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1 - SEP 1999 ✓



APP 990606

SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902

HAWERA

TELEPHONE (06) 278 8010

FACSIMILE (06) 278 8757

APPLICATION FOR:

BUILDING CONSENT

PROJECT INFORMATION MEMORANDUM

1. OWNER		2. SITE ADDRESS	
NAME: <u>D & J. Walls</u>		STREET NO: <u>30</u> KIWI NO	
ADDRESS: <u>30 Desraeli St.</u>		STREET/ROAD NAME: <u>Desraeli St.</u>	
PHONE BUS:		TOWN: <u>HAWERA</u>	
PHONE HME: <u>278.7669</u>		3. WORK VALUE: (MATERIALS/LABOUR/GST)	
FAX:		\$ <u>6000</u>	
4. DESCRIPTION OF PROPOSED WORK		5. INTENDED USE OF BUILDING	
<u>Alter Garage/Store Shed to Double garage and Store Shed.</u>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Farm Building <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Accessory <input type="checkbox"/> Other	
6. LEGAL DESCRIPTION		7. STATISTIC DETAILS	
VALUATION NO: <u>1 233 0,850,00</u>		INTENDED LIFE OF BUILDING	
LOT NO: <u>5</u> D.P. <u>10649</u>		<input checked="" type="checkbox"/> 50 Years Minimum <input type="checkbox"/> Years	
SEC: BLOCK:		AREA OF WORK <u>18</u> <u>Sqm</u>	
SURVEY DISTRICT:		No of STOREYS <u>1</u> BEING STAGE <u>1</u> of <u>1</u>	
BUILDER		DESIGNER	
NAME: <u>A.J. Anderson</u>		NAME: <u>D. McNamara</u>	
ADDRESS: <u>6 Green Lane</u>		ADDRESS: <u>77 Pines St.</u>	
PHONE BUS: <u>278 6863</u>		PHONE BUS: <u>278 5571</u>	
CELL PH: <u>025 243 1729</u>		CELL PH:	
FAX: <u>278 8761</u>		FAX:	
PLUMBER/DRAINLAYER		CONTACT PERSON	
NAME: REG:		NAME: <u>A.J. Anderson</u>	
ADDRESS:		ADDRESS: <u>6 Green Lane</u>	
PHONE BUS:		PHONE BUS:	
CELL PH:		CELL PH: <u>025 243 1729</u>	
FAX:		FAX:	
SEND INVOICES TO:		SEND CORRESPONDENCE/ENQUIRIES TO:	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Designer <input type="checkbox"/> Builder <input type="checkbox"/> Contact Person		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Designer <input type="checkbox"/> Builder <input type="checkbox"/> Contact Person	
INFORMATION INCLUDED IN THIS APPLICATION IS AVAILABLE TO BE SOLD/GIVEN TO PARTIES FOR MARKETING PURPOSES UNLESS OTHERWISE ADVISED IN WRITING		SIGNED <u>A.J. Anderson</u> DATE <u>1-9-99</u>	

INFORMATION TO ACCOMPANY YOUR BUILDING CONSENT APPLICATION

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.

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). This may be included on the site plan.

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 consent is being sought.

NOTE: Information required will vary depending on the size and type of your project.

The plans and specifications should be submitted in duplicate on good quality paper and drawn in ink to scale. (Pencil drawings are not acceptable)

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.

Request for Inspections and appointments with Building Inspectors are to be made at any Council Service Centre

PLEASE NOTE THAT THIS IS A GUIDE ONLY. PLEASE CONTACT YOUR LOCAL SERVICE CENTRE FOR ANY ADDITIONAL INFORMATION

SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902

HAWERA

TELEPHONE (06) 278 8010

FACSIMILE (06) 278 8757



Code Compliance Certificate

Section 43(3), Building Act 1991

FILE COPY

Application

D & J WALLS
30 DISRAELI STREET
HAWERA

No.	990606
Issue date	3/08/00
Overseer	HAWERA - HENRY KEREHOMA

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages ALTERATIONS TO GARAGE/STORE SHED
Intended Life	Indefinite, but not less than 50 years
Intended Use	DOMESTIC
Estimated Value	\$6,000
Location	30 DISRAELI ST, HAWERA
Legal Description	LOT 5 DP 10649
Valuation No.	1233085000

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:

G J Young – Environmental Services Manager

Date: 8 / 3 / 00

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: *A.J. Walls* Consent No. BC: *990606*
Project Address: *30 Pirahi St* Telephone No.:
Hawera Cell Phone No.:
Contact Person:
Date and Time of Inspection: *3/8/00*



INSP

PURPOSE OF INSPECTION CODE COMPLIANCE CERTIFICATE

Required Inspections during Construction:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Site / Pre Permit | <input type="checkbox"/> Insulation |
| <input checked="" type="checkbox"/> Footing / Foundation | <input type="checkbox"/> Hot Water Cylinder Seismic Restraint |
| <input type="checkbox"/> Pre Floor Wastes | <input type="checkbox"/> Wastes / Gully Trap |
| <input type="checkbox"/> Pre Floor Vapour Barrier | <input type="checkbox"/> Safety Glass |
| <input type="checkbox"/> Pre Line Plumbing | <input type="checkbox"/> Disabled Access |
| <input type="checkbox"/> Pre Line Bracing | <input type="checkbox"/> Sub Floor |
| <input type="checkbox"/> Pre Line Moisture | |
| <input type="checkbox"/> Egress | |
| <input type="checkbox"/> Fire Code Requirements | |
| <input type="checkbox"/> Block Work | |
| <input type="checkbox"/> Drainage | |
| <input type="checkbox"/> | |

Building Control Officer's Report:

Building Work Complete
Code Compliance Certificate to be
Issued

Duration of Inspection:

Consents Officer:

Date:

3/8/00

SOUTH TARANAKI DISTRICT COUNCIL

Ref: RD.26

Owners Name:

D WALES

Consent No. BC:

990606

Project Address:

30 DISNEY

Phone No.:

HAUORA

Cell Phone No.:

Contact Person:

A ANDERSON

Date and Time of Inspection:

21/9/79 - 9.40

Purpose of Inspection:

☒ Completion Plumbing

☐ Completion Building

☐ Preline

☐ Other

☐ Site / Pre Permit

☒ Footings/Foundation

☐ Floor Slab

☐ Blockwork

☐ Preline Plumbing

☐ Insulation

☐ Drainage

☐ Bracing

Building Control Officer's Report:

10m
HARDEN

COMPACTED

NIB

WALL

RAISED

TO

COMPENSATE

FOR

SURFACE WATER

FOOTINGS

SOLID

D120

STEEL

LAPPED

TIED

9

ELEVATED

DPC

TO

BE INSTALLED

Building Control Officer:

OK
CONCRETE

TO

Date:

20.9

SOUTH TARANAKI DISTRICT COUNCIL

Ref: RD.26

Owners Name: D. Wain Consent No. BC: 990605

Project Address: 30 DISRAELI ST - HAWERA Phone No.:

Contact Person: ADRIAN - owner Cell Phone No.:

Date and Time of Inspection:

Purpose of Inspection:

☒ Completion Plumbing

☐ Completion Building

☐ Preline

☐ Other

☐ Site / Pre Permit

☒ Footings/Foundation

☐ Floor Slab

☐ Blockwork

☐ Preline Plumbing

☐ Insulation

☐ Drainage

☐ Bracing

Building Control Officer's Report: 10

FLOOR SLAB TO

BE RAISED ABOVE

GROUND LEVEL -

NIB WALL TO

BE INSTALLED -

MINIMUM - 100mm

TO PREVENT SURFACE

WATER PENETRATING

GARAGE RECK

Building Control Officer: gaff

Date:



Building Consent

Section 35, Building Act 1991

FILE COPY

Application

D & J WALLS
30 DISRAELI STREET
HAWERA

No.	990606
Issue date	13/09/99
Application date	1/09/99
Overseer	HAWERA - HENRY KEREHOMA

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES ALTERATIONS TO GARAGE/STORE SHED
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	DOMESTIC
Estimated Value	\$6,000
Location	30 DISRAELI ST, HAWERA
Legal Description	LOT 5 DP 10649
Valuation No.	1233085000

Builder: A J ANDERSON 6 GREEN LANE, HAWERA
Designer: DAVID MCNAIR P O BOX 318 HAWERA

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 990606.

Signed for and on behalf of the Council:

Name: _____

Date: _____

1. **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.
2. 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.
3. The owner shall as soon as practical after completion of the building work, notify the Consents Officer at any South Taranaki District Council Service Centre that the building work has been completed in accordance with this Building Consent.
4. This Consent shall lapse and be of no effect if the building work has not started within 6 months or reasonable progress made after 12 months.
5. Notification can be made by completing the attached Notice of Completion Form and returning it to any S.T.D.C Centre.
6. **NOTIFICATION:** The Consents Department is to be notified at least 24 hours BEFORE any inspection is due.
7. **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.
8. **FOOTING/BLOCKWORK:** A Consents Officer is to be notified 24 hours minimum prior to pouring any concrete.
9. **PRELINE:** Wall bracing is to comply with NZS 3604 as marked on the approved plan
10. **NZ GENERAL:** All work is to comply with the New Zealand Building Code.

Project Information Memorandum 990606

Section 31, Building Act 1991

Issued in accordance with Building Consent No. 990606

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.

No relevant information has been located for this property.

Signed by or for and on behalf of the Council:

Name:

Date:

PROPERTY INFORMATION MEMORANDUM PROCESSING

	<i>Date Placed in Tray</i>	<i>Date Completed</i>
<i>Planning</i>	2/9/99	2-5-99
<i>Water and Sewer</i>	2 9 99	
<i>Vehicle Crossing</i>		

PIM NOTES

OWNER: D. J. Walls

ADDRESS OF WORK: 30 Disraeli St
Hwa

VALUATION NO: 12330/850/00

BUILDER:
A J Anderson

LEGAL DESC: Lot No: _____ DP: _____

Sec: _____ Survey District _____

Blk:

Kiwi No: _____

DESCRIPTION OF WORK:

Alterations to Garage/Store Shed

PROPOSED USE:

DATE	ACTIVITY	OFFICER	HOURS	RATE	AMOUNT
2-8-99	clerk	SP	1/4	86	21-50
				TOTAL	
				PAID	
				BALANCE	

Compliance Check

Authorisations Required

Designations/Protected Trees/Historic Sites etc

Complies: Yes/~~No~~ Date: 3-9-99

Officer's Name

Henry
Jell

APPLICATION NO: BC 990606

APPLICANT: D. J. Walls

SERVICES

WATER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

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

SEWER MAIN

APPLICATION FORM SENT

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

NEW CROSSING REQUIRED YES/NO

FEE PAYABLE \$.....

INSPECTION FEE YES/NO

FEE PAYABLE \$.....

SIGNATURE

DATE

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

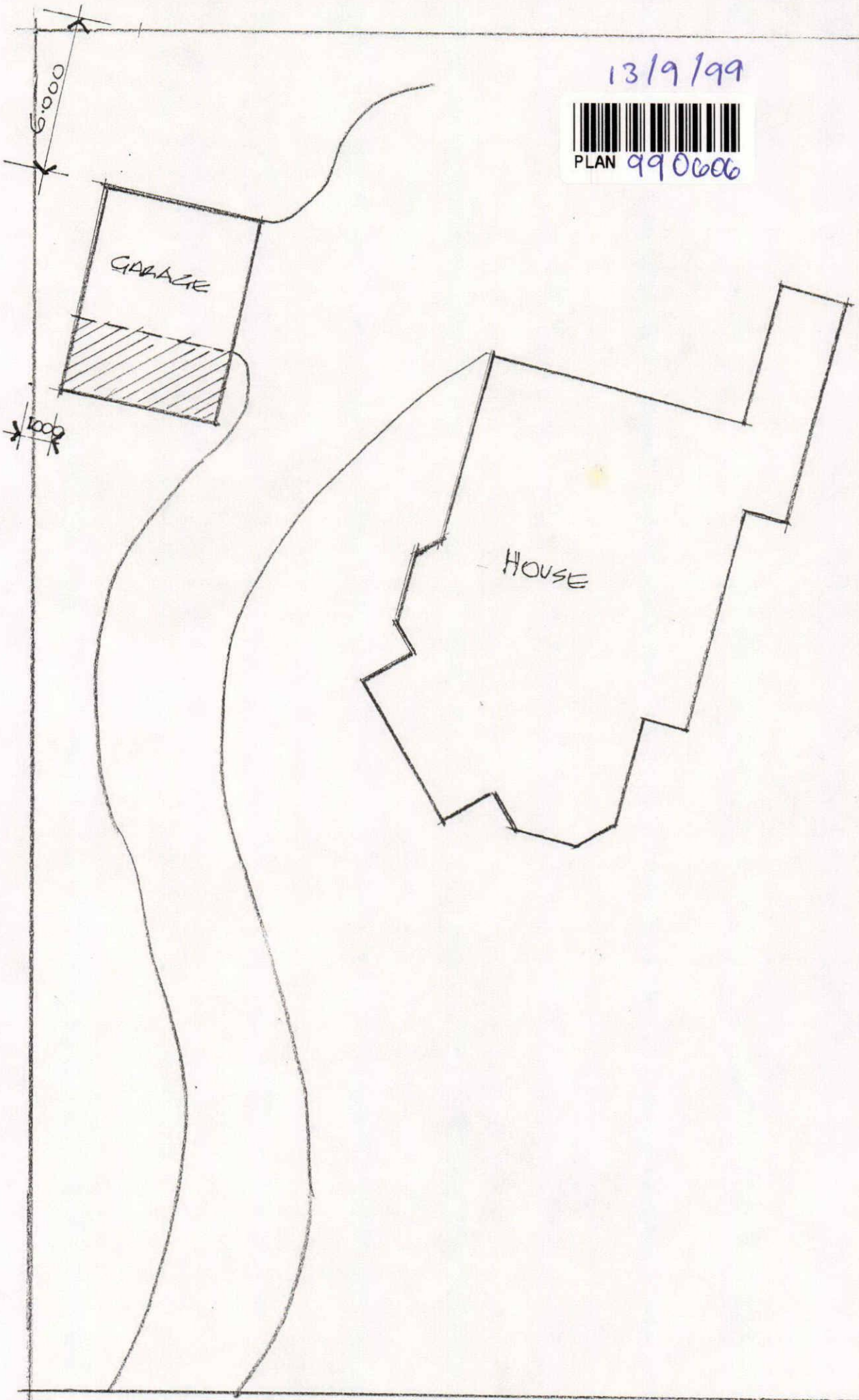
SIGNATURE

DATE

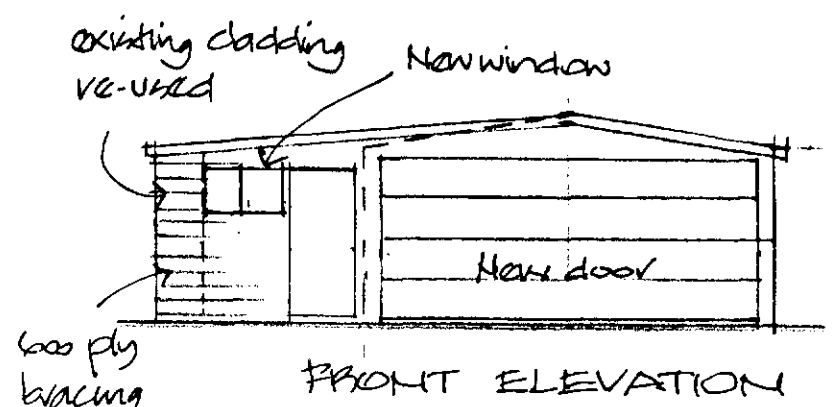
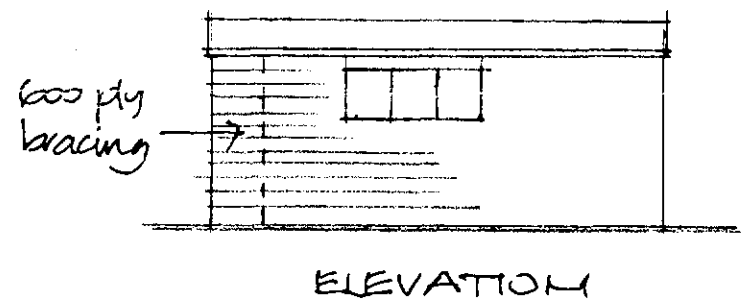
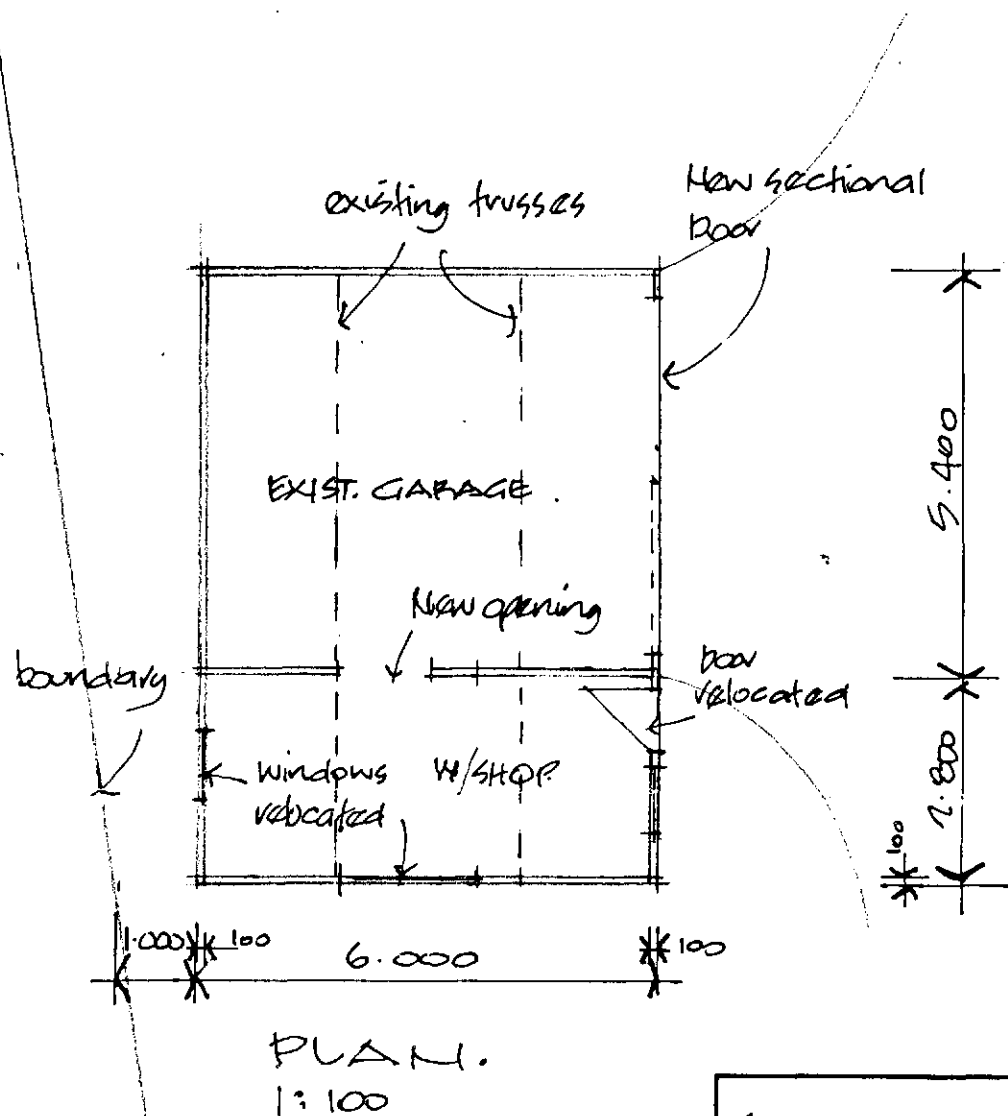
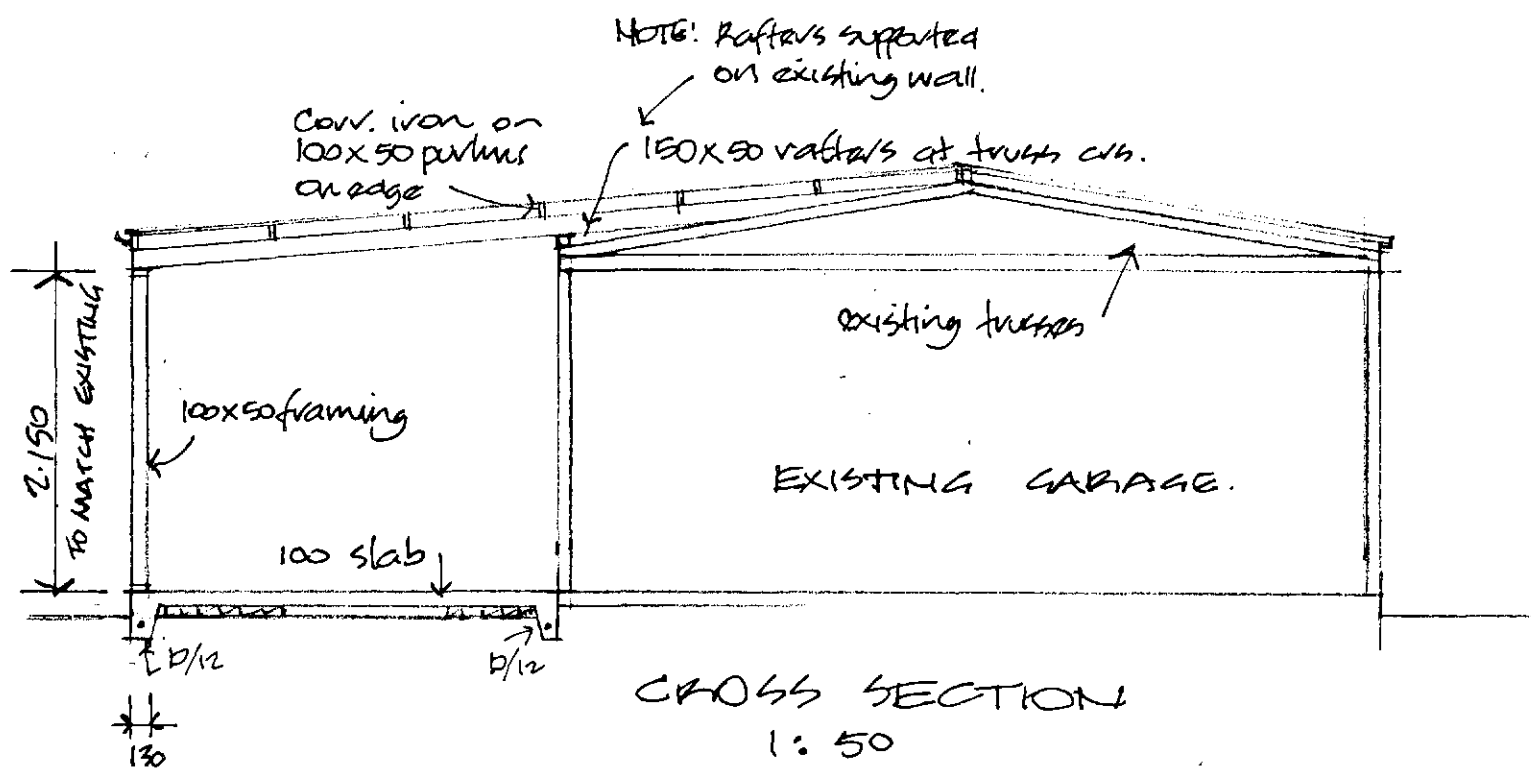
13/9/99



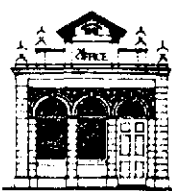
PLAN 990606



WALLS RESIDENCE • 30 DISRAELI ST.
SITE PLAN 1:200



ADDITION TO GARAGE AT WALLS
RESIDENCE 30 DISRAELI ST.



DAVID McNAIR DESIGN
ARCHITECTURAL DESIGNER & DRAUGHTSMAN
77 PRINCES ST HAWERA - P.O. BOX 318 - PH 278-5571

AUG. 1999

W. 1

1004

CONSENT PROCESSING SHEET

DATE	ACTIVITY	OFF	HRS	AMT	DATE		INSP REQ	INSP COM	HRS	AMT
1/9	Admin	SJ	25	155		FOOTING	✓			
						EXCAVATIONS				
						FOUNDATION WALLS				
						CONCRETE FLOOR SLAB				
						TIMBER SUBFLOOR				
						CONCRETE BRICKWORK				
						PRELINE - INSULATION/ MOISTURE/STRUCTURE				
						BRACING PANEL CHECK PRIOR TO DECORATING				
						PRELINE - PLUMBING PIPEWORK				
						DRAINAGE				
						FIRES FREESTANDING/ INBUILT				
						FIRE CODES				
						COMPLETION BUILDING/ PLUMBING	✓			
						SITE				
						OTHER				
			SUB					SUB		
						TOTAL SUB TOTALS				
						AMOUNT PAID				
						REFUND/PAY				



FEES (INCLUSIVE OF G.S.T.)

ADMINISTRATION CHARGE
PIM FEE
BRANZ LEVY
DAMAGE DEPOSIT
CODE COMPLIANCE CERTIFICATE
RURAL/RESIDENTIAL INSPECTIONS
PROCESSING COSTS
VEHICLE CROSSING INSPECTION FEE
COMMERCIAL/INDUSTRIAL INSPEC.
UTILITY CHECK
STRUCTURAL CHECK
PHOTOCOPYING
WATER CONNECTION
SEWER CONNECTION
BIA LEVY
INITIAL CASH RECEIVED

\$ 50.00 ✓
\$
\$
\$ 60.00 ✓
\$ 10-
\$ 39.50 ✓
\$
\$
\$
\$
\$
\$
\$
\$
\$ 150.00 ✓

RECEIPT NO: R. 473079
DATE 1/9/99

RECEIPT NO: R. 473647
DATE 13-9-99

RECEIPT NO: R.
DATE

RECEIPT NO: R.
DATE

INVOICE ☒
LETTER ☐
PIM ☐
CONSENT ☐
CCC ☒
NTR ☐

OWNER: D. J. Walls

SITE ADDRESS: 30 Disraeli St
HAWERA

BUILDER: A J Anderson

DESCRIPTION OF PROPOSED WORK:
Alterations to Garage/Storeshed

VALUATION NO: 12330/850/00
VALUE OF WORK \$ 6000

KIWI NO:

QUALITY CONTROL COMPLETED

CONSENTS OFFICER

APPLICATION NO: BC. 990606..
APPLICANT: D. J. Walls.....

OFFICER'S NAME

Henry

1 Geoff

COMPLETED

BUILDING:

STANDARD CONDITIONS

ALL 1-6- 2 BK W NZ

NOT APPROVED

DATE

APPROVED

DATE

3/9/99

LICENSING SECTION

NOT APPROVED

DATE

APPROVED


DATE

PLAN CHECK QUALITY CONTROL

Site	<input type="checkbox"/>
Area of Building	<input type="checkbox"/>
Concrete Floor Slabs Height From Finished Ground Line	<input type="checkbox"/>
Bracing Units (Roof)	<input type="checkbox"/>
Reinforcing Steel (Sizes Spacing etc)	<input type="checkbox"/>
Vents	<input type="checkbox"/>
Holdings Down Bolts	<input type="checkbox"/>
Foil Floor Insulation	<input type="checkbox"/>
Under Floor Access	<input type="checkbox"/>
Field Tile Drains	<input type="checkbox"/>
Footings	<input type="checkbox"/>
Pile Types & Spacings	<input type="checkbox"/>
D.P.M.	<input type="checkbox"/>
Sub Floor Framing	<input type="checkbox"/>
Framing General	<input type="checkbox"/>
Lintel Sizes	<input type="checkbox"/>
Roof Framing & Fixing	<input type="checkbox"/>
Wall & Ceiling Insulation	<input type="checkbox"/>
External Sheathing	<input type="checkbox"/>
Breather Paper	<input type="checkbox"/>
Bracing (Wall)	<input type="checkbox"/>
External Joinery Fixing & Weathering	<input type="checkbox"/>
Internal Linings	<input type="checkbox"/>
Laundry Facilities	<input type="checkbox"/>
Chimney & Fireplace Installation	<input type="checkbox"/>
Drains (Soil, Silage)	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>
Bathroom Fittings	<input type="checkbox"/>
WC's Disabled If Applicable	<input type="checkbox"/>
Truss Spacing & Fixing	<input type="checkbox"/>
Disabled Access	<input type="checkbox"/>
Fire Code Requirements	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>

Comments and conditions from other departments are completed and included on consent ☐

Building Control Officer...../...../19.....



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
58 Weraroa Rd. WAVERLEY
AGENCY
57 Victoria St. KAPONGA

D & J WALLS
30 DISRAELI STREET
HAWERA

GST REG No. 52-769-477
Cust No. BC990606

3/09/99

Tax Invoice 48916

990606 : 30 DISRAELI ST, HAWERA
ALTERATIONS TO GARAGE/STORE SHED

FILE COPY

Qty	Description	Rate	Amount
	ADMINISTRATION COMPONENT		50.00 *
	CODE COMPLIANCE CERTIFICATE		60.00 *
	RURAL/RESIDENTIAL INSPECTION FEE		90.00 *
	PLAN CHECKING		59.50 *
(* Incl Gst	\$28.84)	Total	\$259.50
		Cash Received	150.00CR
		NET DUE	109.50

WE LOOK FORWARD TO
RECEIVING YOUR
PAYMENT TO ENABLE
COMPLETION OF YOUR
CONSENT.

Please detach here and send this portion with your remittance



SOUTH TARANAKI DISTRICT COUNCIL

D & J WALLS

3/09/99

BC990606 /48916

109.50

Receipts for mail remittances issued on request only

FILE COPY

13 September 1999

D & J WALLS
30 DISRAELI STREET
HAWERA

Dear D & J WALLS

Building Consent 990606

ALTERATIONS TO GARAGE/STORE SHED 30 DISRAELI ST, HAWERA

Please find attached your building consent.

Your Project Manager for your project is:

Henry Kerehoma Consents Officer - Building

If you wish to discuss your project further, please feel free to contact me.

Yours sincerely

CONSENTS OFFICER - BUILDING

No. 4033


Receipt No. 11322

BUILDER

Receipt No. _____

Name N3. Goodwin

Mailing Address P.O. Box 668
Hawera **WF**





LEGAL DESCRIPTION

PERMIT

Valuation Roll No. _____

Lot 5 D.P. 10649

Section 5 Block _____

Survey District _____

Skyline Garage

COMPLETED (Signature)

Date _____

27 / 5 / 83

CHECKLIST - APPLICATION FOR BUILDING PERMITS

ADDRESS.....30 Disraeli St.....WORK DESCRIBED IN APP NO. 4033

TOWN PLANNING OFFICER 4/10

ZONE.....Residential.....PRE - DOMINANT USE YES/NO

PLANNING CONSENT REQUIRED YES/NO APPLICANT ADVISED IN WRITING N/A DATE

VERANDAH REQUIRED - YES/NO CANTILEVERED / POSTS

RELAXATION REQUIRED - YES/NO CONSENT OBTAINED

SITING OK FRONTAGE (IF CORNER SITE) N/A

DENSITY OK HEIGHT OK BLR N/A

ACCESS TO SITE - SATISFACTORY YES/NO VEHICULAR ACCESS TO REAR/PROVIDED LOADING DOCK / YES-NO

LANDSCAPING - PROPOSED/REQUIRED N/A YES/NO SATISFACTORY - YES/NO

GARAGE SITING SHOWN - YES/NO SATISFACTORY - YES/NO

OFF STREET PARKING - PROVIDED YES/NO ADEQUATE - YES/NO CASH IN LIEU \$

R.R.

OTHER COMMENTS

HEALTH INSPECTOR SIGNATURE 20/10/10

VENTILATION.....LIGHTING.....AREA OF ROOMS.....

DRAINAGE - TYPE.....PLANS INCLUDED - YES/NO SATISFACTORY

PLUMBING - PIPINGSYSTEM.....SATISFACTORY.....

FITTINGSVENTING.....

SEWER/SEPTIC TANK - SIZETYPE.....SOAKHOLES / FIELD TILES

WATER SUPPLY - SOURCE.....SATISFACTORY - YES/NO

OTHER COMMENTS

BUILDING INSPECTOR SIGNATURE M. Johnston

DESIGN FOR HANDICAPPEDWIDTH OF EGRESS DOORS.....

CAPACITY IF P.P.A.DIRECTION OF EGRESS TRAVEL.....

HEATING / AIR CONDITIONING N.A. TYPE.....

INSULATION - FLOORWALLSROOF.....

DESIGN - SPECIFIC/NZS 3604

LEVELS - FLOOR / FOOTPATHo DETERMINED BY SURVEY - YES/NO

REFERRED TO FIRE SERVICE(IF NECESSARY)

REFERRED TO ENGINEERS(IF NECESSARY)

HAWERA DISTRICT COUNCIL

For Office Use: Permit No. Application No. 4033
Zone Date Application Received 9.3.83

Part I—Application for Building Permit and Services

Valuation Ref. No.
Lot No. 5
At (Number and Street) 30 Disraeli St. D.P. 10649
For erection/demolition/alteration of Skyline Garage Section/Blk No. 5
Owner Mr D Walls
Postal Address of owner 30 Disraeli St
Proposed Use Garage
Foundation CON. Walls Galv B/B/W/Board Roof Iron

Area of existing buildings sq. metres
Area of existing accessory buildings sq. metres
Area of building in application 32.4 sq. metres

Estimated Finished Value Fees
including roofing, guttering, etc) \$ 2,200. \$ 12.00

Building Research Levy \$

Total Building Permit Fees Rec. No. 11322 \$ 12.00

Sewer (Connection Size Rec. No. \$

Water (Connection Size Rec. No. \$

Vehicle Crossing—(where applicable) Rec. No. Skyling \$

Deposit for damage to footpaths, etc. Rec. No. 11323 \$ 22.00

Builder N. F. GOODWIN Address

Designer Garage Specialist Address

Structural Engineers Certificate Enclosed

Starting Date Skyline Garages Finishing Date

Name and Address of Applicant & Mini Sheds

Date 5.3.83 Phone 266-264 High St. Phone 83-088

Signature of Applicant N. F. Goodwin

Signature of Owner D. Walls

Part II—Application for Permit for PLUMBING AND/OR DRAINAGE WORK

Name of Registered Plumber/Drainlayer

Nature of work to be carried out

Address of premises

Value of proposed work \$

Receipt No. Fee \$

NOTE: See overleaf for details of documents required with this application

Hawera District Council Building Bylaws

Together with every application there shall be submitted in duplicate detailed plans, elevations, sections, and specifications, accompanied by duplicate locality plans drawn to scale showing the site of the building, together with the land, streets, and buildings, immediately surrounding the site.

- NOTE: 1. All floor plans should show the extent of the soffit line (or overhang of roof) in broken lines.
2. All distances from boundaries shown on site plan must be from the soffit line to the boundary NOT from the foundations or walls.

In addition, for buildings for which parking of vehicles is required under the Council's District Scheme there shall be submitted a parking plan to scale showing the required number of off-street parking spaces in accordance with the requirements.

All plans must be signed by the Architect, or Designer responsible for their production.

NOTE: Any receipt is not a permit.

FEES AND DEPOSITS: N.Z.S.S. 1900 Chapter 2.

Every applicant for a permit under this Bylaw shall, before the issue of a permit, pay to the Council the following fees and deposit:—

- (i) fees for building permit, including sewer, stormwater and water charges;
- (ii) fees for any plumbing and drainage permit;
- (iii) deposit for possible damage to streets, footpaths, or other services during the building operations. The amount of such deposit shall be fixed by resolution of Council from time to time.
- (iv) Hoardings.
- (v) Vehicle Crossing fees—where applicable.

No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

DRAINAGE AND PLUMBING REGULATIONS:

Every application for sanitary plumbing and drainage work including all stormwater drainage shall be accompanied by a block plan or alternatively the plan may be incorporated on the site and building plan submitted.

Where any building is of two storeys or more, the plumbing layout shall be shown by a diagrammatic elevation.

In assessing the estimated cost of drainage works, all stormwater drainage must be included.

1233085001

BUILDING PERMITS

[illegible]

ENDORSEMENTS/PLANNING CONDITIONS APPLYING: _____

5299

RECORD OF INSPECTIONS

Remarks

Inspector and Date

PLANS & SPECS:

Footpath Inspection 14.10.85. By N. Langlands OK.

SITING:

FOUNDATION:

EXCAVATIONS:

REINFORCING:

FLOOR/SLAB:

INSULATION, BARRIER ETC:

WALLS & ROOF:

PRE-LINING:

CONCRETE/MASONARY WALLS:

HEATING APPLIANCES:

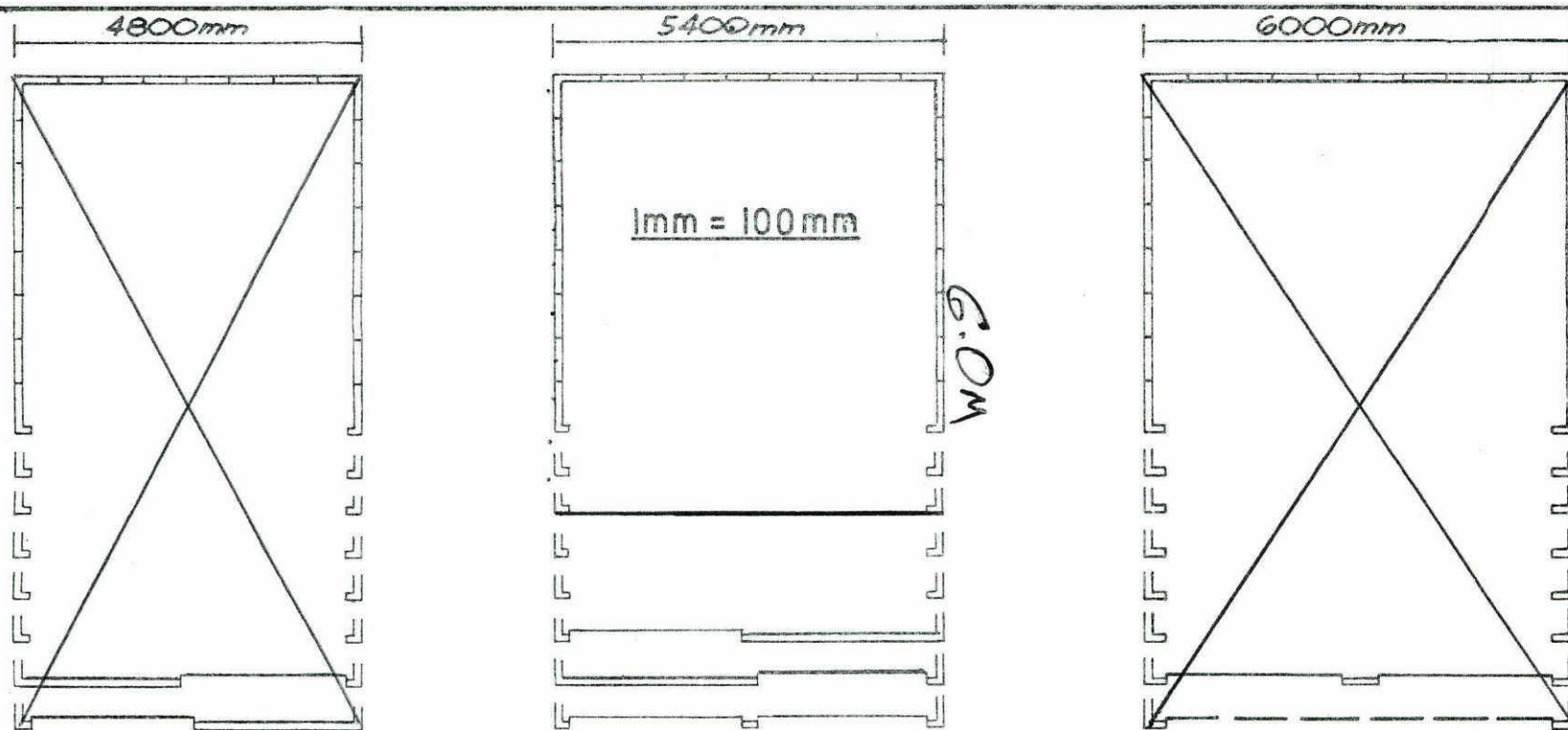
DRAINAGE & PLUMBING:

FINAL INSPECTION FOR OCCUPANCY:

Building Requirements
Stormwater to be taken to South pits

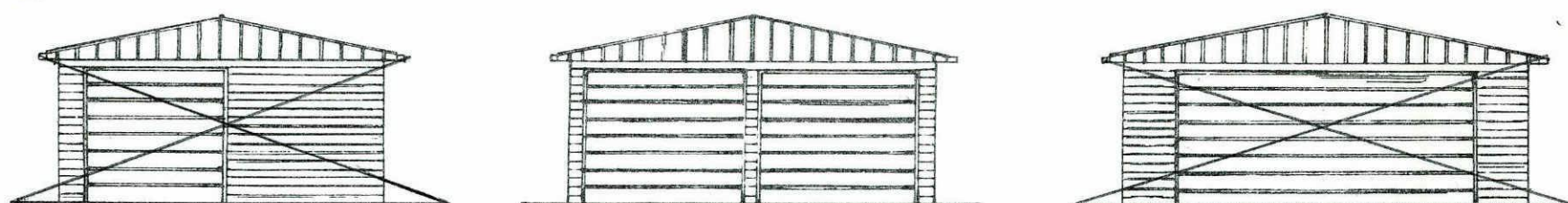
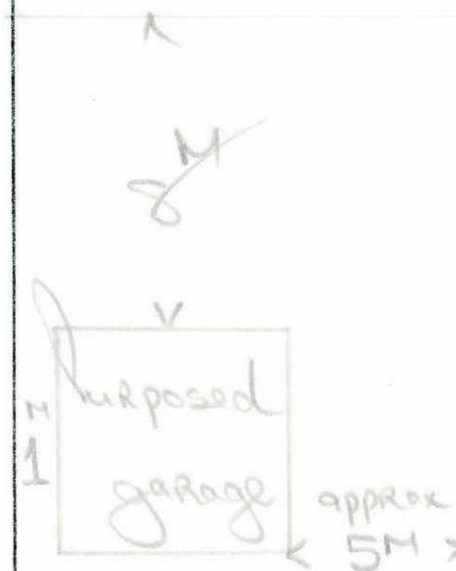
Drainage & Plumbing (5299)

- ① Back vent all ensuite wastewater fixtures.
- ② Wastepipes sizes are to be as per Second Schedule, Drainage & Plum by Regs 1978
- ③ Provide cleaning eyes at every change of direction in soil pipe.
- ④ All work to comply with the Drainage & Plumbing Regulation 1978.
- ⑤ Ensure that ensuite and bathroom are adequately ventilated.

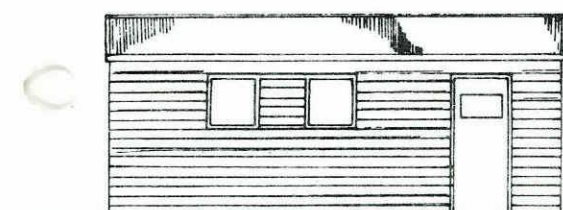


SKYLINE GARAGES

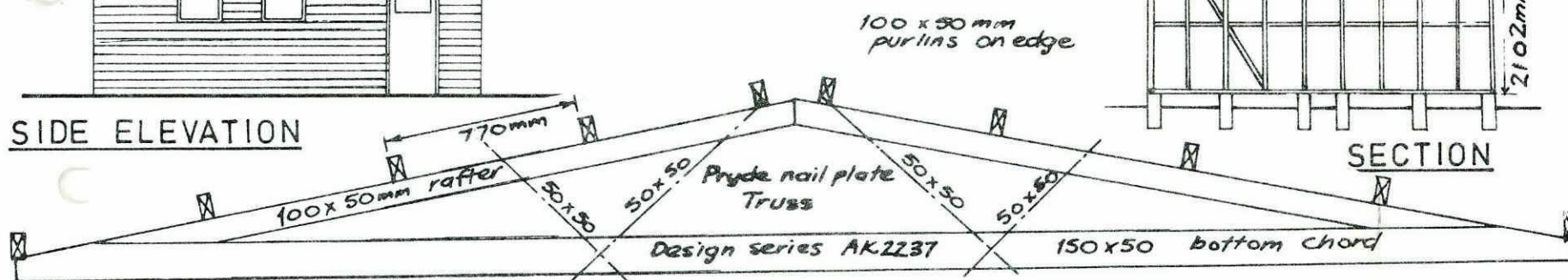
manufactured by Skyline Buildings Ltd.



ELEVATION



SIDE ELEVATION



SECTION

SCALE 1m = 25m

Detail of 6000mm span truss

Trusses for 5400mm 4800mm are similar. but reduced. 6000mm & 5400mm have stiffeners of 100x50mm. 4800mm has 50x50mm. When 4500mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

- SPECIFICATIONS:**
- Foundations:** 200 x 150mm concrete piles at 1200mm & 600mm centres under studs or continuous concrete dwarf walls or complete floors.
 - Dampcourse:** 2 ply d.p.c. under all plates.
 - Framing:** All timber is boron treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs. Studs at 600mm centres top and bottom plates and nogs - 100 x 50mm.
 - Wall Braces:** 75 x 50mm cut on edge
 - Door Beams:** Minimum 150 x 50mm with minimum of 13mm check in at each end
 - Roof trusses and purlins:** as per detail drawing placed over studs at 1800mm and 2400mm centres to suit.
 - Dragon ties:** 75 x 50mm at 45° over top plate to each corner.

Roofing: 26g. galv. corr. iron single sheets. **Ridging:** 26g. galv. lead edged. **Walls:** 26g. galv. metal weatherboards. **Spouting:** 24g. galv. iron gutters fixed ea. side. **Downpipes:** 75 x 50mm galv. iron. **Doors:** 24g. or 26g. metal doors on overhead gear or galv. roller doors.

GARAGE, SHED at 30 Doraali St for Mr D. Walls.

SITE PLAN 1mm = 200mm.

22M

Doraali St.

Hamera District Council

Inspector: M

File No.

Receipt No.

7232-7234

Date Permit Issued

7/11/85

OWNER

Name

D.G. Walls

Mailing Address

*30 Disraeli St.
Hamera*

BUILDER

Name

M. Parker

Mailing Address

*6 West V.C. St
Hamera*

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

30

Street Name

Disraeli

Town/District

Hamera

Riding

LEGAL DESCRIPTION

Valuation Roll No.

Lot

5

D.P.

10649

Section

5

Block

Survey District



DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

gits to house.

FLOOR AREA

DWELLING UNITS

Whole
Sq. Metres

Number
Erected

ESTIMATED
VALUES
\$

Building
Plumbing
Drainage
TOTAL

*35,000 -
1,000 -
36,000 -*

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☒ ALTERED, REPAIRED, EXTENDED
- include conversions and resited buildings
- ☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions
- ☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit \$ *115*
Street Damage Deposit .. \$ *100*
Building Research Levy .. \$ *35*
Plumbing \$ *60*
Drainage \$ *50*
Sewer Connection \$ *50*

Water Connection \$ *50*
Vehicle Crossing Levy ... \$ *50*
M.S. Plumbing \$ *50*
TOTAL: \$ *310*

Receipt No. **7232-7234**
Date of Payment **11/10/85**
Authorised Officer _____

Special Conditions:

to soak pits.

① Stormwater to be taken

Plumbing & Drainage

- ① Backvent all ensuite wastewater fixtures*
- ② Wastepipe sizes are to be as per Second Schedule
Drainage & Plumbing Regulations P178*
- ③ Liquid cleaning eyes at every change of direction in soil pipe*
- ④ All work to comply with Drainage & Plumbing Regulations P178*
- ⑤ Ensure that ensuite and bathroom are adequately ventilated*

Date Inspected

REMARKS (e.g. stage reached with work)

[illegible]

COMPLETED (Signature) _____ Date / /

SITE CHECKING AND COMPLETION DATA

It is not intended that the items listed below will cover all aspects.

Additional items to be listed in Comments Section.

Where an X is inserted against a section, explanation must be entered in Comments on reverse side.

Permit No. _____ File: 5299 14/10/88
 Address: 30 Dorelli St District: Residential
 Owner: D G Walls Lot: 5
 Builder: M Parker D.P.: 10649
 Date Issued: _____ Work: ATA Value: _____
 Foundation: _____ Walls: _____ Roof: _____
Interior

INSPECTIONS	DATE	Inspector-Full Name
Site <input type="checkbox"/> Survey Pegs <input type="checkbox"/> Power Lines <input type="checkbox"/>		
Contours <input type="checkbox"/> Batter or Retaining Excavated Faces <input type="checkbox"/>		
Area of Building <input type="checkbox"/> Building Site <input type="checkbox"/>		
Ground Conditions <input type="checkbox"/> Proposed Timber to Ground Clearance <input type="checkbox"/>		
Concrete Floor Slabs Height <input type="checkbox"/> Moisture Barrier <input type="checkbox"/>		
Reinforcing Steel <input type="checkbox"/> Vents <input type="checkbox"/>		
Holding Down Bolts <input type="checkbox"/> Insulation <input type="checkbox"/>		
Under Floor Access <input type="checkbox"/> Field Tile Drains <input type="checkbox"/>		
D.P.C. <input type="checkbox"/> Sub Floor Framing <input type="checkbox"/>		
Framing General <input type="checkbox"/> Lintel Sizes <input type="checkbox"/>		
Roof Framing and Fixing <input type="checkbox"/>		
Wall and Ceiling Insulation <input type="checkbox"/>		
External Sheathing <input type="checkbox"/> Breather Paper <input type="checkbox"/>		
Bracing <input type="checkbox"/> External Joinery Fixing and Weathering <input type="checkbox"/>		
Dwangs <input type="checkbox"/> Internal Linings <input type="checkbox"/> Joinery Fixing <input type="checkbox"/>		
Laundry Facilities <input type="checkbox"/> Ceiling Access <input type="checkbox"/>		
Chimney & Fireplace Installation <input type="checkbox"/>		
Final Inspection General Finishing and Workmanship <input type="checkbox"/>		
Town Planning _____		
District Engineer _____		
Other requirements _____		
Health:		
Prelining Inspection _____		
Drainage Test _____		
Ventilation _____		
Final Inspection _____		

Final Approval by Chief Inspector _____

Comments: _____

18/11/85 u/c



Hawera District Council

Telephone ~~0651~~ 88-010
Administration Building, Albion Street,
P.O. Box 39, Hawera

Please Quote:

31st October, 1985.

Mr D.G. Wallis,
30 Disraeli Street,
HAWERA.

Dear Sir,

APPLICATION FOR BUILDING OR PLUMBING
AND DRAINAGE PERMITS

Your application for a building/plumbing and drainage permit has now been processed and is ready for approval. The fees for this are as follows : -

Building Permit Fee	-	\$ 115.00
Building Research Levy	-	\$ 35.00
Sewer Connection Fee	-	\$ -
Water Connection Fee	-	\$ -
Vehicle Crossing Fee	-	\$ -
Footpath Deposit Damage	-	\$ 100.00
Other (PLumbing & Drainage Fee)	-	\$ 60.00

Upon payment of the above fees the permit can be issued.

Total fees payable are \$310.00

Yours faithfully,

I.W. McDonald,
CHIEF INSPECTOR.

CHECKLIST - APPLICATION FOR BUILDING PERMITS

ADDRESS 30 Disalle St WORK DESCRIBED IN APP. NO. 5299
OFFICER M. Thurstensen

TOWN PLANNING

ZONE Residential PRE-DOMINANT USE YES/NO
PLANNING CONSENT REQUIRED YES/NO APPLICANT ADVISED IN WRITING
DATE
VERANDAH REQUIRED - YES/NO CANTILEVERED/POSTS
RELAXATION REQUIRED YES/NO CONSENT OBTAINED
SITING OK FRONTAGE (IF CORNER SITE) OK
DENSITY OK HEIGHT OK BLR OK
ACCESS TO SITE - SATISFACTORY YES/NO VEHICULAR ACCESS TO REAR/PROVIDED ✓
LOADING DOCK YES/NO
LANDSCAPING - PROPOSED/REQUIRED YES/NO SATISFACTORY YES/NO
GARAGE SITING SHOWN - YES/NO SATISFACTORY YES/NO
OFF STREET PARKING - PROVIDED YES/NO ADEQUATE - YES/NO CASH IN LIEU
\$
R.R.

OTHER COMMENTS

HEALTH INSPECTOR

VENTILATION LIGHTING AREA OF ROOMS
DRAINAGE - TYPE PLANS INCLUDED YES/NO SATISFACTORY
PLUMBING - PIPING SYSTEM SATISFACTORY
FITTINGS VENTING
SEWER/SEPTIC TANK - SIZE TYPE
SOAKHOLES / FIELD TILE
WATER SUPPLY - SOURCE SATISFACTORY - YES/NO
OTHER COMMENTS

BUILDING INSPECTOR

DESIGN FOR HANDICAPPED WIDTH OF EGRESS DOORS
CAPACITY IF P.P.A. DIRECTION OF EGRESS TRAVEL
HEATING/AIR CONDITIONING TYPE
INSULATION - FLOOR WALLS ROOF
DESIGN - SPECIFIC / NZS 3604
LEVELS - FLOOR / FOOTPATH / o DETERMINED BY SURVEY - YES/NO
REFERRED TO FIRE SERVICE (IF NECESSARY)
REFERRED TO ENGINEERS (IF NECESSARY)

CHIEF INSPECTOR

PERMIT APPROVED

[Signature]

2 sets plans

RECEIVED

HAWERA DISTRICT COUNCIL

11 OCT 1985

For Office Use: Permit No. 5299 Application No. 11-10-85
 Zone 11-10-85 Date Application Received 11-10-85

Part I — Application for Building Permit and Services

Valuation Ref. No. 5
 Lot No. 10649
 D.P. 5
 Section/Bk No. 5
 At (Number and Street) 30 DISRAELI STREET
 For erection/demolition/alteration of DWELLING
 Owner Mr & Mrs D.C. WALLS
 Postal Address of owner 30 DISRAELI ST. HAWERA
 Proposed Use PRIVATE DWELLING
 Foundation CONCRETE Walls TIMBER Roof IRON
 Area of existing buildings (2,300) 210 sq. metres
 Area of existing accessory buildings N/A sq. metres
 Area of building in application N/A sq. metres

Estimated Finished Value (including roofing, guttering, etc) \$ 35,000 Fees \$ 11.50
 Building Research Levy \$ 35.00
 Total Building Permit Fees Rec. No. 7232 \$ 150.00
 Sewer (Connection Size) Rec. No. — \$ —
 Water (Connection Size) Rec. No. — \$ —
 Vehicle Crossing — (where applicable) Rec. No. N/A \$ —
 Deposit for damage to footpaths, etc. Rec. No. 7233 \$ 100.00
 Builder M. Parker Address 6 Grant V.C. street.
 Designer J & R Rangiwahia Address South Road Hawera
 Structural Engineers Certificate Enclosed N/A
 Starting Date October 1985 Finishing Date January 1986
 Name and Address of Applicant Mr. D.C. WALLS.
30 DISRAELI ST. HAWERA. Phone 87669
 Date 11/10/85 Signature of Applicant D.C. Walls
 Signature of Owner D.C. Walls

Part II — Application for Permit for PLUMBING AND/OR DRAINAGE WORK

Name of Registered Plumber/Drainlayer H.G. Darbyshire
 Address 274 High St Hawera.
 Nature of work to be carried out Bathroom alterations
 Address of premises 30 Disraeli St Hawera
 Labour Value of proposed work \$ 1000 Signature of Registered Plumber/Drainlayer H.G. Darbyshire
 Receipt No. 7234 Fee \$ 60.00

NOTE: See overleaf for details of documents required with this application

Hawera District Council Building Bylaws

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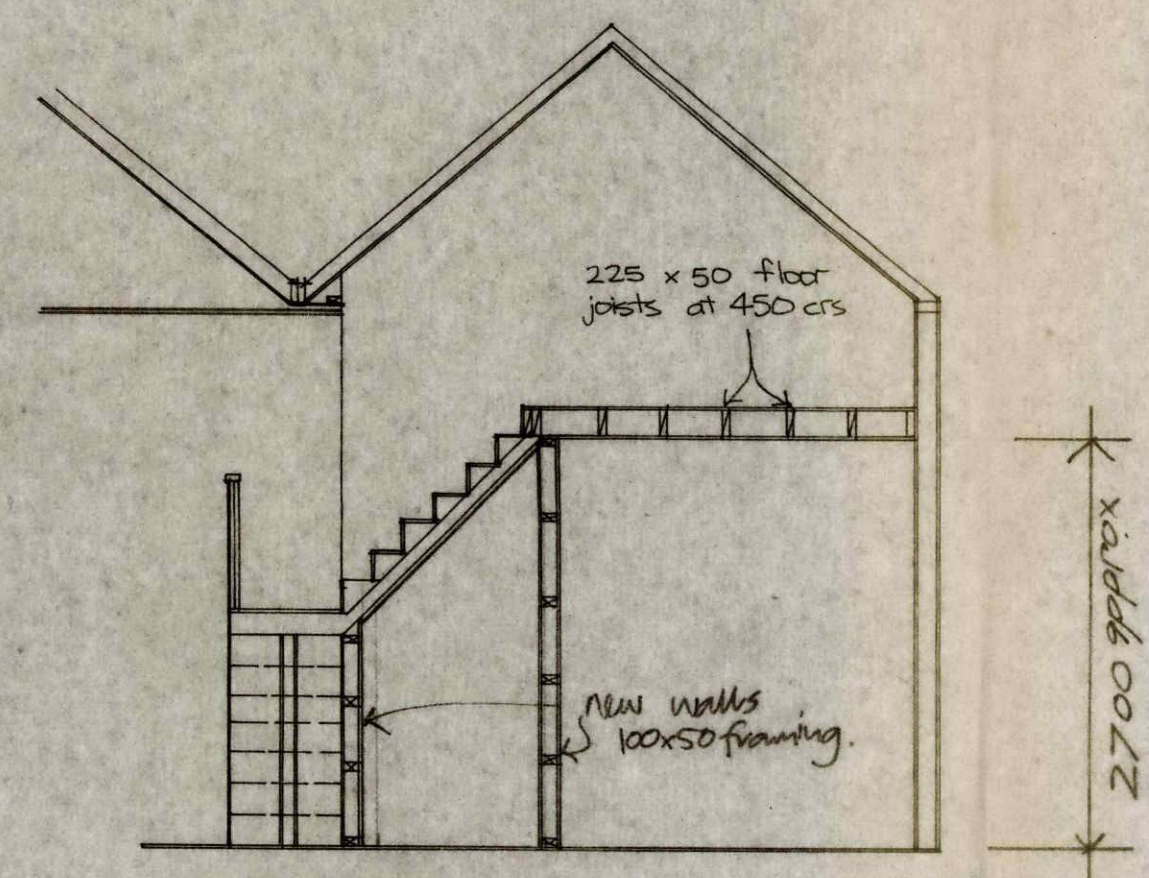
No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

DRAINAGE AND PLUMBING REGULATIONS:

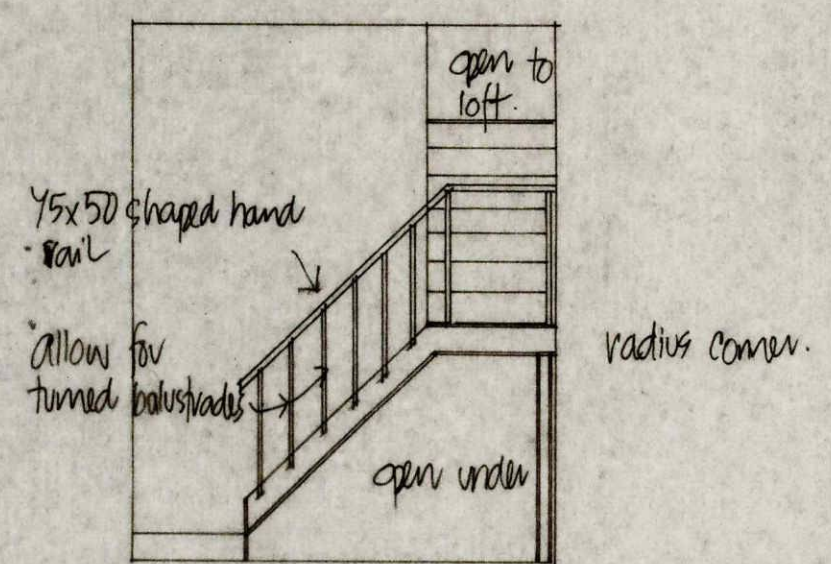
Every application for sanitary plumbing and drainage work including all stormwater drainage shall be accompanied by a block plan or alternatively the plan may be incorporated on the site and building plan submitted.

Where any building is of two storeys or more, the plumbing layout shall be shown by a diagrammatic elevation.

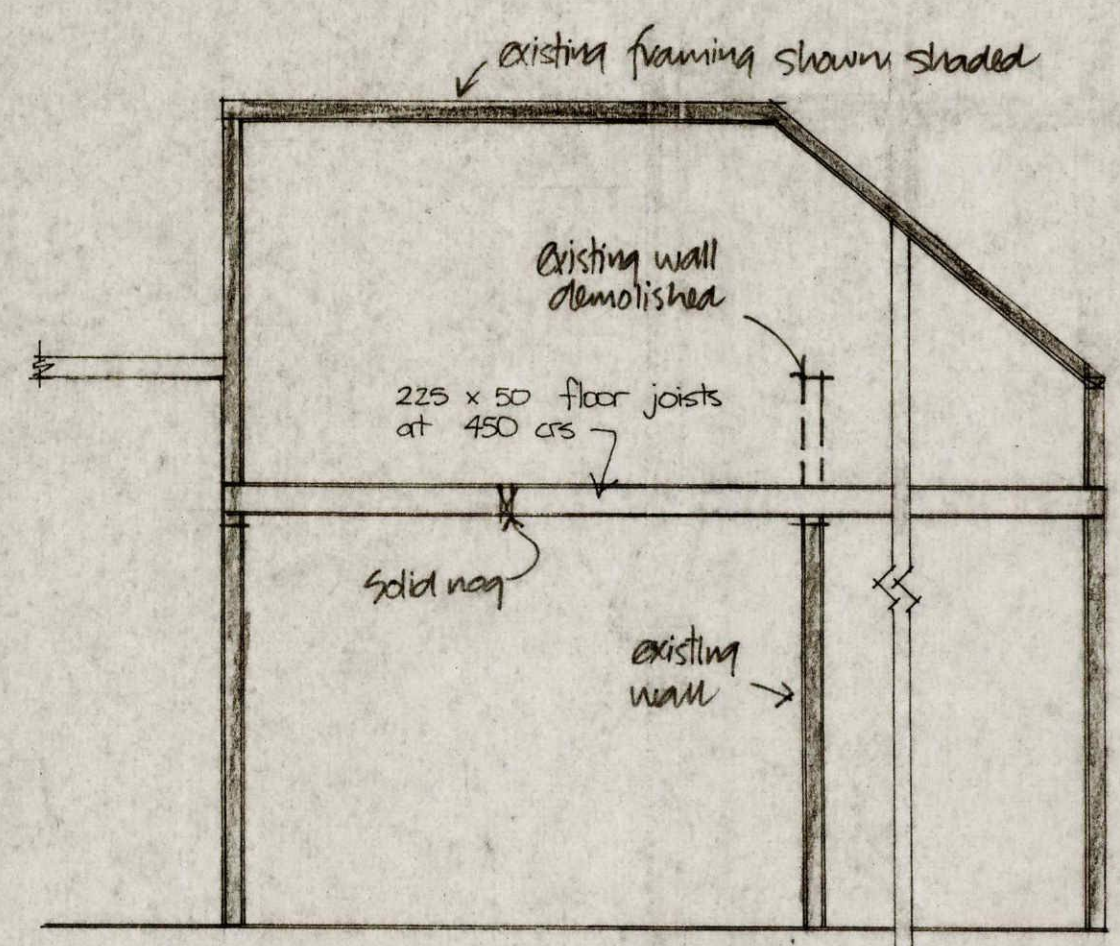
In assessing the estimated cost of drainage works, all stormwater drainage must be included.



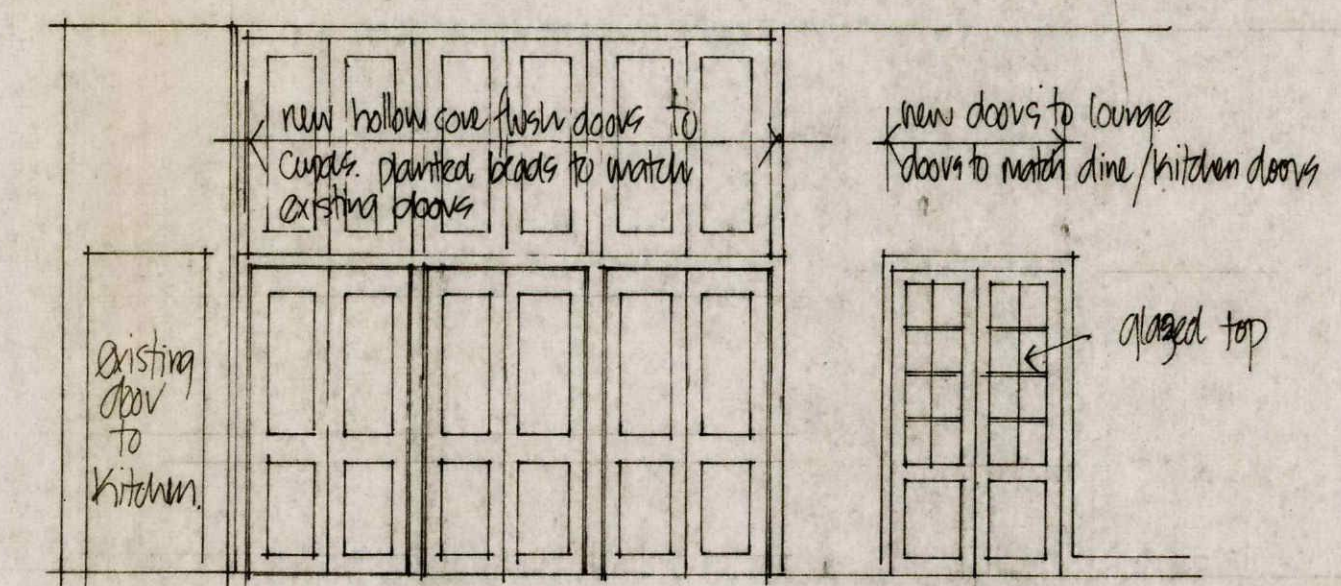
Section A - A 1 / 50



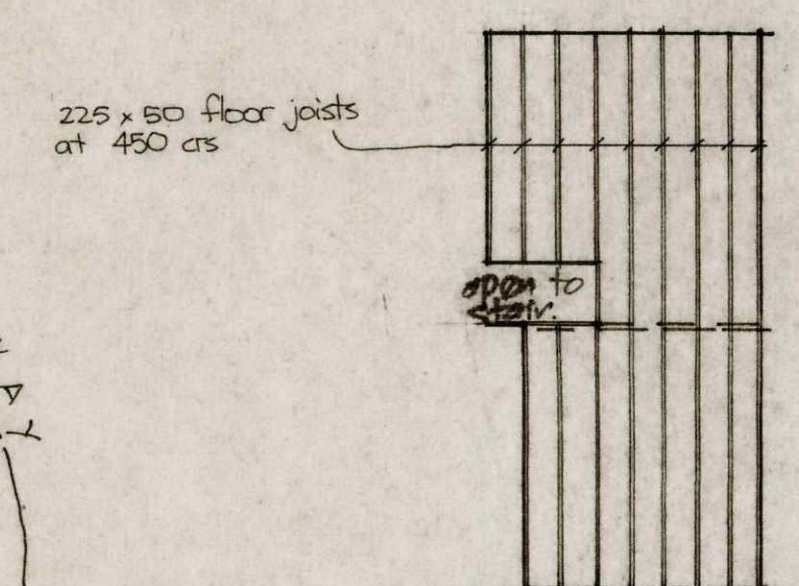
Elevation of Stair 1 / 50



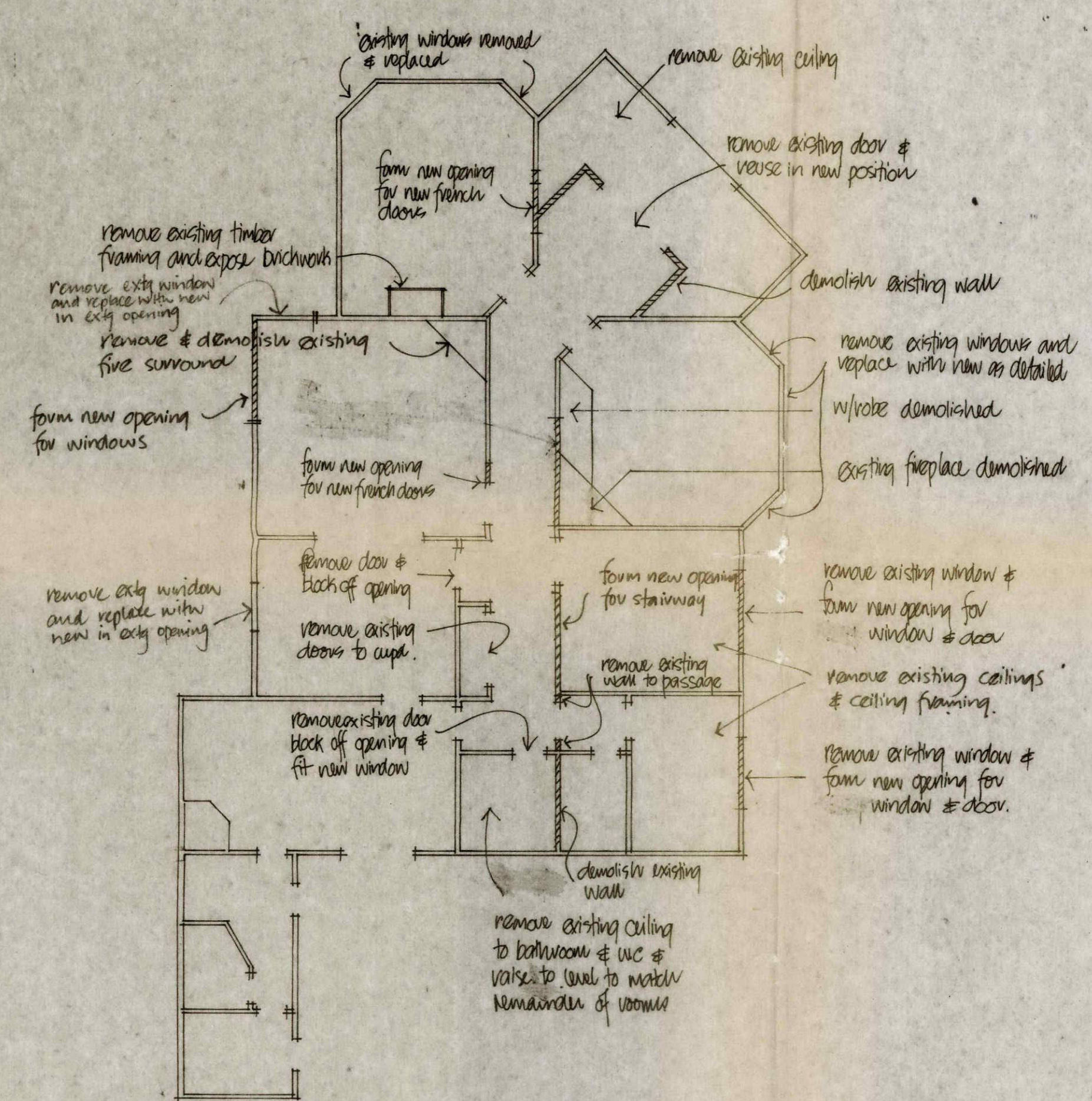
Section B - B 1 / 50



VIEW TO PASSAGE



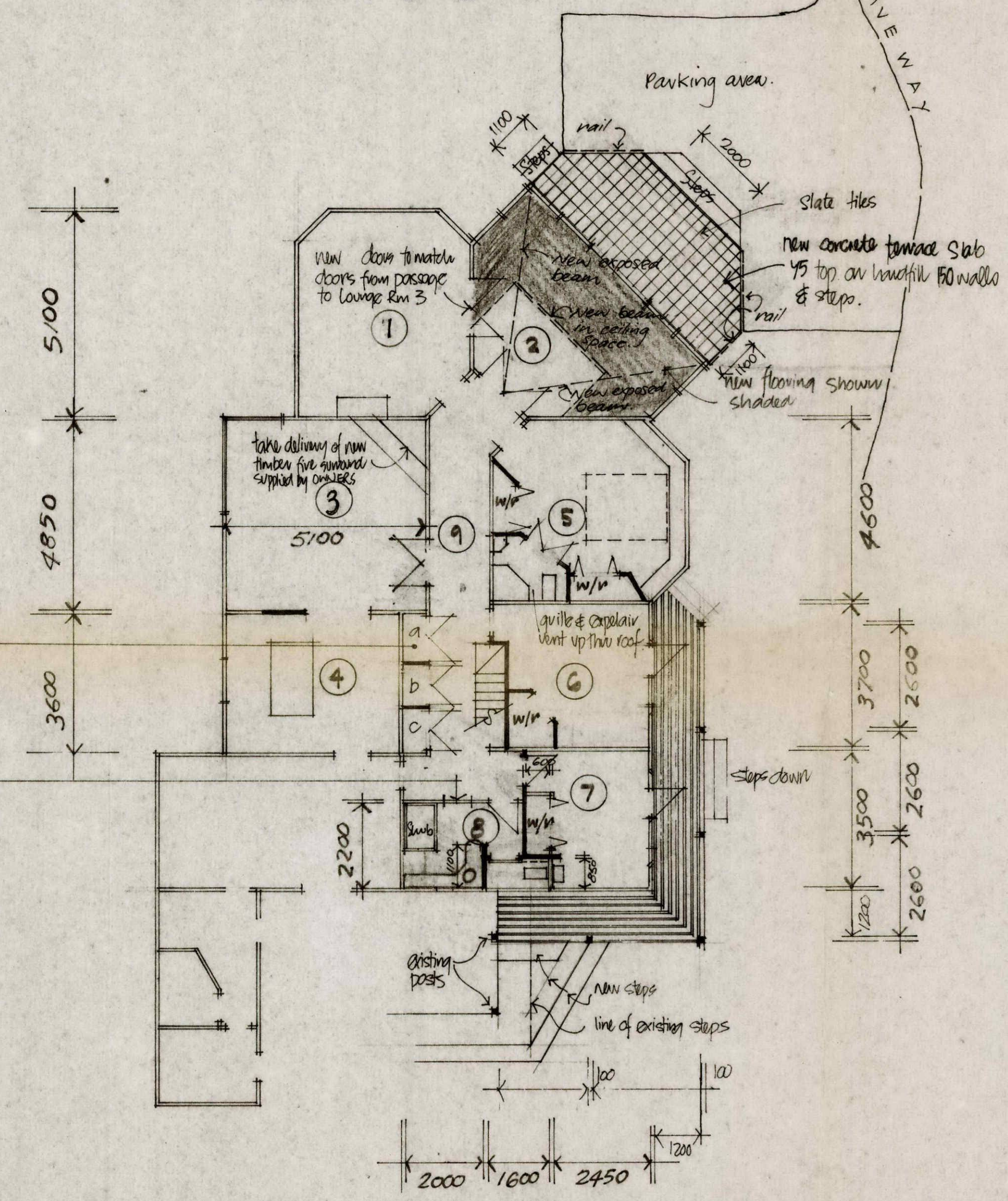
Loft Framing Plan 1 / 100



EXISTING PLAN

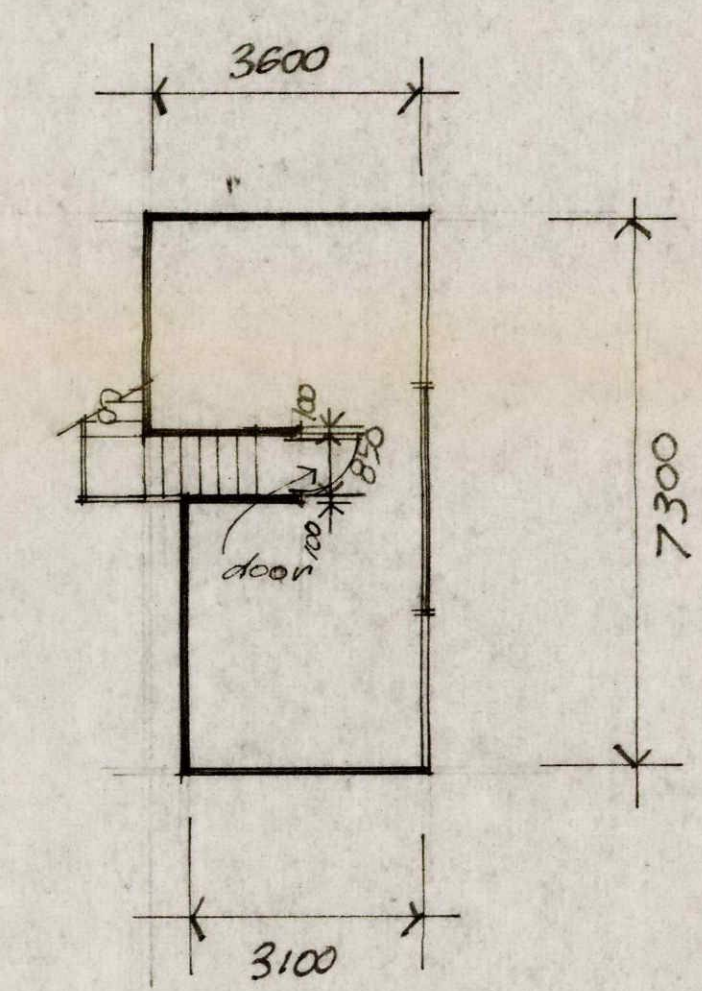
new cupb subdivisions & doors
allow 5 trans slatted shelving
to cupbs a & b.

existing door to bathroom
allow install new timber frame
leadlight window from 900 to
existing head.



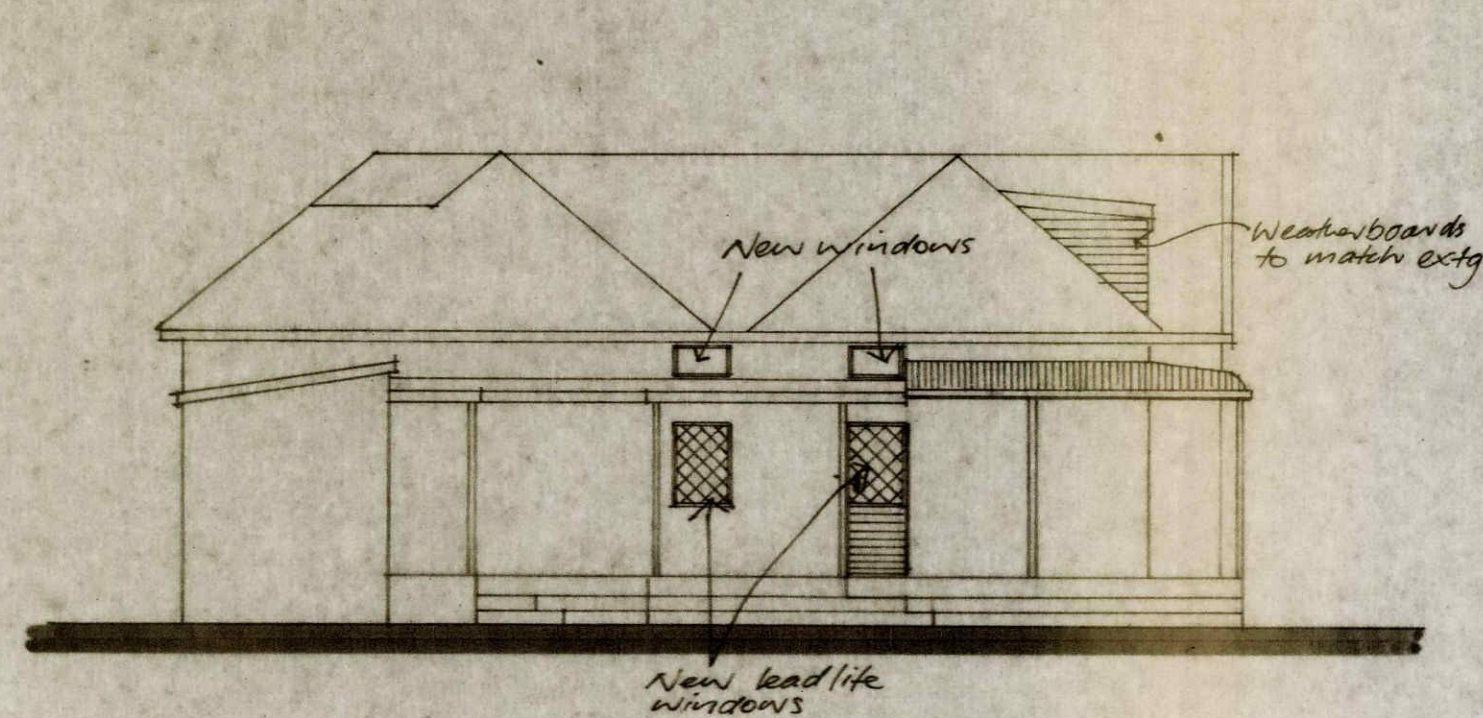
PLAN AS PROPOSED

Check all dimensions on site prior to fabrication.
All construction in accordance with N.Z.S 3604

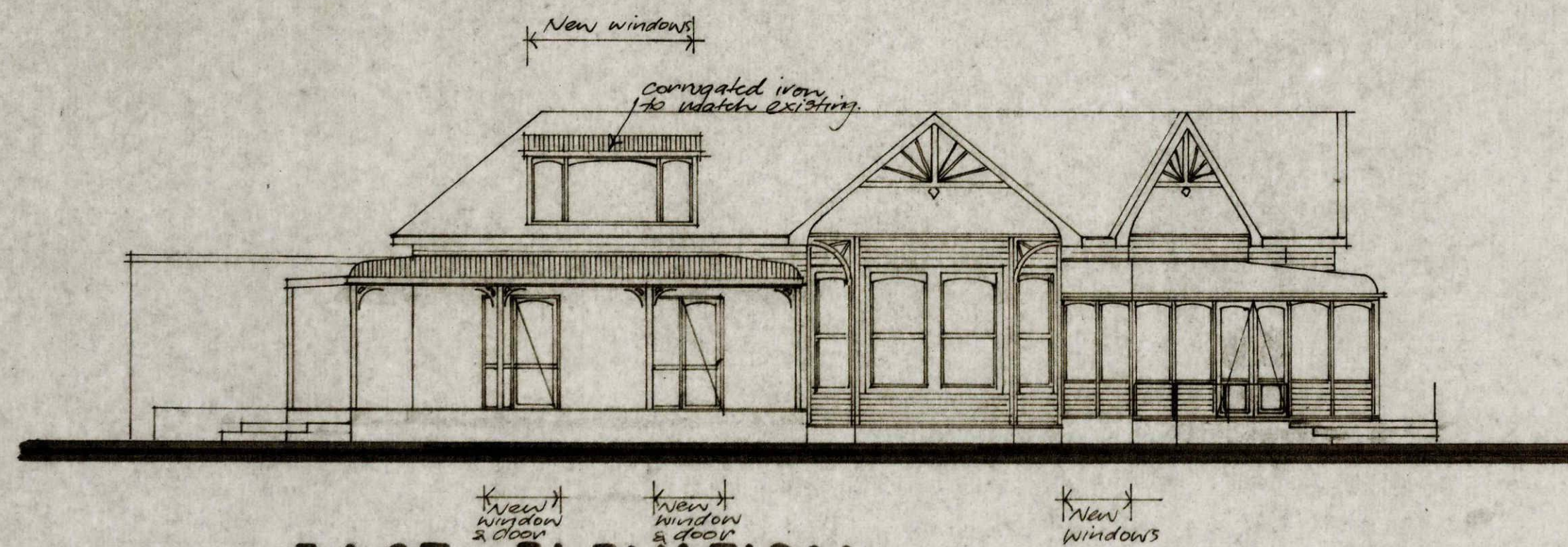


LOFT PLAN

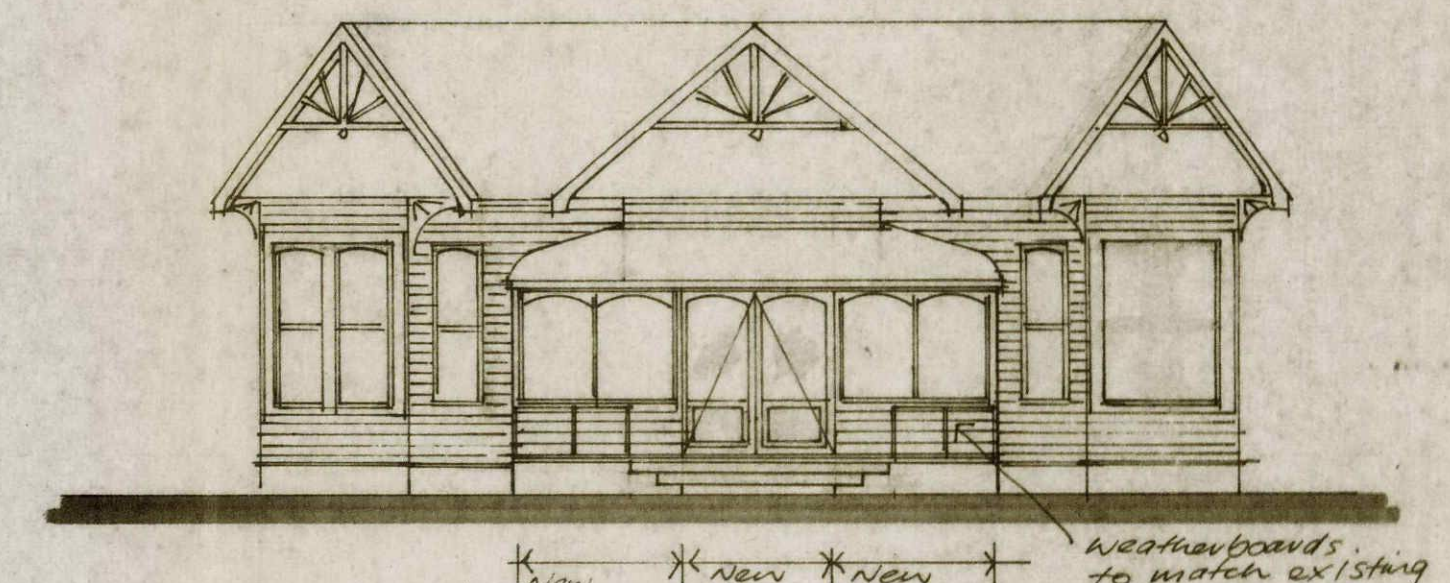




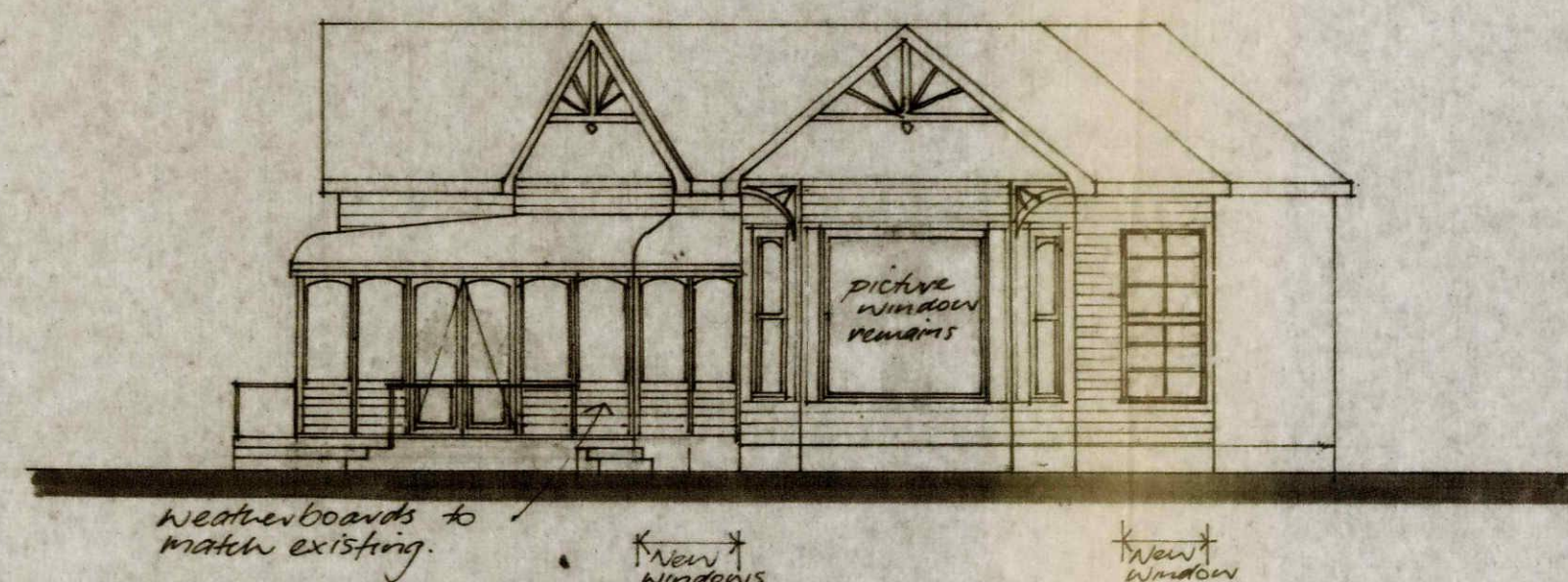
SOUTH ELEVATION



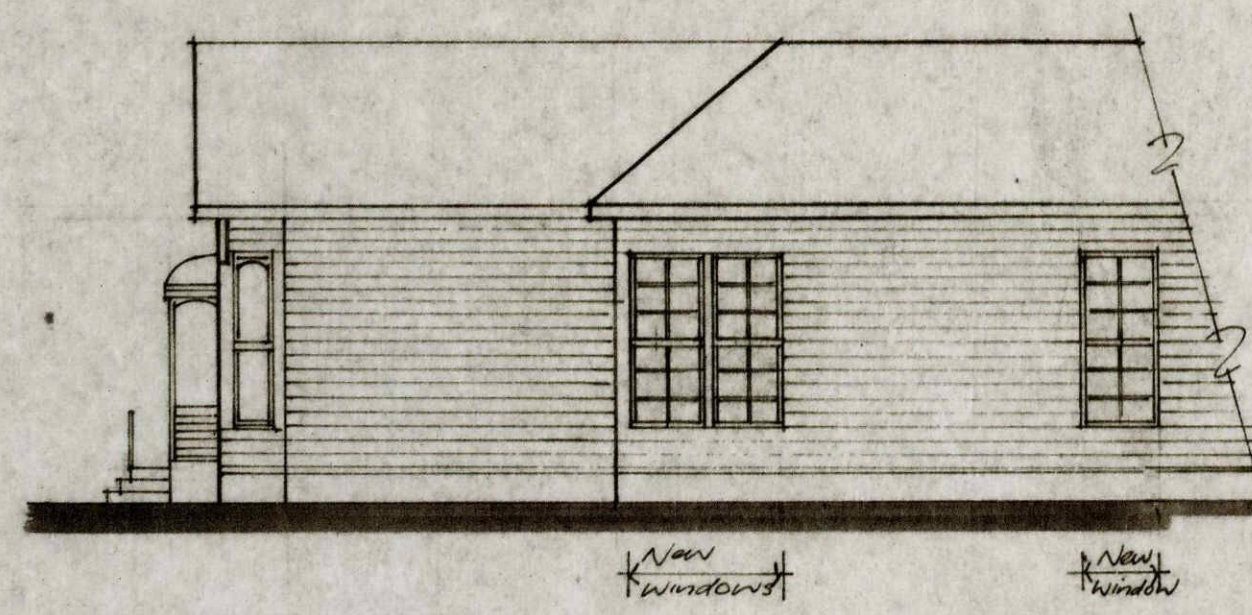
EAST ELEVATION.



NORTH EAST ELEVATION.

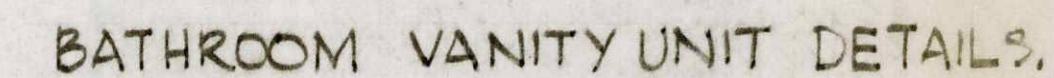
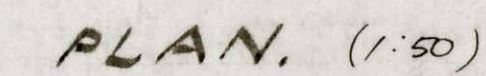
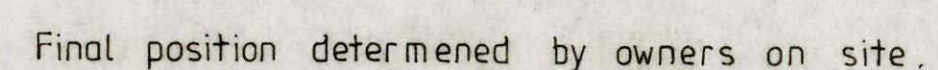
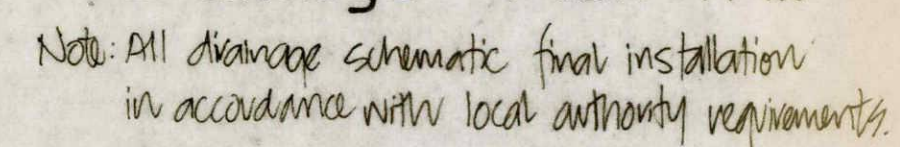
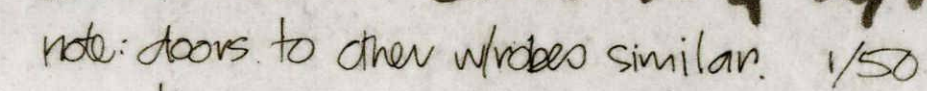



















NORTH ELEVATION

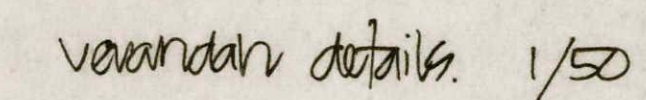


PART WEST ELEVATION.

ROOM NO.	ROOM NAME	CONSTRUCTION NOTES	SKIKTING	NEW WALLS	EXISTING WALLS	CEILING	CORNICE	DOORS	WINDOWS	FITTINGS	PLUMBING	ELECTRICAL	REMARKS
1	FAMILY	Remove linings from fireplace & expose brick work. Side windows removed & new fitted. Form new opening to Atrium.	New 200x25 Rinn or Metal profiled to match existing. Polyurethane finish.		Gib board and wall paper.			French doors.				Move light fittings and power points	Picture window remains.
2	ATRIUM	Move existing doors to new position. Demolish walls and doors & replace with new wooden. Build up existing floor lay particle board flooring grade. Reline walls.	ditto		Relined timber supplied by Owner. Gib board and grasspaper finish.	Exposed timber. Timber lined.	New	Interior existing doors repositioned. New exterior doors (sliding)			Spouting	Spot lighting Existing repositioned	Removal of inner walls dependant on placing new beam in position. New cork tiles to floor, Polyurethane finish.
3	LOUNGE	Demolish fire surround. Form new window opening. Reline ceiling. Form new door opening to passage. Reline walls. Partially close off opening to dining room. Final position establish on site.	ditto		Allow to reline with Gib board - wall paper finish. Above Rinn ply dado 1200 high.				remove extg window and replace with new. Form new opening in West wall for windows.				
4	DINING	Remove door & block off opening. Reline walls & ceilings. Remove existing window and replace.	ditto		ditto				remove extg window and replace with new.				
5	BEDROOM 5	Remove existing windows & replace. Demolish wardrobe. Construct new ensuite & wardrobe. Reline walls & ceilings. New wardrobe door.	ditto	Gib board and wall paper.	Gib board and wall paper	Relined with 9.5mm Gib board. Taped joints	New		New timber	wardrobes Cabinets Dresser		Power points heated towel rail Extractor Skips heater	
6	BEDROOM 6	Remove existing window form new opening for door & window. Install new floor to loft reline ceilings & walls.	ditto		ditto	Lowered to 2.700 and lined with 9.5mm Gib board. Taped joints.	New	New timber framed glazed door	New timber framed.	wardrobes		Reading lights Power points repositioned	
7	BEDROOM 7	As for 6. Install new spunking.	ditto	Gib board and wall paper.	ditto	ditto	New	New timber framed glazed door.	New timber framed	wardrobe	Vanity unit	Reading lights Light over basin Power points	
8	BATHROOM	Remove existing ceiling & raise to new level. Remove existing fittings. Demolish wall. New bath & shw.	vinyl cov.	ex 150x25 Timber lined - supplied by Owner. Polyurethane finish.	ex 150x25 Timber lined - supplied by Owner. Polyurethane finish.	Raise and re-used existing timber lining from elsewhere. Polyurethane finish.	New	Existing stable door. New sliding door to toilet.	Above pergola lead light interior New toilet window	Vanity Heated towel rail.	Shwb Basin New cistern	Extractor fan lighting repositioned	
9	EN SUITE	New w.c., shw, & vanity	vinyl cov.		ditto	Lowered to 2.700 and lined with 9.5mm Gib board. Taped joints.	New			Vanity	New shower, vanity basin and w.c.	light	
10	PASSAGE	Reline walls & ceilings. Remove cupbs & fit new. Form opening & construct new stair to loft.	ditto		Gib board and wall paper.		New			Cupboards.		lighting	
11	LOFT	Place new floor joists and line floor with flooring grade particle board. Remainder by owner.	-	unlined	unlined.	Gib board with taped joints.	New		Downer			power points	



-  Existing power outlets replace with new cover plates
-  skope heater
-  Single power outlet
-  double power outlet
-  television outlet
-  shower outlet
-  ceiling mounted light
-  wall mounted light
-  ceiling mounted waterproof light
-  wall mounted waterproof light
-  recessed lights
-  spot light
-  light outlet to top of unit
-  remove existing lights
-  header towel rail
-  fluorescent light
-  existing power outlet removed.



Hawera Borough Council



BUILDING APPLICATION FORM

To the Building Inspector

Date 17 Oct, 1963

Sir,—

I hereby apply for permission to build a carport on a dwelling
at 30 Denraeli Street for J. J. Smart
of Wood and iron according to locality plan and detailed plans,
elevations, cross sections, and specifications of building deposited herewith, in duplicate.

Particulars of land: Lot No. _____ on Town Section _____

D.P. _____

Length of boundaries: _____ Area: _____

Particulars of building—Foundations: concrete

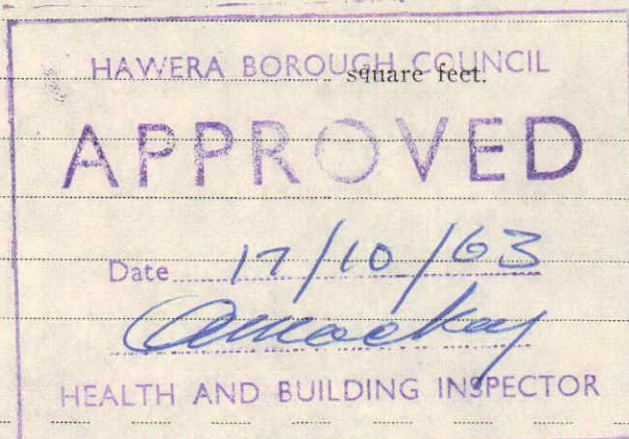
Roof: corrugated galvanised iron

Walls: wood

Area of ground floor: 264 square feet.

Outbuildings (if any): _____

Area of outbuildings: _____ square feet.



Estimated cost—

Building _____ £ 99

Plumbing and drainage _____ £ _____

Total Plan 128/63 £ 99

Proposed purposes for which every part of building is to be used or occupied (describing separately
each part intended for use or occupation for a separate purpose): _____

Proposed use or occupancy of other part of building: _____

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

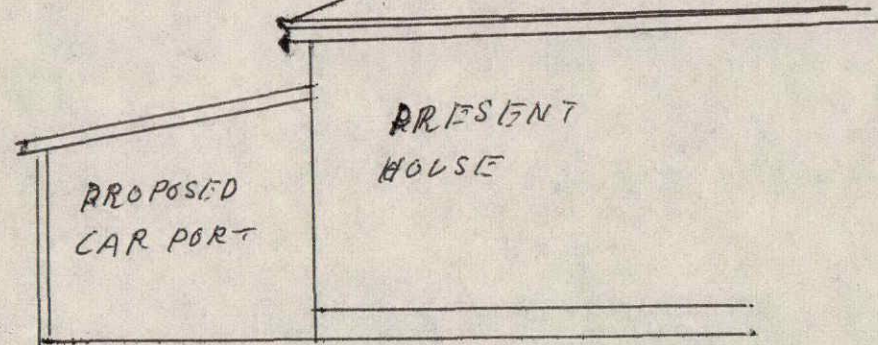
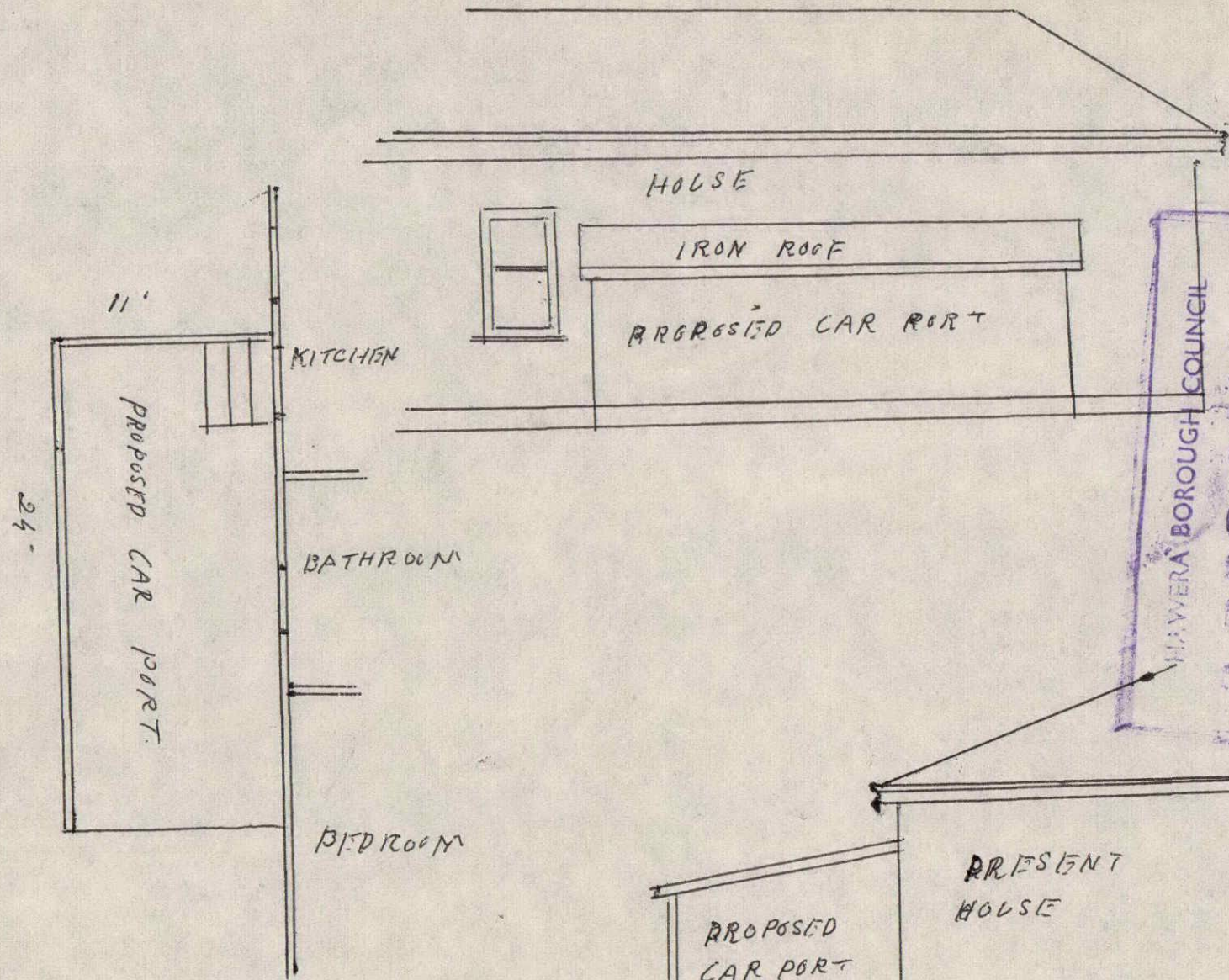
Yours faithfully,

_____, Owner

R. J. Stables, Builder

Postal address: _____

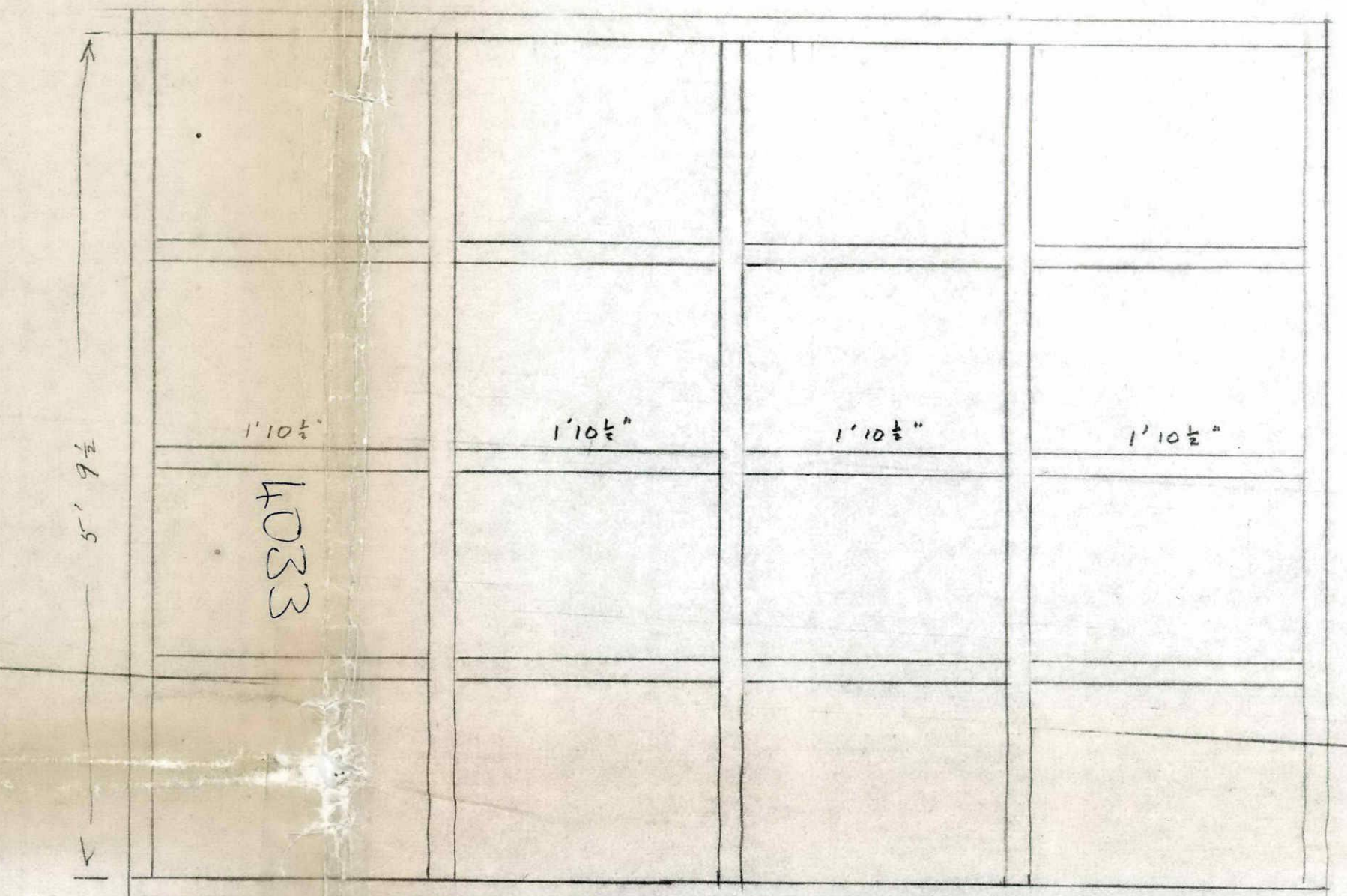
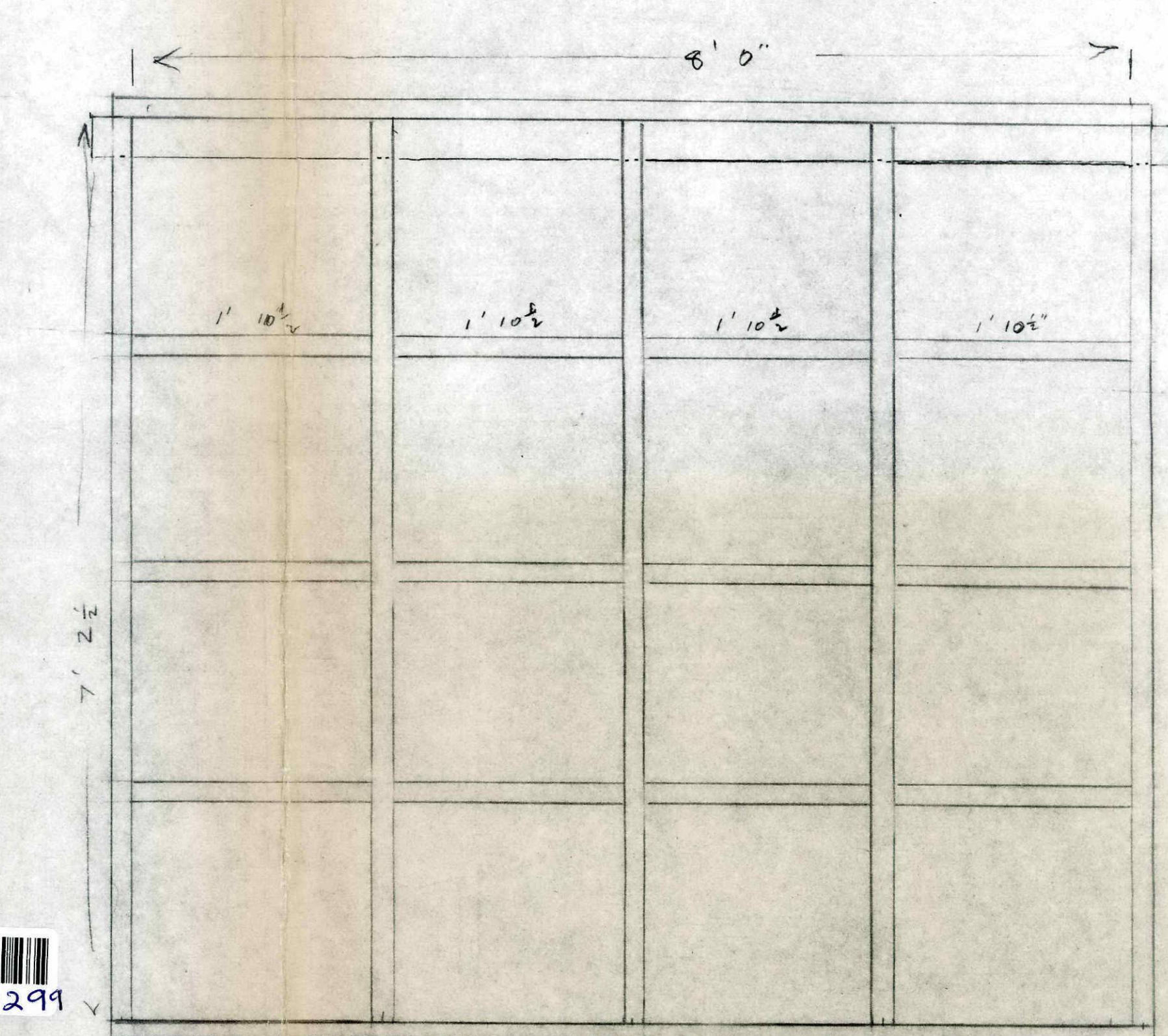
NOTE: All above particulars must be completed before submitting this Application



Plan 128/63

PERMIT 010299

①
Duncan
30 Discrete

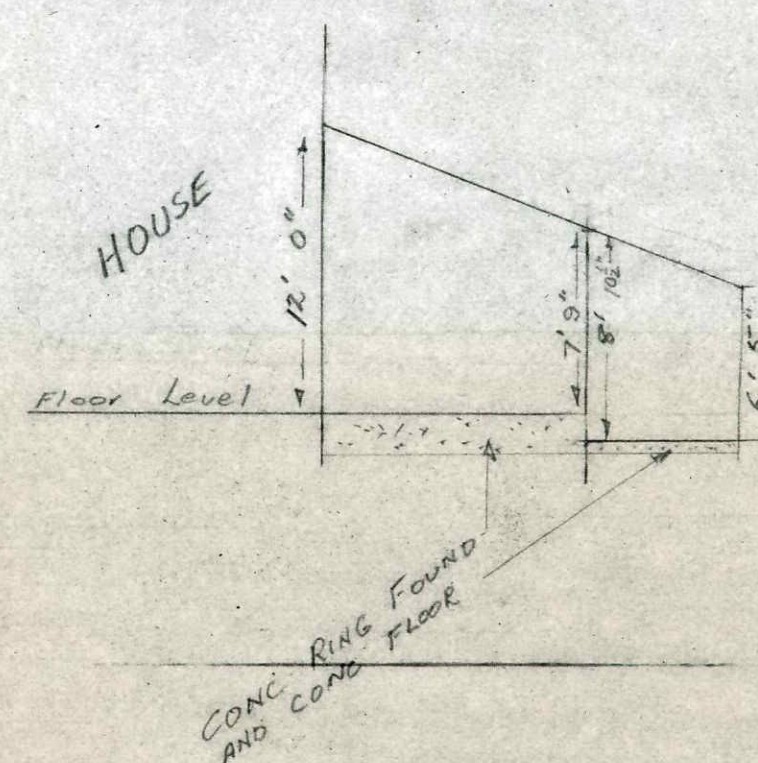

$$A - A$$


8' 4"

B-R

79/70/71
TO BE MODIFIED AS REQUIRED
FOR DOOR & WINDOW APERTURES
IN ACCORDANCE WITH NORMAL PRACTICE

16/10/70



PERMIT 21-10-70

Reverend
16/10/70

PROPOSED MODIFICATIONS 30 DISRAELI ST
& FUTURE POSSIBLE SUBDIVISION.