number of person(s) supervised:

Brad Lynch

Certificate of Compliance

Type of work:

☐ Addition

☒ Alteration

☐ New work

The prescribed electrical work is:

☐ Low risk

☒ General

☐ High-risk (specify):

Means of compliance:

☐ Part 1 of AS/NZS 3000

☒ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:

☒ No

☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken: 11/4/2018 to 11/4/2018

Contains fittings that are safe to connect to a power supply?

☐ Yes

☒ No

Specify type of supply system:

The installation has an earthing system that is correctly rated (where applicable)

☒ Yes

☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☒ All ☐ Parts (specify):

The work relies on manufacturers instructions:

☐ Yes

☒ No

If yes - identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.

(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:

Link:

The work has been done in accordance with a certified design:

☐ Yes

☐ No

If yes - identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.

(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:

Link:

The work relies on a Supplier Declaration of Conformity (SDoC):

☒ Yes

☐ No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.

(Or provide reference to readily accessible electronic format, eg internet link.)

Identify: JA Russel Database

Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010

☐ No

☒ Yes

Description of Work:

Installation of Submain from house DB in Basement to new Cottage.
Installation of new Main earth for Cottage. Located 3 meters to the right of Sliding Door.
Replacement of Main earth Clamp on Earth Peg.
Replacement of Broken Batten holder and installation of; extra batten holder and Double Plug in Garage.
Installation of Plug in Cottage kitchen for fridge.
Replace sensor light and switch in hallway

Test Results (provide values)

Polarity (Independent earth):	
Insulation resistance:	> 999M Ohms
Earth Continuity:	0.03 Ohms
Bonding:	Ohms
Fault Loop impedance:	0.69 Ohms
Other (specify):	RCD Testing: 1/2 x = 1999ms, 1 x = 28.7ms, 2 x =

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature:

[Signature]

Date:

3/5/2018

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

Tim White

Registration/Practising licence number:

E257894

Certifier's signature:

[Signature]

Certificate Issue Date:

3/5/2018

Connection Date:

11/4/2018

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(a) of the Building Act 2004

BUILDING CONSENT PROCESSING SHEET

APPLICATION NO: BC

180013

0013-18

OWNER: K Rollings

PRE-VET No: BCPV

SITE ADDRESS:

14 Ropata St, Hawera

PROPERTY NO:

10460

VALUATION NO:

12350/14600

DESIGNER:

A Young

REG #:

119244

VALUE OF WORK: \$

80,000

BUILDER:

S. Southcombe

REG #:

109780

PLUMBER/DRAINLAYER:

Egmont Plumbing

REG #:

11566

DESCRIPTION OF PROPOSED WORK:

Relocate Cottage



DATE	ACTIVITY	OFF	HRS	AMT		INSP REQD		INSP REQD
16/1	Admin			151-	SITE	/	WET AREAS	
16/1	Prevel		5	84-	FOOTING/FOUNDATION		MEMBRANE SYSTEMS	
					BLOCKWORK		PRE-LINE PLUMBING	
14/1/18	personally	AP	1 1/2	168-	PRE-SLAB PLUMBING		POST-SHEET BRACE FIXINGS	/
					PRE-SLAB BUILDING		DRAINAGE	
					TIMBER SUB-FLOOR		SEPTIC TANK & EFFLUENT SYSTEM	
					PRE-CLAD		FIRE WALLS	
					CAVITY SYSTEM		FREE-STANDING FIRE	
					PROPRIETARY FLASHINGS		INBUILT/INSERT FIRE	
					BRICK VENEER		EXTERIOR COATINGS	
					PRE-LINE INSULATION		DISABLED FACILITIES	
					MOISTURE/STRUCTURE/AIRSEALS		COMPLETION: BUILDING/ PLUMBING	/
					PRE-BRACE FIXINGS			
					WATERPROOF MEMBRANE			
							TOTAL NO.	3

RESTRICTED BUILDING
WORK

FEES (INCLUSIVE OF G.S.T.)

ADMINISTRATION COMPONENT

\$ 151

PIM FEE

\$ 71.50

CODE COMPLIANCE CERTIFICATE

\$ 127

INSPECTIONS

\$ 504.00

PROCESSING COSTS

\$ 252.00

FIRE DESIGN PEER REVIEW

\$

STRUCTURAL PEER REVIEW

\$

PHOTOCOPYING

\$

LINKING CERTIFICATE

\$

RECEIPT NO: R

DATE

AMOUNT

24/1/18

\$ 1,366.30

INVOICE

☒

LETTER

☐

CONSENT

☒

CCC

☒

NTF

☐

QUALITY CONTROL COMPLETED

[Signature]
CONSENTS OFFICER

OKAY TO INVOICE

☒

GRANTED

☒

OFFICER'S NAME

Andre

(BLG) /

Jonathan (PLNG)

TNG 4/40

File Contents

BC 180013

Description	Req'd (Y/N)	Date Added	Init'l	Description	Req'd (Y/N)	Date Added	Init'l
Application Form	Y	16/1	A	Records of Bldg Work	Y	7/5/18	A
Plans & Specs	Y	16/1	A	Application for CCC (F6)	Y	7/5/18	A
Categorisation and Allocation Form	Y	16/1	A	CCC Checksheet	Y	7/5/18	A
Certificate of Design Work	Y	16/1	A	Signed CCC	Y	8/5	A
Producer Statements & Supporting Docs	Y	16/1/18	A				
Peer Reviews	N	16/1/18	A				
Fire Design Docs	N/A	16/1/18	A	Warranties			
Requests for Further Info	N	16/1/18	A	Installation Certs			
Requested Info Received	N/A	16/1/18	A	Energy Work Certs	Y	8/5	A
Signed Building Consent & Attachments	Y	24/1/18	A	As-built Drainage Plan	Y	16/4/18	A
				Notices to Fix			
				Rescind Notice to Fix			
Amendments 1				Amendments 2			
Amendments 3				Amendments 4			
Linking Certificate							
OTHER (List as Appropriate)							

BUILDING:

HAZARDOUS SECTION CHECKED ☐

CHECKED AGAINST STDC REGISTER ☐

NOT APPLICABLE ☒

Compliance Schedule No.

CS

Is a new or amended Compliance Schedule required?

YES

☐

NO

☒

HERITAGE STATUS CHECK ☒

NA ☒

NOTES:

PROJECT NOTES

OWNER: **K Rollings**APPLICATION NO: BC **180013**

CONTACT PERSON:

VALUATION NO: **12350/146/00**

ADDRESS OF WORK:

PROPOSED USE:

14 Ropata St, Hawera**RESTRICTED BUILDING
WORK**

BUILDER:

Tar. Bldg Removers

DESCRIPTION OF WORK:

Relocate Cottage

DATE	ACTIVITY	OFFICER	HOURS	RATE	AMOUNT
22/01/18	Planning	JK	1/2	143	71.50
				TOTAL	
				PAID	
				BALANCE	

PROPERTY INFORMATION MEMORANDUM PROCESSING

	Date Placed in Tray	Date Completed
Planning	16/1/18	22/01/18
Water and Sewer		
Vehicle Crossing		



Compliance Check with District Plan rules

Residential Zone

PIM Note

**No bond yet entered into with Council.
Resource consent required (Rule 18.2.1(4)).**

Compliance Check with Resource Consent number RM

granted **1** **1**

Designations/Protected Trees/Historic sites etc.



Site Plan required. Date

Please indicate on the enclosed map the distances from the proposed
to all boundaries

Complies: Yes/No

Date

22/01/18

Officers' Names

Jonathan

SERVICES

WATER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

SEWER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

STORMWATER

APPLICATION FORM SENT

MAIN SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

DISCONNECTION AND RECONNECTION FEES (DEMOLITION & REMOVALS)

WATER

SEWER

SIGNATURE

DATE

OTHER (e.g. HEALTH/STRUCTURAL etc)

LICENCES REQUIRED (Health/Dangerous Goods etc)

SIGNATURE

DATE

Tax Invoice: 15923

GST Reg. No: 52-769-477

Invoice Date: 22 January 2018

K E Rollings
14 Ropata Street
Hawera 4610

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.southtaranaki.com

Application Number: BC180013
Description: Relocate Cottage
Owner: K E Rollings
Location Address: 14 Ropata Street Hawera 4610

Charge Description	Charge	GST	Amount
Building Consent Administration Fee	\$131.30	\$19.70	\$151.00
Dept Building & Housing Levy	\$135.63	\$20.35	\$155.98
Dept Building & Housing STDC commission	\$4.19	\$0.63	\$4.82
BRANZ Levy	\$77.60	\$0.00	\$77.60
BRANZ STDC Commission	\$2.09	\$0.31	\$2.40
Code Compliance Certificate Fee	\$110.43	\$16.57	\$127.00
Inspection Fee*	\$438.26	\$65.74	\$504.00
Building Consent Processing/Plan Checking	\$219.13	\$32.87	\$252.00
Procurement of Certificate of Title	\$17.39	\$2.61	\$20.00
Planning Assessment	\$62.17	\$9.33	\$71.50
Total	\$1,198.19	\$168.11	\$1,366.30

The consent will be granted and issued after the invoice is paid.

**Inspection fee calculated @ \$168.00 x 3 inspections*

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera 4640

If you wish to pay online details are as follows - 030647-0220100-03
Please quote the Application Number as the reference

Application Number: BC180013
Applicant: K E Rollings
Amount Due: \$1,366.30

E-MAILED 22/1

BC Number: 180013

Category	Description	Examples of work
1.1 Basic construction	Residential/rural outbuildings and ancillary buildings (as defined by the Building Regulations 1992) that are not intended for human habitation and are used intermittently.	Low risk agricultural storage buildings, free standing and in-built fire places, swimming pool fences, fences over 2 metres in height, detached residential garages.
1.2 Simple design	New construction of and alterations to detached dwellings (SH) which are (or have been) designed to a common standard (NZS 3604, NZS 4229), that are up to two storeys and have a risk matrix score of 12 or less.	Conventional detached dwellings, conservatories, garages attached to dwellings, decks between 1 and 3 metres high.
2.1 Moderate design	New construction of and alterations to detached dwellings (SH) or other dwellings (SR) that are three storeys or less, but are limited to vertical plane fire separation and direct egress to the outside. E2/AS1 risk matrix score between 13 and 20. Where a risk matrix score of more than 20 has been calculated, the design can also include specifically designed residential cladding systems, components, detailing and junctions.	Attached and multi-unit dwellings, including residential units attached to spaces with the same or other uses (caretakers' flats and accommodation above shops). Complex architecturally designed dwellings.
2.2 Moderately complex design	Commercial, industrial and communal non-residential buildings and their associated outbuildings and ancillary buildings two storeys or less and with an occupancy load of 100 people or less. SR or SA residential buildings up to two storeys and with a horizontal fire separation.	Motels, hotels, hostels, schools (including boarding schools), dormitories, halls, wharehous, apartments, workshops, churches, community halls, factories, engineer designed dairy sheds.
3.1 Very complex design	Commercial, industrial, communal residential and communal non-residential buildings that are four storeys or less and that have an occupancy load of 500 people or less. Alternatively, SC and SD buildings that are a single storey.	Apartment complexes, child day-care centres, single storey hospitals, retirement homes, cell blocks for police stations, prisons, large factories and bridges.
3.2 Highly complex design	All uses of buildings that are over four storeys, or are designed to have more than 500 occupants or SC and SD buildings that are higher than a single storey.	High rise office and apartment buildings, multi levelled hospitals, care institutions and detention centres.

NOTES

Processed by: *A. Kelly*Categorised by: *A. Kelly*

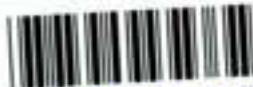
Date: 16/1/18



Property Info

Property Number: 10460
Address: 14 Ropata Street Hawera 4610
Assessment Number: 1235014600
Street: Ropata Street
Locality: Hawera
Requires Review: undefined

12350-146-00



PROC Rm940654

ENTERED

Plan Change No.

Land Use Consent No.

Subdivision Consent No.

Applicant D. TRESIDDER

Solicitor/Advisor

Property

14 KOPATA STREET, HAWERA

Described

12350-146-00

Proposal

CONSTRUCT GARAGEApplication Received 21.9.94.

Affected Persons Notified

Deposit Paid

21.9.94 (R 217656)

Publicly Advertised

Acc Sent

Advice to Applicant of Persons Affected

Decision For Application Type

Date of Hearing

Notified

Applicant Advised of Hearing

Non-Notified

Council Resolution

4.10.94.

Eng/Insp

Notice of Appeal

Add Info

Hearing Appeal Date

Appeal Decision

Decision Distributed

NOTIFICATION/NON-NOTIFICATION

Type of Resource Consent

Activity

Reasons for Notification or Non-Notification

District Planner Endorsement

Approved/Not Approved

I. Bardsley
Chairman, Judicial CommitteeI. W. McDonald
Environmental Services Manager

SHORE PRINT

mapped ✓

Report by: Graham Young Applicant: Mr D Tresidder

Address of Property: 14 Ropata Street, Hangeru

Zone: Residential

Statutory and District Plan Requirements: The applicant wishes to build a new garage in the side yard and less than 3 metres from the dwelling. The District Plan requires that all garages be located in the rear yard and be 3 metres from the dwelling. The garage will replace an existing garage in the side yard.

Evaluation: This application does not compromise -

- a) Any relevant policies or objectives of the plan or proposed plan;
- b) Any relevant rules of a plan or proposed plan;
- c) All affected neighbours consent has been obtained;
- d) There will be no effects beyond the immediate vicinity of the site.


Recommendation: That consent be granted to Mr D Tresidder to erect a garage in the side yard and less than 3 metres from the existing dwelling at 14 Ropata Street, Hangeru, pursuant to Sections 104, 105 and 108 of the Resource Management Act 1994.

For the Following Reasons:

- 1) The garage will replace an existing garage in the side yard, therefore the effects of the garage in the side yard will be minor on the existing residential environment.
- 3) All affected neighbours have granted consent to this proposal.

Subject to the Following Conditions:

- 1) That the garage be constructed in accordance with the plans submitted to Council.

 Planner

Approved/Not Approved

I. Bardsley
Chairman, Judicial Committee


I. W. McDonald
Environmental Services Manager

27/1/94

(Date)

Report Approved/Declined: 27.9.94

[illegible]



SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902 HAWERA TELEPHONE (06) 278 8010 FACSIMILE (06) 278 8757

SERVICE CENTRES:

P.O. Box 142 ELTHAM
P.O. Box 15 MANAIA
P.O. Box 19 OPUNAKE
P.O. Box 28 PATEA

AGENCIES

57 Victoria St. KAPONGA
87 Weraroa Rd. WAVERLEY

BUILDING CONSENT

Section 35, Building Act 1991



CONS

Applicant

MR D TRESIDDER
14 ROPATA STREET
HAWERA

Consent Details

Consent/PIM No.: 942290
Date issued: 11/10/94
Date of applicn: 21/09/94
Valn No: 1235014600
Overseer: HAWERA

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
GARAGE

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses:

Project Location: 14 ROPATA ST, HAWERA

Legal Description: LOT 11 DP 3395

Estimated Value: \$ 5,000

Builder: LORD CONSTRUCTION LTD 27 SCOTT STREET HAWERA
Designer: IDEAL GARAGES

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed CONDITIONS OF BUILDING CONSENT 942290.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

Building Control Section

Date: 12/10/94



SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902

HAWERA

TELEPHONE (06) 278 8010

FACSIMILE (06) 278 8757

SERVICE CENTRES:

P.O. Box 142 ELTHAM

P.O. Box 15 MANAIA

P.O. Box 19 OPUNAKE

P.O. Box 28 PATEA

AGENCIES

57 Victoria St. KAPONGA

87 Weraroa Rd. WAVERLEY

CONDITIONS OF BUILDING CONSENT 942290

- 1 This building consent confirms compliance with the New Zealand Building Code. It does not give approval to commence building work until all other approvals have been obtained. The approvals required for this project are listed on the Project Information Memorandum.
- 2 The owner shall as soon as practical after completion of the building work, notify the Building Control Officer at any South Taranaki District Council Service Centre that the building work has been completed in accordance with this Building Consent.
The owner shall as soon as practical after completion of the building work, notify the Building Control Officer at any South Taranaki District Council Service Centre that the building work has been completed in accordance with this Building Consent.
The owner shall as soon as practical after completion of the building work, notify the Building Control Officer at any South Taranaki District Council Service Centre that the building work has been completed in accordance with this Building Consent.
- 3 COMMENCEMENT OF WORK: The owner or person undertaking the building work shall give at least 2 working day's notice of the intended commencement of building work.
- 4 FOOTINGS: The owner or person undertaking the building work shall give at least 1 working day's notice to cover up or close in the excavation and reinforcing for a foundation.
- 5 PRELINE: The owner or person undertaking the building work shall give at least 1 working day's notice before placing any insulation and interior linings.
- 6 NZ GENERAL: All work is to comply with the New Zealand Building Code.
- 7 FOOTING/BLOCKWORK: A Building Control Officer is to be notified 24 hours minimum prior to pouring any concrete.



SERVICE CENTRES:

P.O. Box 142 ELTHAM

P.O. Box 15 MANAIA

P.O. Box 19 OPUNAKE

P.O. Box 28 PATEA

AGENCIES

57 Victoria St. KAPONGA

87 Weraroa Rd. WAVERLEY

P R O J E C T I N F O R M A T I O N M E M O R A N D U M 942290
Section 31, Building Act 1991

Issued in accordance with Building Consent No. 942290

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

This project information memorandum includes:

- 1 A resource consent is required to site the garage in the side yard. The consent is currently being processed.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

Building Control Section Date:



SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902

HAWERA

TELEPHONE (06) 278 8010

FACSIMILE (06) 278 8757

SERVICE CENTRES:

P.O. Box 142 ELTHAM

P.O. Box 15 MANAIA

P.O. Box 19 OPUNAKE

P.O. Box 28 PATEA

AGENCIES

57 Victoria St. KAPONGA

87 Weraroa Rd. WAVERLEY

ADVICE OF COMPLETION OF BUILDING WORK Section 43(1), Building Act 1991

To: SOUTH TARANAKI DISTRICT COUNCIL

Under Building Consent No.: 942290

From: MR D TRESIDDER
14 ROPATA STREET
HAWERA
Project location: 14 ROPATA ST, HAWERA
Valn No.: 1235014600
Project descrn: DOMESTIC GARAGES or OUTBUILDINGS
BEING STAGE 1 OF AN INTENDED 1 STAGES
GARAGE
Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended uses:

You are hereby advised that

☐ All
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

☐ A final
☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

☐ Building certificates
☐ A code compliance certificate issued by a building certifier
☐ Producer statements

Signed by or for and on behalf of the owner:

Name: _____

Position: _____ Date: _____

Business hours contact phone no.: _____



SERVICE CENTRES:

P.O. Box 142 ELTHAM

P.O. Box 15 MANAIA

P.O. Box 19 OPUNAKE

P.O. Box 28 PATEA

AGENCIES

57 Victoria St. KAPONGA

87 Weraroa Rd. WAVERLEY

ADVICE OF COMPLETION OF BUILDING WORK
Section 43(1), Building Act 1991

To: SOUTH TARANAKI DISTRICT COUNCIL

Under Building Consent No.: 942290

From: MR D TRESIDDER
14 ROPATA STREET
HAWERA
Project location: 14 ROPATA ST, HAWERA
Valn No.: 1235014600
Project descrn: DOMESTIC GARAGES or OUTBUILDINGS
BEING STAGE 1 OF AN INTENDED 1 STAGES
GARAGE
Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended uses:

You are hereby advised that

☒ All
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

☒ A final
☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

☐ Building certificates
☐ A code compliance certificate issued by a building certifier
☐ Producer statements

Signed by or for and on behalf of the owner:

Name: *John as agent.*

Position:

Date: *11/11/95.*

Business hours contact phone no.: *2784974*

PIM NOTES

OWNER: *MR O TRESIDDER*

ADDRESS OF WORK: 14 ROPATA ST, HAWERA

BUILDER: LORD CONSTRUCTION

VALUATION NO: 12350/146/00

DESCRIPTION OF WORK: *GARAGE*

PROPOSED USE:

DATE	ACTIVITY	OFFICER	HOURS	RATE	AMOUNT
				TOTAL	
				PAID	
				BALANCE	

TOWN PLANNING

Compliance Check

Complies: Yes/No

Date: 23/9/24

Authorisations Required

Resource consent required to site garage in side yard. Consent currently being processed.

Designations/Protected Trees/Historic Sites etc

APPLICATION NO: BC..942290.....

APPLICANT: TRESIDDER

SERVICES

WATER MAIN

SIZEmm LOCATION
CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZEmm

SEWER MAIN

SIZEmm LOCATION
CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZEmm

STORMWATER

MAIN SIZE mm LOCATION
CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE mm

DISCONNECTION AND RECONNECTION FEES (DEMOLITION'S & REMOVALS)

WATER SEWER

SIGNATURE

DATE

VEHICLE CROSSING

Vehicle Crossing In Place

NEW CROSSING REQUIRED YES/NO

FEE PAYABLE \$.....

INSPECTION FEE YES/NO

FEE PAYABLE \$.....

SIGNATURE *[Signature]*

DATE *29-9-79*

OTHER (e.g. HEALTH/FIRE/STRUCTURAL etc)

LICENCES REQUIRED (Health/Dangerous Goods etc)

SIGNATURE

DATE

BUILDING (Checked against the requirements of
Section 31 of the Building Act 1991)

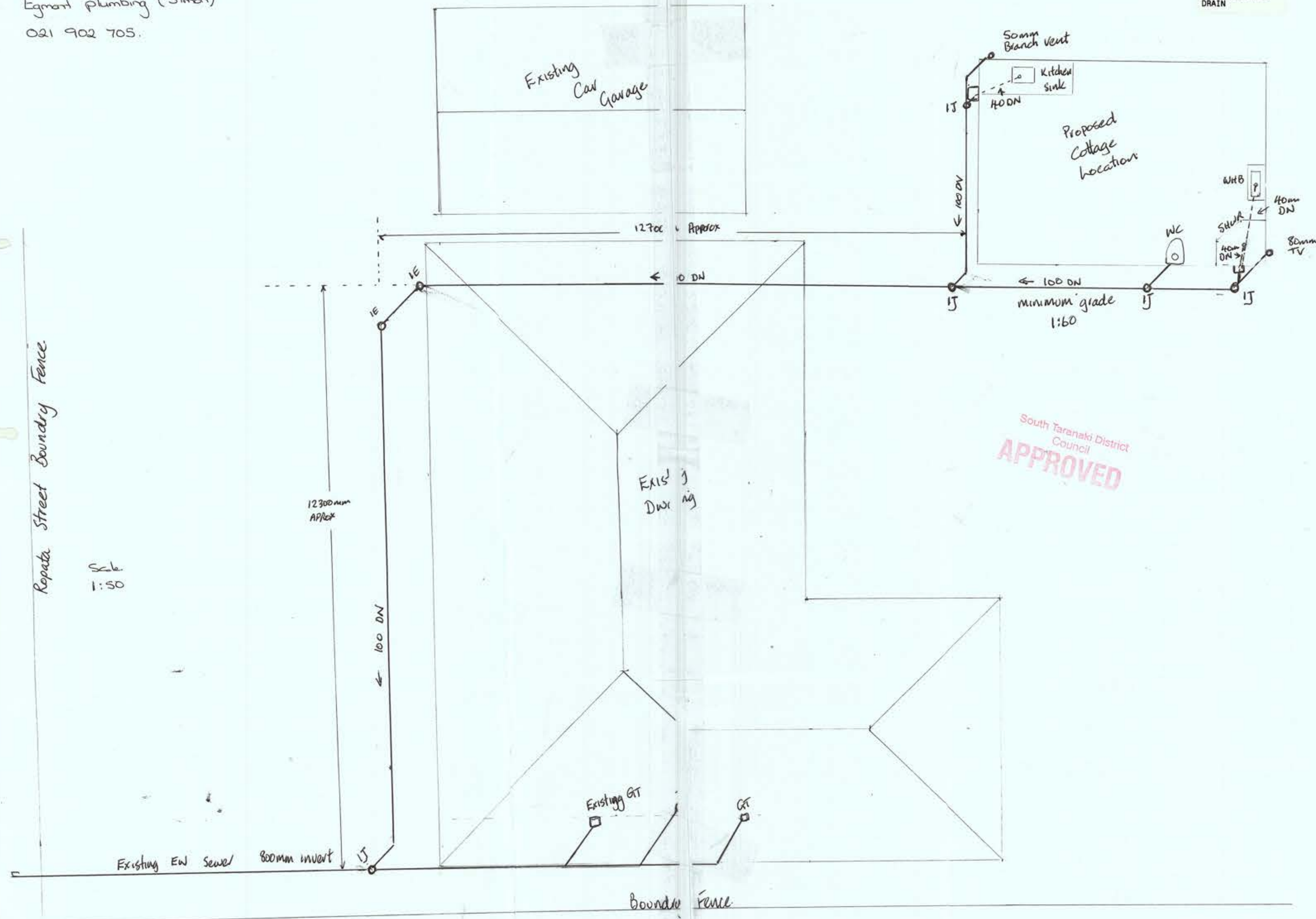
HAZARDOUS SECTION

☐

SIGNATURE

DATE

Egmont plumbing (Simon)
021 902 705





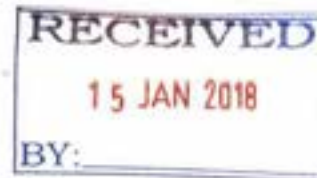
APPLICATION FOR BUILDING CONSENT (Form 2)

Section 33 or 45, Building Act 2004.



COUNCIL USE ONLY

BC Number
Receipt Number
Amount Paid



1. What are you applying for? *Tick all applicable*

¹ For PIM only applications complete Sections 1 to 7, and 13 only.
Follow instructions as per section.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Building Consent | <input type="checkbox"/> Project Information Memo (PIM) ¹ |
| <input type="checkbox"/> Amendment to Building Consent ² | <input type="checkbox"/> Building Consent using a National Multiple-Use Approval ('MultiProof') ³ |
| <input type="checkbox"/> Staged Consent ² | |

² Please enter existing building consent number below:

³ Please enter National Multiple-Use Approval number below:

2. What building work are you doing? *Tick all applicable*

If your building work is not listed, tick Other and provide details (this includes amendments to building consents)

<input type="checkbox"/> RESIDENTIAL			
<input type="checkbox"/> New detached dwelling	<input type="checkbox"/> New multi-residential dwelling (more than 2 household units)	<input type="checkbox"/> Plumbing works	
<input type="checkbox"/> Major alterations/additions – any work that includes altering or attaching to the exterior of a building	<input type="checkbox"/> Minor alterations – any internal work that does not include altering the exterior of the building	<input type="checkbox"/> New solid fuel burner	
<input type="checkbox"/> Garage / detached carport	<input checked="" type="checkbox"/> Other, (please provide details below)		
RELOCATED SLEEPOUT			
<input type="checkbox"/> COMMERCIAL/INDUSTRIAL			
<input type="checkbox"/> New commercial / industrial building	<input type="checkbox"/> Major alterations/additions – any work that includes altering or attaching to the exterior of a building	<input type="checkbox"/> Seismic strengthening	
<input type="checkbox"/> Minor alterations – any internal work that does not include altering the exterior of the building	<input type="checkbox"/> Internal fit-out only (including	<input type="checkbox"/> Other, (please provide details below)	

3. Where is the building work? *Complete all fields, enter N/A where not applicable*

What is the street address?	<i>*No street address?, State nearest street intersection & distance / direction from that intersection</i>		
	14 ROPATA STREET HAWERA 4610		
Legal description:	LOT: 11 DP3395	DP:	
Building name:			
Location of building within site/block including near street access:	REAR OF EXISTING GARAGE SEE ATTACHED PLAN	Level / Unit #:	SINGLE
Does the building or site have any cultural or heritage significance, or is it a Marae?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If Yes, provide details			
If a sub division is proposed and you have not yet received a s224 certificate, the application will also need to provide any relevant information stating legal description as at the date of application and, if subdivision is proposed, include details of the relevant resource consent number and any proposed lot numbers.			
If Yes, complete the following:		Resource Consent No.	
		Proposed LOT No.	

4. Who owns the building or land? *Complete all fields*

Owner name:	KIM ROLLINGS	Title: e.g. Mr, Mrs, Ms, Dr	MRS
Owner email address:	kime@gmail.com		
Owner contact numbers:	PH: 06 278 8278	Cell:	027 4188829
Owner mailing address:	14 ROPATA STREET		
Indicate which of the following Proof of Ownership documents is attached to your application. Your document must be less than 3 months old.			
<input type="checkbox"/> Copy of Certificate of Title	<input type="checkbox"/> Copy of Lease Agreement	<input type="checkbox"/> Agreement for Sale & Purchase	<input checked="" type="checkbox"/> Other document showing full name of legal owner
Are you using an Agent?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If Yes, please also complete the following
Who is the first point of contact for further correspondence?		<input type="checkbox"/> Agent	<input checked="" type="checkbox"/> Owner
Who is the first point of contact for invoicing?		<input type="checkbox"/> Agent	<input checked="" type="checkbox"/> Owner
Agent name:	Title: e.g. Mr, Mrs, Ms, Dr		
Agent email:			
Agent contact numbers:	PH:	Cell:	
Agent mailing address:			
Relationship to owner:			

5. Who's involved in the build? *Complete all fields per line, or select N/A where not applicable. If you have additional roles to add, please use the table in Appendix A.*

	Role	N/A
<i>Trade</i>	<i>Designer</i>	
Name:		
Address:		
Contact number:		
Email:		
Licensing class:		
Registration number:	<i>LBP:</i>	
<i>Trade</i>	<i>Architect</i>	
Name:		
Address:		
Contact number:		
Email:		
Licensing class:		
Registration number:	<i>NZRA:</i>	

6. What are the specifics of the site? *Complete all fields*

What is the wind zone?													
<input type="checkbox"/>	Low	<input type="checkbox"/>	Medium	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Very High	<input type="checkbox"/>	Extra High	<input type="checkbox"/>	Specific Design State value below		
What is the exposure zone?				<input type="checkbox"/>	Low (B)	<input checked="" type="checkbox"/>	Medium (C)	<input type="checkbox"/>	High / Sea spray (D)				
Does the proposed building work cover two or more allotments?										<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Are there public drains on the site?										<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Is the site subject to natural or created hazards such as erosion, subsidence, flooding, slips, cut and fill or contamination?										<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Is it a sub-division?										<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Are there any alterations to land contours (e.g. earthworks)?										<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Are there new or altered connections to public utilities?										<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Are there new or altered locations and/or external dimensions of buildings?										<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Is there new or altered access for vehicles?										<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Is the building work over or adjacent to any road or public place?										<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Does the building work involve the disposal of storm-water or wastewater?										<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Is the building work over any existing drains or sewers or in close proximity to wells or water mains?										<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Are there any other matters known to the applicant that may require authorisation from the territorial authority?										<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If Yes, please provide a summary here													

7. What are the details of the building work? *Complete all fields, or enter N/A if not applicable*

Provide a full description of the building work:

E.g. 4 Bedroom dwelling with multiple cladding types and attached garage

RELOCATED
SLEEP OUT.
AS PER ATTACHED PLANS.

Estimated value of the building work (including GST):		\$ 80,000.00	
If the application is for an amendment to a building consent, please add the additional value if applicable (including GST):		\$	<input checked="" type="checkbox"/> N/A
What is the intended life of the building?		<input checked="" type="checkbox"/> 50+ years	<input type="checkbox"/> Limited Life
If Limited Life, please indicate the intended life of the building		b	years
Have you discussed this project with Council prior to applying?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include Restricted Building Work?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are you applying for Owner/Builder exemption to complete the Restricted Building Work?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p><i>If Yes, please complete and attach the Statutory Declaration as to Owner Builder form (click here)</i></p> <p><i>If No, please complete and attach the Memorandum from Licensed Building Practitioner: Certificate of Design Work form (click here) for each type of building work being undertaken</i></p>			
Total number of floor levels:	SINGLE FLOOR	Levels below ground:	
Current floor area:	40.4	Proposed new total floor area:	40.4
If you are making alterations to an existing dwelling, please complete the following:			
Is there any Recladding?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is Recladding covered by a claim under the Financial Assistance Package scheme?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, please provide Financial Assistance Package reference number			
Does the building work involve a swimming pool?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Year first constructed:		2015	
Current lawful established use:		SLEEP OUT	
Proposed use:		SLEEP OUT	
Will the building work result in a change of use of the building?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p><i>If you are unsure how to determine if a change of use will occur, please refer to the guidance provided by the Ministry of Business, Innovation and Employment: http://www.building.govt.nz/managing-buildings/change-of-use-and-alterations/</i></p> <p><i>If Yes, please provide details</i></p>			

8. What clauses of the building code does your building work comply with?

Please read the following carefully:

- You are required to indicate what code clause(s) your building work complies with
- Unless otherwise noted below, your application will be assessed under Acceptable Solutions
- If you are using another means of compliance, please provide details of the standard(s) that your building work complies with and the means of compliance in the space provided. Use a separate sheet of paper if necessary
- If you do not provide all the necessary information to show how your application complies with the Building Code, it will be returned unprocessed.

☐ I understand that this application is to be assessed against Acceptable Solutions, unless otherwise stated in the following section. Please tick to indicate your agreement.

<input checked="" type="checkbox"/>	B1 Structure	<input type="checkbox"/>	F1 Hazardous agents on site	<input type="checkbox"/>	G5 Interior environment
<input checked="" type="checkbox"/>	B2 Durability	<input type="checkbox"/>	F2 Hazardous building materials	<input type="checkbox"/>	G6 Airborne & impact sound
<input checked="" type="checkbox"/>	C1 Protection from fire	<input type="checkbox"/>	F3 Hazardous substances and processes	<input checked="" type="checkbox"/>	G7 Natural light
<input type="checkbox"/>	C2 Prevention of fire occurring	<input type="checkbox"/>	F4 Safety from falling	<input type="checkbox"/>	G8 Artificial light
<input type="checkbox"/>	C3 Fire affecting areas beyond fire source	<input type="checkbox"/>	F5 Site safety	<input type="checkbox"/>	G9 Electricity
<input type="checkbox"/>	C4 Movement to place of safety	<input type="checkbox"/>	F6 Visibility in escape routes	<input type="checkbox"/>	G10 Piped services
<input type="checkbox"/>	C5 Access & safety for fire-fighting operations	<input checked="" type="checkbox"/>	F7 Warning systems	<input type="checkbox"/>	G11 Gas as an energy source
<input type="checkbox"/>	C6 Structural stability	<input type="checkbox"/>	F8 Signs	<input checked="" type="checkbox"/>	G12 Water supplies
<input type="checkbox"/>	D1 Access routes	<input type="checkbox"/>	F9 Means of restricting access to residential pools	<input checked="" type="checkbox"/>	G13 Foul water
<input type="checkbox"/>	D2 Mechanical installations	<input type="checkbox"/>	G1 Personal hygiene	<input type="checkbox"/>	G14 Industrial liquid waste
<input checked="" type="checkbox"/>	E1 Surface water	<input type="checkbox"/>	G2 Laundering	<input type="checkbox"/>	G15 Solid waste
<input checked="" type="checkbox"/>	E2 External moisture	<input type="checkbox"/>	G3 Food preparation & prevention of contamination	<input checked="" type="checkbox"/>	H1 Energy efficiency
<input type="checkbox"/>	E3 Internal moisture	<input type="checkbox"/>	G4 Ventilation		

Provide details of all Verification Methods being used (include relevant code clause and means of compliance)

Provide details of all Alternative Solutions being used (include relevant code clause and means of compliance) or details of any waivers and modifications (including applicable code clauses)

9. What specified systems are in your building? *Complete all fields*

Does your building work involve any Specified Systems (SS)?

☐

Yes

☒

No

Residential *please complete the following*

☐ N/A

If Yes, please complete Specified System 16 (Cable Car) below

SS16 Does your building work involve a cable car?

☐

Yes

☐

No

If Yes, please provide detail below

SS Cable cars

Existing

Removed

Altered

Added /
New

Complete this section if the cable car is being altered or added

Performance Standards

Inspection & Maintenance
Procedures

Reporting
Frequency

☐
☐
☐
☐

Provide any other details

Commercial *please complete the following and Appendix B (Specified Systems)*

☒ N/A

If applicable, what is the existing compliance schedule number?

Risk Group:

Total occupancy numbers:

10. Does your build require a fire design review?

Certain applications for building consent must be submitted to the Fire and Emergency New Zealand Fire Engineering Unit (FEU) for review. *For commercial / industrial applications please complete the following:*

Is your building of a type defined in the Gazette notice and section 46 of the Building Act, 2004?

☐

Yes

☒

No

11. Have you attached all required documents?

You are required to provide all the necessary documents to support your application. This includes (but is not limited to) the following sections:

- Section 4: Proof of Ownership
- Section 6: Plans showing land and boundary features as required
PIM, development of contribution notice or certificate attached to PIM
- Section 7: Statutory Declaration as to Owner Builder form OR Memorandum of Licensed Building Practitioners – Certificate of Design Work (for each type of building work being undertaken)
- Section 8: Plans, specifications and other supporting information in relation to the compliance method of the build, e.g. where the work deviates from an Acceptable Solution method.

Please check your application and ensure all the supporting information is attached otherwise your application will be returned **unprocessed**.

When you are satisfied your application is complete, please complete section 13 and send to your local Building Consent Authority.

If you are unsure about what information to include in your application, a guidance document is available ([click here](#))

Privacy Information

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to forward these regularly to Statistics New Zealand. The Council stores the information on a public register, which must be supplied (as previously determined by the Ombudsman) to whoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

12. Your application fees

Your council will charge fees for your consent application. These will include statutory levies payable to BRANZ and the Ministry of Business, Innovation & Employment.

A full fee schedule can be found on the Council's website. Please consult this before submitting your application.

13. Have you signed the application?

I request that you issue a project information memorandum, project information memorandum and building consent, or building consent for the building work described in this application.

All of the information contained in this application is, to the best of my knowledge, true and correct. I understand that work must not commence until the building consent is issued and uplifted.

Name and signature of the owner / agent on behalf of and with the authority of the owner

☐ I understand that this application may only be made with the owner's approval. Please tick to indicate your agreement.

Owner / Agent Name:	Kim Elizabeth Rowings
Owner / Agent Signature: (Enter your name and tick the acknowledgement box if you do not have a digital signature)	K.E. Rowings
Date:	15/1/18

Your local council (or their website) will be able to help you with information specific to the site your application covers.

Appendix A List of those involved in the build

	Role
Trade	BUILDING REMOVERS
Name:	SANDY SOUTHCOMB TARANAKI BUILDING REMOVERS LTD
Address:	1104-1118 DEVON ROAD BELL BLOCK NP.
Contact number:	06 755 1555
Email:	info@lclmvr.co.nz
Class:	
Registration number:	
Trade	Plumber
Name:	SIMON BUTTERS EG MONT PLUMBING
Address:	5883 MOUNTAIN RD HAWERA R13 L613
Contact number:	021 902 705
Email:	egmontplumbing@gmail.com
Class:	
Registration number:	11566
Trade	
Name:	
Address:	
Contact number:	
Email:	
Class:	
Registration number:	
Trade	
Name:	
Address:	
Contact number:	
Email:	
Class:	
Registration number:	
Trade	
Name:	
Address:	
Contact number:	
Email:	
Class:	
Registration number:	

Appendix B List of specified systems (Commercial / Industrial Building Consent Applications)

The specified systems for the building are as follows:

Tick all applicable and outline the performance standards and reporting frequency

The following specified systems are existing, being altered, added to, or removed in the course of the building work		Existing	Altered	Added/New	Removed	Complete this section if systems are new, altered or added only		
						Performance standards	Inspection & maintenance procedures	Reporting frequency
SS1	Automatic systems for fire suppression (e.g. sprinkler systems)(includes Gas/Flood Systems)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS2	Automatic or manual emergency warning systems for fire or other dangers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS3	Electromagnetic or automatic doors or windows							
	SS3.1 Automatic doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS3.2 Access control doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS3.3 Interfaced fire or smoke doors or windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS4	Emergency lighting systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS5	Escape route pressurisation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS6	Riser mains for use by fire services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS7	Automatic backflow preventers connected to a potable water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS8	Lifts, escalators, travellers or other systems for moving people or goods within buildings							
	SS8.1 Passenger-carrying lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS8.2 Service lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS8.3 Escalators and moving walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS9	Mechanical ventilation or air conditioning systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS10	Building maintenance units (for providing access to the exterior and interior walls of a building)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS11	Laboratory fume cupboards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS12	Audio Loops or other assistive listening system							
	SS12.1 Audio loops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS12.2 FM radio frequency systems and infrared beam transmission systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

The following specified systems are existing, being altered, added to, or removed in the course of the building work		Existing	Altered	Added/New	Removed	Complete this section if systems are new, altered or added only		
						Performance standards	Inspection & maintenance procedures	Reporting frequency
SS13	Smoke control systems							
	SS13.1 Mechanical smoke control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS13.2 Natural smoke control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS13.3 Smoke curtains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS14	Emergency power systems for, or signs relating to, a specified system in 1-13 above							
	SS14.1 Emergency power systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS14.2 Signs for systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
15	Other fire safety systems or features							
	SS15.1 Systems for communicating spoken information intended to facilitate evacuation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS15.2 Final exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS15.3 Fire separations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS15.4 Signs for communicating information intended to facilitate evacuation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	SS15.5 Smoke separations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SS16	Cable cars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

N/A

Where You Can Pay:

Eltham LibraryPlus
 Hawera Administration Office
 Hawera LibraryPlus
 Kaponga LibraryPlus

Manaia LibraryPlus
 Opunake LibraryPlus
 Patea LibraryPlus
 Waverley LibraryPlus

**COPY FOR YOUR
 INFORMATION**

Private Bag 902, Hawera 4640
 Phone: 0800 111 323
 Phone: (06) 278 0555

Kim E Rollings
 14 Ropata Street
 Hawera 4610

Rates Tax Invoice - Instalment 2

Valuation Number: 1235014600
 Property Number: 10460
 Property Location
 14 Ropata Street
 Hawera 4610
 Area: 0.1012
 Legal Description:
 T 11 DP 3395

Land Value: \$58,000
 Capital Value: \$185,000
 Instalment 2 of 4

Tax Invoice for 24 Oct 2017
 GST Reg No. 52-769-477
 Rating Year 01 Jul 2017 to 30 Jun 2018

	District Council	Regional Council	Total
Annual Rates	\$2,343.07	\$97.58	\$2,440.65
Last Year's Arrears	\$-685.31	\$0.00	\$-685.31
Previous Instalments	\$585.80	\$24.40	\$610.20
Remissions	\$0.00	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00	\$0.00
Penalties	\$0.00	\$0.00	\$0.00
Payments received (Up to 16 Oct 2017)	\$-720.00	\$-30.00	\$-750.00
Current Instalment Due	\$585.80	\$24.40	\$610.20
Includes \$79.59 GST			
Current Balance	\$-233.71	\$18.80	\$-214.91

Council's bank account for direct
 payments into our account is 03 0647
 0220100 03. Please include your property
 number in the payee reference field.

TOTAL AMOUNT DUE: \$-214.91

Total to clear account for the year **\$1005.34**

PAYMENT DUE DATE 29 Nov 2017

Add 10% penalty if paid after 29 Nov 2017

Rates Remittance Notice

Please detach and return this portion with your payment.

Private Bag 902
 Hawera 4640

Valuation Number 1235014600
 Name Kim E Rollings
 14 Ropata Street
 Property Number 10460

LAST DATE FOR PAYMENT 29 Nov 2017

TOTAL NOW DUE \$-214.91

Amount paid if different from
 total due \$

DEAR RATEPAYER - IMPORTANT INFORMATION

What do my rates contribute towards?

The table below shows your contribution towards services and activities funded by the General Rate and Uniform Annual General Charge (UAGC). It also shows your annual rate subsidy which is funded by earnings from the Council's Long Term Investment Fund (LTIF).

Rates Rebate

Please note that if you have received a Rates Rebate this payment is included in the 'Payments received' column on your rates invoice. If you have any questions regarding this please contact us on 0800 111 323.

Electronic Rates Invoices

Would you like to receive your rates invoices by email. If so please email rates@stdc.govt.nz with your details, including your property number.

Capital Value of this property

185,000

Subsidy

Each year the Council's Long Term Investment Fund subsidises the district-wide rates by \$3.87 million.

UAGC	Fixed Amount	
General Rate		\$96.19
Roading Rate		\$26.90
		\$18.70

For the 2017/2018 year, the Long Term Investment Fund subsidy has reduced your rates by \$141.79 and this amount has been deducted from your invoice.

Service or Activity	General Rate*	UAGC**
Democratic Process <i>Includes: Council Governance, Corporate Functions, Grants, Remissions</i>	\$ 29.88	\$106.85
Cultural Services <i>Includes: Arts and Culture, Heritage, Cemeteries, LibraryPlus Centres</i>	\$ 27.67	\$98.97
Recreation and Leisure <i>Includes: Parks and Properties, Halls, Campgrounds, Toilets, Swimming Pools, TSB Hub</i>	\$ 48.25	\$172.51
District Economy <i>Includes: Economic Development, Tourism and Events</i>	\$ 9.22	\$32.94
Community and Social Development <i>Includes: Pensioner Housing and Community Development</i>	\$ 7.84	\$28.00
Environment and Development <i>Includes: Planning, Building Control, Licensing, Animal Control, Environmental Policy, Rural Fire, Civil Defence</i>	\$ 13.97	\$49.95
Solid Waste Disposal	\$ 8.92	\$31.89
Stormwater	\$ 8.58	\$30.70
Coastal Structures	\$ 0.87	\$3.12
Total	\$ 155.20	\$554.93

* Calculated on the capital value of your property

** A flat charge per Separately Used or Inhabited Part of a Rating Unit

Roading Rate (Calculated on the Capital Value of your property)

Total \$139.45



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier **TNG4/40**
Land Registration District **Taranaki**
Date Issued 21 February 1985

Prior References

TN105/137

State Fee Simple
Area 1012 square metres more or less

Legal Description Lot 11 Deposited Plan 3395

Proprietors

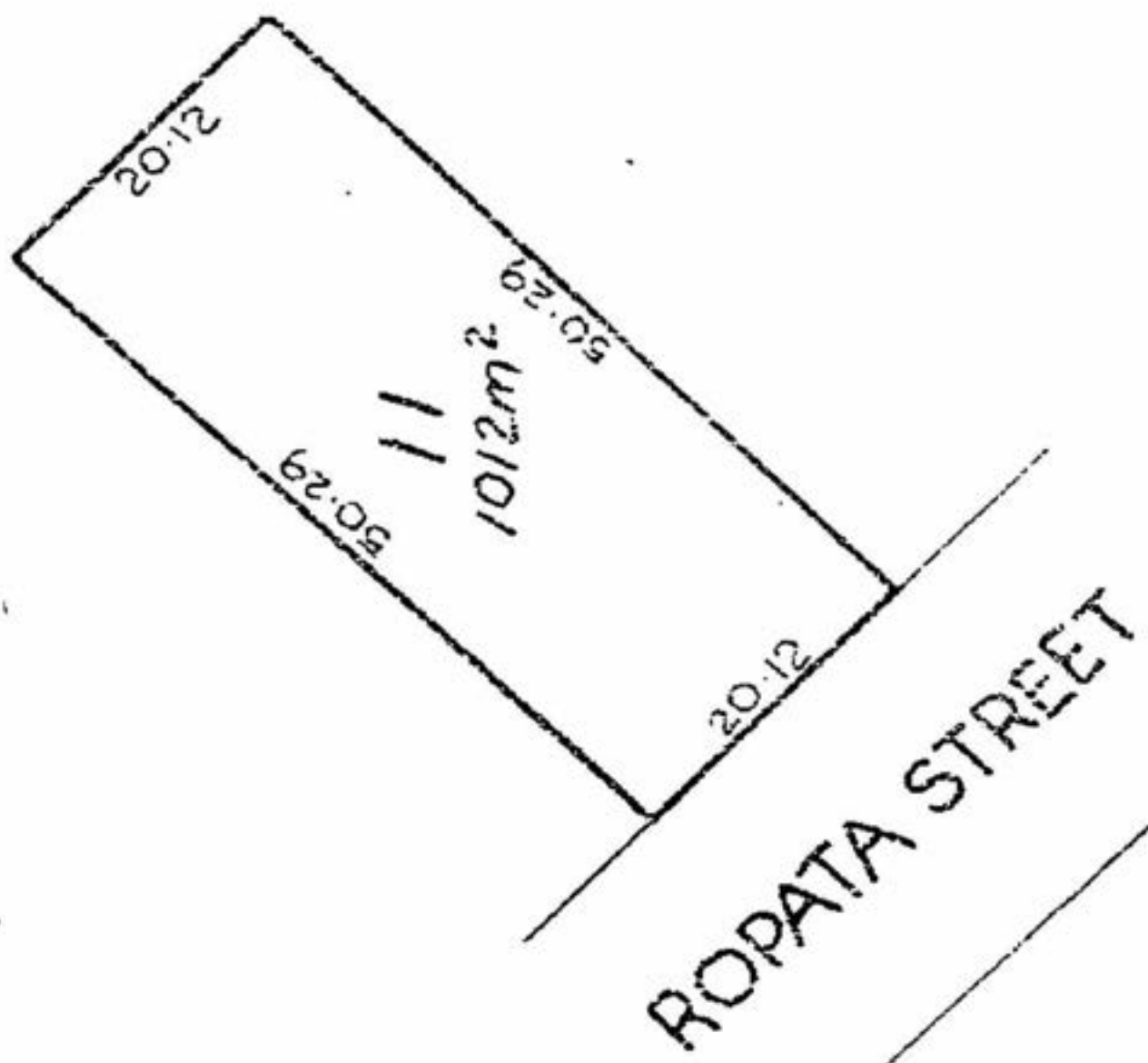
Kim Elizabeth Rollings

Interests

10900052.1 Mortgage to ASB Bank Limited - 19.9.2017 at 2:44 pm

Identifier

TNG4/40





Juffermans Surveyors Ltd

Ref 18008

14 February 2018

Building Consents Officer
South Taranaki District Council
Private Bag 902
HAWERA

Dear Sir

14 ROPATA STREET BUILDING LOCATION

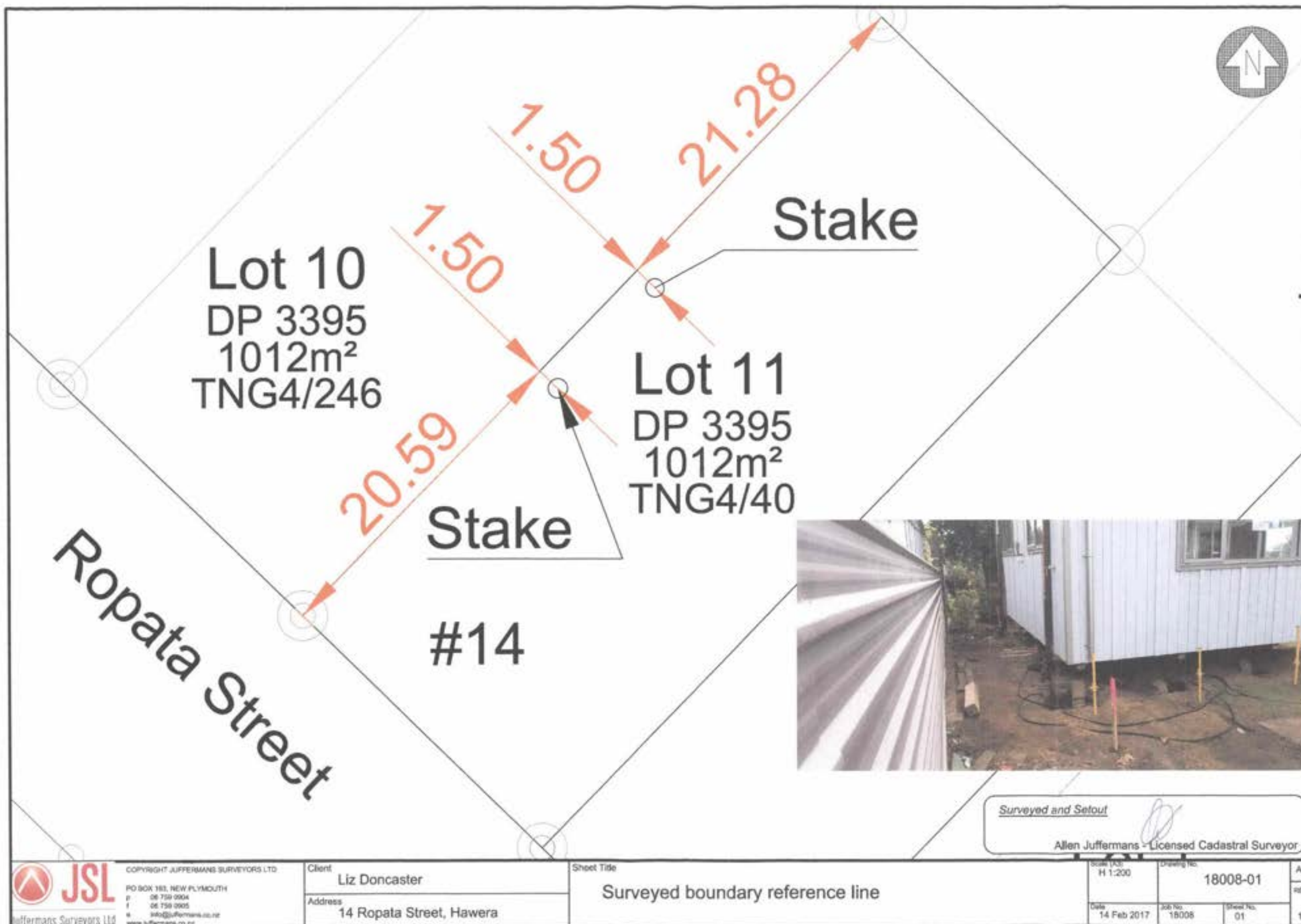
Attached is a plan showing a survey completed today at 14 Ropata Street.

It is my opinion, within tolerance (~5cm's) the walls of the building currently jacked up, are at 1.5m from the common boundary with 12 Ropiata Street.

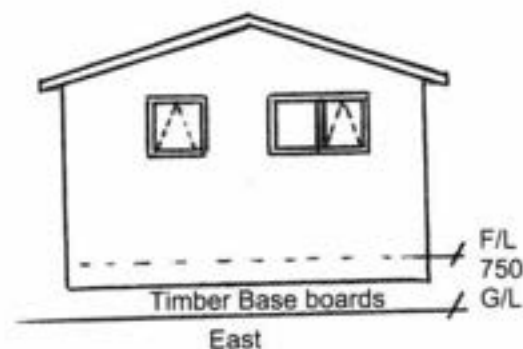
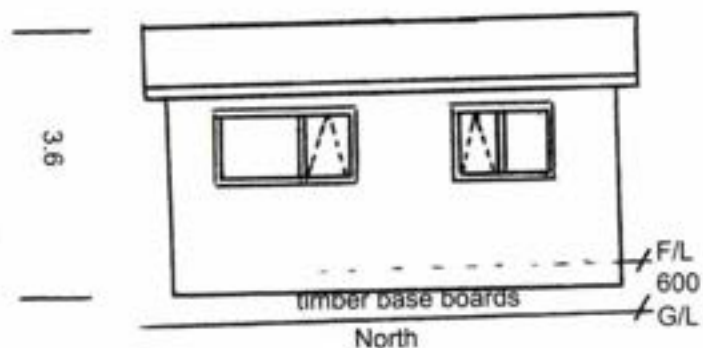
Yours faithfully

Allen Juffermans

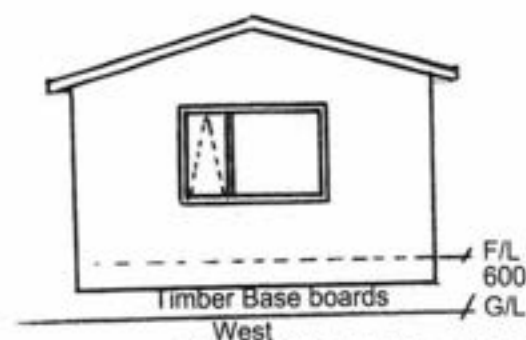
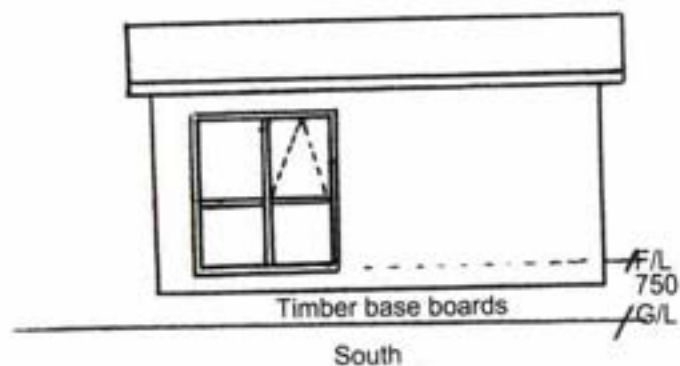
Licensed Cadastral Surveyor







4.87 Overall



STEPS DATA All risers to be equal height
 Risers - 190mm Maximum
 Treads - 280mm Minimum
 Pitch (slope 37 degrees maximum
 Steps with more than three risers
 Must have a hand rail on at least one side

APPROVED
 South Taranaki District
 Council

14 Ropata st Hawera

for

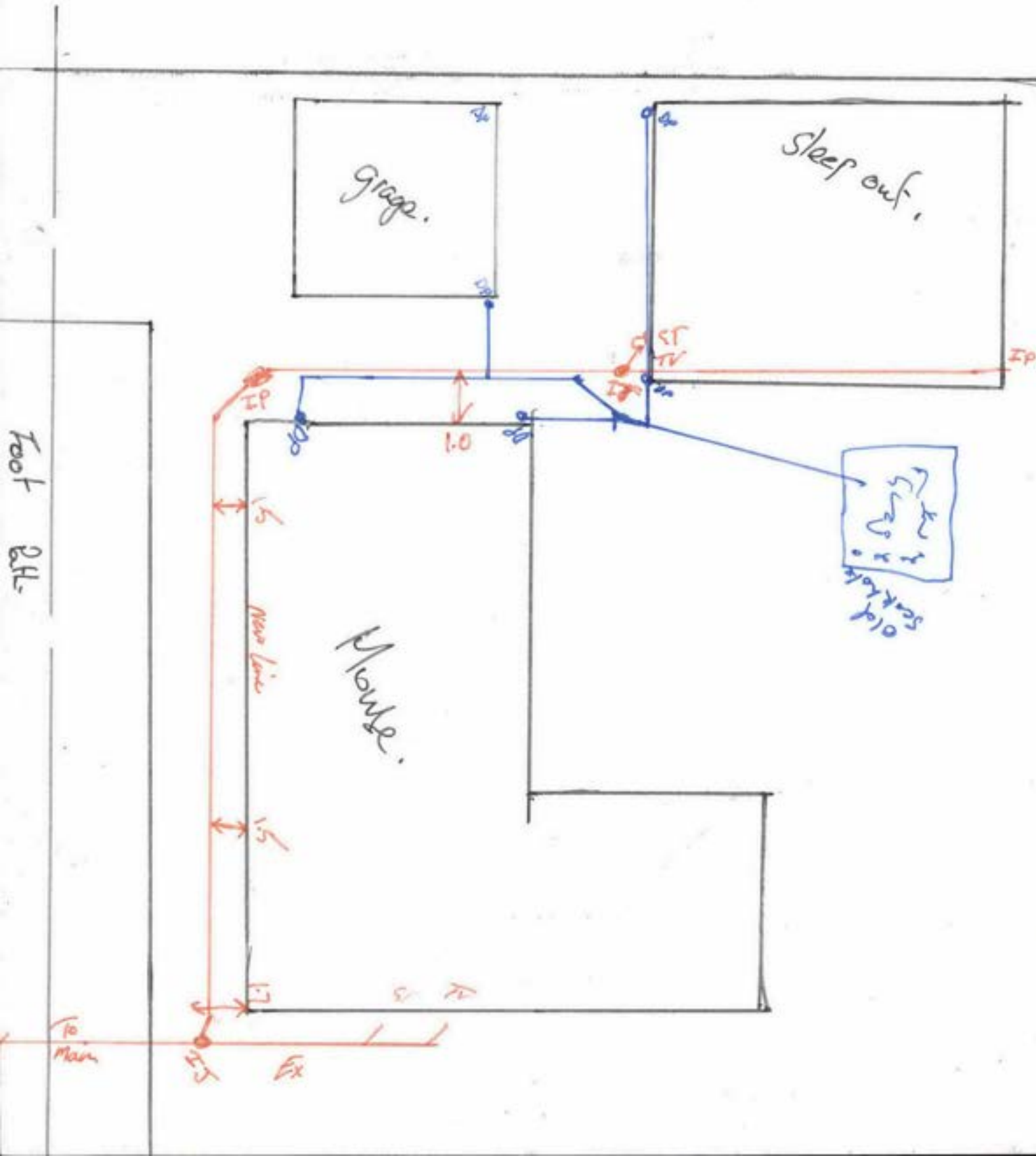
Ben Annabell Evergreen Plumbing & gas.

Reg No 18839.

Lot 11 DP 3395

BC 180013 Rejected.

16/4/2018.





Proposed relocation 14 Ropata Road Hawera LOT 11 DP3395

PLAN GT171220

South Taranaki District
Council
APPROVED



Property Information: Lot 11 DP 3395

Parcel ID: 4 666 352 00
Legal Description: Lot 11 DP 3395
Address: 14 Ropata Street Hawera
Earthquake Zone: [Zone 1](#)
Corrosion Zone: [Zone C](#)
Climate Zone: [2](#)
Wind Region: [A](#)
Lee Zone:
Rainfall Intensity (range): [60 - 70](#)
Wind Zone (Experimental): [High](#)

[Zoom to](#)

South Taranaki District
Council
APPROVED



BUILDING CONSENT

Form 5, Section 51 New Zealand Building Act 2004

Application No: **BC180013**

Description of Project: **Relocate Cottage**

Consent Issue Date: **24 January 2018**

The Building

Street Address: 14 Ropata Street Hawera 4610

Legal Description: LOT 11 DP 3395

Valuation Number: 1235014600

Location of building within site: As shown on plan

Building Name:

Level/Unit Number: 1

The Owner

Name: K E Rollings

Contact Person: K E Rollings

Mailing Address: 14 Ropata Street Hawera 4610

Street Address/Registered Office: 14 Ropata Street Hawera 4610

Business Phone: Mobile: 027 418 8829

Home Phone: 06 278 8278 Email: kimerollings@gmail.com

First point of contact for communications with the building consent authority

Name: K E Rollings

Mailing Address: 14 Ropata Street Hawera 4610

Street Address/Registered Office: 14 Ropata Street Hawera 4610

Business Phone: Mobile: 027 418 8829

Home Phone: 06 278 8278 Email: kimerollings@gmail.com

Building Work:

The following building work is authorised by this building consent:

RELOCATE COTTAGE

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

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

Subject to the following conditions:

- (a) Under section 90 of the Building Act 2004, agents authorised by the Council (acting as the Building Consent Authority) are entitled, at all times during normal working hours or while building work is being undertaken, to inspect -
- i. land on which work is being or is proposed to be carried out; and
 - ii. building work that has been or is being carried out on or off the building site; and
 - iii. any building.


Compliance Schedule:

A Compliance Schedule is not required for this building project.

Attachments:

Copies of the following documents are attached to this building consent:

- Advice Notes for Building Consent
- Stamped Approved Consented Plans
- Certificate attached to Project Information Memorandum

Signature: 

Position: Building Control Officer

Date: 24 Jan 2018

On behalf of The South Taranaki District Council

BUILDING CONSENT ADVICE NOTES

Application No: **BC180013**

Description of Project: **Relocate Cottage**

Commencement of Work

The Owner or person undertaking the building work shall give at least 2 working day's notice of the intended commencement of building work.

Restricted Building Work Requirements

As per Section 87 of the Building Act 2004 prior to the commencement of any building work the owner/agent must provide in writing to the Building Consent Authority the name and licence number of all practitioners engaged to carry out the work within this consent if not already stated on the application.

The owner/agent must notify the Building Consent Authority of any changes to Licensed Building Practitioners that may be engaged during the course of the building project.

Inspection Notification

The request for inspections is to be made at least 24 hours before any inspection is required.

The contact person is to ensure that someone is on site at the time of the inspection.

Compliance

This building consent confirms compliance with the New Zealand Building Code. It does not give approval to commence building work until all other approvals have been obtained. Any approvals required for this project are listed on the Project Information.

Completion Advice

The owner shall as soon as practical after completion of the building work, notify the Hawera Administration Office that the work has been completed in accordance with this building consent by completing and returning the attached Application for Code Compliance Certificate (Form 6).

Lapsing of Consent

This Consent shall lapse and be of no effect if the building work has not started within 12 months from date of issue.

Required Inspections

24hrs notice is required for all inspection bookings

FOOTING/FOUNDATIONS:

The owner or person undertaking the building work shall arrange for an inspection, for the checking of bearing capacity, depth and diameter, height pegs, steel placement, tying and laps.

DRAINAGE:

The Registered Plumber/Drainlayer undertaking the work shall arrange for an inspection prior to covering for the following checks: bedding materials used, water test, falls, location of terminal vents, depth, boundary roding eye and inspection caps.

FINAL INSPECTION:

The owner or person undertaking the work shall arrange for a FINAL inspection so compliance with the consented plans can be verified, as soon as the work has been completed to enable a CODE COMPLIANCE CERTIFICATE to be issued.

Required Documents

The following documents are to be supplied to the building authority (STDC) on completion of building work.

- Application for Code Compliance Certificate

APPLICATION FOR CODE COMPLIANCE CERTIFICATE (CCC)

Form 6, Section 92 of the Building Act 2004

Application No:

BC180013

Issued By:

South Taranaki District Council

Private Bag 902
HAWERA 4610

Phone: 0800 111 323 or 06 278 0555

Facsimile No: 06 278 8757

Email: contact@stdc.govt.nz

The Owner

Name of Owner: K E Rollings

Contact Person: K E Rollings

Postal Address: 14 Ropata Street Hawera 4610

Home Phone: 06 278 8278 Business Phone:

Mobile Phone: 027 418 8829

Email address: kimerollings@gmail.com

The following evidence of ownership is attached to this application:

.....
(copy of certificate of title, lease, agreement for sale and purchase,
or other document showing full name of legal owners(s) of the building)

The Agent (only required if application is being made on behalf of the owner)

Name of Agent:

Contact Person:

Postal Address:

Home Phone: Business Phone:

Mobile Phone:

Email Address:

Website:

Relationship to owner:

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

.....
(state full name, mailing address, phone and fax numbers, email addresses)

The Application

All building work to be carried out under the above building consent was completed on:

8 May 2018 (insert date)

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	Licensing Class	Licensed building practitioner number*	Particular work carried out or supervised
C. Southcombe	Foundation	109780	Supervised

*(or registration number if treated as being licensed under section 291 of Building Act 2004)

The personnel who carried out building work other than restricted building work are as follows:

n/a

[list names, addresses, telephone nos. and (where relevant and if not provided above) licensed building practitioner nos. or Plumbers, Gasfitters, and Drainlayers Board registration numbers]

If a Compliance Schedule is required, the following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

n/a

I request you issue a Code Compliance Certificate (CCC) for this work under Section 95 of the Building Act 2004. The Code Compliance Certificate should be sent to:

As per owner details

Signature of Owner/agent on behalf of and with the authority of the:

Owner: LIZ DONCASTER

Name of person signing and signature: Liz Doncaster

Date: 8/5/2018

Attachments:

The following documents are attached to this application:

- ☐ Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- ☐ Other documents from the personnel who carried out the work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent
- ☐ Energy works certificates

FOR OFFICE USE ONLY: BC180013

Inspector:

Booked by:

Date:

Time:

Confirmed:

Event updated:

CERTIFICATE ATTACHED TO PROJECT INFORMATION MEMORANDUM

Form 4, Section 37, Building Act 2004

Application No: **BC180013**

Description of Project: **Relocate Cottage**

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991:

- Land Use

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature: 

Position: Planner

Date: 22 January 2018

On behalf of **The South Taranaki District Council**

XXXXXXX
06 278 8010

XXXXXXX
06 278 8757

HB:JG71

File Ref: EP/CA/564/HW

28 September, 1994

Mr G Lord
27 Scott Street
HAWERA



Dear Mr Lord,

Re: **RESOURCE CONSENT APPLICATION: Landuse : D Tresidder, 14 Ropata Street, Hawera**

Your application has been considered by the Chairman of the Judicial Committee and the Environmental Services Manager under delegated authority and they have resolved as follows:

Recommendation

THAT consent be granted to Mr D Tresidder to erect a garage in the side yard and less than three metres from the existing dwelling at 14 Ropata Street, Hawera, pursuant to Sections 104, 105 and 108 of the Resource Management Act 1994; and

THAT consent be granted for the following reasons: -

1. The garage will replace an existing garage in the side yard, therefore the effects of the garage in the side yard will be minor on the existing residential environment.
2. All affected neighbours have granted consent to this proposal; and

THAT consent be granted subject to the following condition: -

1. That the garage be constructed in accordance with the plans submitted to Council.

Please note that this decision relates to the planning consent only. It may still be necessary for you to obtain a building consent from the Building Inspectors' Department for your proposal. We would advise you to consult with them before proceeding with any work.

Council also 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.

Should you have any queries as to the above decision, please do not hesitate to contact the writer.

Yours faithfully,

G J Young
PLANNER

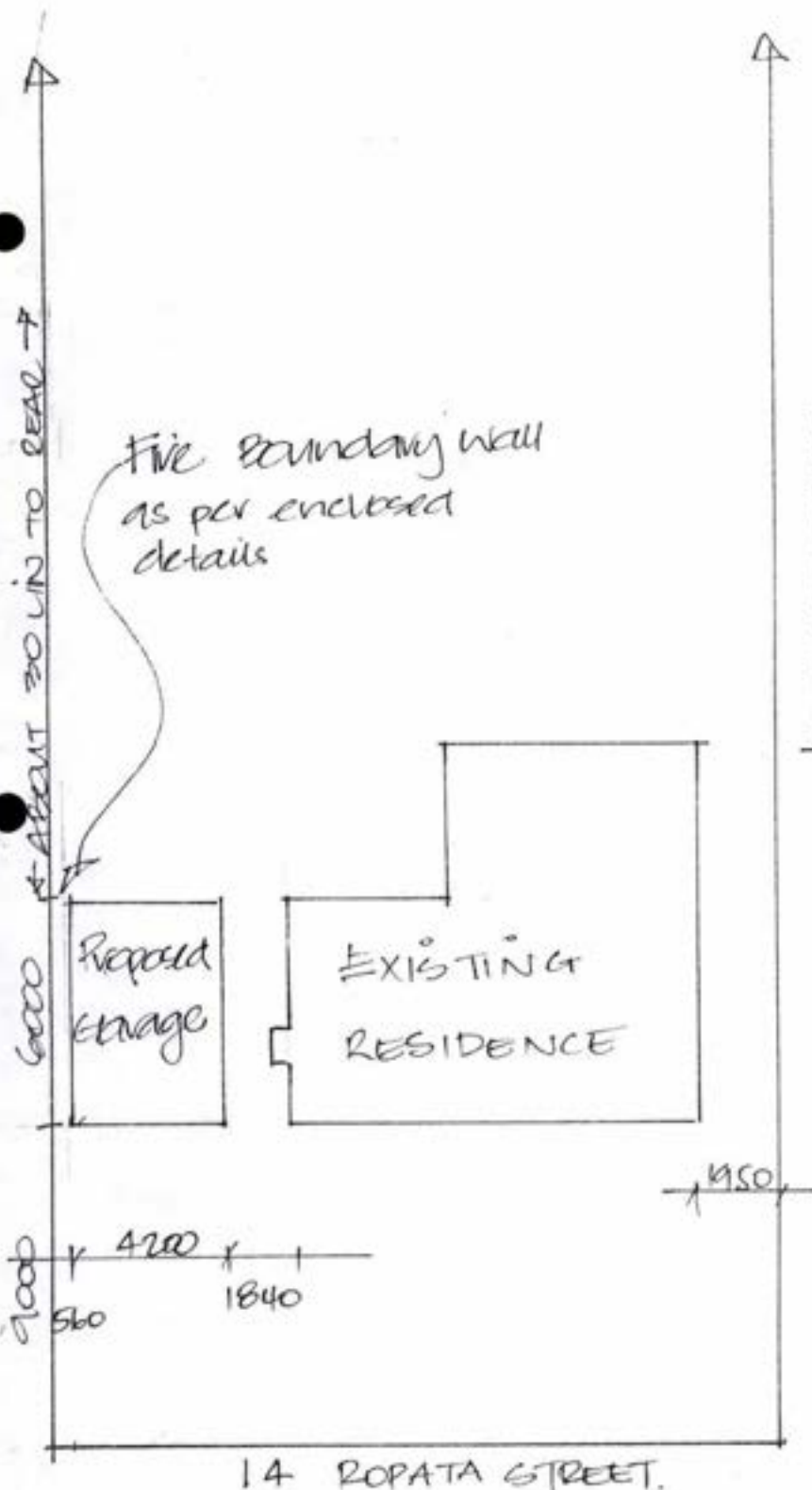
IDEAL GARAGES

MANUFACTURERS OF PREFABRICATED GARAGES AND SHEDS

11/10/94



PLAN 942290



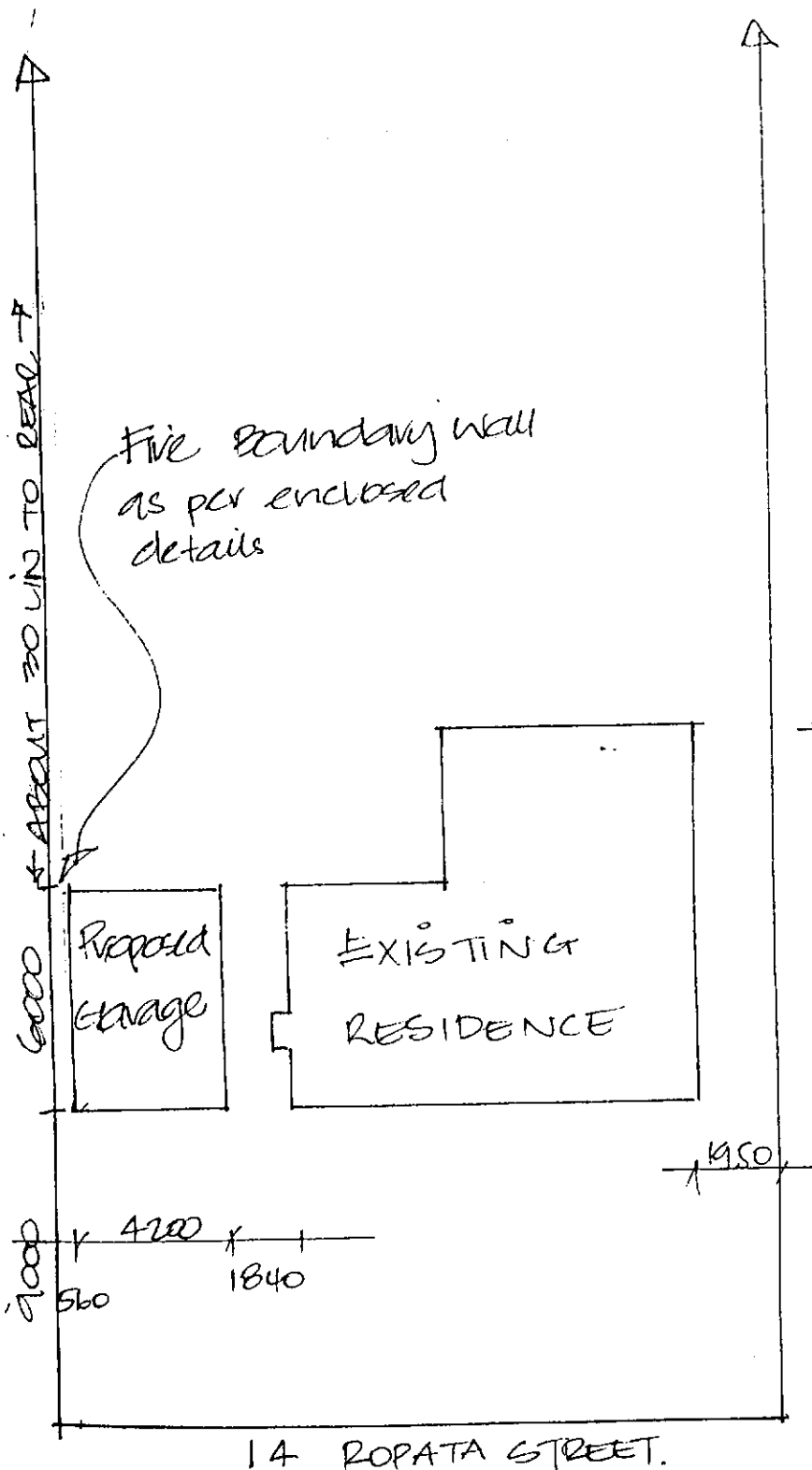
Proposed Garage
for

MR & MRS D TRESADDER
14 ROPATA STREET
HAWEA.

Handwritten signature

IDEAL GARAGES

MANUFACTURERS OF PREFABRICATED GARAGES AND SHEDS

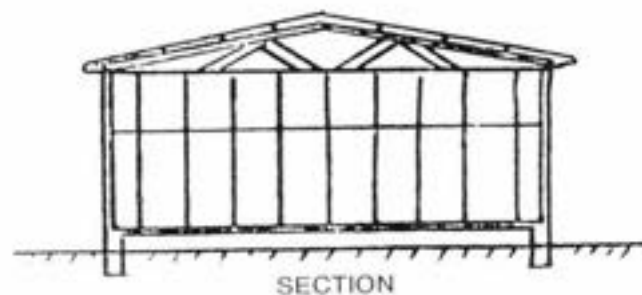
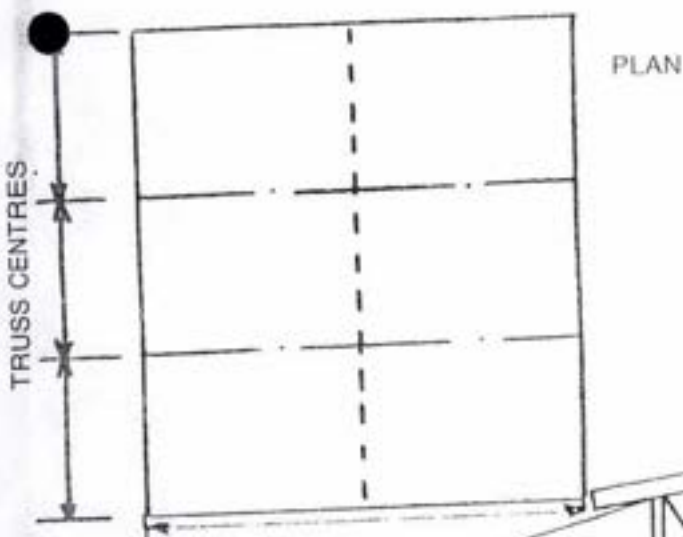
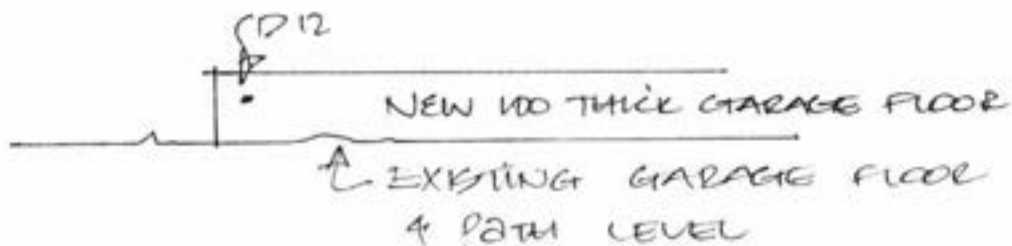
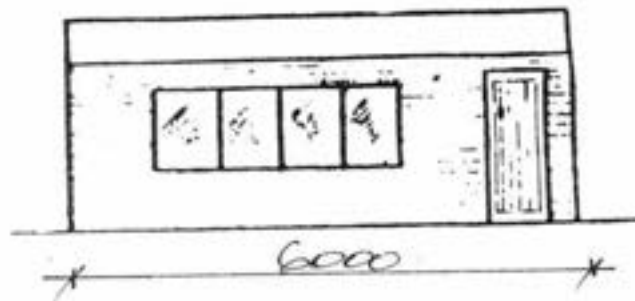
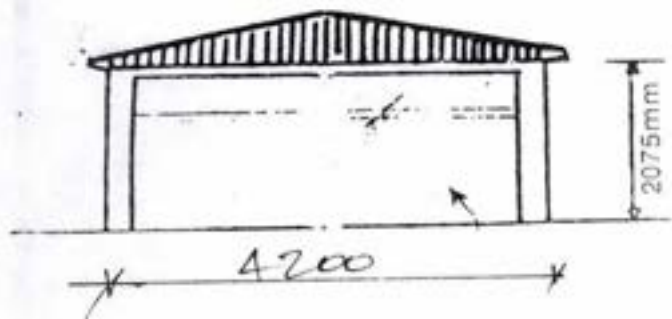


Proposed Garage
for

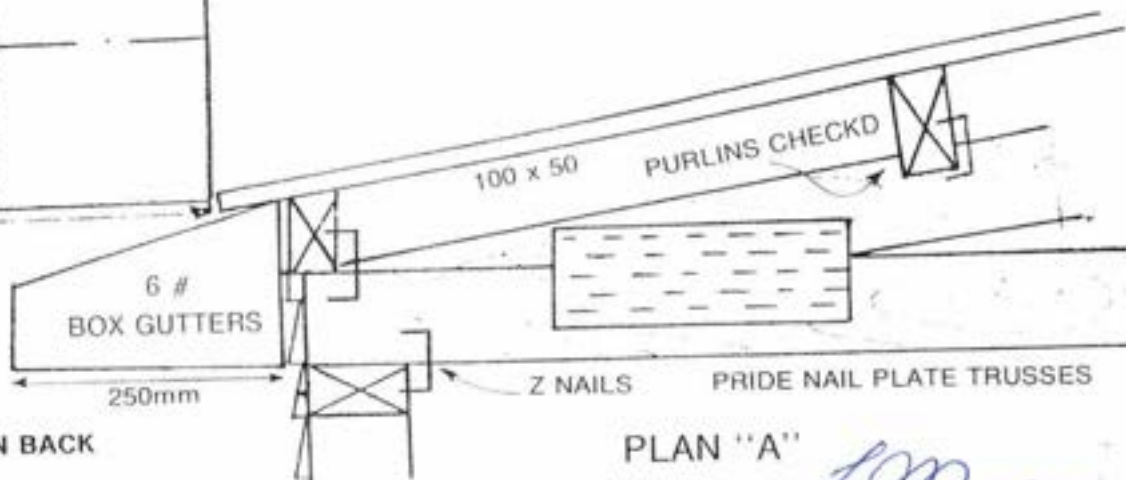
MR & MRS D TRESNADER
14 ROPATA STREET
HOWERA.

J. H. M.

ELEVATION



NOTE! SITE PLAN ON BACK



SPECIFICATIONS

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

F. Medley
H. Medley



Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: 14 Popata Street

Suburb:

Town/City: HAWERA

Postcode: 4610

THE OWNER(S)

Name(s):

Mailing address:

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone number:

Email address:

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies ☒

- ☐ **sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project
- ☒ **lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
- ☐ **lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memorandum relating to their specific RBW design
- ☐ **specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I Aaron Young carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1 <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised	
Foundations and subfloor framing <input checked="" type="checkbox"/>	Relocated deeproot only (Plan 6T171221-171223)	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Columns and beams <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Bracing <input checked="" type="checkbox"/>	<i>Relocated steep roof subfloor only (Plan GT 171221-171223)</i>	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2			
All RBW design work relating to E2 <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Damp proofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Ventilation system (for example, subfloor or cavity) <input checked="" type="checkbox"/>	<i>Relocated cleapout subfloor only (Plan GT 171221-171223)</i>	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	
Wall cladding or wall cladding system <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Waterproofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
FIRE SAFETY SYSTEMS: C1 - C6			
Emergency warning systems Evacuation and fire service operation systems <input type="radio"/> Suppression or control systems Other		<input type="radio"/> Carried out <input type="radio"/> Supervised	
Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

WAIVERS AND MODIFICATIONS

Waivers or modifications of the Building Code are required. <input type="radio"/> Yes <input checked="" type="radio"/> No	
If Yes, provide details of the waivers or modifications below:	
Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: Aaron Young LBP or Registration number: BP119264

The practitioner is a: ☒ Design LBP ☐ Registered architect ☐ Chartered professional engineer

Design Entity or Company (optional): Plant Design (NP) Ltd

Mailing address (if different from below):

Street address/Registered office: 766 Hurford Road, RD4

Suburb: Omata

Town/City: NEW PLYMOUTH

PO Box/Private Bag: -

Postcode: 4374

Phone number: 06 7596995

Mobile: 0272240284

After hours: 0272240284

Fax: -

Email address: aaron@plantdesign.co.nz

Website: -

DECLARATION

I, Aaron Young LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form

Signature: 

Date: 24/12/2017



Gib® Residential Garage Boundary Walls

ADDITION TO: 'GIB BOARD' FIRE RATED SYSTEMS, 1992'

Scope of Use

The solution offered in this bulletin is intended for use when a 30/30/30 or 60/60/60 Fire Resistance Rating (FRR) is required by the NZBC Acceptable Solution C3/AS1 for single storey residential garage boundary walls.

Compliance with the NZBC

Under normal conditions of dry internal use Gib Board® Fire Rated Systems have a serviceable life in excess of 50 years and satisfy the requirements of NZBC Clause B2 – Durability.

Gib Board® Fire Rated Systems provide passive fire protection in accordance with the requirements of NZBC Clause C3 – Spread of Fire.

Gib® Residential Garage Boundary Walls have been specifically designed to fall inwards, away from the adjacent property boundary, when collapse conditions are reached during a fire and therefore satisfy the requirements of NZBC Clause C4 – Structural Stability during Fire.

NOTES:

- i) Wall construction in accordance with 'Gib Board® Fire Rated Systems, 1992' GBTL 30 or GBTL 60 depending on the required Fire Resistance Rating (FRR).
- ii) Sheets joints in the external Gib Fyrelite® linings on the outside of the frame, i.e., under the cladding system, do not require taping and stopping.
- iii) Impervious cladding materials with a ventilating air-space, such as steel or aluminium weatherboards, may be installed over building paper directly over the external Gib Fyrelite® lining.
- iv) Absorbent cladding materials such as plywood or fibre cement must be separated from the external Gib Fyrelite® lining by means of vertical battens, with a nominal depth of 50mm, and building paper behind the cladding material.

Reference

Macdonald Barnett Partners, Consulting Civil and Structural Engineers, Report No 5109 CRB, dated 13 October 1993, and Producer Statement dated 1 March 1994.





GARY LORD CONSTRUCTION

27 SCOTT STREET
HAWERA

REG. MASTER BUILDER

PHONE 06-278-4974
FAX 06-278-4974

TELEPHONE OR FAX 06 278 4974

Registered



TO.....

DATE.....

FROM.....

No of pages including this header

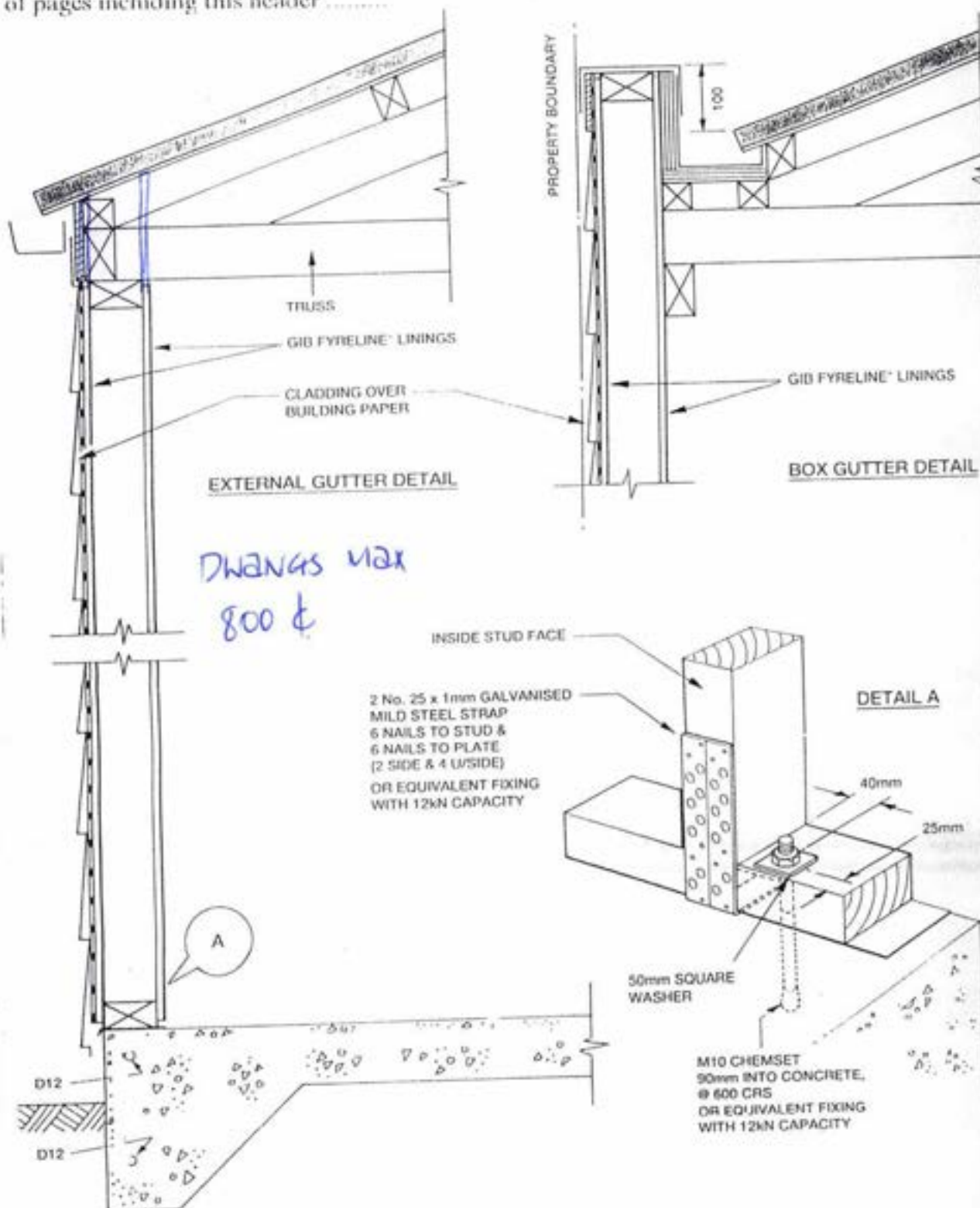
**IDEAL
GARAGES**

Rylock
WINDOWS & DOORS

MASADA
Vinyl Wall Weatherboard
JUST ABOUT AS SOLID AS A ROCK

**AUTHORISED
DEALER**

IMPLIMESH
HARKURITY GRILLE





PHONE 84 974

**GARY LORD
CONSTRUCTION**
REG. MASTER BUILDER

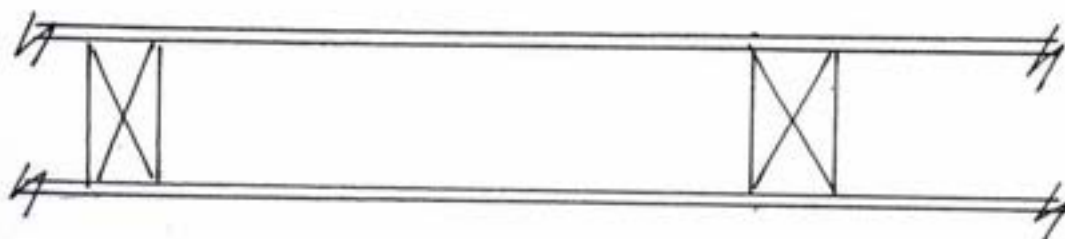
27 SCOTT STREET

HAWERA

TAX INVOICE/STATEMENT
REG. NO. 41 - 565 - 330

19.....

Detail of Boundary Fire Wall



- * 10x50 framing
- * studs @ 600 centres
- * 9.5mm Giberatten board nailed with optimised obuts to both sides of boundary wall
- * Exterior cladding fixed over exterior side of framing and Giberatten board
- * Giberatten board flushed

*L. Medori
H. Medori*



PROC

CONSENT PROCESSING SHEET

(New Creek.)

OWNER: **MR O TRESIDDER** C.A. **Deane Perrett**
ADDRESS OF WORK: **14 ROPATA ST, HAWERA**
BUILDER: **LORD CONSTRUCTION** VALUATION NO: **12350-146-00**
DESCRIPTION OF WORK: **GARAGE**

FEES (INCLUSIVE OF G.S.T.)

CONSENT FEE ✓ \$50.00
BRANZ LEVY
DAMAGE DEPOSIT
CODE COMPLIANCE CERT
BUILDING INSPECTIONS — \$120.00
VEHICLE CROSSING
~~STRUCTURAL CHECK~~ processing 50.00
WATER CONNECTION
SEWER CONNECTION
BIA LEVY
TOTAL \$220.00

RECEIPT NO 217656
DATE 21-9-94 \$140
RECEIPT NO 218591
DATE 10/10/94 \$80
RECEIPT NO
DATE

INITIAL DEPOSIT = \$140.00

CONSENT NOTES

PLUMBING & DRAINAGE:

NOT APPROVED

DATE

APPROVED

DATE

APPLICATION NO: **BC942290**

BUILDING:

Fire Wall Must Extend To Under Side of Roofing Material.
or be a parapet wall.

Bottom Plate Fixing must be as Indicated in Windows fire
wall Schedule.

Gibbs Fire Linc To be used.

Design of fire wall to be more precise.

123 NZ BC.

NOT APPROVED

[Signature]

DATE

22/9/94

APPROVED

[Signature]

DATE

11/10/94

HEALTH SECTION:

NOT APPROVED

DATE

APPROVED

DATE

CONSENT PROCESSING SHEET

DATE	ACTIVITY	OFF	HRS	AMT	DATE		INSP REQ	INSP COM	HRS	AMT
21-9-77	ADMIN	ng	15 mins			FOOTING				
			20			EXCAVATIONS				
						FOUNDATION WALLS				
						CONCRETE FLOOR SLAB				
						TIMBER SUBFLOOR				
						CONCRETE BRICKWORK				
						PRELINE - BUILDING MOISTURE/STRUCTURE				
						PRELINE - BUILDING INSULATION				
						PRELINE - PLUMBING PIPEWORK				
						DRAINAGE				
						FIRES FREESTANDING / INBUILT				
						FIRE CODES				
						COMPLETION BUILDING/ PLUMBING				
						OTHER				
						OTHER				
			SUB					SUB		
						TOTAL SUB TOTALS				
						AMOUNT PAID				
						REFUND/PAY				

FEES (INCLUSIVE OF G.S.T.)

CONSENT FEE
 BRANZ LEVY
 DAMAGE DEPOSIT
 CODE COMPLIANCE CERT
 BUILDING INSPECTIONS
 VEHICLE CROSSING
 STRUCTURAL CHECK
 WATER CONNECTION
 SEWER CONNECTION
 BIA LEVY
 TOTAL

RECEIPT NO
 DATE

RECEIPT NO
 DATE

RECEIPT NO
 DATE

APPLICATION NO:

OWNER:

ADDRESS OF WORK:

BUILDER:

VALUATION NO: _ _ _ _ / _ _ _

DESCRIPTION OF WORK:

FILE NO	DATE FILED	DATE FILED	TIME	DATE FILED
FOR INFORMATION				
SOUTH TAIARAKI DISTRICT COUNCIL				
24 JAN 1996				
ACTION/AREA	NAME	INITIAL	DATE	MADE
NAME	INITIAL	DATE	MADE	INITIAL



ADDRESS
RURAL MAIL
POSTAGE \$0.90

WALK NO 1
GONE NO ADDRESS ☒
NOT KNOWN
INSUFFICIENT ADDRESS
NO SUCH NUMBER
OTHER

Not EEL

Mr D Tresidder
14 Ropata Street
HAWERA



GARY LORD CONSTRUCTION

27 SCOTT STREET
HAWERA

REG. MASTER BUILDER

PHONE 06-278-4974
FAX 06-278-4974

TELEPHONE OR FAX 06 278 4974



TO.....

DATE 3/10/14.....

FROM.....

No of pages including this header

**IDEAL
GARAGES**

*Details as requested by STDC.
for Building Consent NO 942290*

*Tresidder
14 Kopaka St
Hwl*

Rylock
WINDOWS & DOORS

MASADA
Treated Vinyl Weatherboard
JUST ABOUT AS SOLID AS A ROCK

**AUTHORISED
DEALER**





SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902 HAWERA TELEPHONE (06) 278 8010 FACSIMILE (06) 278 8757

SERVICE CENTRES:

P.O. Box 142 ELTHAM

P.O. Box 15 MANAIA

P.O. Box 19 OPUNAKE

P.O. Box 28 PATEA

AGENCIES

57 Victoria St. KAPONGA

87 Weraroa Rd. WAVERLEY

22/09/94

MR D TRESIDDER
14 ROPATA STREET
HAWERA

Dear Sir/Madam

Re your building consent application no. 942290

● GARAGE
14 ROPATA ST, HAWERA

Your application for a building consent has been checked.

The proposal does not comply with the requirements of the New Zealand Building Code in the following respects:

The fire wall must extend to the underside of the roof cladding.

The bottom plate fixing must be shown to comply.

Gib Fyreliner or other approved material is to be used on the fire wall, this is to be shown.

The design of the fire wall is to be shown in more detail.

When your plans and/or specifications have been amended to conform with the above comments, approval of your application will again be considered.

● Yours faithfully


Building Control Officer



SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902 HAWERA TELEPHONE (06) 278-8010 FACSIMILE (06) 278-8757

SERVICE CENTRES:

P.O. Box 142 ELTHAM

P.O. Box 15 MANAIA

P.O. Box 19 OPUNAKE

P.O. Box 28 PATEA

AGENCIES

57 Victoria St. KAPONGA

87 Weraroa Rd. WAVERLEY

MR D TRESIDDER
14 ROPATA STREET
HAWERA

GST REG No. 52-769-477
CUST No. BC942290

23/09/94

* PROGRESS * 18838
=====

QTY	DESCRIPTION	RATE	AMOUNT
	APPLICATION DEPOSIT		50.00 *
	942290 : 14 ROPATA ST, HAWERA : GARAGE		
	BUILDING INSPECTIONS		120.00 *
	CONSENT/PIM PROCESSING COSTS		50.00 *
(* INCL GST \$24.45)		TOTAL	\$220.00
		CASH RECEIVED	140.00CR
		NET DUE	80.00 =====

7 Please detach here and send this portion with your remittance



SOUTH TARANAKI DISTRICT COUNCIL

MR D TRESIDDER

23/09/94

BC942290 / 18838 80.00
Receipts for mail remittances issued on request only

SERVICE CENTRES:

P.O. Box 142 ELTHAM
P.O. Box 15 MANAIA
P.O. Box 19 OPUNAKE
P.O. Box 28 PATEA

AGENCIES

57 Victoria St. KAPONGA
87 Weraroa Rd. WAVERLEY

CODE COMPLIANCE CERTIFICATE
Section 43(3), Building Act 1991



CCC

Applicant

MR D TRESIDDER
14 ROPATA STREET
HAWERA

Consent Details

Consent/PIM No.: 942290
Date issued: 18/01/96
Valn No: 1235014600
Overseer: HAWERA

Project Descrn:

ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
GARAGE

Intended Life:

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses:

Project Location: 14 ROPATA ST, HAWERA

Legal Description: LOT 11 DP 3395

Estimated Value: \$ 5,000

This is a final code compliance certificate issued in respect of
all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

Building Control Section

Date: 19.1.96



SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902

HAWERA

TELEPHONE (06) 278 8010

FACSIMILE (06) 278 8757

SERVICE CENTRES:

P.O. Box 142 ELTHAM

P.O. Box 15 MANAIA

P.O. Box 19 OPUNAKE

P.O. Box 28 PATEA

AGENCIES

57 Victoria St. KAPONGA

87 Weraroa Rd. WAVERLEY

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

FILE COPY**Applicant**

MR D TRESIDDER
14 ROPATA STREET
HAWERA

Consent Details

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Intended Uses:

Project Location: 14 ROPATA ST, HAWERA

Legal Description: LOT 11 DP 3395

Estimated Value: \$ 5,000

This is a final code compliance certificate issued in respect of
all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

Building Control Section Date:

**Debbie Jones**

From: Michelle Stratton on behalf of Contact
Sent: Tuesday, 16 August 2022 8:29 AM
To: Debbie Jones
Subject: FW: Vehicle crossing - 14 Ropata Street, Hawera

Michelle Stratton

Kaitātari Mata Whakapā | Contact Centre Officer



Te Kaunihera o Taranaki ki Te Tonga
**South Taranaki
District Council**

Te Kaunihera o Taranaki ki Te Tonga | South Taranaki District Council
105-111 Albion Street | Private Bag 902, Hāwera 4640, NZ
Waea/Phone: +64 6 278 0555 | 0800 111 323 | www.southtaranaki.com

From: Johannes Mostert <Johannes.Mostert@STDC.govt.nz>
Sent: Tuesday, 16 August 2022 8:23 AM
To: Jan Johnston <jan.johnston@stdc.govt.nz>
Cc: Contact <contact@STDC.govt.nz>
Subject: FW: Vehicle crossing - 14 Ropata Street, Hawera

Good morning Jan

Could one of the ladies in the Contact Centre please raise a CRM for this vehicle crossing application?

Just upload Rick's email in leu of an application form.

Thank you.

Regards
Jannie

From: Rick Bixley <r1ckam0rt1s@yahoo.com>
Sent: Monday, 15 August 2022 9:06 pm
To: Johannes Mostert <Johannes.Mostert@STDC.govt.nz>
Subject: Re: Vehicle crossing - 14 Ropata Street, Hawera

CAUTION: This email originated from outside of STDC. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Johannes

Please find attached the application for a upgraded vehicle crossing for 14 Ropata street Nolantown Hawera

*You will
preferably*

7

AVC 0064/22.

1235014600

16/08/22
entered.
Deb.

		VEHICLE CROSSING APPLICATION FORM	
APPLICANT'S DETAILS			
Property Owner	Kim Rollings ← 78852		
Site Location	Hawera		
Consent Number			
Street Address	14 Ropata street		
Council Valuation or Property ID	1235014600 - 10460		
Email	Kimrollings@gmail.com		
Contact Number	02741855429 J. Rick 0273059353		
Billing Details (if different from above)			
Name and Address			
Email			
CROSSING DETAILS			
Creating a new crossing	New	Upgrade	
Use of crossing	Industrial	Commercial	Rural Residential
(Indicate on the sketched plan below the road, proposed position of crossing and dimensions.)			
PROPOSED SURFACE MATERIAL (SURFACE SEALS)			
Concrete	Chip Seal	Asphaltic Concrete	Other:
TERMS AND CONDITIONS:			
I UNDERSTAND BY MAKING THIS APPLICATION THAT I AM WILLING TO ACCEPT/COMPLY WITH THE FOLLOWING CONDITIONS:			
<ul style="list-style-type: none"> An application fee is required for vehicle crossing for approval and inspection, which must be paid when submitting the application. The Vehicle Crossing Application will be valid for 12 months from the granted consent/considers a date. The vehicle crossing shall be constructed at the expense of the owner/applicant. The location of the vehicle crossing shall be approved by the Council prior to construction. The installation of the vehicle crossing must be constructed to Council's standards and specifications. The works must be undertaken in accordance with any Resource Consent, Council bylaws and safety requirements. I shall comply fully with the conditions on this consent form. 			
SIGNATURE OF PROPERTY OWNER/AGENT:		K E Rollings	
DATE: 16/8/2022			

Property 10460.

Do I need to come in and pay the application fee or is it paid once passed

Please advise how long this process may take so I can inform my contractor, they are wanting to start excavations the week 22nd August

Kind regards

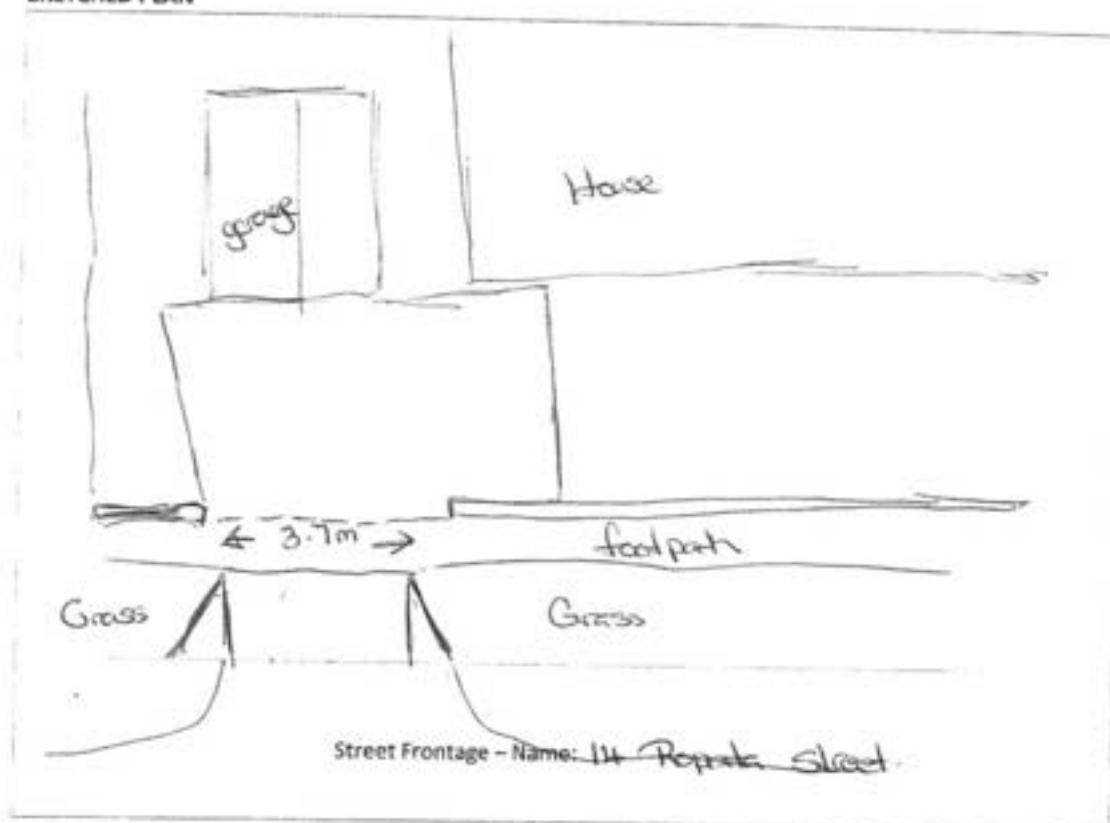
On 8/08/2022, at 09:23, Johannes Mostert <Johannes.Mostert@STDC.govt.nz> wrote:

<Vehicle Crossing Application Form.pdf>

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorised and may be illegal. Please note that this communication does not designate an information system for the purposes of the Contract and Commercial Law Act 2017.

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorised and may be illegal. Please note that this communication does not designate an information system for the purposes of the Contract and Commercial Law Act 2017.

SKETCHED PLAN



CHECKLIST PRIOR TO, DURING CONSTRUCTION AND AFTER CONSTRUCTION:

1. (Prior to) Do I have the standard drawing? *This will be received with the granted correspondence*
2. (Prior to) Are there any services in the location I want to put my vehicle crossover? *You are required to do a dial before you dig application & Corridor Access Request (CAR)*
3. (Prior to) Have I rung Council to tell them my start date? *You will need to ring Council and tell them your reference number and the date the contractor/persons will be onsite undertaking the work*
4. (Prior to) Do I have all relevant consent to undertake work in the road reserve? *You will be required to make sure that points 1, 2 and 3 above have been completed*
5. (During Construction) Have I rung the Council Contact person for an inspection prior to surface seal? *You will need to ring Council and tell them your reference number and when you require the inspection – preferably 24hours notice*
6. (During Construction) Have I rung the Council Contact person for a final inspection and sign off? *You will need to ring Council and tell them your reference number and when you require the inspection – preferably 24hours notice*
7. (After Construction) Have I received an email from Council confirming sign off? *You will receive a confirmation email stating compliance has been achieved*

Tax Invoice/Statement: 1204

GST Reg. No: 52-769-477

Invoice Date: 16 August 2022

K E Rollings
14 Ropata Street
Hawera 4610



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.southtaranaki.com

Reference Number: AVC0064/22
Description: Permits and Applications, Vehicle Crossing Application
Location Address: 14 Ropata Street, Hawera 4610

Charge Description	Charge	GST	Amount
Vehicle crossing application fee	\$172.50	\$0.00	\$172.50
Total	\$172.50	\$0.00	\$172.50

South Taranaki
District Council

Remittance Advice

If you wish to pay online, our Bank Account details are as follows - 03-0647-0220100-03
Please quote the Application Number (Listed above) as the reference.

Please email to payments@stdc.govt.nz

Or post to:

South Taranaki District Council
Private Bag 902
Hawera

Application Number: AVC0064/22
Applicant: Kim Elizabeth Rollings
Amount Due:
Due Date: 15 Sep 2022

We reserve the right to charge overdue fees and collection costs on all accounts not paid by their due date.

Consent Subject to Following Conditions*Relocated dwelling***Date Monitored:****No. Previous inspections:****Last Inspection:****Bond amount:** \$1,350.00 **Paid:** Yes**Unoccupied****BC180013****Footing inspection:**

	Consent condition	Consent condition met/not met Any relevant comments added
1.	That any damage that is sustained to the building during transit is repaired and repainted.	
2.	That all baseboards are reinstated.	
3.	That entrance stairs are constructed and installed.	
4.	That a deck is reinstated in a suitable location.	
5.	That the downpipes are reinstated. Any damaged down pipe(s) shall be replaced and reinstalled.	
6..	That the work outlined in conditions 1 to 5 is carried out within 12 months of the building being relocated onto the site and to the satisfaction of the Council.	

Another inspection required: Yes / No

Date of next inspection: _____

Monitoring Officer

For Building Consent Number BC180013

Relating to 14 Ropata Street, Hawera
Lot 11 Deposit Plan 3395**THIS DEED** is made on20.....**BY** Kim Elizabeth Rollings ("the Building Consent holder")**AND** the Council ("the South Taranaki District Council as the Building Consent authority")**IT IS MADE IN THE FOLLOWING CIRCUMSTANCES:**

- A** The Building Consent holder is entering into an agreement with ("the Council") to carry out and fulfill the obligations imposed in the Building Consent.
- B** This Document requires the Building Consent holder to provide the Council with security in the form of a cash bond to ensure performance of the Building Consent holder's obligations under the Building consent, and as outlined in Schedule One (attached).

BY THIS DEED:

- 1. THE** Building Consent holder is required to pay the Council the sum of \$1,350.00 (NZ) to be held as a cash bond and enter into a written bond of \$1,350.00(NZ).

That in the case of default being made in the performance and observance of the conditions as outlined in **SCHEDULE ONE** (attached) the costs shall be recoverable by the Council from the Building Consent holder's held bond money as liquidated damages. It shall be lawful for the Council to arrange for the work outlined in **SCHEDULE ONE** to be completed and the Council officers and its agents have your authority to access the property to complete the scheduled work after the defects liability date. The Building Consent holder shall pay all costs incurred by the Council initially from the funds held in the bond, however the Building Consent holder shall be liable for any sum so expended by the Council in excess of the bond sum held and from the date the Council incurs any expenses in completing such work. The Building Consent holder will be invoiced and funds shall be payable on the 20th of the month following billing.

- 2. THE** condition of this bond is that it shall be null and void if:

- (a) The Building Consent holder duly carries out and fulfills all the obligations imposed on the Building Consent holder by the Building Consent and as outlined in Schedule One prior to the Defects Liability date referred to in the Building Consent documents and as outlined in Schedule One (attached);

Upon the conditions of the bond become satisfied and the said bond becoming null and void and upon the Council being paid all its reasonable costs and disbursements for so handling the bond, the Council shall execute a memorandum of release and return the bonded funds in part or full as the case may be.

- 3. EXCEPT** as provided in clause 2 above this bond shall be and remain in full force and effect.

Initials:

.....

4. THE Building Consent holder shall not be released from any liability under this bond:

- (a) By any alteration in the terms of the Building Consent between the Council and the Building Consent holder;
- (b) By any alteration in the extent or nature of the scheduled works to be completed, delivered and having commenced defects remedied as contained in Schedule One.
- (c) By any forbearance or waiver by the Council in respect of any of the Building Consent holder's obligations or in respect of any default on the part of the Building Consent holder.

5. THIS bond shall be governed by New Zealand law.

SIGNED by the
South Taranaki District Council

.....
John McKenzie
Group Manager
Environmental Services Manager

As the Building Consent Authority

in the presence of:

.....
(Print Name)

.....
(Signature)

}

SIGNED by

.....
(Print Name)
Kim Elizabeth Rollings

.....
(Signature)

}

in the presence of:

.....
(Print Name)

.....
(Signature)

}

.....
(Occupation)

.....
(Address)

NOTE – This bond must be executed by the Building Consent holder and by the Surety or Sureties in the manner required for execution of a deed. Any of these parties which are a company must execute the bond by having it signed, under the name of the company, by two or more directors. If there is only one director, it is sufficient if the bond is signed under the name of the company by that director, but the signature must be witnessed by another person. The witness must not only sign but must also add his or her occupation and address. Alternatively, companies may execute under power of attorney. Any party which is a body corporate (other than a company) must execute by affixing its seal, which must be attested in the manner provided for in the rules of, or applicable to, the body corporate. In the case of a party who is an individual, the party must sign and the signature must be witnessed by another person. The witness must not only sign but must also add his or her occupation and address.

SCHEDULE ONE

Outline of work to be completed under this bond

1. That any damage that is sustained to the building during transit is repaired and repainted.
2. That all baseboards are reinstated.
3. That entrance stairs are constructed and installed.
4. That a deck is reinstated in a suitable location.
5. That the downpipes are reinstated. Any damaged down pipe(s) shall be replaced and reinstalled.
6. That the work outlined in conditions 1 to 5 is carried out within 12 months of the building being relocated onto the site and to the satisfaction of the Council.

Defects Liability Date.....
(12 months from the date the building(s) is relocated

Initials:

.....

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name:

D. Tressider

Consent No. BC:

Project Address:

14 Robson St
Hawera

Telephone No.:

Contact Person:

New owner of Durling Co. Peckell

Cell Phone No.:

Date and Time of Inspection:

PURPOSE OF INSPECTION CODE COMPLIANCE CERTIFICATE

Required Inspections during Construction:

- ☒ Site / Pre Permit
- ☒ Footing / Foundation
- ☒ Pre Floor Wastes
- ☒ Pre Floor Vapour Barrier
- ☒ Pre Line Plumbing
- ☒ Pre Line Bracing
- ☒ Pre Line Moisture
- ☒ Egress
- ☒ Fire Code Requirements
- ☒ Block Work
- ☒ Drainage
- ☐

- ☒ Insulation
- ☒ Hot Water Cylinder Seismic Restraint
- ☒ Wastes / Gully Trap
- ☒ Safety Glass
- ☒ Disabled Access
- ☒ Sub Floor



Building Control Officer's Report:

Garage completed to comply with
Code Compliance
OK to issue Certificate

Duration of Inspection:

Consents Officer:

M. J. J. J. J.

Date:

18.1.96

SOUTH TARANAKI DISTRICT COUNCIL

Ref: RD.26

Owners Name:

TRESSIDER

Consent No. BC:

942290

Project Address:

14 ROBERTA ST
HAWKE.

Phone No.:

Cell Phone No.:

Contact Person:

GARRY LOAN.

Date and Time of Inspection:

20-10-95

1:00

Request Taken by:

Date:

Time:

Purpose of Inspection:



Site/Pre Permit



Preline Plumbing



Footings/Foundation



Insulation



Floor Slab



Drainage



Blockwork



Completion Building



Preline Building



Completion Plumbing



Other

Duration of Inspection:

15 m

Building Control Officer Report:

FOOTING TO BE FORMED
RIGHT AROUND TO COMPLY
WITH THE REQUIREMENTS
OF THE NEW ZEALAND
BUILDING CODE.

WHEN DONE A REINSPECTION
WILL BE REQUIRED.

Building Control Officer:

Date:

20-10-95

SOUTH TARANAKI DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991

Resource Management
(Forms) Regulations 1991)
[Reg. 8(1)]
Ref: GY.15/PS

APPLICATION FOR A RESOURCE CONSENT
LAND USE CONSENT

TO: Environmental Services Manager
South Taranaki District Council
Private Bag
HAWERA



Please complete all the details requested in the shaded boxes.

I, [applicant's name]

GARY WARD

apply for the resource consent(s) described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:

② TRESIDOR, 14 POPATA ST
HAWERA

2. The site is located at:

Street Address:

14 Popata St, Hawera.

Legal Description:

12350-146-00

3. Description of the proposed activity:

Construct garage

4. Additional resource consents are required for this proposal and have or have not been applied for:

Subdivision Consent

☐

Coastal Permit

☐

Water Permit

☐

Discharge Permit

☐

6. I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Resource Management Act 1991.

YES _____ NO _____

7. I attach other information (if any) required to be included in the application by the district or regional plan or regulations.

YES _____ NO _____

Address for service of applicant:

A-G-Lord
on Scott St
Hawke

Signature of applicant or person
authorised to sign on behalf of
applicant.

Telephone No: _____

Fax No: _____

Annexures:

- (a) Assessment of effects on the environment in accordance with the Fourth Schedule to the Act (if required).
- (b) Other information required by the district plan or regional plan or regulations to be included.
- (c) [For subdivision consents only] Other information in accordance with Section 219 of the Act.

For Office Use Only

Received by Council on:

Fee paid Rec. No:

Activity Type: Controlled

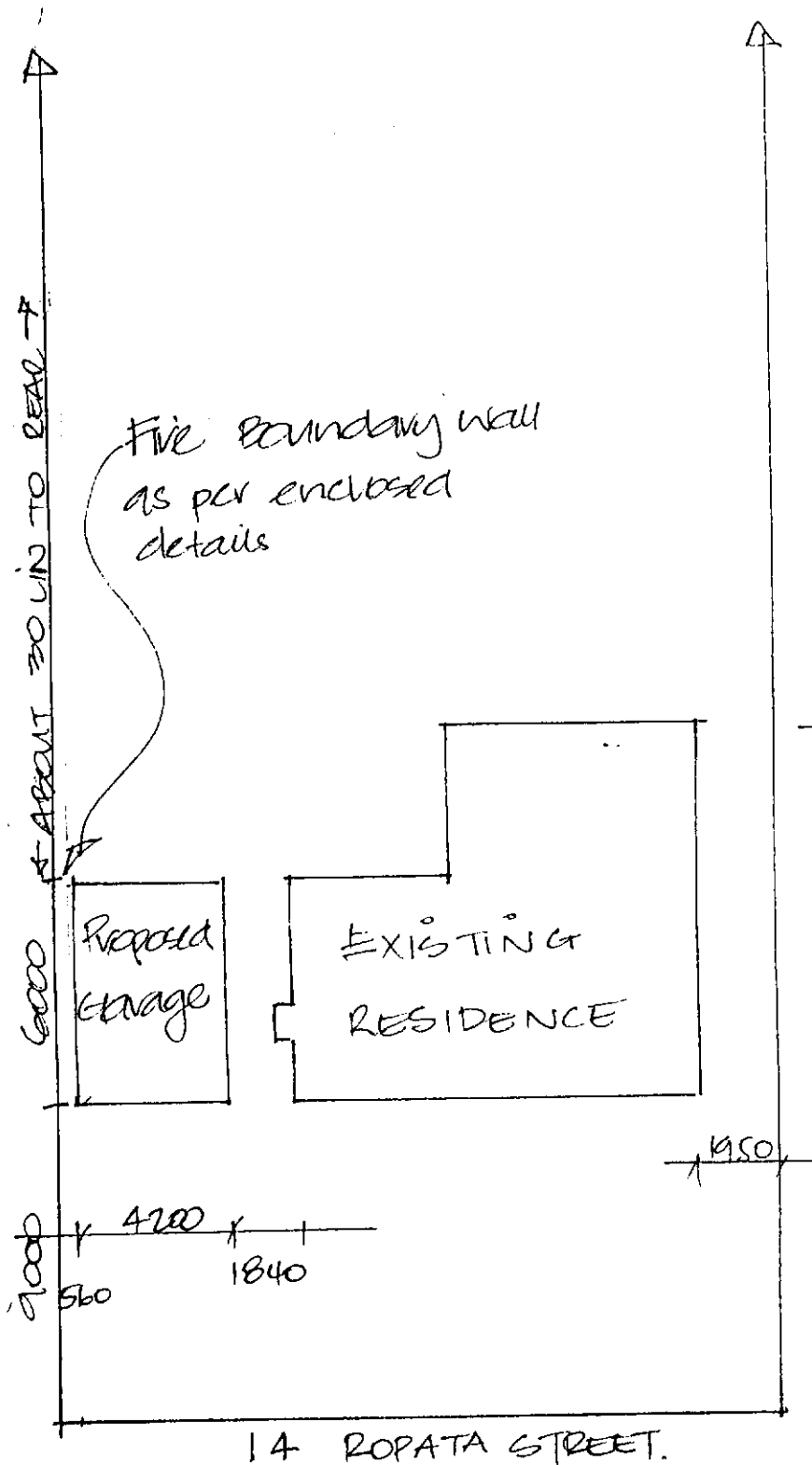
Discretionary -	Non-notified	<input type="checkbox"/>
	Notified	<input type="checkbox"/>
Non-complying -	Non-notified	<input type="checkbox"/>
	Notified	<input type="checkbox"/>

Adequate information supplied/further information requested.

To be advertised in the Daily News on

IDEAL GARAGES

MANUFACTURERS OF PREFABRICATED GARAGES AND SHEDS



Proposed Garage
for

MR & MRS D TRESIDDER
14 ROPATA STREET
HOWERA.

J.H. H.M.

SOUTH TARANAKI DISTRICT COUNCIL
RESOURCE CONSENT APPLICATION
AFFECTED PERSON'S CONSENT FORM

Code: GS.6

The applicant, MR D TRESIDDER, is seeking consent for the following proposal:

TO ERECT A SINGLE GARAGE/WORKSHOP AS PER

THE ENCLOSED DRAWINGS

[State the activity or building proposed]

At 14 ROPATA STREET, HOWERA

[state the address where activity or building is to take place]

As your property may be affected by the proposal, you have the right to either:

- (i) Consent to the proposal, in which case Council may not take into account any potential adverse effect arising out of the proposed activity or work that may affect your property; or
- (ii) Not consent, in which case, Council will consider the proposal in terms of all potential effects including those that may affect your property.

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.

If you are happy to consent to the proposal please sign the attached plan and sign this form here:

Signature

Name

Address

HAVE YOU SIGNED THE PLAN.

[If you are a joint owner, both partners must sign this consent.]

If you do not wish to consent, do not sign.

If you need any further information, please telephone or call at the Planning Department at the Council offices.

SOUTH TARANAKI DISTRICT COUNCIL
RESOURCE CONSENT APPLICATION
AFFECTED PERSON'S CONSENT FORM

Code: GS.6

The applicant, MR D TRESIDDER, is seeking consent for the following proposal:

TO ERECT A SINGLE GARAGE/WORKSHOP AS PER
THE ENCLOSED DRAWINGS
[State the activity or building proposed]

AT 14 ROPATA STREET, HAWERA
[state the address where activity or building is to take place]

As your property may be affected by the proposal, you have the right to either:

- (i) Consent to the proposal, in which case Council may not take into account any potential adverse effect arising out of the proposed activity or work that may affect your property; or
- (ii) Not consent, in which case, Council will consider the proposal in terms of all potential effects including those that may affect your property.

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.

If you are happy to consent to the proposal please sign the attached plan and sign this form here:

Signature J.C. Taylor K. Taylor
Name JOHN TAYLOR Kathleen Taylor
Address 16 ROPATA ST. 16 Ropata St

HAVE YOU SIGNED THE PLAN.

(If you are a joint owner, both partners must sign this consent.)

If you do not wish to consent, do not sign.

If you need any further information, please telephone or call at the Planning Department at the Council offices.

Table 6.1 – Pile footings (see 6.4.5.5)



1.5 kPa and 2 kPa floor loads

Span of		Minimum plan dimensions of footing supporting:							
Bearers (m)	Joists (m)	Floor and non-loadbearing walls only		1 storey		2 storey		3 storey	
		Square* (mm)	Circular* (mm)	Square* (mm)	Circular* (mm)	Square* (mm)	Circular* (mm)	Square* (mm)	Circular* (mm)
1.3	2.0	200	230	275	310	325	370	350	400
	3.5	225	260	350	400	425	480	475	540
	5.0	275	310	400	460	500	570	550	620
	6.0	300	340	450	510	550	620	600	680
1.65	2.0	200	230	300	340	375	430	400	460
	3.5	250	290	400	460	475	540	525	600
	5.0	300	340	450	510	575	650	600	680
2.0	2.0	200	230	325	370	400	460	450	510
	3.5	275	310	425	480	525	600	575	650

* Minimum of the value on the table, or 350 mm min. if square or 400 mm min. diameter if circular, for anchor and braced piles.

NOTE – Span is the average of the bearer or joist spans on either side of the pile under consideration.

6.5 ORDINARY PILES

6.5.1 Height of piles

The height of *ordinary piles* shall be as defined in 6.4.1.1 and figure 6.2.

6.5.2 Fixings

Fixings to concrete or timber piles shall be as follows:

- The fixing of a bearer or a jack stud to an ordinary concrete pile shall be made using 4 mm wire through the pile and stapled with 4 staples. At each end of the wire, one staple shall be driven below the hook and the other 2 staples driven over the 2 wires forming the hook (see figure 6.3).
- For timber piles use 2 / 4.9 mm wire dogs together with 2 / 100 x 3.75 nails or 4 / 100 x 3.75 nails, skew driven into the piles (see figure 6.3 (C) and (E)).

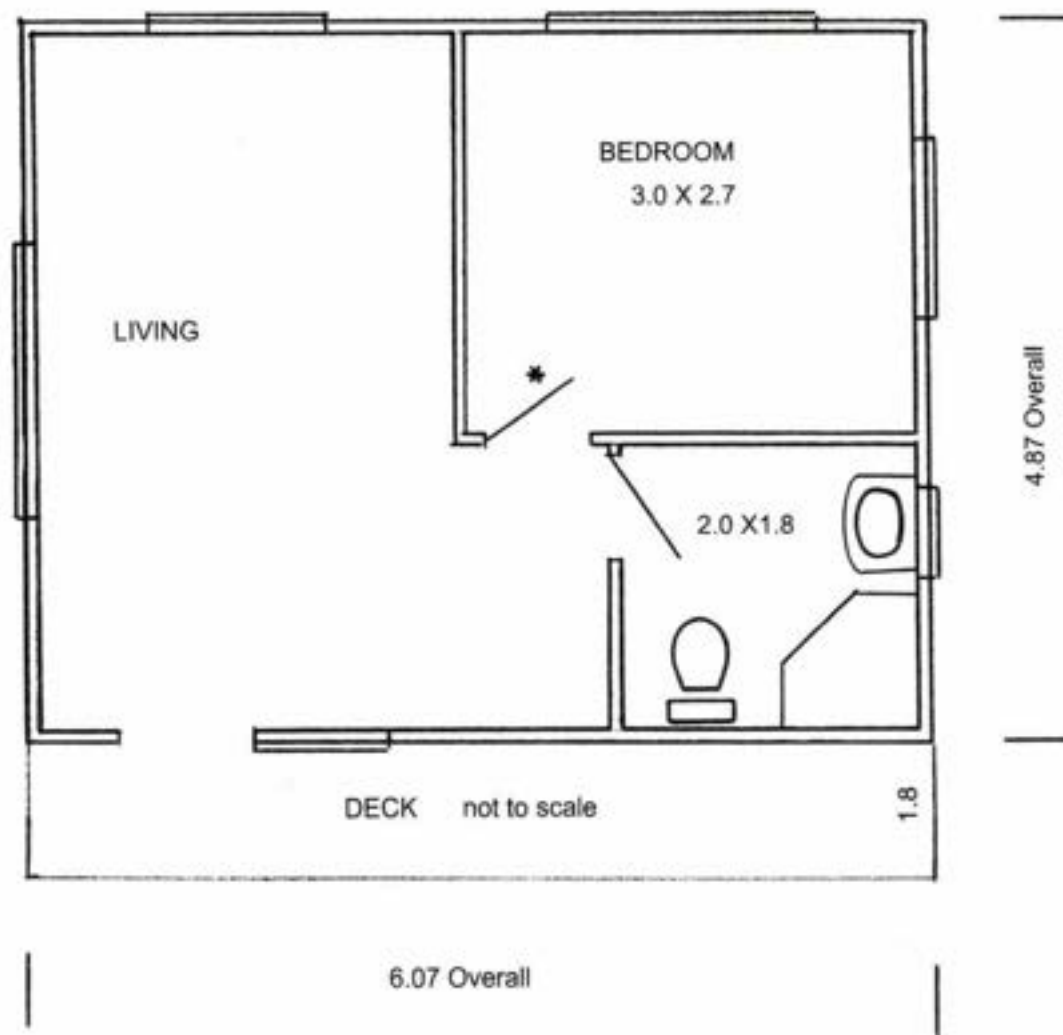
C6.5.2

See 4.4 for durability of fixings.

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SCALE 1:50

- * SMOKE ALARM
In or within 3m of bedroom
To comply with NZBC F7/AS1



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Council

PLAN GT171221

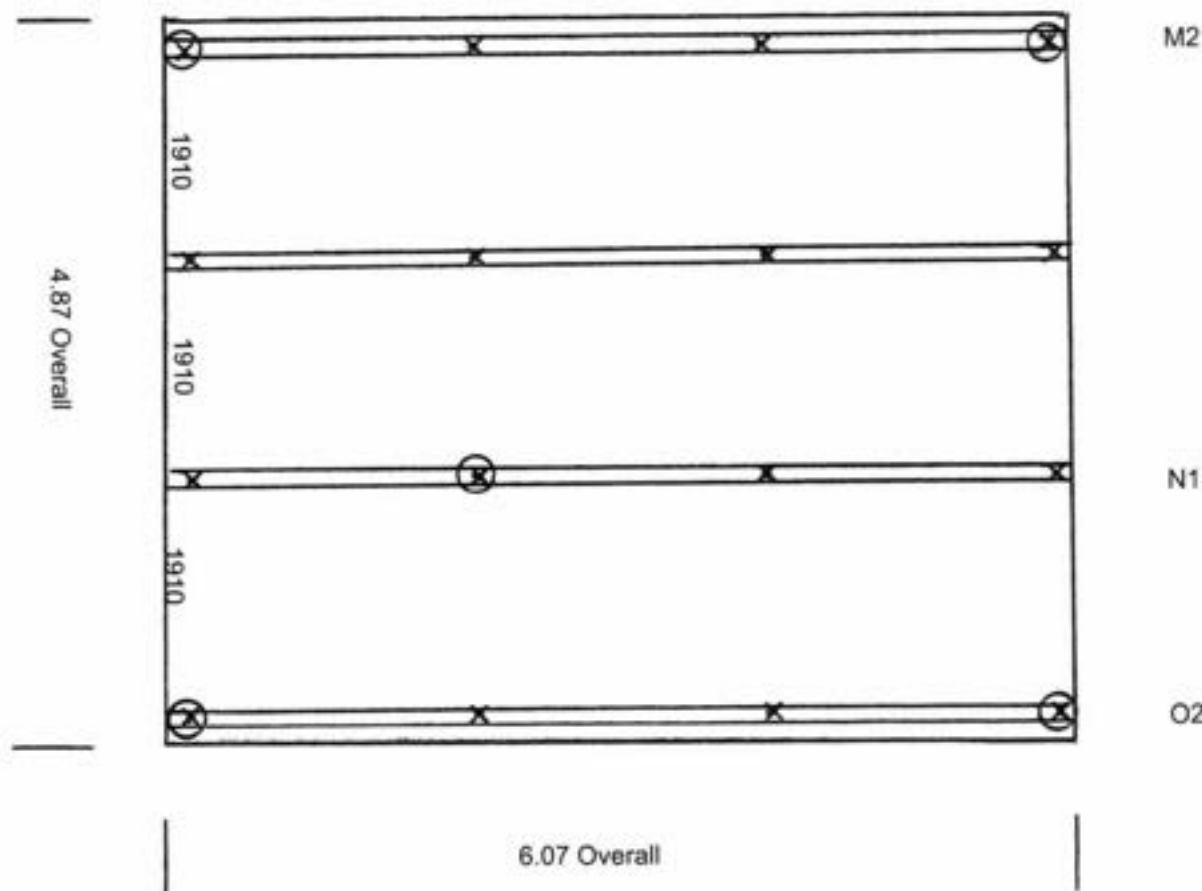
SCALE 1:50

Bearers 2/140x45
Joists 140x45 @ 400 app
Refer to attach to pile

A2

B1

C2



M2

N1

O2

6.07 Overall

4.87 Overall

1910

1910

1910

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Council

PLAN GT171223

GIB EzyBrace® 2011 Software



Demand Calculation Sheet

single storey

V11/14a

Job Details

Name K Rollings
Street and Number 14 Ropata Street
Lot and DP Number LOT 11 DP 3395
City/Town/District Hawera
Designer GT
Company Name GT Services
Date 23/12/2017



Select Lining Option 10 or 13 mm GIB Ultraliner®

Building Specification

Number of storeys single
Floor Loading 2 kPa
Foundation Type subfloor
Cladding Weight (subfloor) light

Single Floor
Cladding Weight light
Roof Weight light
Room in Roof Space no
Roof Pitch (degrees) 15
Roof height above eaves (m) 1.0
Building height to apex (m) 4.3
Ground to lower floor level (m) 0.8

Stud Height (m) 2.4
Building Length (m) 6.5
Building Width (m) 4.8
Building Plan Area (m2) 28

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Building Location

Wind Zone High
Select by Building Consent Authority Map or Preference High
Earthquake Zone 1
Soil Type D&E (deep to very soft)
Annual exceedance probability 1/500 (NZS3604:2011 default)

Bracing Units required for Wind

Demand W (BU)		
	subfloor	Walls single
along	367	190
across	453	214

Bracing Units required for Earthquake

Demand along / across E (BU)		
	Walls	
	subfloor	single
	191	143

GIB EzyBrace® 2011 Software

Subfloor Bracing Calculation Sheet					Subfloor Along		V11/14a
Along		Bracing Elements provided				Wind	Earthq.
Bracing Line		Bracing Elements provided				8W	9EQ
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
a	line totals	1	NZS3604	anchor pile	2	320	240
W	320	2					
EQ	240	3					
b	line totals	1	NZS3604	anchor pile	1	160	120
W	160	2					
EQ	120	3					
c	line totals	1	NZS3604	anchor pile	2	320	240
W	320	2					
EQ	240	3					
d	line totals	1					
W		2					
EQ		3					
e	line totals	1					
W		2					
EQ		3					
f	line totals	1					
W		2					
EQ		3					
g	line totals	1					
W		2					
EQ		3					
h	line totals	1					
W		2					
EQ		3					
i	line totals	1					
W		2					
EQ		3					
j	line totals	1					
W		2					
EQ		3					
						Wind	Earthq.
Totals Achieved						800	600
						OK	OK
Totals Required (from Sheet A)						367	191

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GIB EzyBrace® 2011 Software

Subfloor Bracing Calculation Sheet					Subfloor Across		V11/14a
Across							
Bracing Line	Bracing Elements provided					Wind	Earthq.
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
m	line totals	1	NZS3604	anchor pile	2	320	240
W	320	2					
EQ	240	3					
n	line totals	1	NZS3604	anchor pile	1	160	120
W	160	2					
EQ	120	3					
o	line totals	1	NZS3604	anchor pile	2	320	240
W	320	2					
EQ	240	3					
p	line totals	1					
W		2					
EQ		3					
q	line totals	1					
W		2					
EQ		3					
r	line totals	1					
W		2					
EQ		3					
s	line totals	1					
W		2					
EQ		3					
t	line totals	1					
W		2					
EQ		3					
u	line totals	1					
W		2					
EQ		3					
v	line totals	1					
W		2					
EQ		3					
						Wind	Earthq.
Totals Achieved						800	600
						OK	OK
Totals Required (from Sheet A)						453	191

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ATTACHMENT TO PILE PLAN

Joists: 140x45mm H3.2 Timber at 400mm crs, 1.90m span

Bearers: 2/140x45mm H3.2 Timber at 1900mm crs, 2.0m span

X Ordinary Piles

⊗ Anchor Piles

All Piles shall be 125x125mm H5 Timber Piles

Ordinary Pile Concrete Footings - Supporting:

Floor and non-loadbearing walls: 200 mm square or 230mm dia.
1 Storey: 325mm square or 370mm dia.

All 300mm deep

Anchor Pile Concrete Footings:

350mm square or 400mm dia.

900mm deep

Footing concrete shall have a compressive strength of 17.5 MPa after 28 days.
Piles shall be embedded into concrete footings, and there shall be at least 100mm of concrete below the bottom of the pile.

Notes:

The height of piles shall be:

(a) Above finished ground level: not less than 150mm;

(b) Above cleared ground level: not more than:

(i) 600mm for ordinary piles directly supporting jack studs;

(ii) 1.2m for cantilevered piles;

(iii) 600mm to the highest connection for Anchor piles;

(iv) 3.0m for timber ordinary piles and braced piles, when they directly support bearers.

(c) No timber pile shall be cut off closer than 300mm to finished ground level. This distance may be reduced to 150mm where a bituminous damp-proof course, or other suitable impervious material is placed between the pile and framing timbers and overlaps these timbers by at least 6mm.

Timber piles shall comply with NZS 3605 and be treated to H5 of NZS 3640. Where a timber pile has been cut after treatment, the well dried cut surface shall be brush treated with a liberal application of either creosote, zinc naphthenate, TBTO (bis-(tri-n-butyltin) oxide) or TBTN (bis-(tri-n-butyltin)naphthenate). A suitable product would be Metalex Timber Preservative Green. The surface shall not be cut for fixings and other purposes closer than 150mm to the finished ground level.

Ordinary Pile Details:

Refer to NZS 3604:2011, Figure 6.2; and Lumberlok Details, page 41.

Anchor Pile Details:

Refer to NZS 3604:2011, Figures 6.9 and 6.10; and Lumberlok Details, pages 44 and 45.

Braced Pile Details:

Refer to NZS 3604:2011, Figures 6.6, 6.7 and 6.8, and Lumberlok Details pages 44 & 45.

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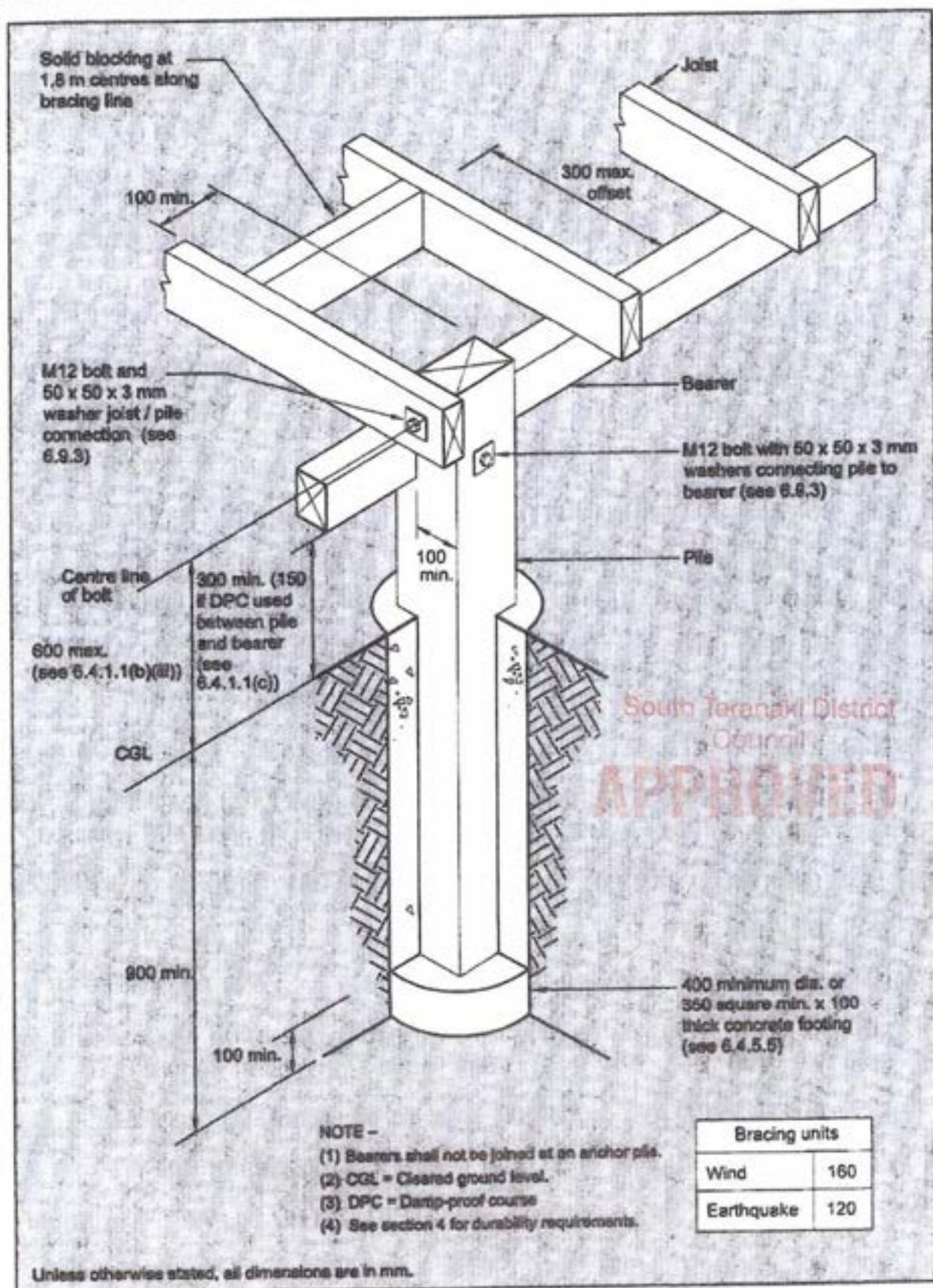


Figure 6.9 – Anchor pile directly connected to joist and bearer (see 6.9)

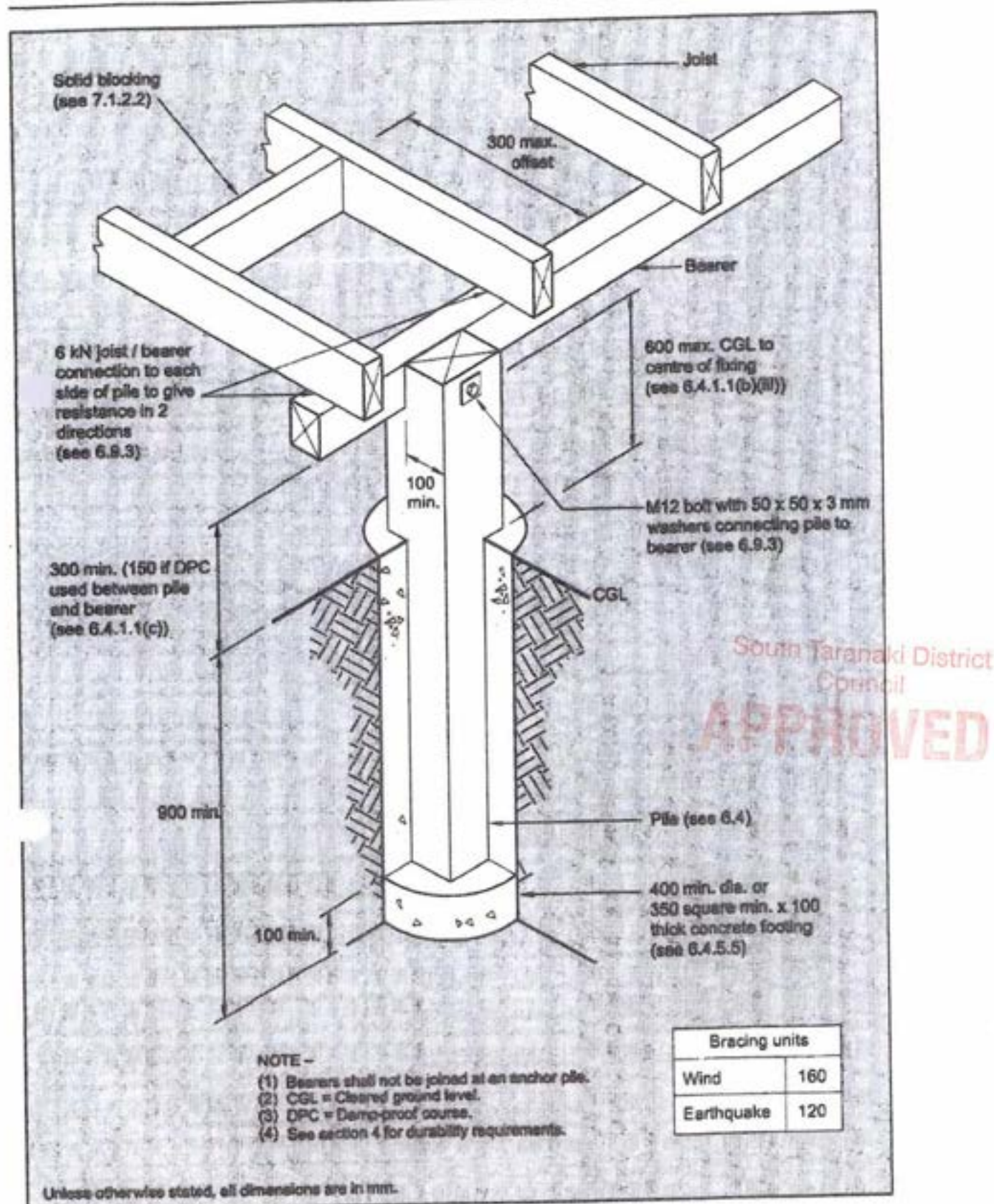


Figure 6.10 – Anchor pile directly connected to bearer only (see 6.9)

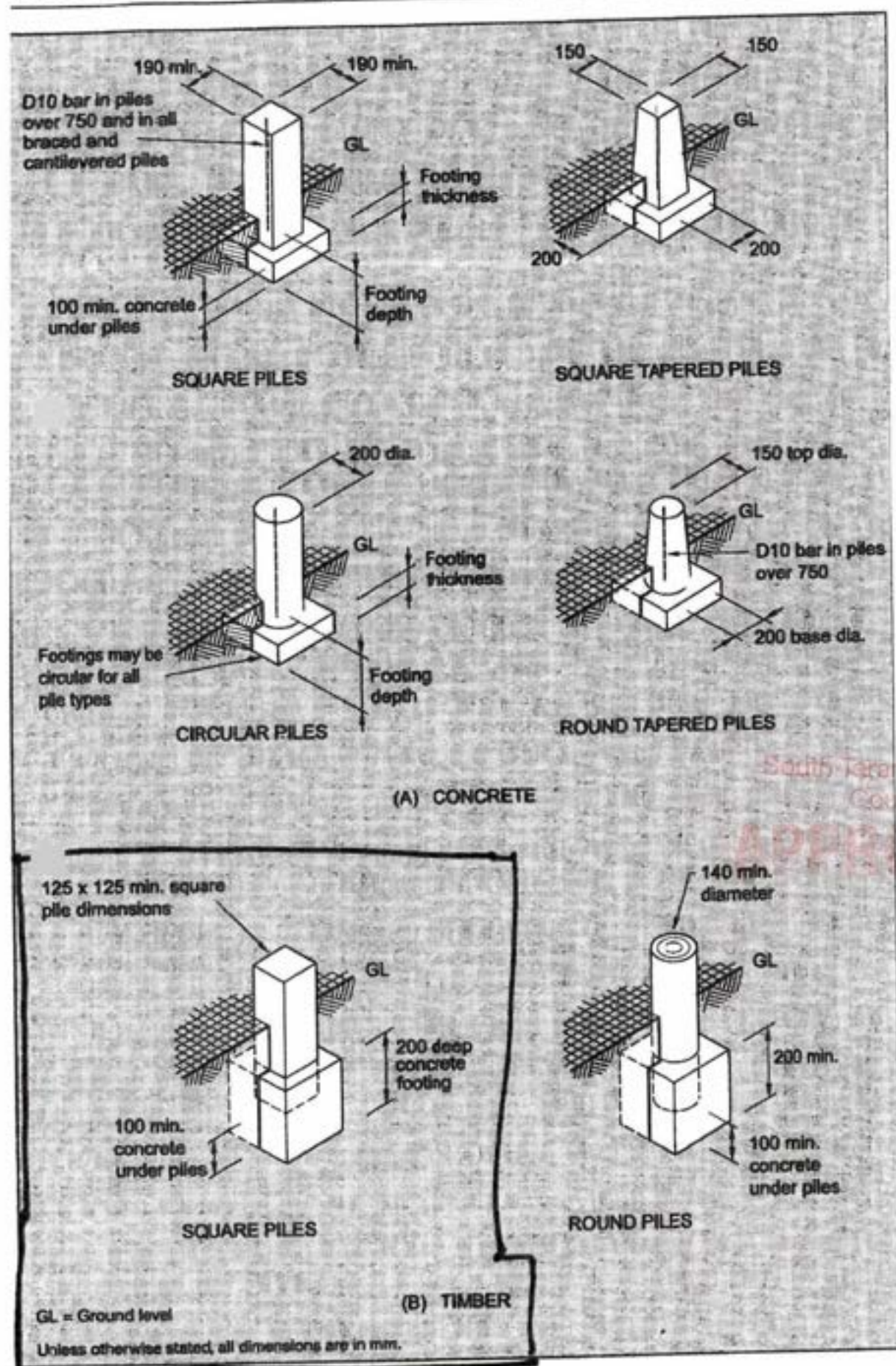


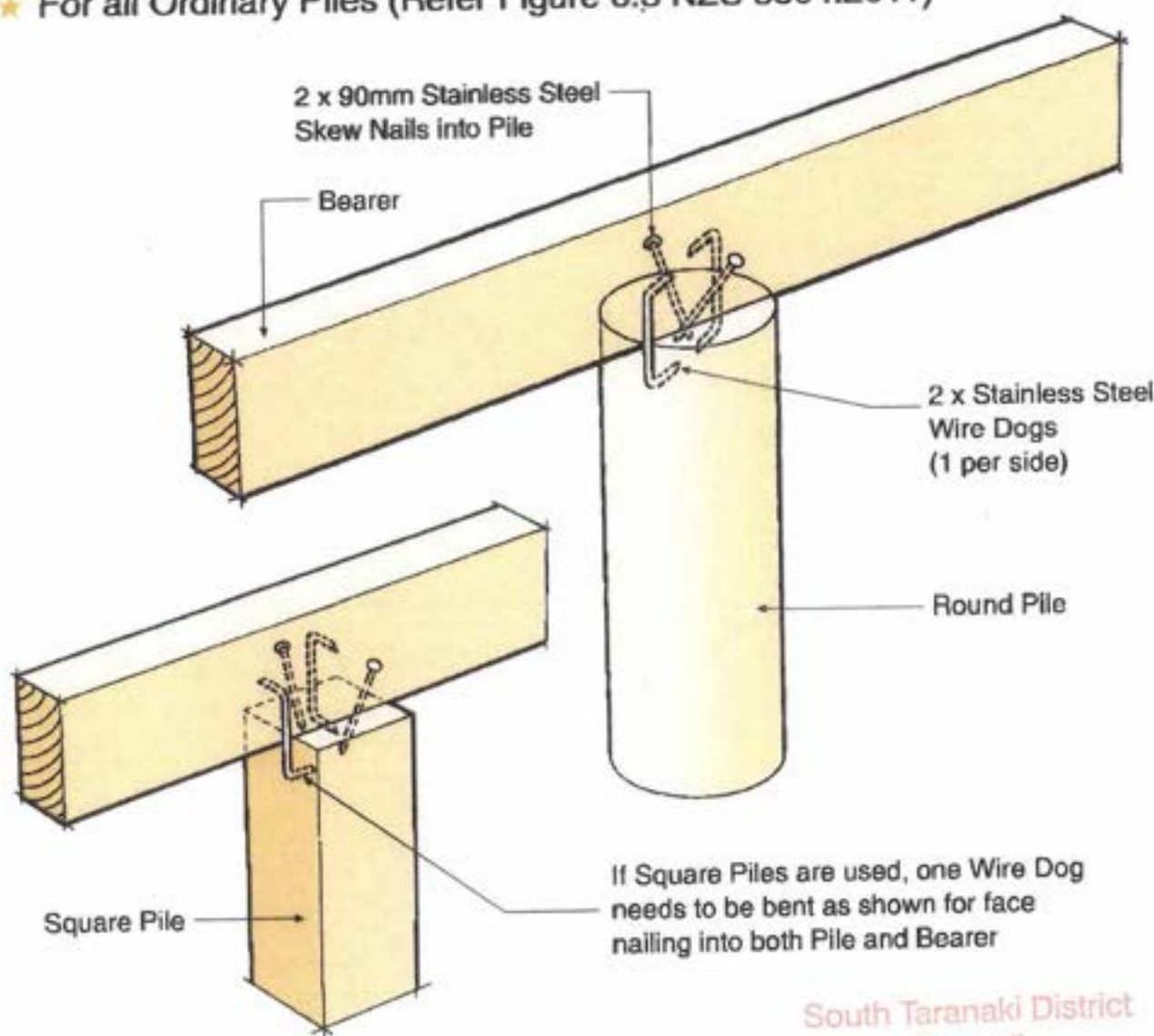
Figure 6.2 - Ordinary piles (see 6.5)



LUMBERLOK®

ORDINARY PILE FIXING

- ★ Complies with NZS 3604:2011
- ★ All Fixings Stainless Steel
- ★ For all Ordinary Piles (Refer Figure 6.3 NZS 3604:2011)



Code: OPF
Pack Contains: 20 x Stainless Steel Wire Dog Staples
 20 x Stainless Steel Nails 90mm x 4 dia.

South Taranaki District
Council

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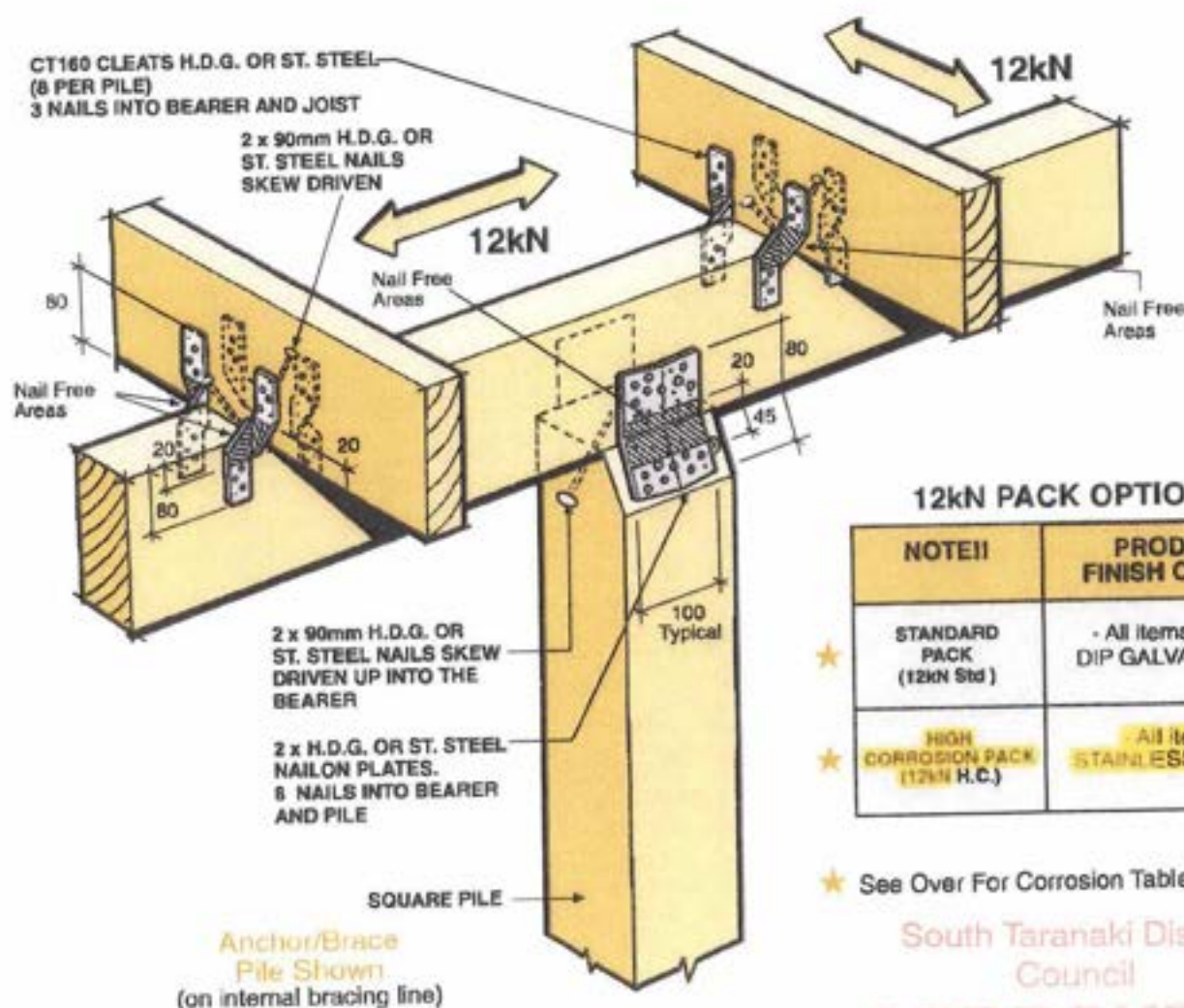
**Available from leading Builders Supply Merchants
throughout New Zealand**



12kN PILE FIXING

FOR BRACED PILES OR ANCHOR PILES

- ★ The 12kN Pile Fixing must be installed in accordance with this brochure
- ★ Auckland University Tested. Test Ref. 4613
- ★ All subfloor construction must be in accordance with NZS 3604:2011
- ★ NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2



12kN PACK OPTIONS

NOTE!!	PRODUCT FINISH OPTIONS
★ STANDARD PACK (12kN Std)	- All items HOT DIP GALVANISED
★ HIGH CORROSION PACK (12kN H.C.)	- All items STAINLESS STEEL

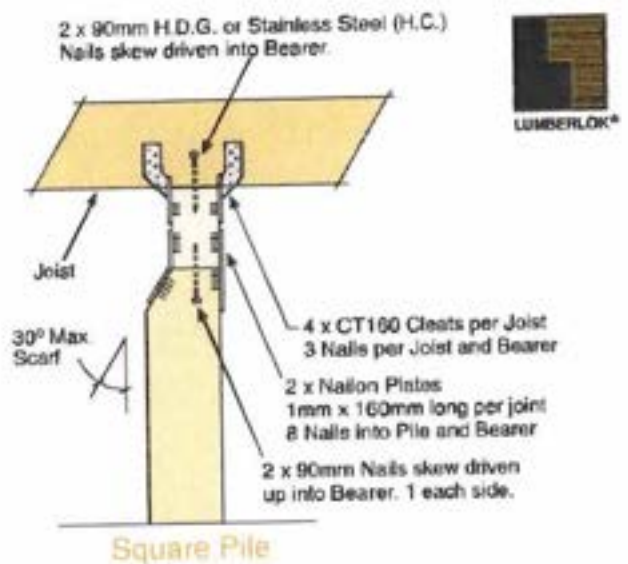
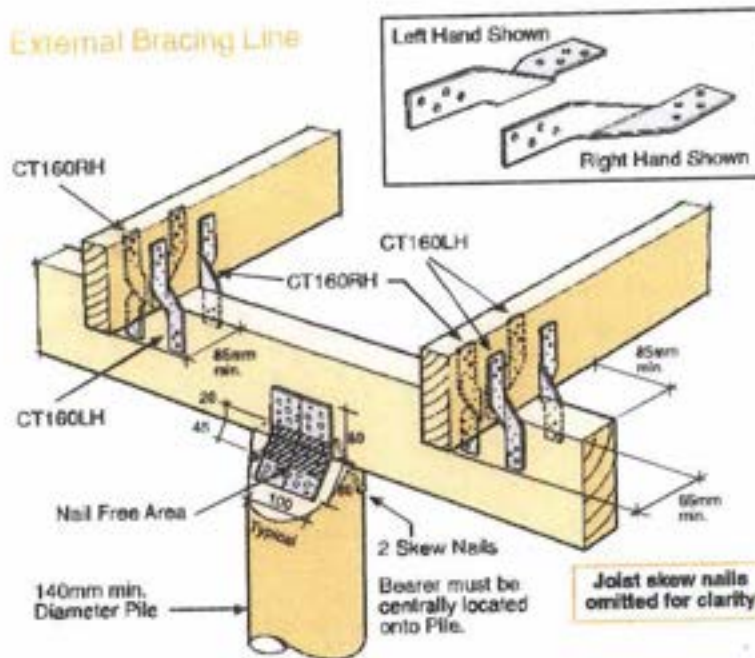
- ★ See Over For Corrosion Table.

South Taranaki District Council

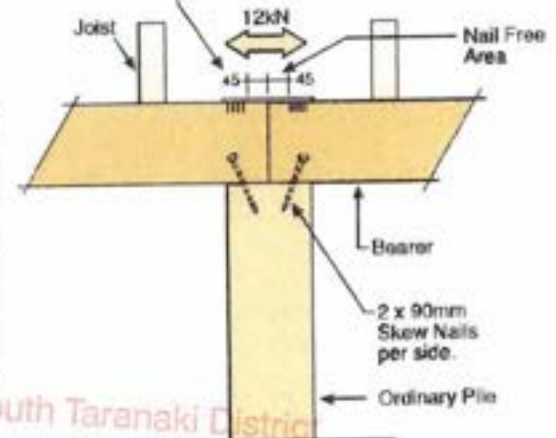
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Available from leading Builders Supply Merchants throughout New Zealand

External Bracing Line



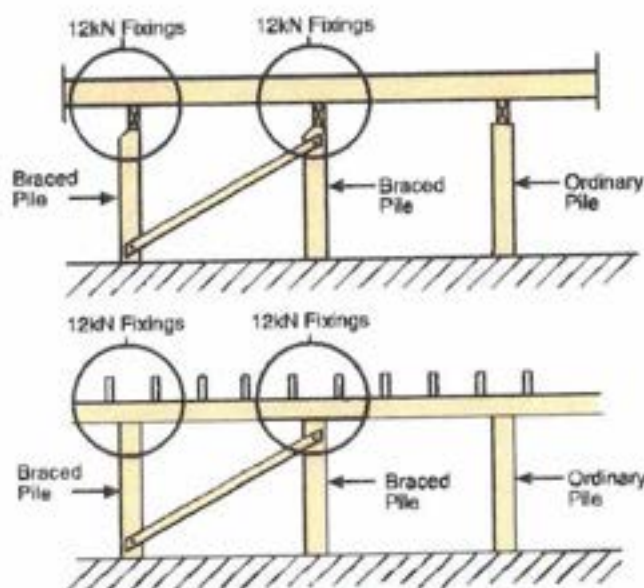
Nailon Plate 1mm x 160mm long (ex 12kN Pack)
8 Nails per end. No Nails within 18mm of timber edge.



CORROSION HAZARD USE TABLE

Standard Pack (12kN Std) - Zones B & C - All Fixings ABOVE 600mm from Ground level	All items Hot Dip Galvanised.
High Corrosion Pack (12kN HC) - Zone D - All Fixings BELOW 600mm from Ground level	All items Stainless Steel (304).

South Taranaki District Council
 12kN Bearer Splice
 Clause 6.12.7.2
 NZS 3604:2011



Sample Subfloor Elevations
 12kN Fixing - Pile to Bearer
 - Joists to Bearer

12kN Joint Fixing Schedule

- PILE TO BEARER**
- Nailon Plate (2 per joint) 1mm x 100mm (Typical) x 160mm long
 - 8 Nails per Plate into Pile
 - 8 Nails per Plate into Bearer
 - 2 Skew Nails 90mm (1 per face)
- JOIST TO BEARER**
- CT160 Cleats (4 per Joist) 160mm long
 - 3 Nails per Cleat into Joist
 - 3 Nails per Cleat into Bearer
 - 2 Skew Nails 90mm (1 per side)
- NAILS**
- 80 x 45mm x 3.55 dia. Spiral Nails
 - 6 x 90mm x 4 dia. St. Steel Nails (H.C. Pack only)

12kN Pile Set Contents Each set represents 1 x 12kN Pile Fixing (packed 4 sets per carton)

- 2 x Nailon Plates 160mm long
- 8 x CT160 Cleats
- 80 x 45mm x 3.55 dia. Spiral Nails
- 90mm x 4 dia. St. Steel Angular Groove
- 6 - H.C. Pack

Refer front page for Product Finish Options

90mm H.D.G. Nails not included.



MiTek New Zealand Limited

AUCKLAND
 PO Box 98-084, Bulweri 2163
 Phone: 09-274 7109
 Fax: 09-274 7100

CHRISTCHURCH
 PO Box 8387, Hicotea 8440
 Phone: 03-348 8021
 Fax: 03-348 8314

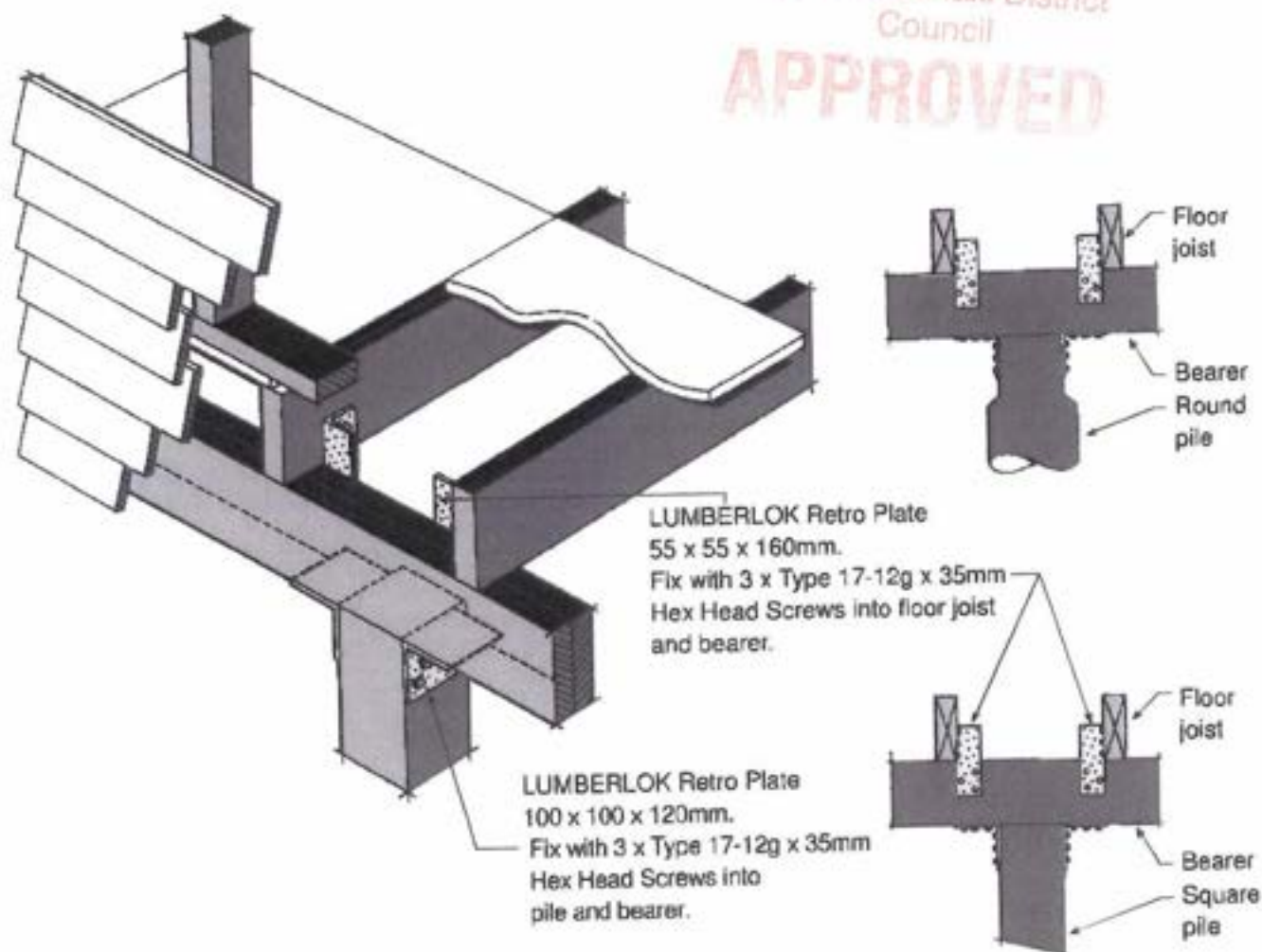
www.mitek.co.nz

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Fixing to be used when the outside face of the bearer is not accessible
e.g. fixing relocatable houses to piles.
Hot Dip Galvanised or Stainless Steel options available for required
corrosive zone.

South Taranaki District
Council
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Code: 12KNRF
Material: 0.91mm G300 Z275 (Hot Dip Galvanised Steel)
Code: 12KNRFH
Material: 0.9mm Stainless Steel 304-2B
Pack Includes: 8 x Retro Plate 55 x 55 x 160mm
8 x Retro Plate 100 x 100 x 120mm
100 x Type 17-12g x 35mm Hex Head Screws



MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Doherty 2163
Phone: 09-274 7100
Fax: 09-274 7100

CHRISTCHURCH
PO Box 5387, Riccarton 8440
Phone: 03-348 8851
Fax: 03-348 0314

www.mitek.co.nz

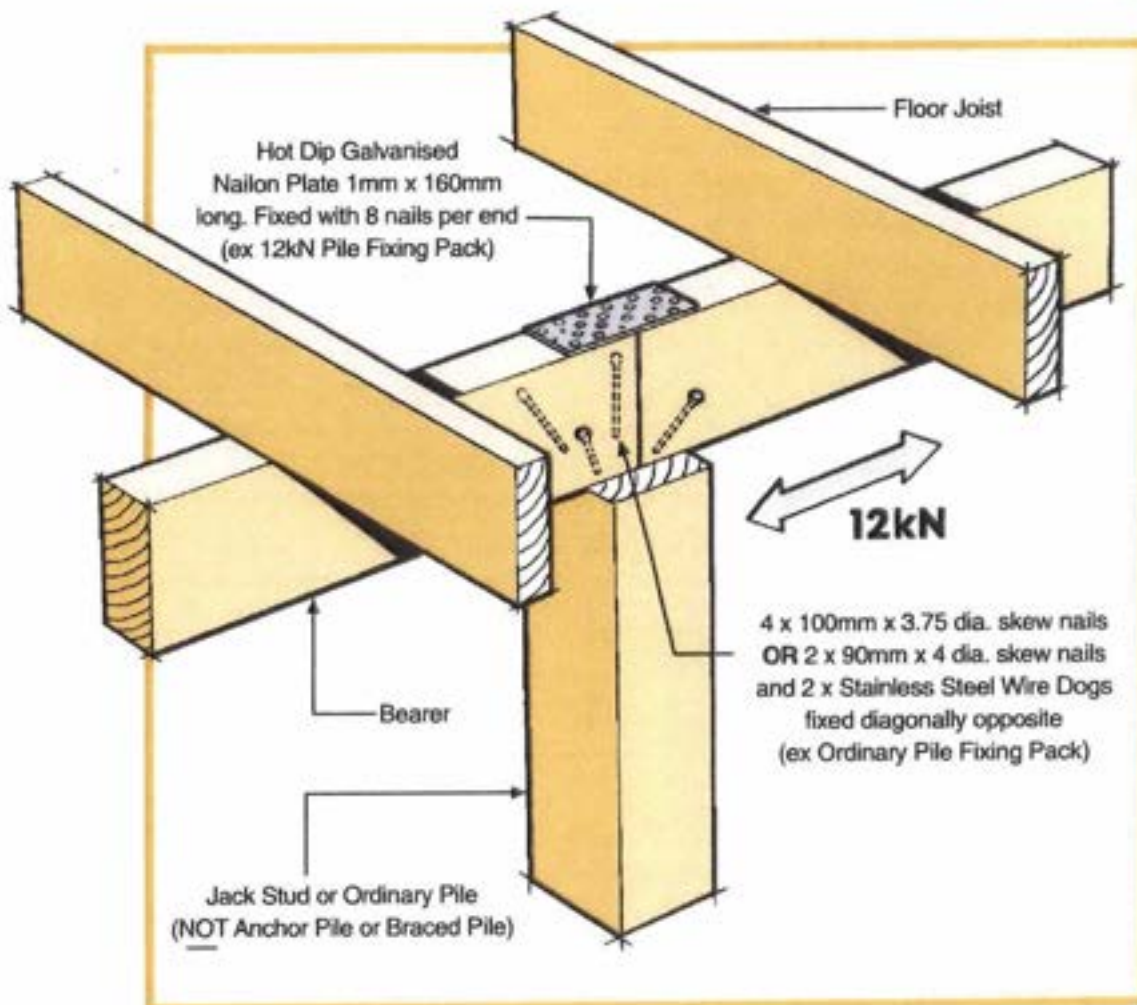
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12kN BEARER SPLICE OVER PILE AS PER CLAUSE 6.12.7 NZS 3604:2011

South Taranaki District
Council

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6. FOUNDATION/SUBFLOOR

**Stainless Steel Nailon Plate and Nails to be used
in high corrosion environments**

**Available from leading Builders Supply Merchants
throughout New Zealand**

5. Installation & Layout - Drains

DRAINS BELOW GROUND

5.1 Inspection Openings

Marley inspection openings are to be installed at:

- Not more than 30 metre intervals where soil fixtures are connected.
- Outside the building on branches connecting one or more water closets, but no greater than 2.5m away from the building.
- On the downstream end where any drain passes under a building, except where waste fixtures only are connected.
- Where any new section of drain is connected to any existing drain.

5.2 Bends

Any pipe layout must be planned to reduce the risk of blockages.

- Use the least number of bends by planning a simple layout.
- Use the maximum bending radius in all bends installed to minimise blockage potential.
- Lay in straight lines between bends (both horizontally and vertically)

5.3 Junctions

Any connection must be made by means of a sweep inspection junction, or Marley London junction on a main line. The angle that the branch makes with the main drain shall not be greater than 60°.

5.4 Gradient - Number of Discharge Units

All sanitary drains should be laid at a **minimum gradient of 1:60** or greater if practical. Lower gradients can be used but they will have an effect on the number of discharge units that can be connected.

Dia DN	Gradient				
	1:20	1:40	1:60	1:80	1:100
80	215	100	61	44	34
100	515	255	205	149	122
150	2920	1790	1310	1040	855

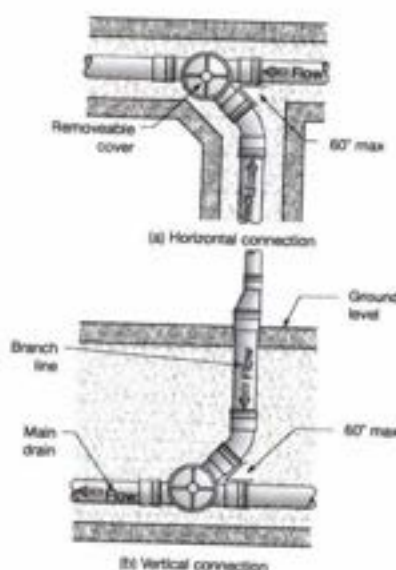
5.5 Excavation

The recommended trench depth should be determined by the proposed surface-imposed loading plus the soil loading based on the depth. The depth should be sufficient to ensure there is no damage to the pipe during its intended service life. See section 10.7 for maximum recommended depth and embedment compaction.

5.6 Excavation - Special Conditions

Trench support requirements must be observed. OSH have standard guidelines for installers, safety and these should always be complied with.

When shoring or stepping is used, care needs to be taken that no voids are left as the shoring is removed and the compaction density of the backfill is achieved.



DRAINJET REPORT SHEET

Phone:

Start at TV or Ist IP or GT will be circled.

1m

2.5m

5m

7.5m

10m

12.5

15m

17.5m

20m

22.5m

25m

27.5m

30m

32.5m

35m

37.5m

40m

R/P = Root in Line

C/P = Cracked Pipe

D/P = Drop Pipe

R/T = Roots in Inspection

UTB = Unable to Unblock