



Council Property File

Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Horowhenua County Council

PERMIT No. 15880
C024145LOCALITY Waikanae

DATE RECEIVED

6 : 11 : 84

DATE ISSUED

11 : 1 : 85

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

N. BRAMLEYFOR OFFICE USE ONLY

REMARKS:

It is the responsibility of the owner and
or builder to ensure that proposed
building levels are compatible with
existing sewer connection levels.

APPROVED

R B

COUNTY ENGINEER

DATE

NOTE—

1 All Plans and Specifications must be in Ink.

B - all stamped up
but see g/c for further
detail. P/D free on back
of this folder
no apps

16-10

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
P.O. Box 258,
Levin.

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-mentioned particulars in: WALKWAY RIDING.

1. Type of Building: Dwelling

Dwellings, etc., additions or alterations.

Particulars of Building: Foundations: concreteWalls: timberRoof: tileTotal floor area: 231 m² sq. metres.gnd. = 1661st = 72(garage = 36)

2. Purpose 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) Garage room, double garage, 3 bedrooms, living room, dining room, family room, kitchen, bathroom

3. Allotment: 460 m²Lot: 2D.P.: 55 724Section: 35-663Area: 460 m²Block: WS.D. WLocality: Edge water ST4. Owner's Full Name: NICHOLAS HENRY BRANLEYAddress: P.O. Box 365 Paerau

5. Previous Owner

If Section
has been
recently
transferred

Noel STITT

6. Frontage (Length): 81.900:00Name of Street or Road: EDGE WATER ST7. Estimated Value of Building— \$ 60000:00Plumbing and Drainage— \$ 285:008. Fees \$ 275:00

See Scales of Fees on Back Page.

Building Research Levy \$ 90:00Footpath Damage Deposit \$ 300:00

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE—The following MUST accompany this Application—

Plans and Specifications in Duplicate to be provided.

Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of the By-laws including:

- A Floor plan of each floor level;
- An elevation of each external wall;
- The type and location of each foundation element (for example; reinforced masonry foundation wall. Anchor pile, cantilevered pile, etc.);
- Adequate information on all subfloor, floor, wall and roof framing, including the type and location of each subfloor brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element;
- The type and location of cladding, sheathing and lining.
- Where a building requires Plumbing and Drainage Work, a separate application form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant NH Branley

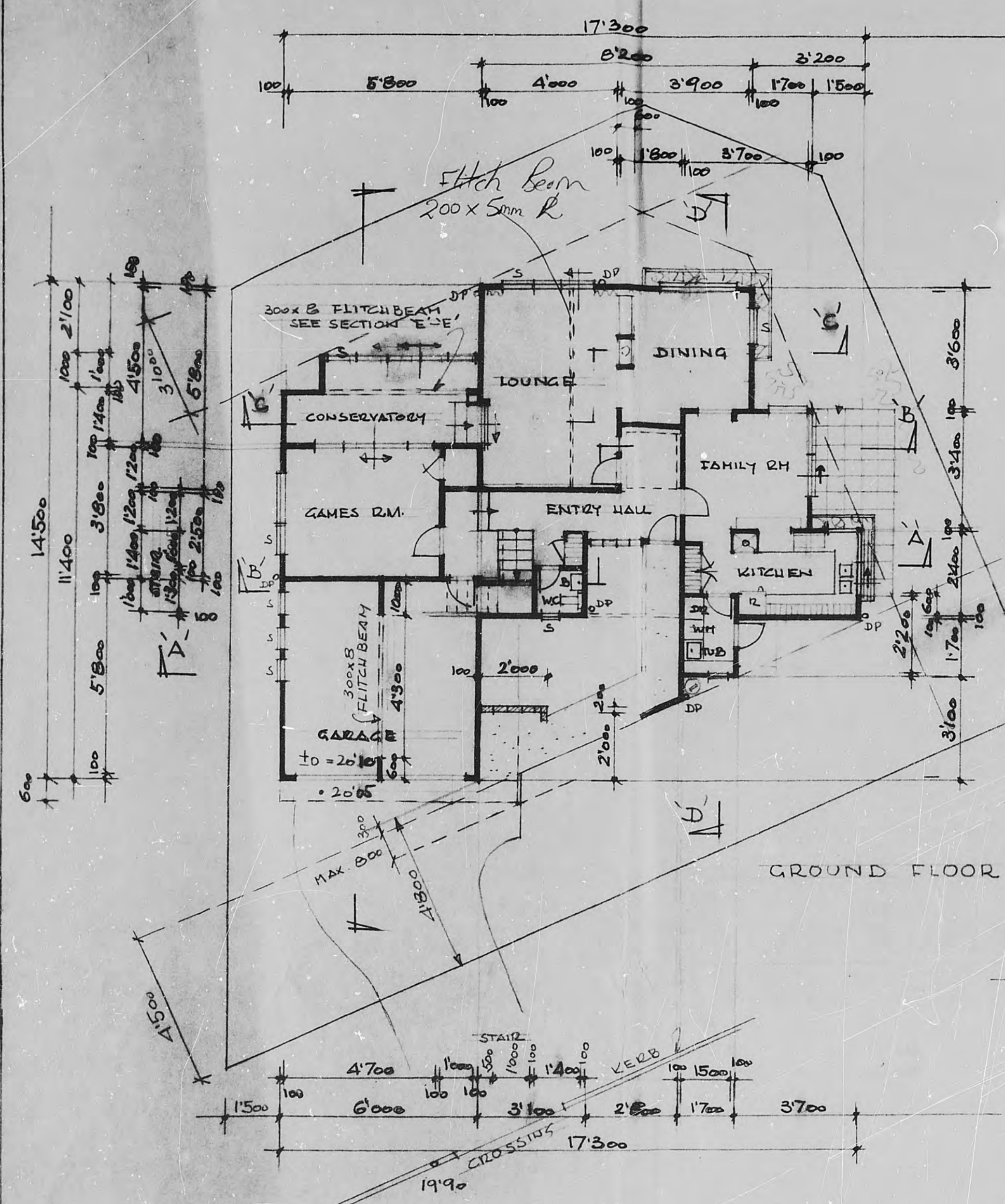
as BUILDER or OWNER.

Address P.O. Box 365 Paerau

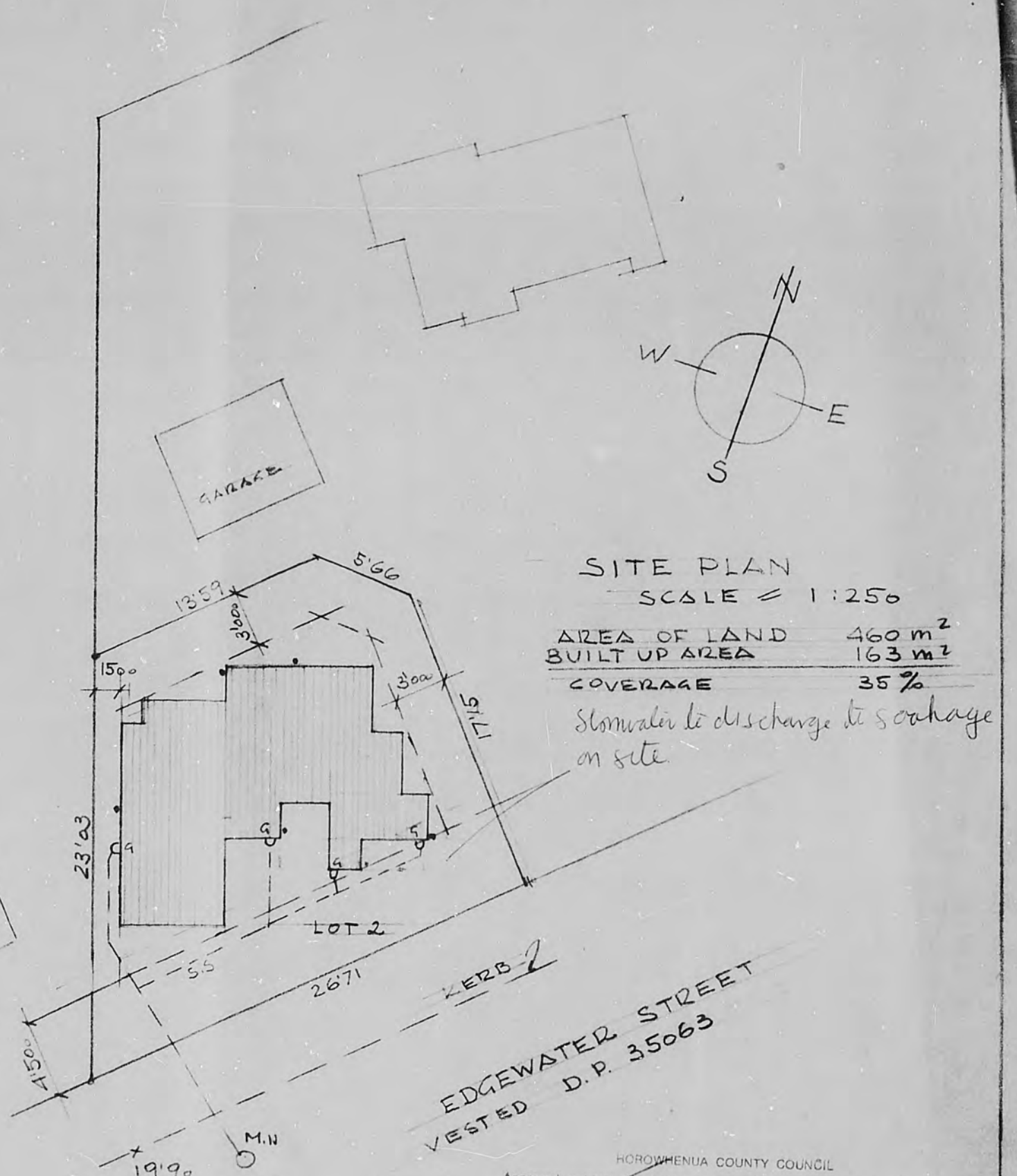
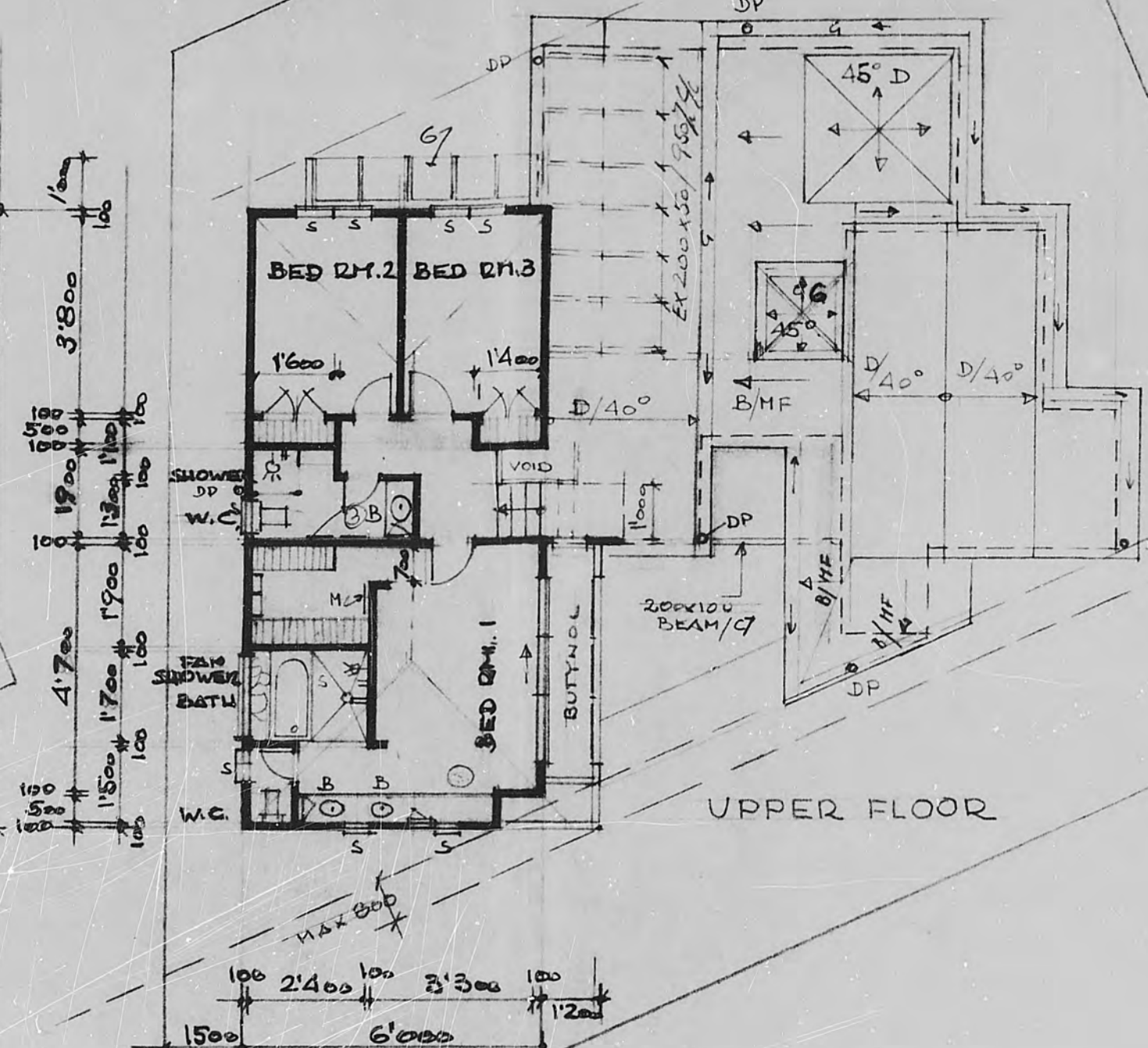
Builder's Name and Address

if not
the
applicant

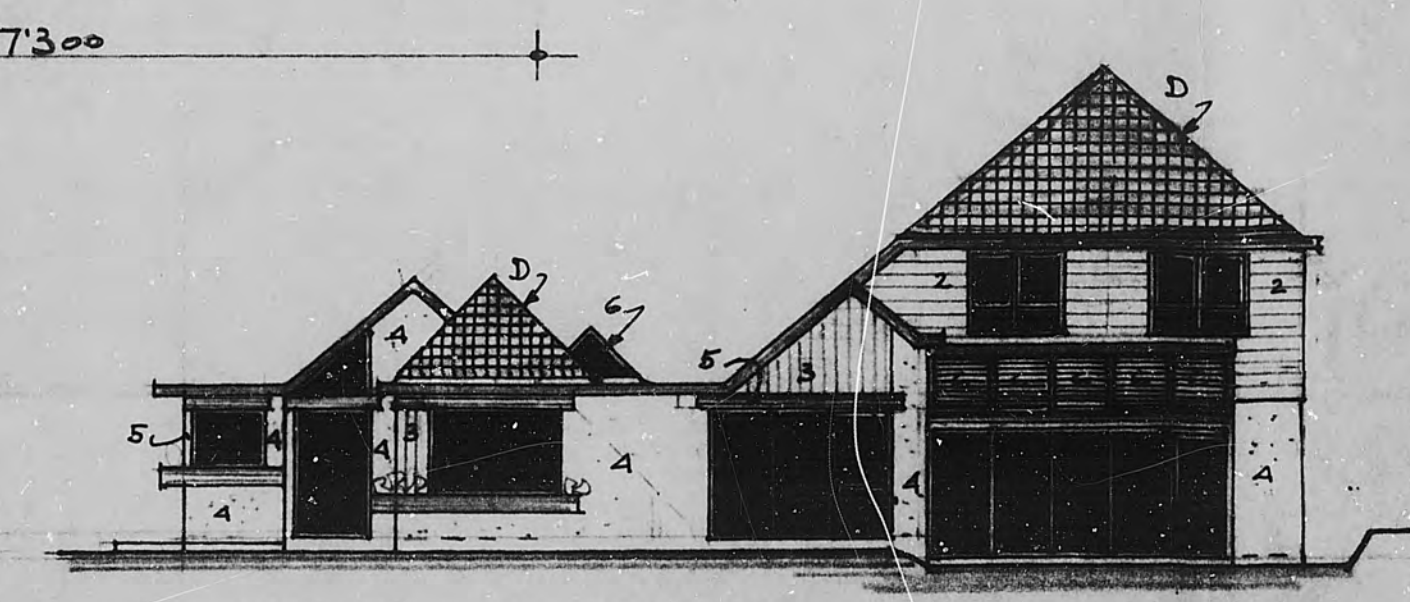
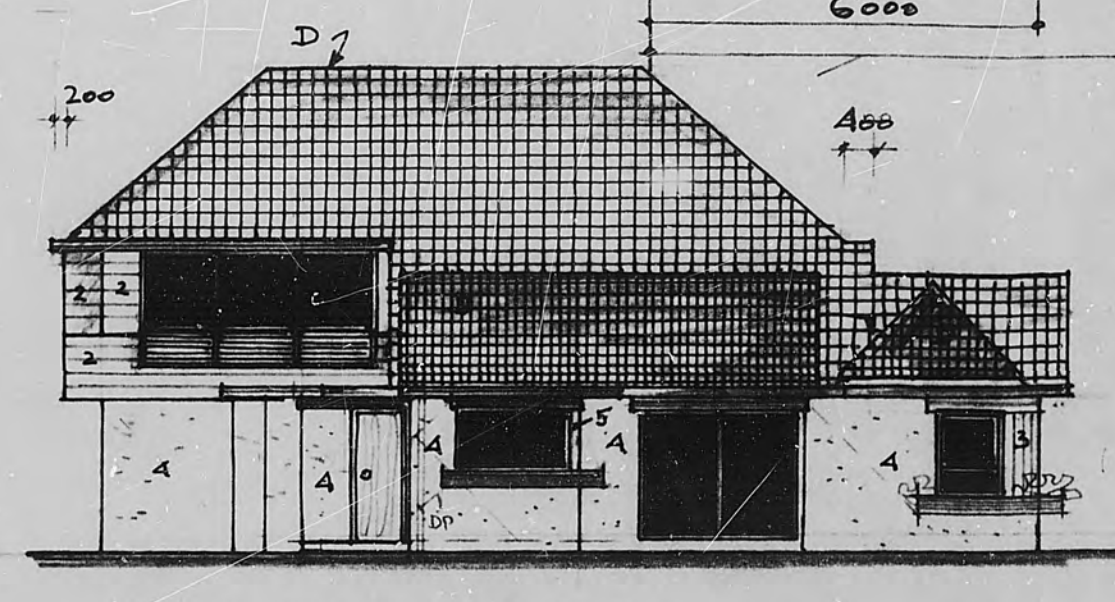
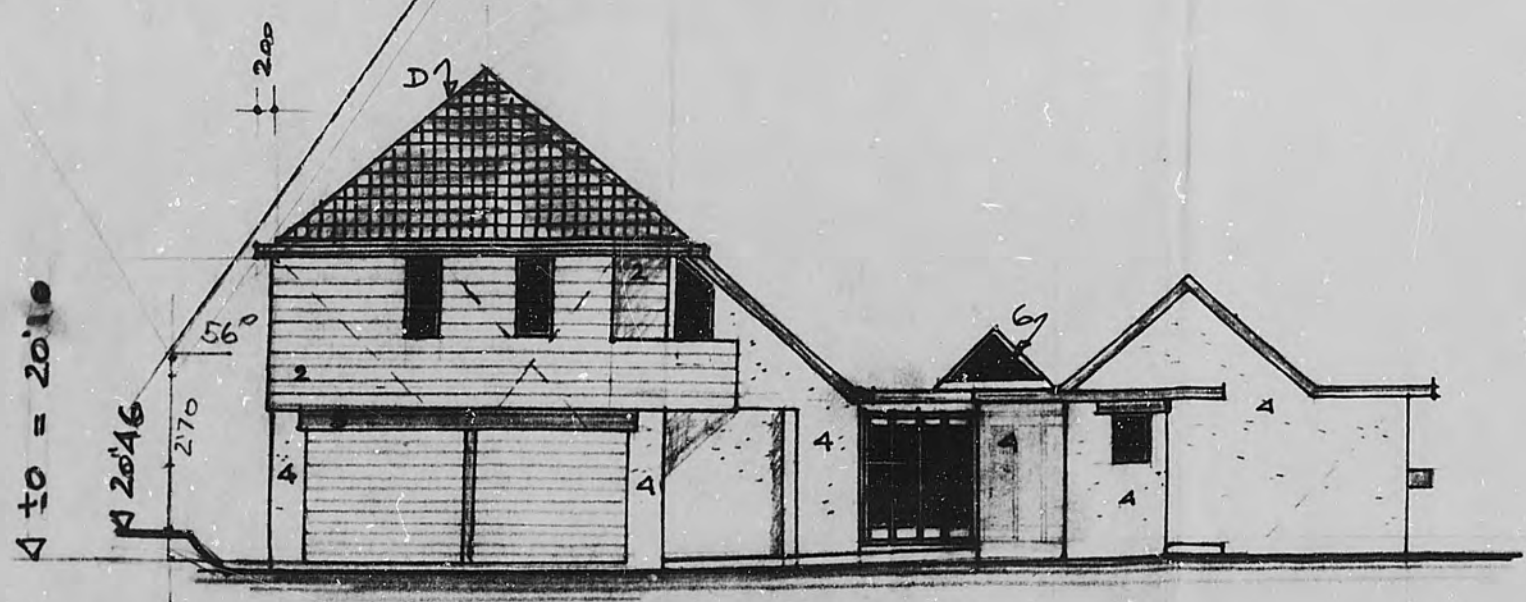
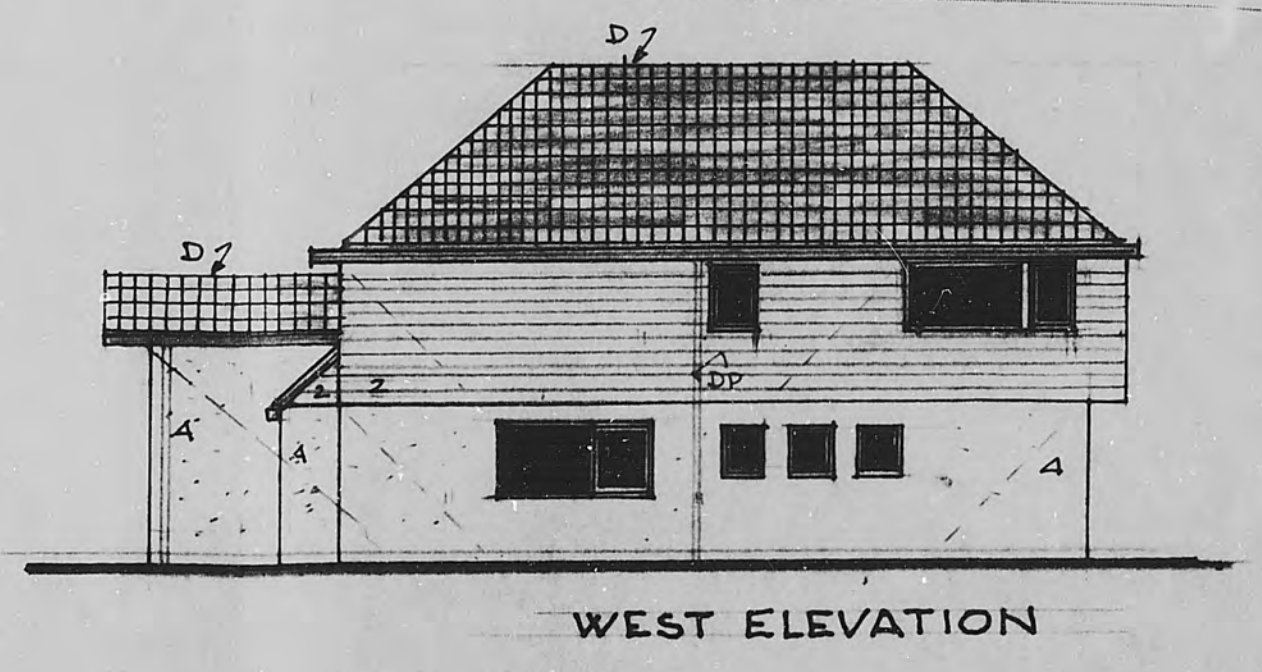
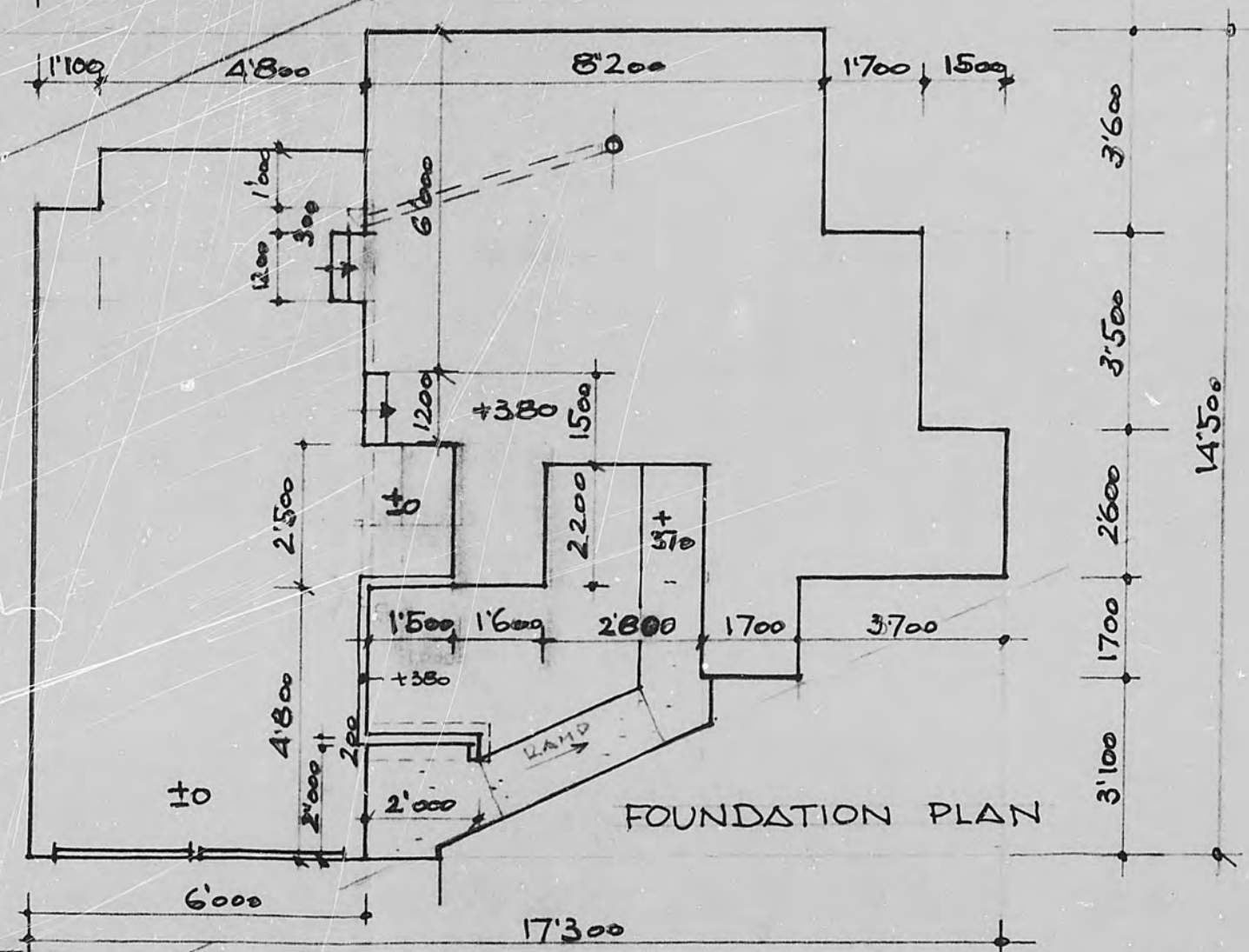
Same



- Notes
- ① The common garage wall both sides must be insulated as per external walls.
 - ② Where external steelwork (girders) occur over bracing elements they shall be fixed as steel material over a brace (ie 150x400 or 150x300 as appropriate).
 - ③ Where bracing elements occur behind prefabricated linings the element (including steel) shall be installed before fitting prefabricated lining.



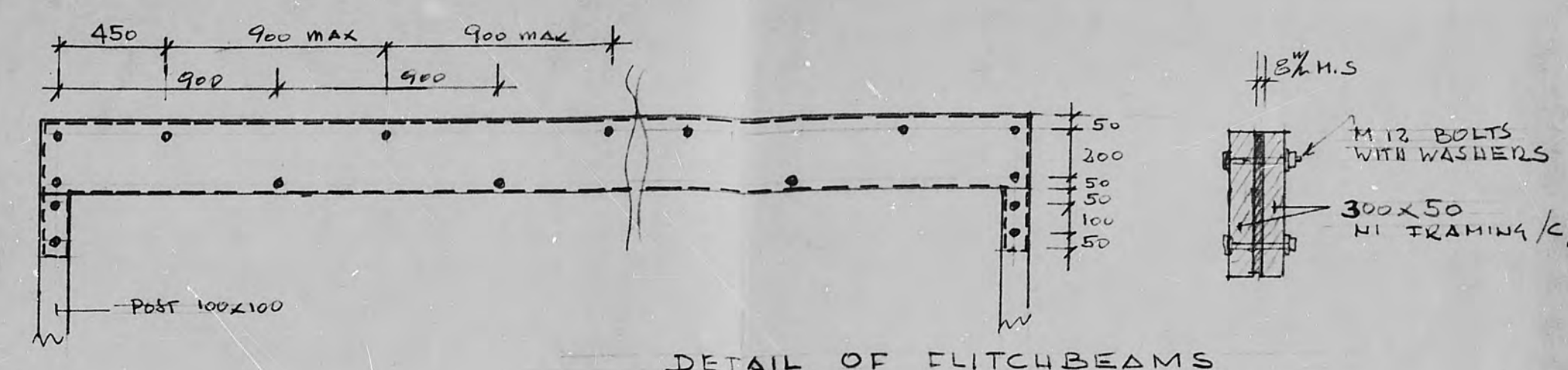
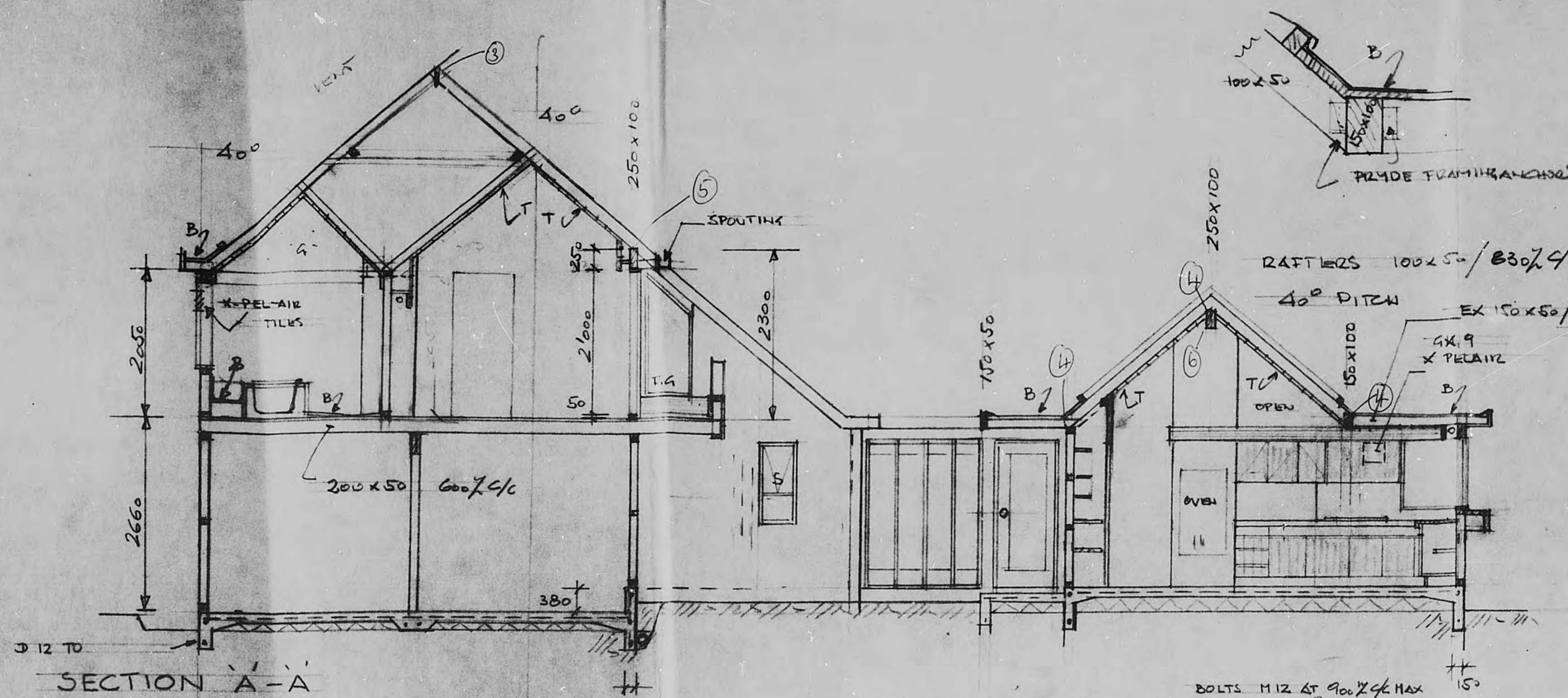
- LEGEND:
- D DECCA BOND ROOF TILES (CHARCOAL)
 - B BUTYNOL 1% ON STRUCTEX 18%
 - 2 HORIZONTAL BOARDING - RUSTICATED - CEDAR EX 200x25 - SAWN
 - 3 VERTICAL - SHIPLAP - CEDAR EX 150x25 - SAWN
 - 4 FIBROLITE 7.5% ON BUILDING PAPER - GLAMATEX 'ESTERNO' FINISH - See Note 2.
 - 5 COVER BOARDS EX 25% CEDAR - SAWN
 - 6 POLYCARBONITE TWIN WALL



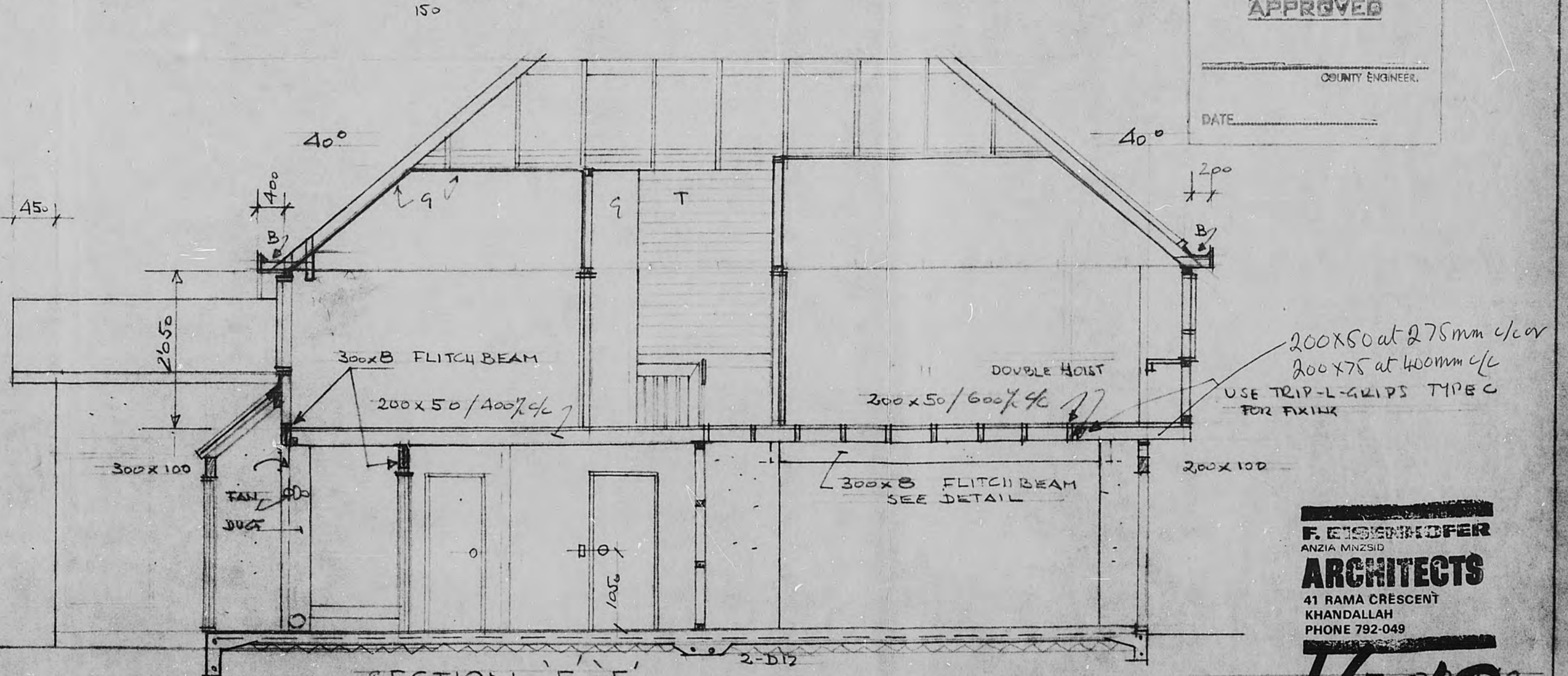
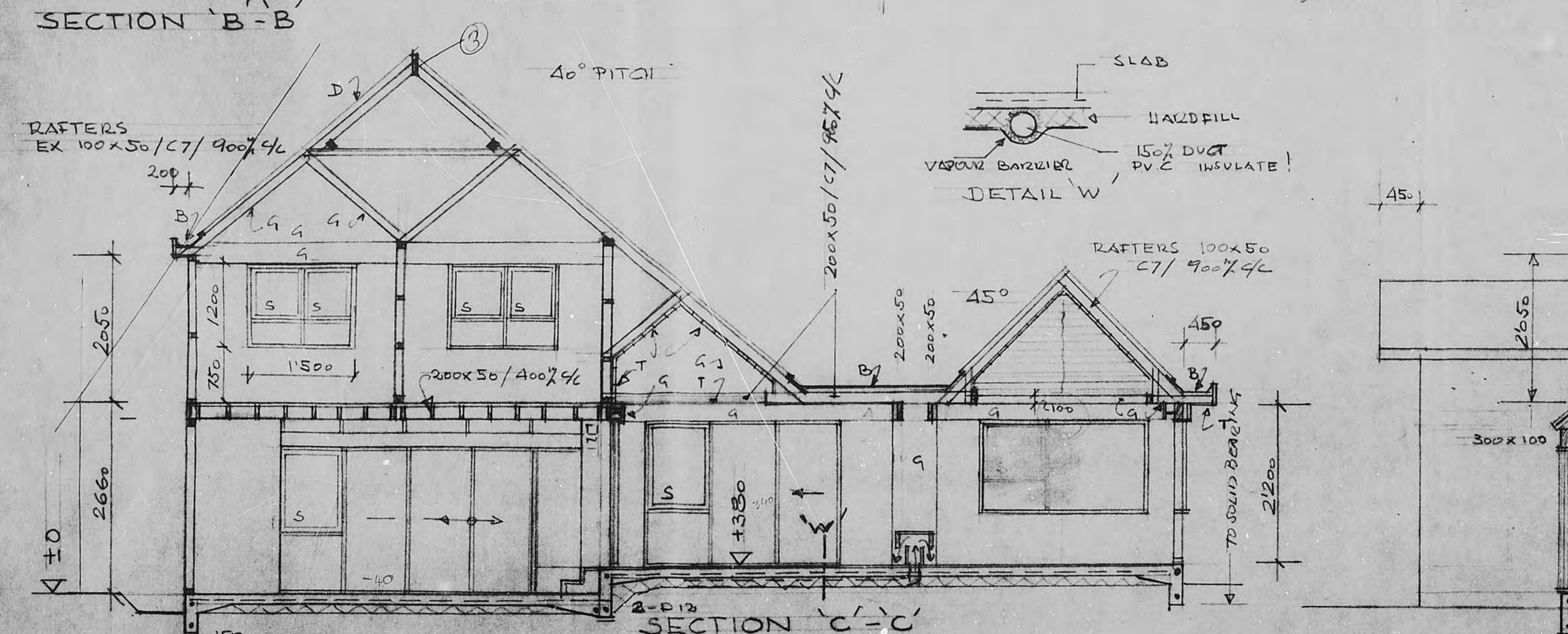
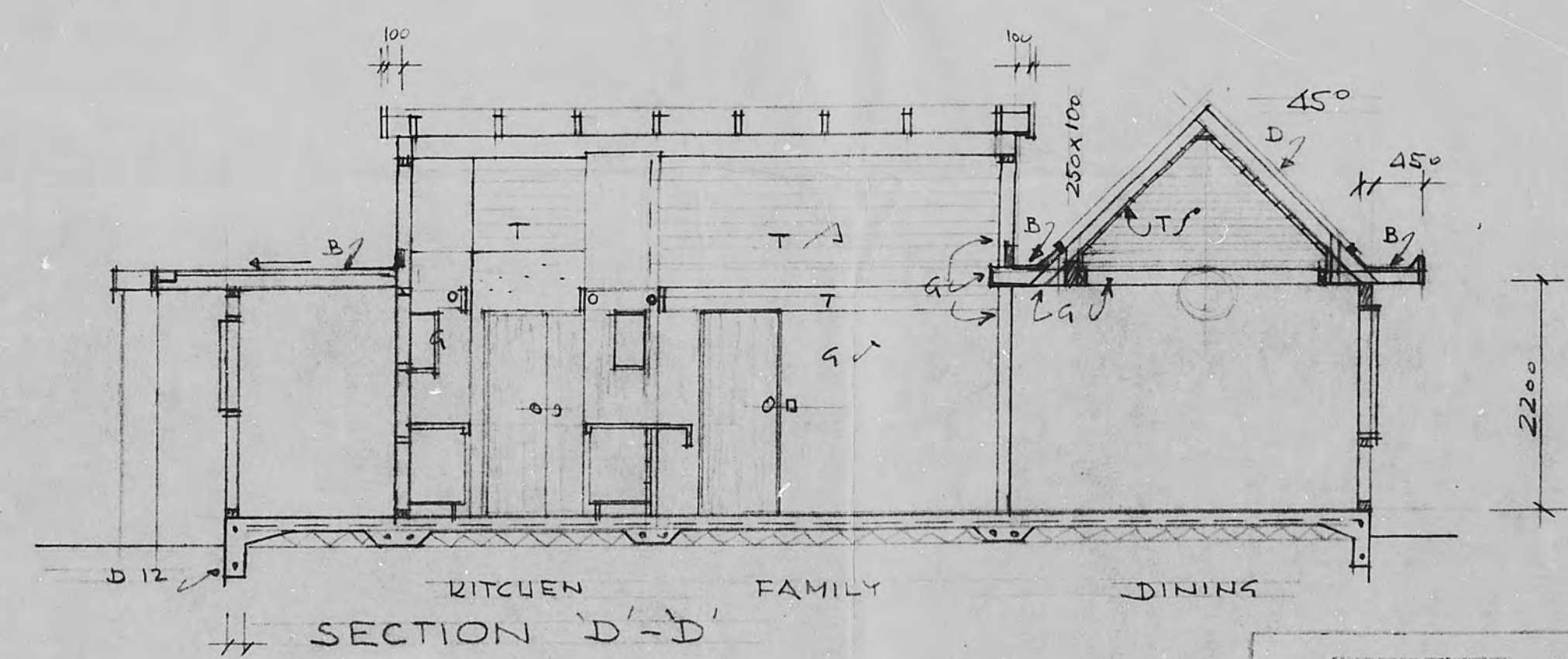
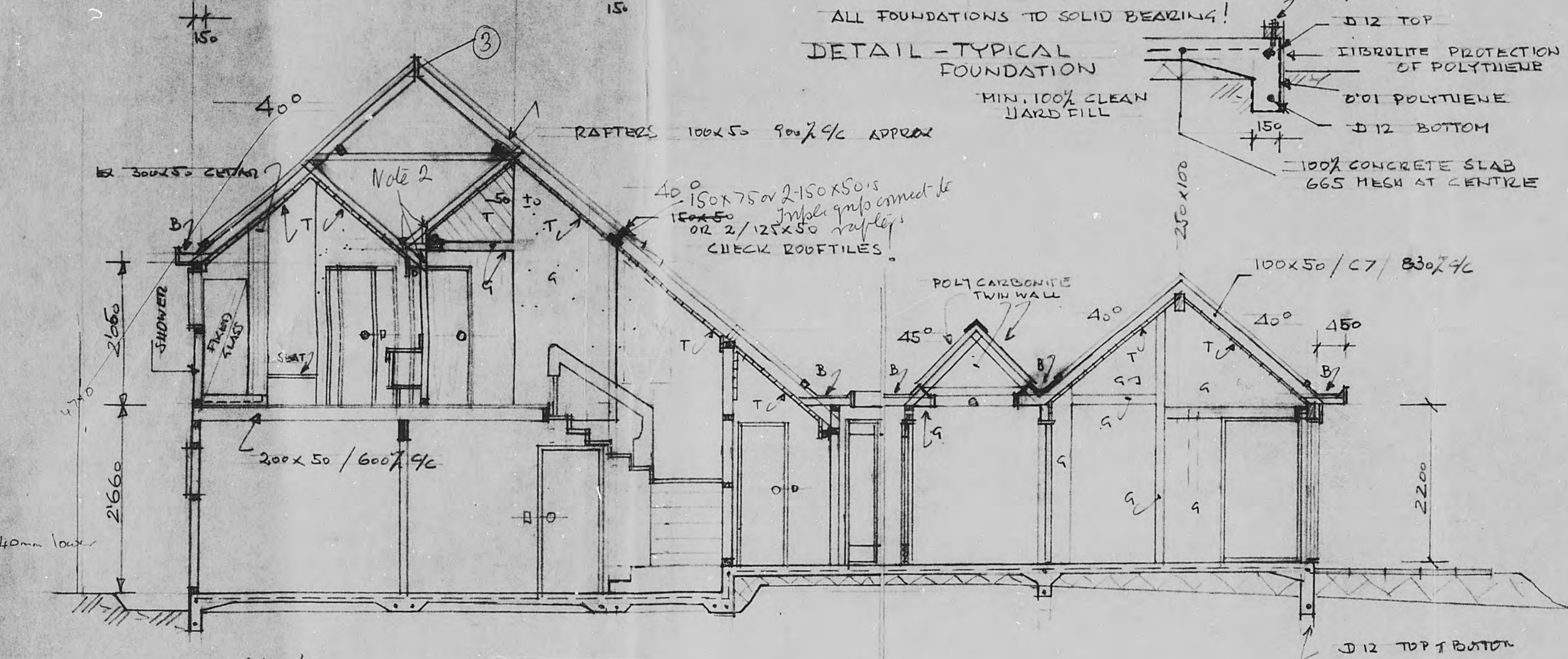
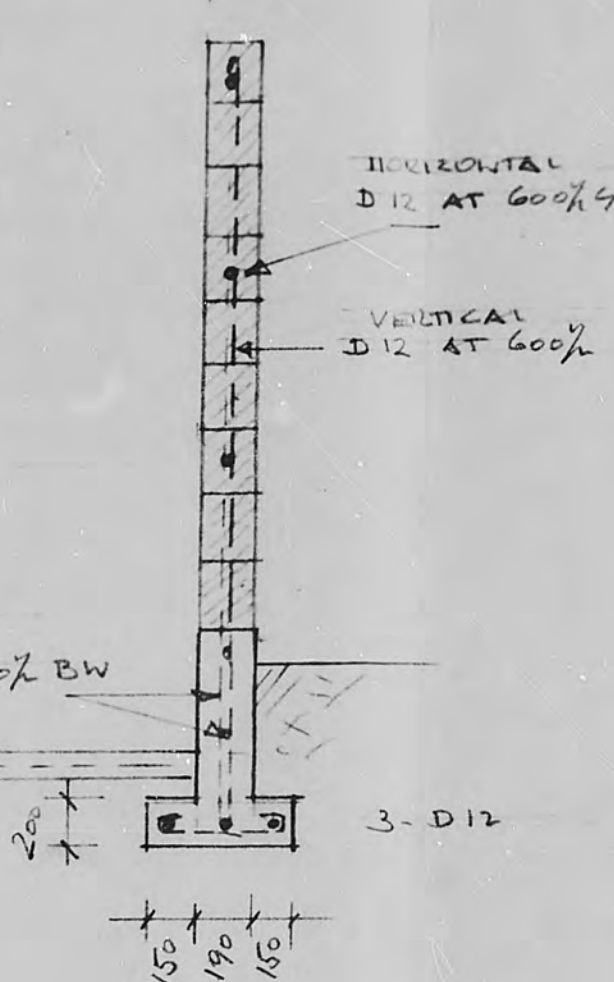
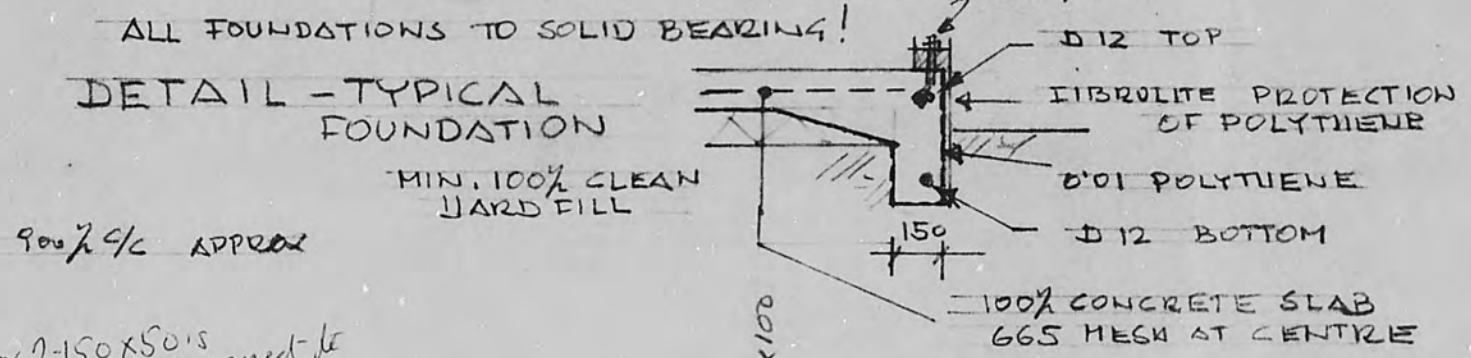
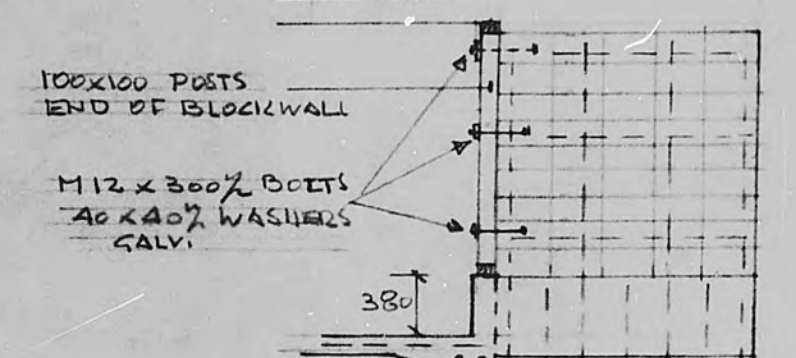
It is the responsibility of the owner and/or builder to ensure that proposed building levels are compatible with existing sewer connection levels.

F. E. EMMERSON
ARCHITECTS
41 RAMA CRESCENT
KHANDALLAH
PHONE 792-049

ALL WORK IN ACCORDANCE WITH NZS 3604



- Notes
- Foundation to HCC detail S/309A. Reinforce foundation to the storey area to have 200mm wide footings (X 150mm thick) with reinforcement and R 4 ties as required by NZS 3604 cl 4.6.4.4 c
 - Provide pair of 4N (mm) nail plates to each post embedded on section B-B
 - Min size of ridge in this area would be 150x25
 - Straps head and serve feet of rafters (to roof area supporting sloping ceilings) as required by NZS 3604 cl 6.6.1.5 and 6.6.1.6
 - Where limits exceed 2.7m clear span it will be necessary to strap rafters to double studs and double studs to sub floor framing as required by NZS 3604 cl 6.6.1.5 + 6.6.1.6
 - Ridge beam over kitchen to be supported on wall in the region of the oven.



APPROVED
DATE

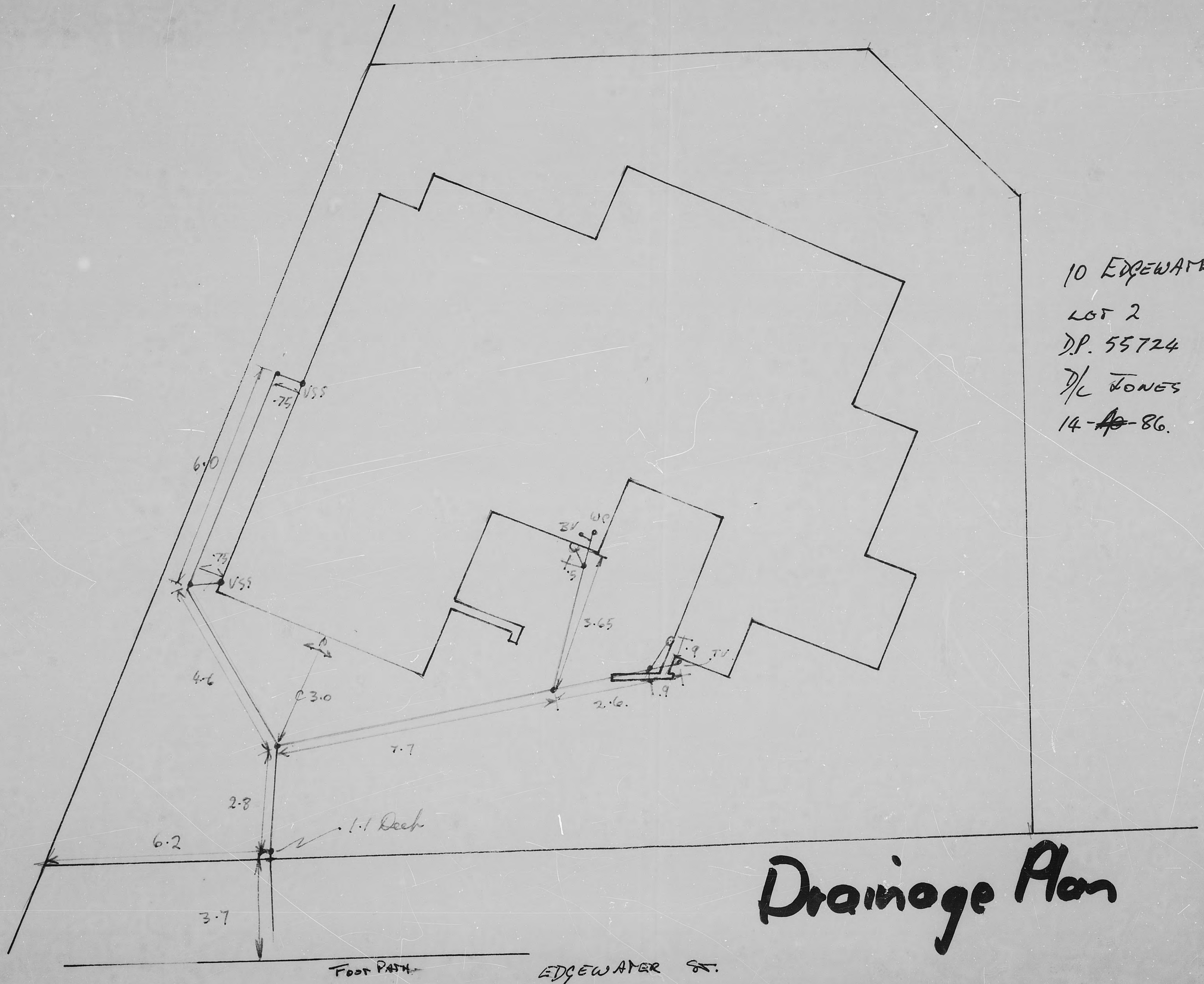
F. E. BISHOP
ARCHITECTS
41 RAMA CRESCENT
KIAWALLAH
PHONE 792-049

16-10

WELLINGTON, OCT 1984

INCHES MICROBOX

SCALE 1:50



10 EDGEWATER ST.
 LOT 2
 D.P. 55724
 D/L JONES
 14-~~15~~-86.

Drainage Plan 16-10



**BUILDING INSPECTOR'S
FIELD SHEET**

AUTHORITY

Stats. No. **C 027175**

Ilkhanur County Council

No. *1580*

Inspector: M

File No.

Receipt No. *5100*

Date Permit Issued *11/1/85*

OWNER

Name *M. H. Bannley*

Mailing Address *P.O. Box 365
Peraparamu.*

BUILDER

Name *A. S. Chner*

Mailing Address

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. *10*

Street Name *Edge water Street*

Town/District *Waikanae*

Riding *Waikanae DC*

LEGAL DESCRIPTION

Valuation Roll No. *1416/72*

Lot *2* D.P. *55124*

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling

FLOOR AREA

Whole Sq. Metres *238*

DWELLING UNITS

Number Erected

ESTIMATED VALUES

Building *21900*

Plumbing *9000*

Drainage

TOTAL *40900*

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	\$ <i>2500</i>	Water Connection	\$	Receipt No. <i>5180</i>
Street Damage Deposit	\$ <i>500</i>	Vehicle Crossing Levy	\$	Date of Payment <i>9/1/85</i>
Building Research Levy	\$ <i>9100</i>	M.S. Plumbing	\$	Authorised Officer
Plumbing	\$ <i>1300</i>		\$	
Drainage	\$ <i>500</i>		\$	
Sewer Connection	\$		\$	
TOTAL:		\$ <i>20000</i>		

Special Conditions:

P & D not issued - P. Robinson to sign

*check
not refunded*

16-10

Date Inspected REMARKS (e.g. stage reached with work)

15.11.85

*foundation. footings to be levelled and some soft areas
dug out - mainly running metal and good bearing
Builder not ready which necessitated a number of visits to site*

(CONTINUED OVER)

Date Inspected

- 18.12.85 recheck foundation - steel still not in place rechecked in afternoon as builders not ready in morning.
- 9.12.85 House floor slab polythene vapour barrier - 1mm not protected. mesh in place & packed up.
- 18/12/85 Foundation garage. - Footing to be taken down min 300mm horizontal steel in place no floor ties.
- 17/12/85 Foundation wall garage. - steel D12 in place tied to starters OK. - floor is in place
- 18/12/85 Garage floor slab. vapour barrier not complete ~~was~~ only two sheets of mesh in floor laps not tied steel in floor thickening not tied. Mesh & steel not packed up.
- 19/12/85 Recheck by Plumbing inspector. - mesh & vapour barrier in place. vapour barrier not sealed around floor starters & tie beam steel not packed up. Vapour barrier accepted as the area is being used as a garage & is not classified as a habitable area.
- 1.3.86 general inspection following complaint re height. The distance and height along western side checked against plans. heights & distances ok Boundary legs were located and building min of 15 m from boundary. checked daylighting etc and it appears to comply.

Prelim

COMPLETED (Signature) _____

Date

/ /

10/1/85

Roof Beam Size over lounge

nr N Bramley
Lot 2: Edgewater
Wairarapa

(a) roof span over lounge = 2.5m for 3.0m over lounge
≈ 3.0m for rest of 5.8m span
⇒ distributed area = $\frac{2.75}{2} = 1.37m$

(b) Distributed area over flat roof = $\frac{1.5}{2} = 0.75m$

Loading: D.L = 0.3kPa light roof (uplift case not critical)
L.L = 0.25kPa
0.55kPa.

$$\Rightarrow W = 0.55 \times 2.12 = 1.17 \text{ kN/m}$$

$$M = \frac{W L^2}{8} = \frac{1.17 \times 5.8^2}{8} = 4.92 \text{ kNm}$$

Try 2/200x50 beams $\Rightarrow Z = \frac{1}{6} \times 194 \times 94^2 = 58.9 \times 10^4 \text{ mm}^3$

$$f_b = \frac{M}{Z} = \frac{4.92 \times 10^6}{58.9 \times 10^4} = 8.35 \text{ mPa} \text{ too high}$$

⇒ require pitched Beam:

Try 2/200x50 plus 1/180x5mm plate

$$\xi = \frac{200}{8} \times \frac{0.1}{0.09} = 27.7 \sigma_w$$

$$I_s = \frac{1}{12} \times 180^3 \times 0.005 = 2.4 \times 10^{-6} \text{ m}^4$$

$$I_w = \frac{1}{12} \times 0.084 \times 0.2^3 = 6.3 \times 10^{-5} \text{ m}^4$$

$$\sigma_w = \frac{8 \times 4.92 \times 0.100}{(200 \times 2.4 \times 10^{-6}) + (8 \times 6.3 \times 10^{-5})}$$

1670

$$= 40 \text{ mPa}$$

O.K.

$$\Rightarrow \sigma_s = 40 \times 27.7 = 110 \text{ mPa} < 0.66 f_y \text{ O.K.}$$

⇒ Pitch Beam 2/200x50 timber beam plus 1/180x5mm plate to be constructed as to other beam detail
Norm H.C.C.

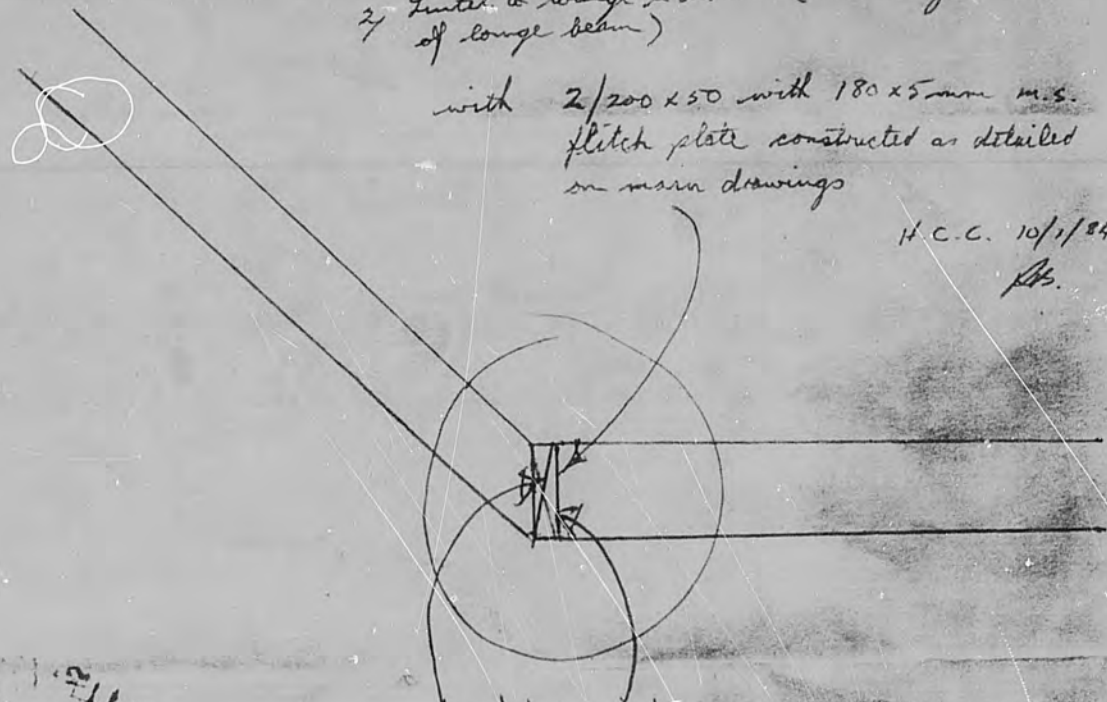
2/ Where the cantilever joists occur over the front of the garage, 200x50 at 275 c/c will be used.

3/ In section 'B B' it shows pitched & flat roof meeting at framework but where this does not occur it will be beamed & triple gripped as shown below.

Provide: 1/ Beam over lounge
2/ Lintel to lounge window (loaded by one end of lounge beam)

with 2/200x50 with 180x5mm m.s. girth plate constructed as detailed on main drawings

H.C.C. 10/1/84
H.C.C.



2 Triple girths
Per ceiling rafter,
1 each side.



16-10

2514
H.C.C./D.1

Horowhenua County Council

PERMIT No. W6696

LOCALITY

Workhouse Sewer

DATE RECEIVED 13 : 12 : 84

DATE ISSUED 26 : 11 : 85

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME

N. H. BRAMLEY

FOR OFFICE USE ONLY

REMARKS:

Issue Please
A.



NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

16-10

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box ~~258~~
Levin. 542

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work

~~3 toilets 3 bathrooms,~~
Kitchen & Laundry. P & DR

Allotment. Lot: 2

D.P.: 55724

Section:

Area:

460 Sq. M.

Block:

S.D.:

Locality:

Waikanae

Previous Owner

If Section
has been
recently
transferred

Noel Stiff

Frontage (Length)

26.71

(Name of Street or Road)

Edgewater St.

Water Supply (Description)

Town

Est. Material Value of Plumbing Work \$6000.00

Est. Labour Value of Plumbing Work \$2000.00

Est. Material Value of Drainage Work \$250.00

Est. Labour Value of Drainage Work \$600.00

6250.00

2600.00

Total Value \$

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$192.00

Receipt No.: 5180

Water Connection Fee \$

Receipt No.:

Full Name and Address of Owner:

N.H. Bramley
P.O. Box, Paraparaumu

NOTE.—The following MUST accompany this Application:—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.

(b) Specifications of work materials to be used.

Plan showing drain should be drawn to scale of 1:100.

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant:

Address

Craftsman
Plumber's Signature,
Address, and
Registered No.

Registered Drainlayer's
Signature, Address, and
Registered No.

N.H. Bramley
P.O. Box 365, Paraparaumu

malcolm

Peter Robinson

63 Hill Street

W. C. C. C.

to sign

3215