

UNAUTHORISED WORKS

BUILDING CONSENT

35644A

PROPERTY ID

007925



35644A

Related:

Application No: 35644

Date Received: 10/01/01

Application No:

Area: NP DISTRICT

Name: BEAUMONT, Gordon Henry
Address: 26C NEVADA DRIVE
NEW PLYMOUTH 4601

Lot: 1
DP: 15452
Property ID:039635

Assessment:

Action No	Action	Estab	Date Returned		
1	Accept & Plot	CLERICAL			
3	Check for Compliance with Dist. P	PLANNING			
4	Building Act Compliance	BUILDING	07.11.01	-	
6	Building Act Health Compliance	HEALTH			
7	Structural Check	ENGINEER			
9	Off Site Services	SEWER/WATER			
10	Final Approval	CLERICAL			
E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====					
Unauthorised Works					
			More Info Required	Applicant Phoned	Application Correct

Drainage Plans Enclosed Yes/No

Plans Taken Yes/No

Garg recommend issue for conservatory on 31.1.01

RECEIVED
10 JAN 2001

Approved

Not Approved

27.1.01
11.1.01

Unauthorised Works

UNAUTHORISED WORKS

Please provide the following information.

Full construction details of the deck are required.

(The floor plan and elevations differ for pile layout and bearers.) please show clearly the bearer size and span between piles, the joist size, spacing between joists and the length of cantilever of the joists.

Please show the method of fixing the bearers to the posts and the size and fixing method of the braces.

The barrier design is to be detailed including the method of fixing the baluster posts. Please provide a detail of how the conservatory is weather proofed to the deck. (is deck raised under conservatory)

A hand rail to the steps is required.

UNAUTHORISED WORKS

A site visit was carried out on the 31. January 2001 of the conservatory it is a standard conservatory with the lower ~~the~~ glazing in a golden fancy glass. The original decking appears it may have been removed and a Hardi sheet material screwed fixed to the joists. The conservatory is well sealed and no signs of water leaks to the interior. It is recommended the unauthorised work registration be issued for the conservatory at Ref 31-1-01

UNAUTHORISED WORKS

Engineering

PIM Information to be sent

☐ Grease Trap	☐ Building Business	BIA Guides ☐ 1. How it works ☐ 2. New terms and procedures ☐ 3. Getting approval ☐ 4. Acceptable solutions ☐ 5. Compliance schedules ☐ 6. Building WOF - Responsibility and liability of Building owners ☐ 7. The Building Industry Authority Levy
☐ Septic Tank	☐ WOF Poster	
☐ Septic Tank LI	☐ Compliance Schedule	
☐ Sewer Pump	☐ BRANZ Advisers	
☐ Swimming Pool	☐ Building Magazine Sub	
☐ Noise Control	☐ Electrical Safety	
☐ Demolition	☐ Playground Checklist	
☐ Rural Fire	☐ Minimum Standard of Application	

Other

UNAUTHORISED WORKS

New Plymouth District Council

Printed: 10 Jan 01 Page 1

COVER SHEET

Application No: 35644 Date Received: 10/01/01
Related: Application No: Area: NP DISTRICT

Name: BEAUMONT, Gordon Henry
Address: 26C NEVADA DRIVE
NEW PLYMOUTH 4601

Lot: 1
DP: 15452

Property ID: 039635

Assessment:

Action No	Action	Estab	Date Returned
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1	Accept & Plot	CLERICAL	
3	Check for Compliance with Dist. P	PLANNING	
4	Building Act Compliance	BUILDING	
6	Building Act Health Compliance	HEALTH	
7	Structural Check	ENGINEER	
9	Off Site Services	SEWER/WATER	
10	Final Approval	CLERICAL	

Unauthorised
Works.

E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====

Not Approved Planning*		Actions	Date/Initial	
Reason(s) ☐ Bulk/Location ☐ Resource Consent ☐ Trees/Heritage ☐ Parking/Load ☐ Landscaping ☐ Hazard	Sign/Date			
	Other			
	* S35(1A) to Building Act to apply if Building Consent Issued			
	Approved Planning		Actions	Date/Initial
	Building Consent Conditions Required ☐ S36 BA ☐ Landscaping ☐ Trees/Heritage ☐ S37 BA ☐ RC Condition ☐	Sign/Date		
Other				

Project Information Memorandum

UNAUTHORISED WORKS

[illegible]

Comments/Letters

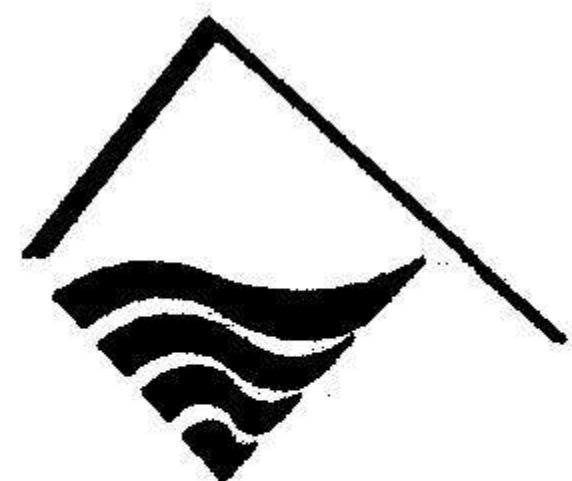
UNAUTHORISED WORKS
Put "quotation marks" at start/finish of letter to be typed - Precede letters to be sent ASAP with "Urgent"

[illegible]

UNAUTHORISED WORKS

Application No.

35644



NEW PLYMOUTH DISTRICT COUNCIL

PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

PRIVATE BAG 2025, NEW PLYMOUTH 4260: PHONE (06) 759 6060 FAX (06) 759 6118

APPLICATION FOR REGISTRATION OF UNAUTHORISED WORKS

FOR OFFICE USE

Parcel

039635

Scale

OFD 1 \$148

DETAILS OF PROPERTY TO WHICH THIS APPLICATION APPLIES:

SITE ADDRESS:

26c

Street No.

NEVADA Street

Street

Merriwadda

Town/District

Lot:

1

DP:

15452

or Section No.

District:

OWNER'S NAME

BEAUFORT, G & A

Surname or company name

51773

OWNER'S POSTAL ADDRESS - if different from 'SITE ADDRESS'

Street No.

Street/PO /Private Bag

Street No.

Street/PO /Private Bag

Town/District

APPLICANT'S DETAILS (Second Person):

Tick this box if the applicant is the owner

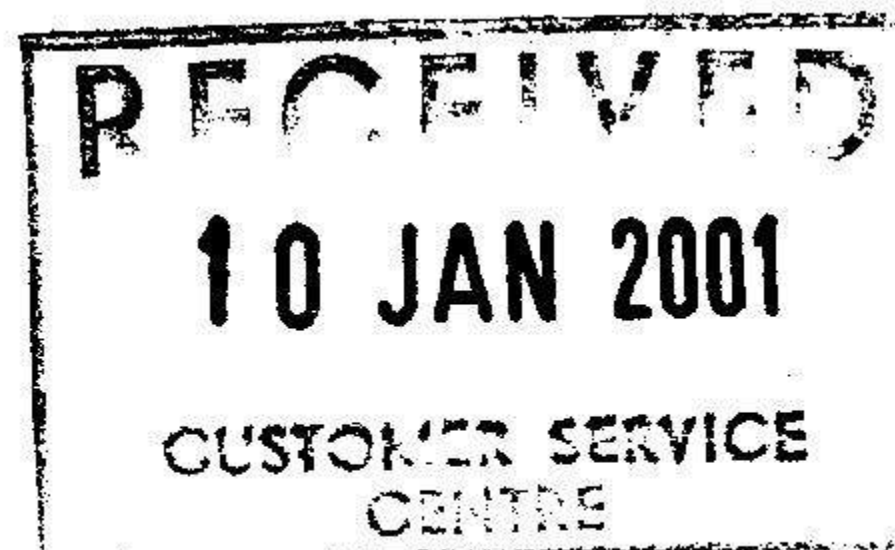


If the applicant *is not* the owner, please give applicant details:

Surname

First Names

Company name



10 20

UNAUTHORISED WORKS

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION

NAME:

Et Beaumont

Surname or company name

Gordon

First names

ADDRESS:

26c

Street No

Nevada Drive

Street/PO Box /Private Bag

Town/District

PHONE:

STD

7572415

FAX:

STD

DESCRIPTION OF BUILDING WORK AND USE:

Description eg garage, deck, dwelling, shop, plumbing and drainage

~~Garage~~ CONSERVATORY

TYPE OF WORK:

Alteration

☐

Addition

☒

Demolition

☐

Plumbing and Drainage Only

☐

Relocation

☐

Change of Use

☐

Stand Alone Building

☐

TOTAL COST OF PROJECT:

\$ 7500 • 00 Inc GST

TOTAL COST OF PLUMBING & DRAINAGE:

\$ ~~000~~ • 00 Inc GST

PROJECT DETAILS: Category of Works

Domestic

☒

Farm

☐

Commercial

☐

Industrial

☐

AREA OF BUILDING WORKS:

12 m²

DECLARATION – This application to record unauthorised works is made by me as owner of the property.

Signature:

Et Beaumont

Date:

03/01/06

OR I am the applicant and have been authorised by the owner to make this application

Signature:

Date:

NEED HELP?

PLEASE REFER ANY QUERIES REGARDING THIS APPLICATION TO:

BUILDING CONSENTS SECTION, Phone (06) 759 6060 Fax (06) 759 6118

UNAUTHORISED WORKS

CHECK LIST

INFORMATION INCLUDED WITH YOUR APPLICATION

An incomplete application is likely to be subject to delays. It is recommended that you complete and present this check list with your application. This will enable Council staff to assist you in reducing the possibility of such delays occurring.

	PROVIDED
1 THREE COPIES OF ALL INFORMATION UNLESS SPECIFIED	
2. PLANS DRAWN TO A RECOGNISED METRIC SCALE	
3. PLANS TO BE REPRODUCED IN DARK PERMANENT LINES Pencil originals are not acceptable.	
4. SITE PLAN THE FOLLOWING INFORMATION IS REQUIRED i) Sufficient dimensions need to be shown to fix the location of the building work relative to site boundaries and existing buildings; ii) Any projection or encroachment over a road or public place; iii) The location of existing and proposed stormwater and/or sewer services, easements or wells; vi) Details of any buildings or sites which are of cultural or historic significance.	
5. ELEVATIONS AND CROSS SECTIONS OF THE BUILDING WORK These need to show the existing ground lines and intended site works. The critical ground lines are at the foundations and at the boundary. High density unit developments, large houses may also require actual ground levels and floor levels to be stated and a datum reference to be fixed.	
6. CONSTRUCTION DETAILS i) Foundation sizes, shapes and reinforcing and spacings; ii) All timber sizes, spacings and spans for wall and door framing, lintels and beams; iii) All window and door sizes, detailing opening and fixed windows; iv) A heat balance calculation or thermal insulation to be shown on the plans; v) All work beyond the scope of NZS 3604 will require engineer's calculations or a producer statement.	
7. DETAILS OF ANY KNOWN FILL, FLOODING OR OTHER HAZARD AFFECTING THE PROPERTY	

Revision - 1.0

UNAUTHORISED WORKS



PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

31 January 2001

File: APP 35644

MEMO TO: SENIOR CONSENTS OFFICER: APPROVALS

FROM: TECHNICAL SUPPORT OFFICER

SUBJECT: UNAUTHORISED WORKS – 26 C NEVADA DRIVE, NEW PLYMOUTH

A site visit was carried out on the 31 January 2001 of the conservatory, it is a standard conservatory with the lower glazing in a golden fancy glass. The original decking appears it may have been removed and a Hardi sheet material screwed to the joists.

The conservatory is well sealed and no signs of water leaks to the interior. It is recommend the Unauthorised Works Registration be issued for the conservatory.

N Morris
TECHNICAL SUPPORT OFFICER

UNAUTHORISED WORKS

ID: 039635
APP: 35644

11 January 2001

G Beaumont
26 C Nevada Drive
NEW PLYMOUTH

Dear Mr Beaumont

CONSERVATORY – 26C NEVADA DRIVE

I acknowledge receiving your Registration of Unauthorised Works Application dated **10 January** but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this work will be suspended until amendments or the required additional information is received. The permitted period of suspension will be **up to 20 working days** within which time it is considered all information should have been submitted.

Building

- ✓ 1. Full construction details of the deck are required.
- ✓ 2. The floor plan and elevations differ for pile layout. Please show clearly the bearer size and span between piles, the joist size, spacing between joists and the length of cantilever of the joists.
- ✓ 3. Show the method of fixing the bearers to the posts and the size and fixing method of the braces.
- ✓ 4. The barrier design is to be detailed including the method of fixing the baluster posts.
- ✓ 5. Provide a detail of how the conservatory is weather proofed to the deck (is deck raised under conservatory).
- ✓ 6. A handrail to the steps is required.

Any remedial work as required by these drawings shall be satisfactorily carried out and reinspected before issue of the Registration Certificate.

Should you envisage difficulty in providing additional information within the given time or wish to discuss the matter Council Officers will be pleased to provide assistance.

Yours faithfully

AUTHORISED OFFICER

UNAUTHORISED WORKS

Unauthorised /Unrecorded Works Registration No:35644
THIS IS NOT A BUILDING CONSENT

Issued:31Jan01

APPLICANT : MR Gordon Henry BEAUMONT
26C NEVADA DRIVE
NEW PLYMOUTH 4601

Application received: 11Jan01

PROJECT LOCATION

Street Address: 26C NEVADA DRIVE, NEW PLYMOUTH 4601
Property ID: 039635
Assessment No:
Legal: LOT 1 DP 15452

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this application in accordance with the attached details, are: \$0.00

Receipt number: 1336844 Date: 10Jan01 Amount: \$148.00

1: Why Register Unauthorised Works ?:

Section 33 to the Building Act 1991 precludes the issue of a retrospective Building Consent by the Council. Section 43 to this Act also precludes the Council issuing a Code Compliance Certificate for work for which no Building Consent has been issued.

The primary focus of the Building Act is to ensure that building works and buildings are safe and also healthy for use and occupation.

The Registration of Unauthorised Works is a means of providing a report on file for future reference and property related enquiries that the unauthorised work is sound and complies with the N.Z. Building Code to the extent that can be reasonably ascertained upon inspection of the completed work(s).

2: Conditions and/or Limitations applying to this Registration:

The registration is for the conservatory as detailed on the application plans.

Unauthorised /Unrecorded Works Registration: 35644

Page : 1

UNAUTHORISED WORKS

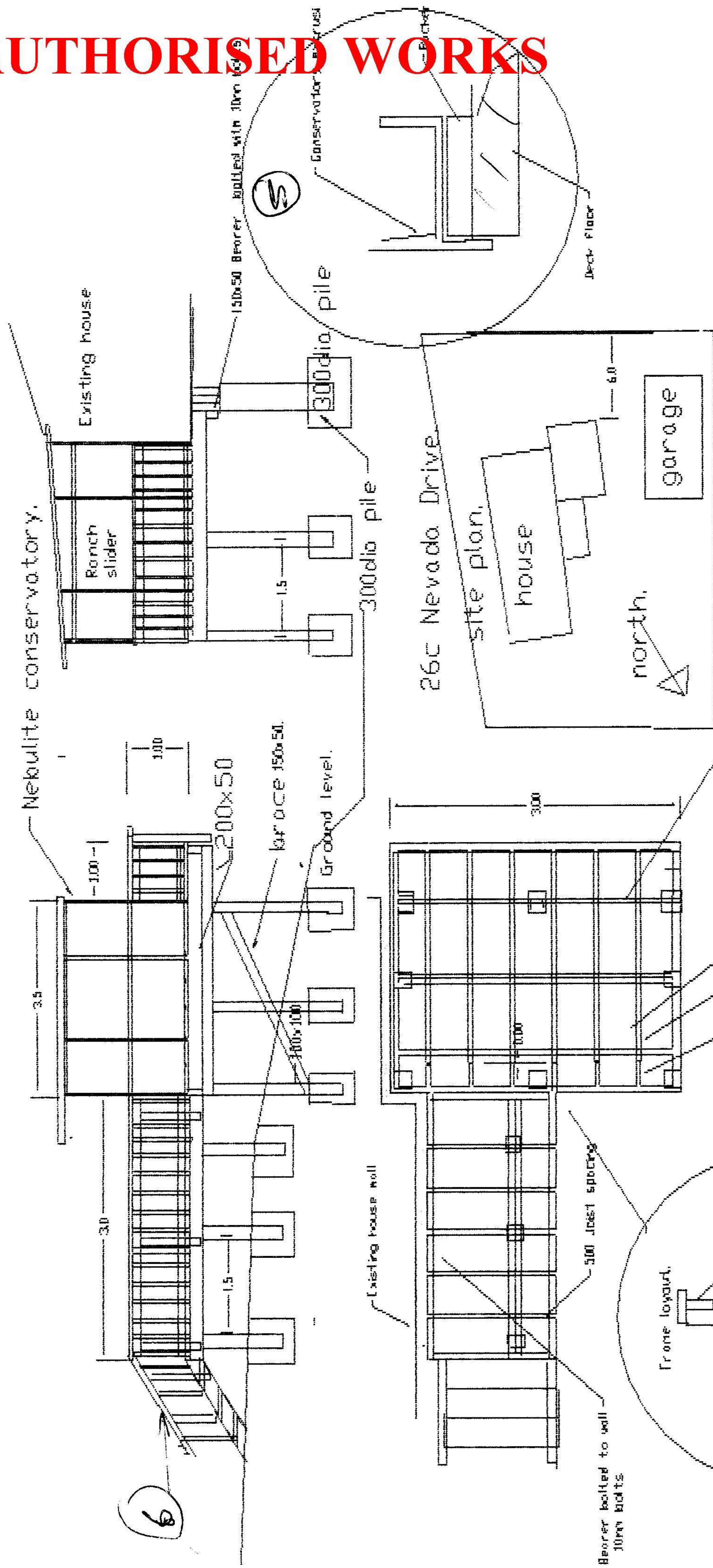
3: Comments Regarding this Registration:

No comments.

Authorised Officer

Date

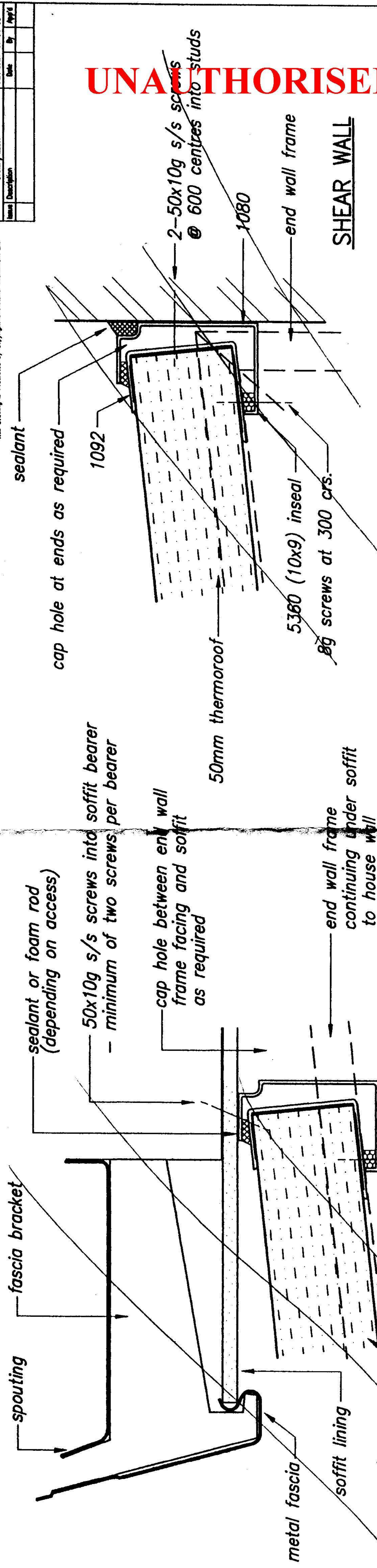
UNAUTHORISED WORKS



PER ANKLEADY
HAS CONSERVATORY
GATE

3
Bearers 250x50mm
150mm Balluster spacing
Deck cantilever in situ
All bolts galvanised
File spacing 1.5 metres
Broke attached with 100mm bolts
Piles 100x100

UNAUTHORISED WORKS



METAL FASCIA

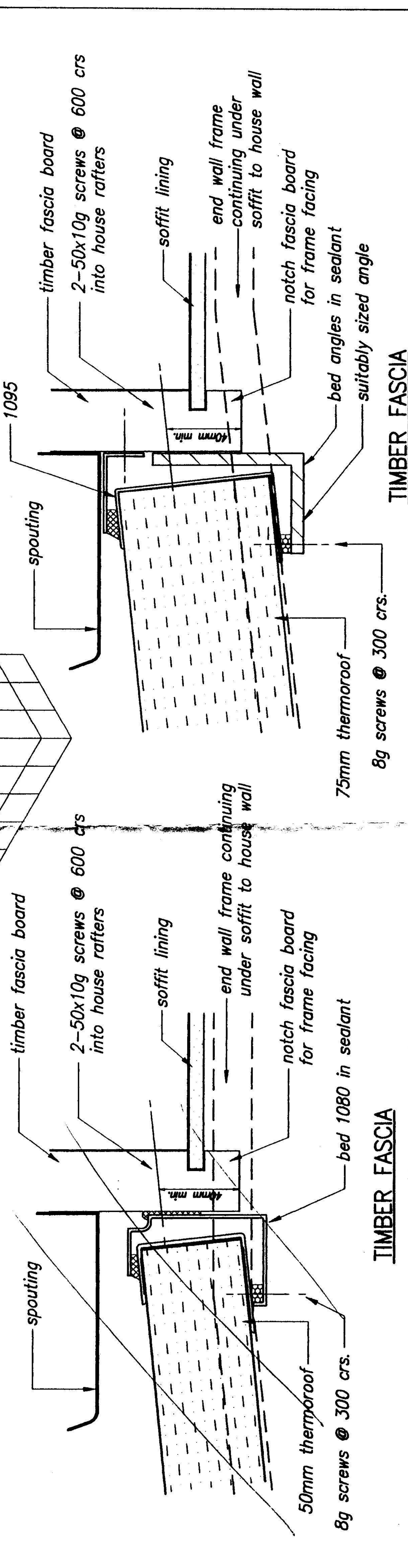
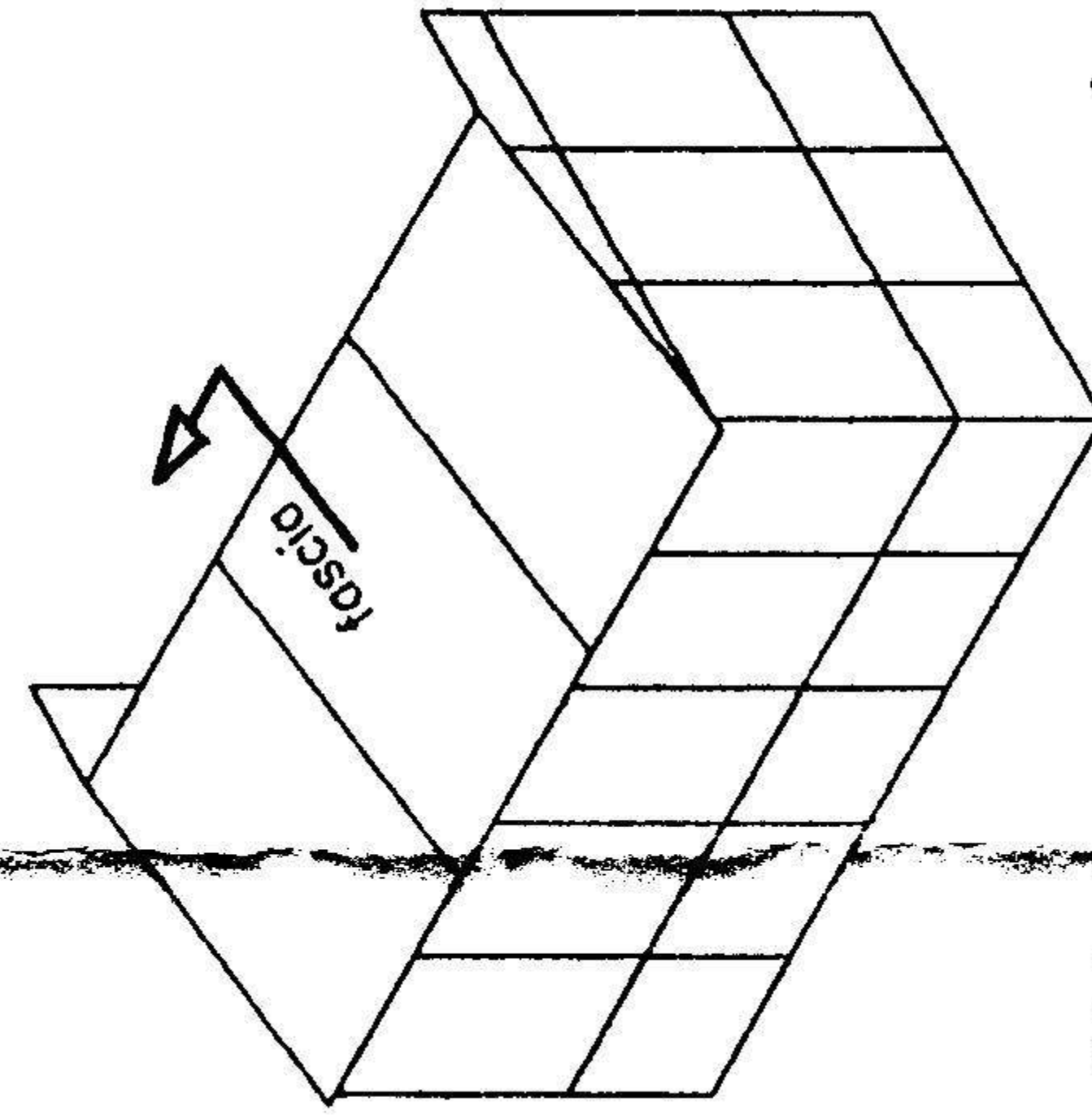
IMPORTANT NOTE;

never fix conservatory roofs to metal fascia or soffit linings, always look for soffit bearers under linings

IMPORTANT NOTES

1. All Thermorooft sealants silaflex or neutral cure ONLY
2. Thermorooft comes in one colour only - "Titanic"
3. 1092/1095 must always cover exposed insulation so that panels cannot delaminate.

SHEAR WALL



TIMBER FASCIA

TIMBER FASCIA

Manufacturing Details
1000 SERIES CONSERVATORY

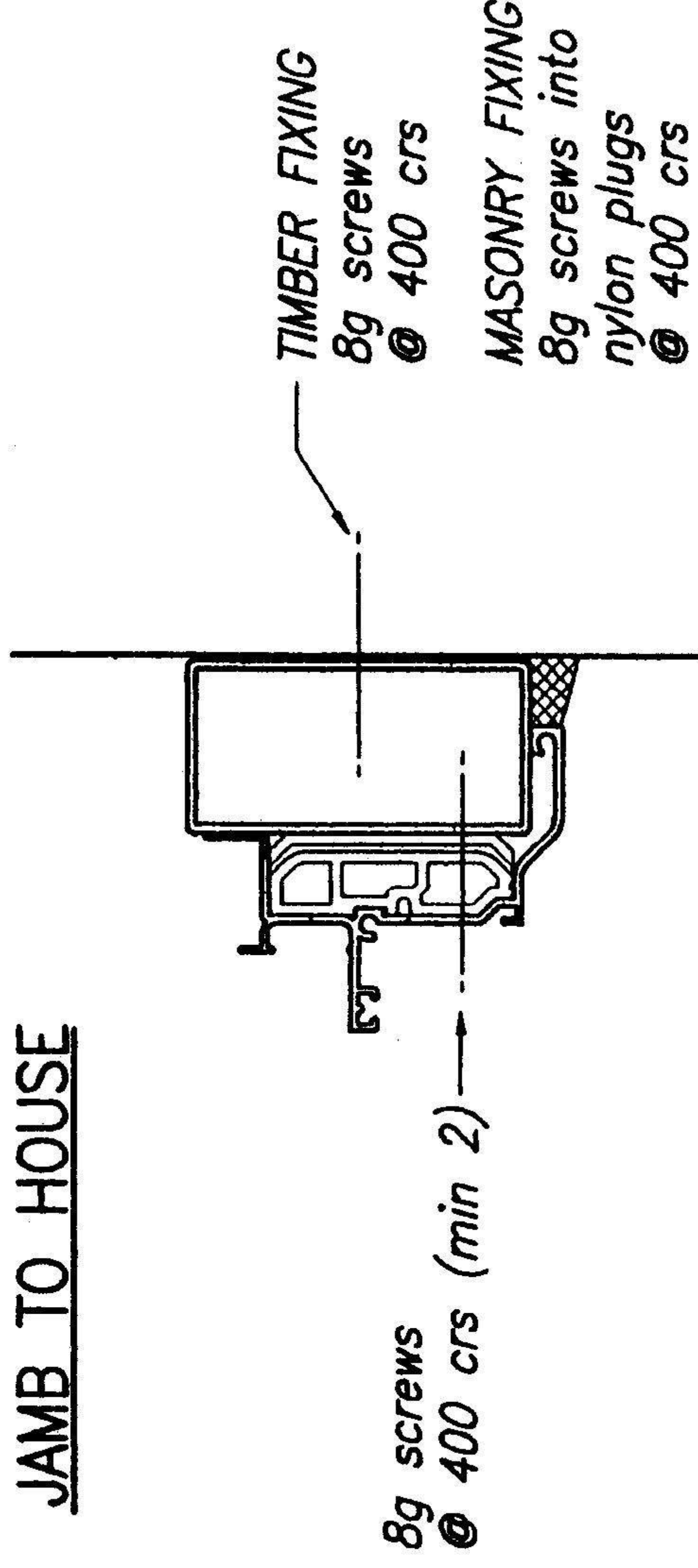
PERIMETER FIXING-THERMAROOF TO HOUSE

Master file	Drawn by: Dennis Pool	Section	Sheet	Issue
Approved	Date drawn: 14-07-98			
	Reference: 01-03-080			
	Scale: 1:2			
	Original			
	A3			
	5 - 8			

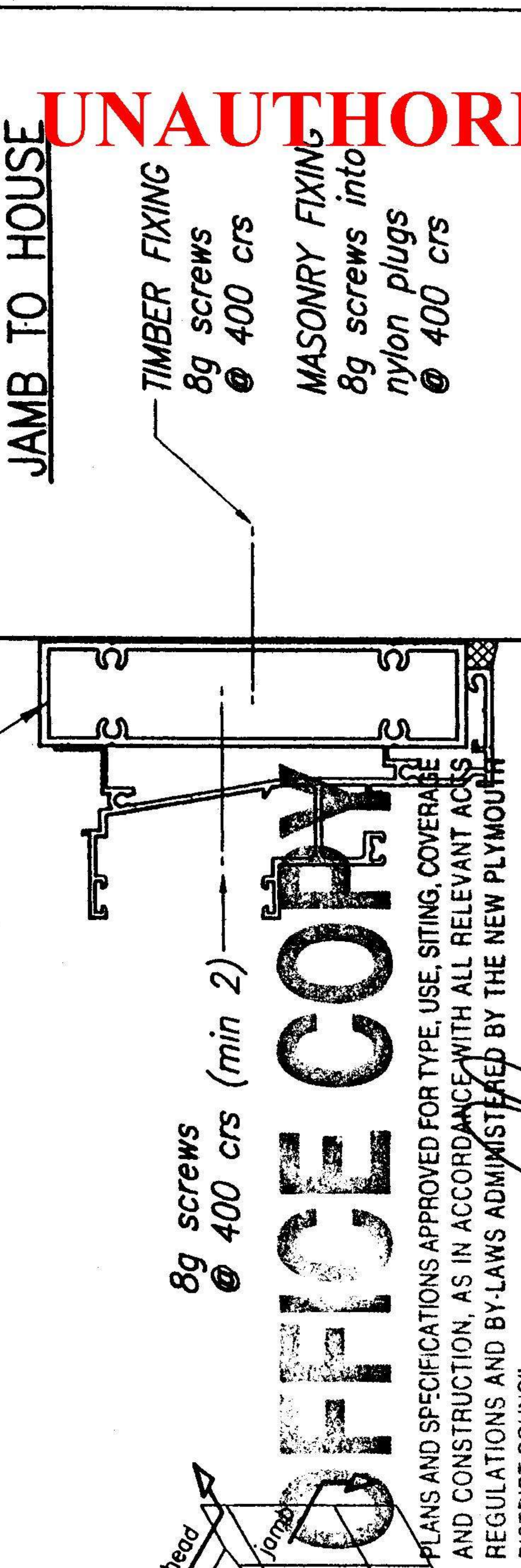
Drawn by	Checked by	Issue

This Drawing is Protected by Copyright © Fletcher Aluminium Ltd

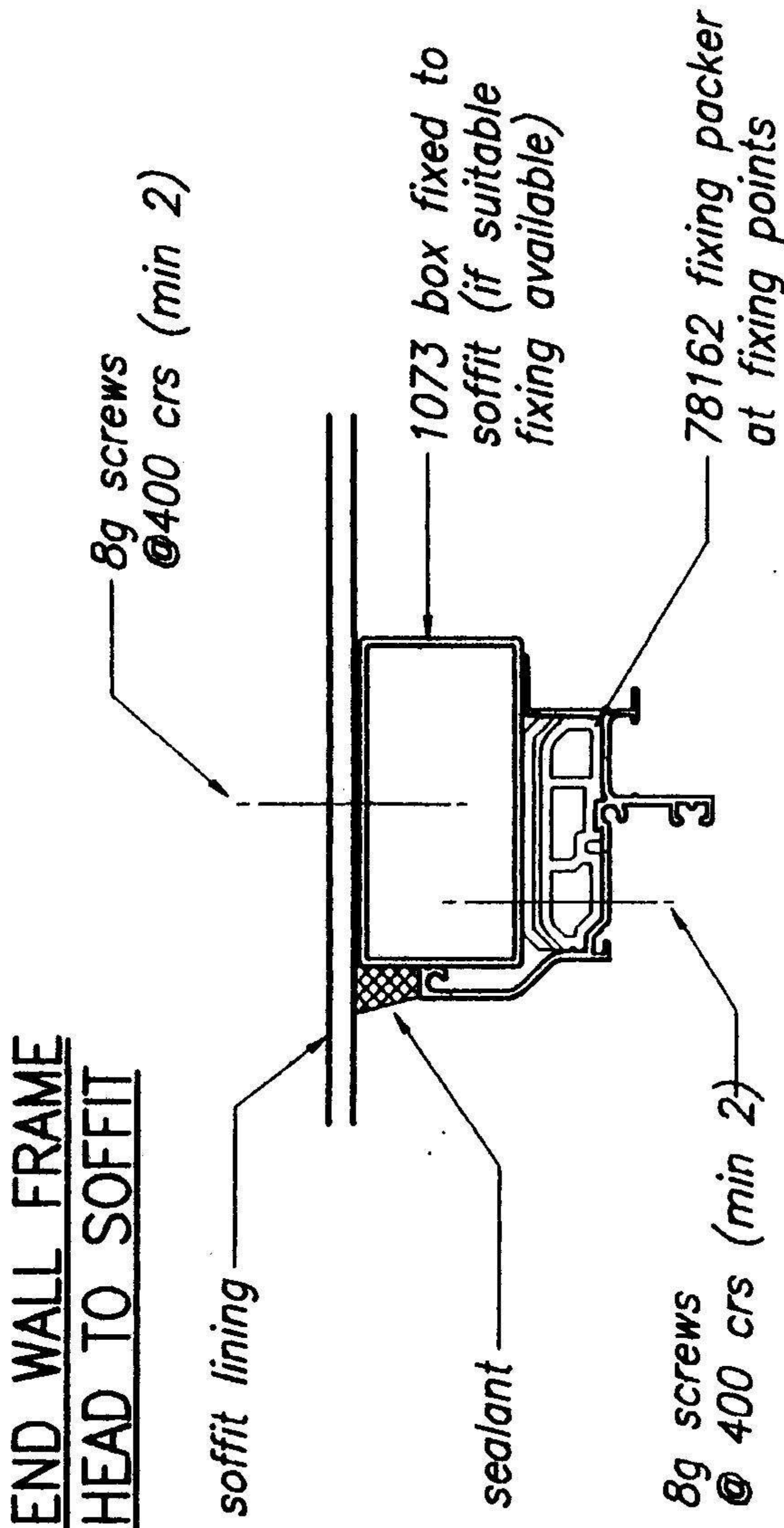
JAMB TO HOUSE



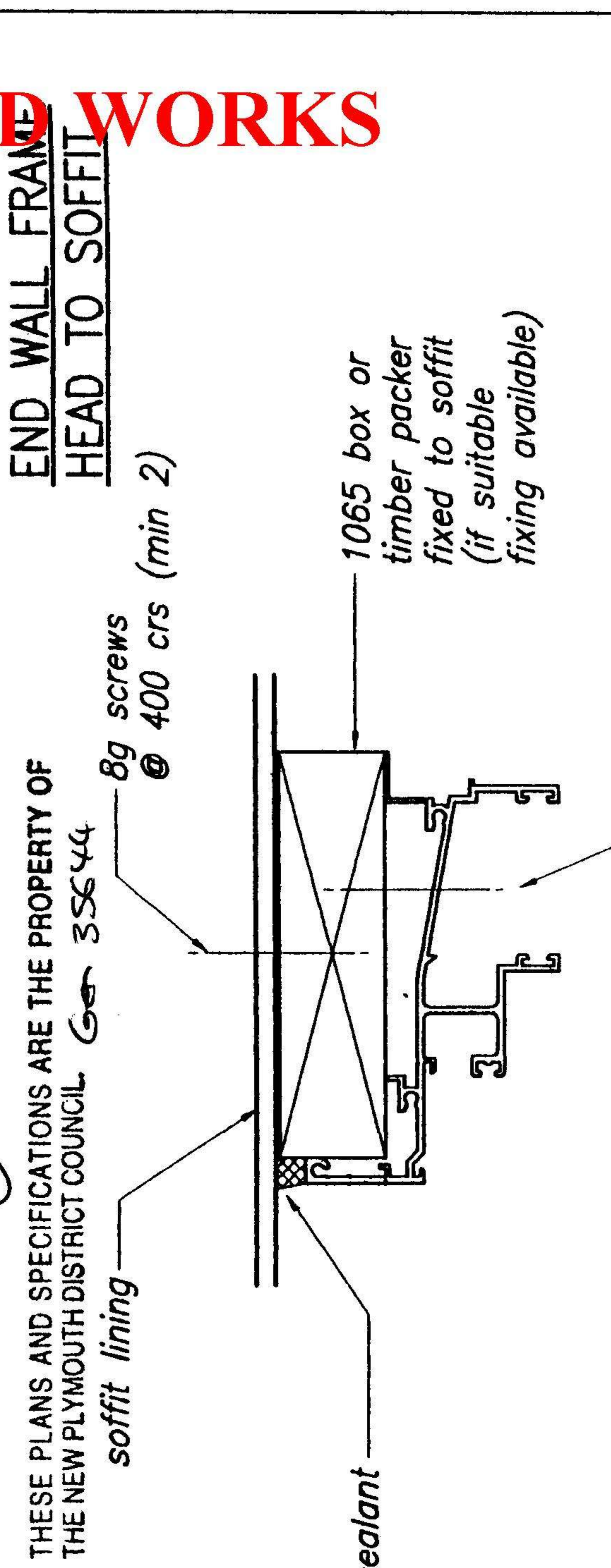
JAMB TO HOUSE



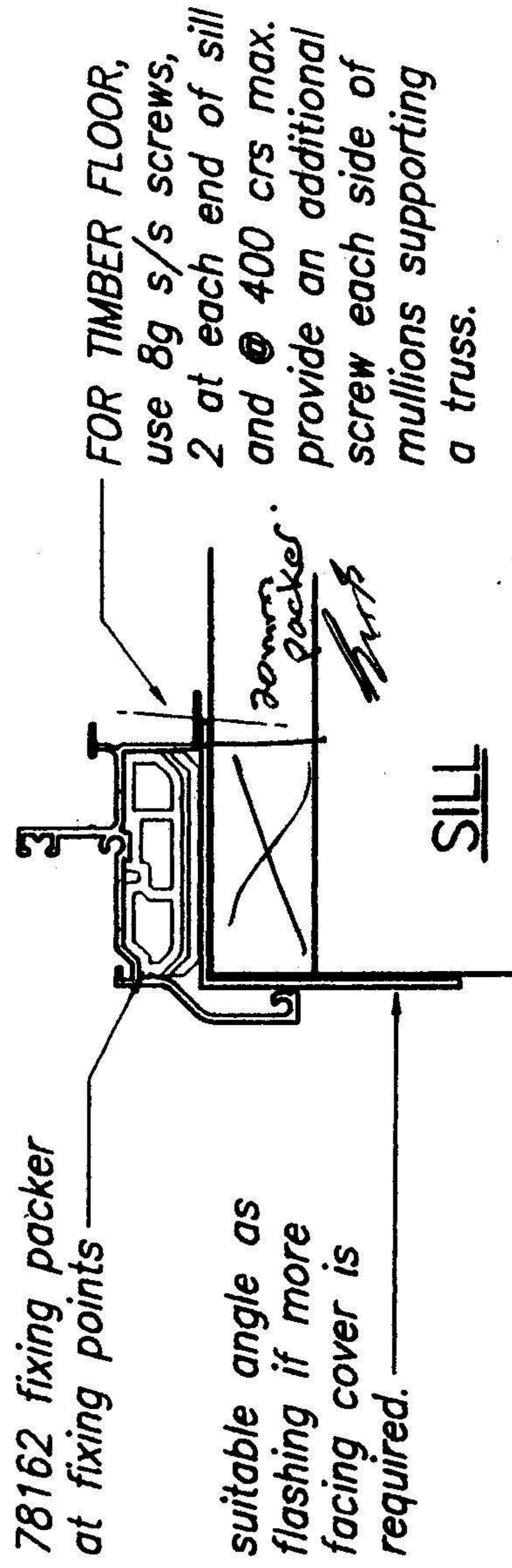
END WALL FRAME HEAD TO SOFFIT



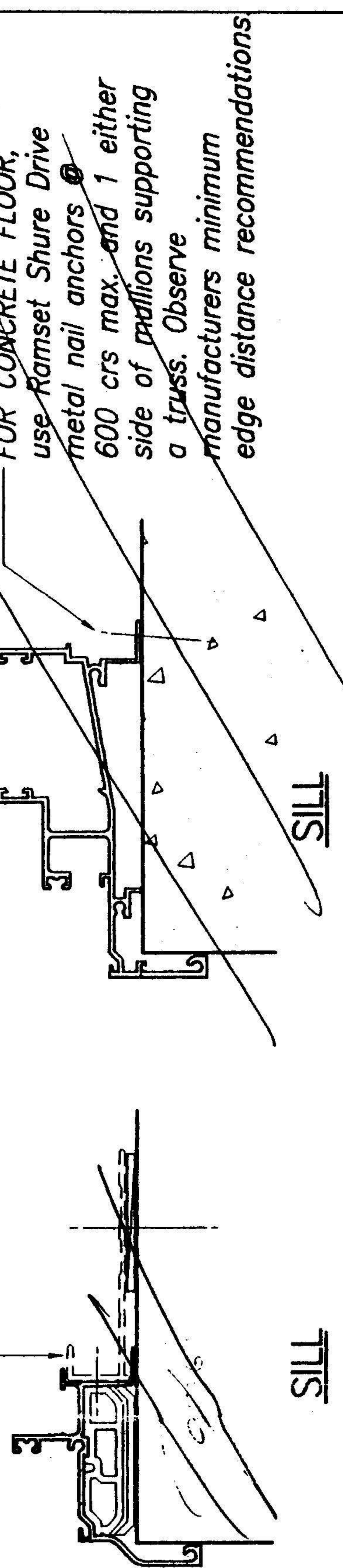
END WALL FRAME HEAD TO SOFFIT



78162 fixing packer at fixing points



use 1027 fixing fin if req. to gain edge distance for fixings



Manufacturing Details

1000 SERIES CONSERVATORY

PERIMETER FIXING-FRAMES TO HOUSE

Master file	Drawn by	Section	Issue
Approved	Dennis Pool		
Date drawn:	14-07-98		
Reference:	01-03-130		
Scale:	1:2		
		Original	A3

5 - 9

UNAUTHORISED WORKS

OFFICE COPY

DATE 21.1.01

APPROVED. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL

35644