COUNCIL PROPERTY FILE

6575 Pouto Road, Pouto

STATEMENT OF PASSING OVER

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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.

Pocklington

REAL ESTATE

1101160 19

BC 0110016007

M. & L. ~~MESSENGER BROKERS~~

POUTO

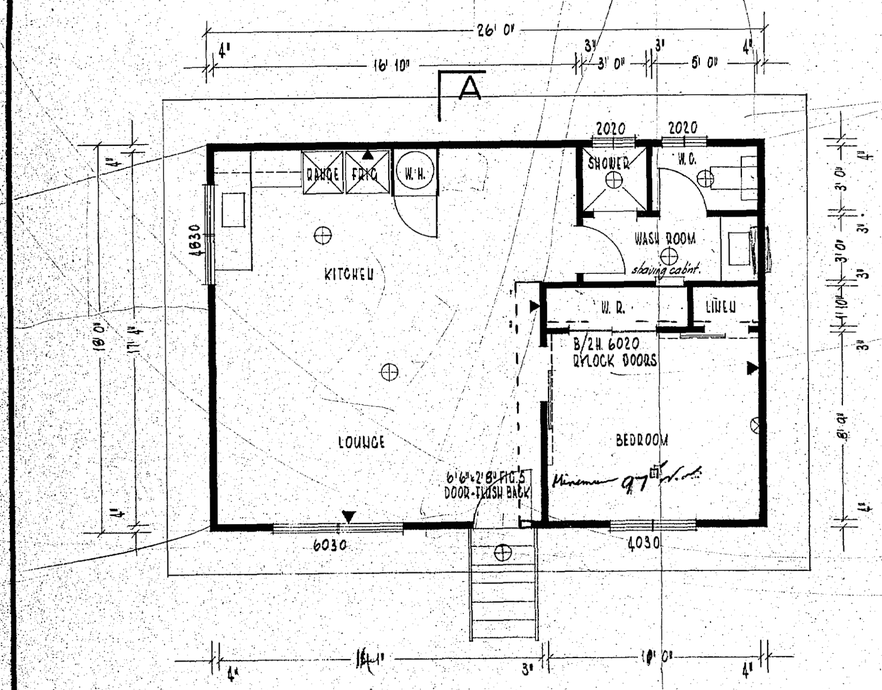
A.R.P.

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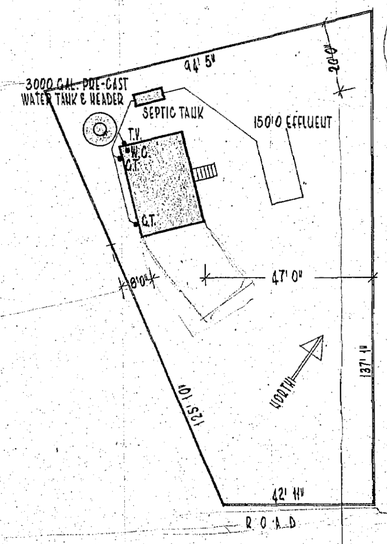
5/91

NEW BATCH 12/99

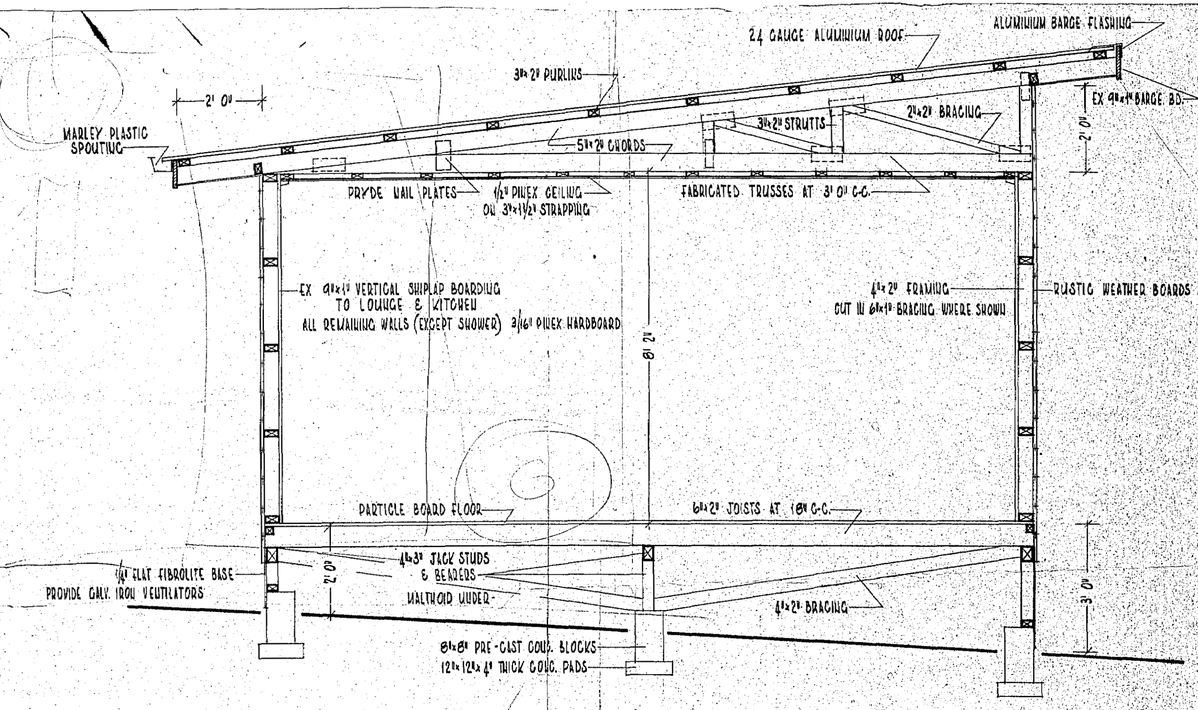
DWG ADD 3 6/00



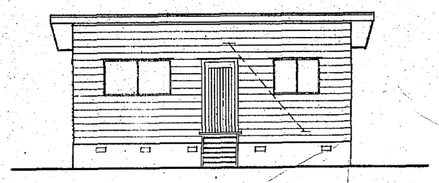
FLOOR PLAN SCALE 1" = 4' 0"



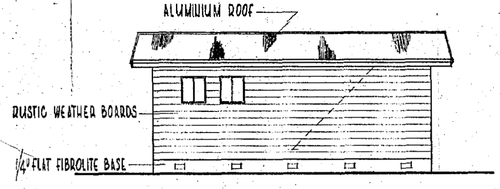
SITE PLAN SCALE 1" = 24' 0"



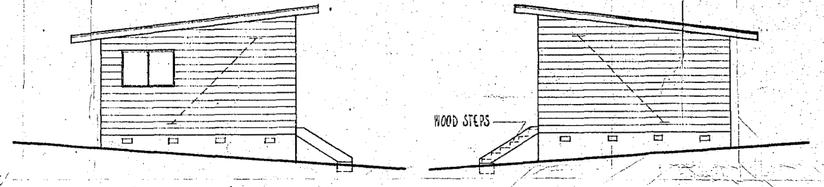
SECTION-A



FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATIONS



SCALE ——— 1 INCH = 8 FEET
FLOOR AREA —— 468 SQ. FT.
PLAN NO. ——— 435

PROPOSED NEW BEACH RESIDENCE, FOR ——— W. H. MTEMAN ESQ.

——— POUTO ———

BUILDER — A. R. PATTINSON LTD.

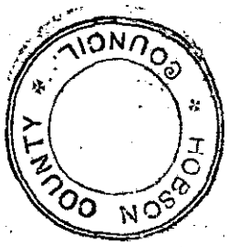
DRAWN — I. EDMONDSON A.M.N.Z.I.D.
ARCHITECTURAL SERVICE
'DARGAVILLE' ——— PHONE.....1013

SPECIFICATION

FOR

W.H. BATEMAN ESQ

TO PLAN NUMBER 435 ONLY



1. GENERAL:

This Contract comprises in general erection and completion of a proposed new Beach Residence at Pouto, in accordance with the conditions of the plan herewith and the conditions of the Contract.

2. VARIATIONS:

Any variations in materials or finish from that specified must be listed when tendering and such lists shall be read as part of the Contract. Before any variations are made after the project has commenced authorisation to proceed must first be obtained from the Company concerned.

3. INSPECTION OF THE SITE:

Visit the site and ascertain the nature and extent of the Contract work, the rights and interests which may influence in making up a tender and any other matter which may be interferred with.

4. BYELAWS:

The Contractor shall give all usual notices to the local authority and arrange for the inspection of the work and testing of all work. Apply for and pay permits and comply with the requirements of Local Body and By-laws.

Provide everything necessary for the proper and efficient execution of the works and comply with requirements of the Inspector. Do all necessary cutting and pay all carriage and freightage charges. All materials must be new and the best of their respective kinds.

5. CLEANING UP:

On completion of the Contract the Builder must remove all superfluous rubbish from the site and leave the whole of the site reasonable clean and all floors shall be left broom clean for occupation.

6. WORKER'S COMPENSATION POLICY:

Before commencing work the Contractor must provide written guarantee that he has taken out a correct Insurance against accident to all workers as required by the Worker's Compensation Act., and by common law.

7. FIRE INSURANCE:

The Contractor shall be responsible for the Insurance of any of his own plant materials and equipment which is on the site and take out a correct Insurance against fire for a Sum sufficient to cover the full Contract Sum, to remain in force until the Building is taken over by the Owner, and is completed.

8. CARE OF PROPERTY:

During the course of execution of the Contract the Contractor shall take care to protect all property from damage by workman or by any other cause. The Contractor shall make good any damage at his own expense.

9. LABOUR PROTECTION AND CONTRACTORS' ALL RISK:

The sum of $20.00per centum of the gross amount of the Contract moneys and other Moneys payable for approved extras shall be retained for a period of 31 days after the date of the Certificate of Completion.

10. MAINTENANCE MONEYS:

The Sum of $10.00 per centum of the gross amount of the Contract moneys and other moneys payable for approved extras but not exceeding $100.00 shall be retained for a period of 30 days after the Certificate of Completion has been issued, subject to the following.

Any defects or faults which may arise within 30 days after the completion of the works, arising in the opinion of the Company concerned from materials or workmanship not in accordance with the specifications or written guarantee shall be made good by the Contractor at his Own expense.

11. CLOSING DATE:

Tenders close with the undersigned at _____

Lowest or any Tender not necessarily accepted.

DRAINLAYER

The Contractor shall:-

(1) Provide and fix all materials required which must be the best of their respective kinds in accordance with the best trade practice and with specifications of the Local Authority and Health Department.

(2) Excavate for all sumps, trenches, gully traps drains etc., to the depths required for approved laying of the sanitary fittings.

(3) Drain laying:- Commencing at the lowest point of the system lay and solidly bed all drains to sizes and gradients required for. The whole of the drains shall be accurately laid with flexible type joints, connect to traps, vents and other fittings as required by the Local Authority. Build in all gully traps and cesspits required and leave with iron gratings. Form neatly dishes concrete cesspits and build in all discharge pipes, concreting same and finishing of the whole in 1:to 1 cement mortar.

(4) Septic tank:- Install a Precast Septic tank to sizes and design constructed to requirements of the Local Body and Health Department regulations., complete with all appurtenances, set on concrete bed and connect Sanitary drain. Provide a concrete inspection chamber and cover with a 3" concrete lid and seal with a weak lime mortar.

Allow to complete the sanitary system with a 150'0 of Effluent Trench.

STORMWATER:

From downpipes to a 3,000 gallon tank as later specified.

The overflow disposal shall be carried out by the Owner.

CARPENTER AND JOINER

FOUNDATIONS:

Should any portion of foundations, footings, sills be placed in recently formed filling it must be excavated through to original solid ground.

Foundations shall be 8" x 8" Pre-cast concrete blocks set on 12" x 12" x 4" thick concrete pads. Provide Pre-cast blocks under stair runners also.

WATER TANK:

Shall be a 3,000 gallon capacity storage, complete with header tank, 200 gallon Pre-cast of an approved make.. Provide overflow and pipe in a suitable position.

Timber	All timber generally shall be Treated Pine except where otherwise speoified.
Jack studs	To be 4" x 3" at 4'6" o/c. Provide three-ply Malthoid under each jack stud.
Bearers	To be 4" x 3" on edge;
Floor joists	to be 6" x 2" at 18" o/c.
Plates bottom and top	to be 4" x 2" housed, jointed and scarfed.
Stud0	to be 4" x 2" at 18" o/c. 4" x 4" to corners. Trimmer studs checked ½".
Noggings	to be 4" x 2" and 3" x 2" three rows.
Window lintels.	to be 6" x 4" and 5" x 4"
Door lintels	to be 4" x 2"
Wall bracings	to be cut in flush 6" x 1"
Ceiling joists'	to be 5" x 2" at 3'0 o/c.
Bracing	to be 2" x 2" and 3" x 2"
Rafters	to be 5" x 2" at 3'0 o/c. set at pitch shaown on the plan.
Purlins	to be 3" x 2" at 3'0 o/c.
Soffit framing	to be 3" x 2" as shown.
Flooring	Flooring grade PARTICLE BOARD.
Fascia board	to be ex. 9" x 1" Tanalised Native.

EXTERIOR SHEATHING:

(a) Base shall be lined with ¼" flat Fibrolite, reverse side exposed, covering joints and angles with a plastic jointer mould. The whole of the base shall painted refer under Painter. Cut out for Galvanised iron vents which shall be bolted through the Fibrolite with Galvanised gutter bolts spaced vents at 2'6" from each corner and not more than 6'0 apart.

(b) Line walls from base to frieze board with ex. 9" x 1" Rustic Weather boards No.1 Tanalissd Pine in as long lengths as possible. Joints shall be suitably grouped and covered with flat Galvanised soakers. External angles shall be mitred and covered with angle soakers-Galvanised.

WINDOWS:

Shall be 'RYLOCK' sliding Aluminium clear Anodised complete with Screens.

SCHEDULE OF WINDOWS

Room	Type	size	
Lounge:	Rylock Sliding	6030	
Bedroom:	Rylock Sliding	4030	
Kitchen:	Rylock Sliding	4830	
Shower:	Rylock Sliding	2020	Obscure
W.C:	Rylock Sliding	2020	Obscure

Nt screens to all, windows (except) .Shower and W.C.

SCHEDULE OF DOORS

Door	Size
Exterior Entrance:	6'6" x 2'8" fig.5 with hardboard flush back.
Interior doors generally:	flush wooden panel (paint quality) clashed one edge.
Bedroom:	6'6" x 2'8", sliding: Finish with a Pelmet above.
Washroom & W.C::	6'6" x 2'2"
Linen cupboard:	6'0 x 2'0 sliding. Finish with a Pelmet above.
Hotwater cupboard:	6'0 x 2'0 with a 2'0 (wide) coreboard door above.
Wardrobe doors:	B/2B 6020 Rylook-siiding.
Access door to under floor;	2'0 (wide) T. & G. ledge door in a suitable position. Frame shall be made up of 4" x 3" Tanalised Native, dressed, sanded and rebated. Hang door on Galvanised T-hinges and fi a small tower bolt.

Doors must be of approved manufacture. Hang doorsto exterior on 1½ pairs 4" Galvanis butts with brass pins and fix seleated hardware.

Any doors not mentioned shall be fitted with selected hardware.

Bang interior doors where requiredon 1½ pairs A.T.C. 3½" butt6 with loose pine and fix selected latchsets. Hang sliding doors on approved track complete with guides et

INTERIOR LININGS:

(a) Line walls to Lounge and Kitchen full height with ex. 9" x 1" ship-lap boarding

(b) Line remaining walls (except shower) with 3/16" Finex hardboard, V-jointed between sheets using a plastic jointer mould to corners, and angles.

(c) Line walls of the shower full height with selected Pinex Seratone, glued direct to the studs to the instructions of the manufacturers.

(d) Line all ceilings with ¼" Pinex Softboard fired as specified by the manufacturers, using ~~P.F.S.1 Aluminium mould~~ between sheets. Finish around margin with a wooden scotia. Vee jointed

FLOORING:

Before laying flooring remove all shavings, *short* ends and trade debris from under the floor joists. Flooring shall be in Parcicle board in accordancewith the schedule, fixed as specified by the manufacturers, with 2½ gauge floor brads 6" apart at joints and 9" apart at intermediate joists, close butted, cramped and sell punched home. All floors must be laid continuously under all partitions and their surface must present a perfectly level face kept clean during the construction of the job, protected from weather or disfigurement *of* any kind that may mar the finished surface.

Note:- Owner to arrange if required completion of all floors finish with an electric sanding machine, at the end of the job.

out in over shelving. Finish internal angles against walls with ¾" quarter round bead ~~Contract drawers with ½" thick finished backs and sides, 3/16" hardboard bottoms and ⅞" finished fronts all properly housed, framed and dovetailed together.~~ Fix solid full

AND

as required to the Owner. Cutlery drawer shall be subdivided into compartments with ⅜" thick divisions.

N X a 5'6" Formica Sq. Line (MOSS GREEN) sink bench with one standard stainless steel sink Above sink provide two tap holes. Top of bench and dresser shall be finished with selected Formica with matching edgings. Hang doors on ▮ pair 2" butts to cupboards under and 1½ pairs to cupboards over. Cupboard doors to kitchen shall be out of coreboard not less than ⅞" thick. (Sink top shall be provided by the PLUMBER)

HOTWATER CUPBOARD:

Size of oupboard to accommodate cylinder must be not less than 2'0 square, allow for thre ⅝"

TOWEL RAIL:

Provide and fix one chrome-plated towel rail in the wash-room where indicated by the Owner.

TOILET PAPER HOLDER:

Provide and fix in W.C. a metal fitting.

BASE TO SHOWER BOX:

Shall be a 3'0 x 3'0 Stainless Steel shower floor tray with a full backing of Finex and shaped wedges to fall of tray. Finish neatly and make thoroughly watertight.

FINISH:

Architraves and skirting to be of Bevelled pattern. Mitre architraves throughout and fit skirting around all rooms etc. Sillboards to be of width to suit 1" ($\frac{7}{8}$" finish) finished in a workmanlike manner.

HARDWARE:

Allow for the purchase of selected hardware, lockets, latchsets and other door furniture, catches, towel rails, sliding door gear etc., Allow for fixing to complete the work and leave in perfect working order.

SOAP DISH:

Provide and fix a single compartment soap dish recessed in wall of the shower.

ROOFER

Cover the whole of the roof with 24 gauge corrugated Aluminium roofing 'with 2 corrugations as side lap, secured to purlins or in rows at 2'6" centres. Nails shall be inserted not further than every third corrugation and at end laps. Laps shall be painted both sides before fixing, and have 2" drips at spouting. All lower corrugations shall be creased and turned up at top point. Finish around roof margin with Aluminium barge fleshing.

PLUMBER

MATERIALS:

All materials used by the Plumber must be the best of their respective kinds and fully conform to all or any Governing regulations or by-laws. Any part or parts omitted from this specification or accompanying plans which are useful or necessary to complete the work in a proper manner shall be taken as though specially mentioned.

WORKMANSHIP:

Must be of the highest standard carried out by skilled Tradesman and finished to the satisfaction of the Inspector and approval of the Owner.

FLASHING:

Flash all 'openings through the roof with 24 gauge sheet Aluminium where required to make watertight. Flash all windows and other openings where required to make watertight, with 24 gauge Aluminium sheet.

SPOUTING:

Provide and fix Plastic 'MARLEY' spouting, supported on brackets as specified by the manufacturers. Spouting to have graded fall to downpipes.

DOWNPIPES:

Provide and fix 3" Plastic downpipes in a suitable position and fall into water tank.

VENT PIPE:

Carry up all vent pipes from drain and fittings as required by the Local 'Authority in P.V.C. concealed where possible within the framework.

WASIE PIPES:

Carry waste pipes from sink, vanity and shower with traps and cleaning eyes etc., as required. Conceal all traps and wastes wherever possible and support directly and continuously from framework on 1" At. Rimu or Totara.

COLD **WATER SUPPLY:'**

Lay on cold water from header tank in $\frac{3}{4}$" diameter P.V.C. tubing to exterior of the building.. Provide and fix stopcock in a suitable position. All piping to the exterior of:the building must be sunk at least 12" into the ground. Lead $\frac{1}{2}$" diameter P.V.C. branches to sink, basin, W.C. flush cistern and shower.

HOTWATER SUPPLY SYSTEM:

All piping in "connection with 'the hotwater must be in copper. Lead from oold water supply to the hotwater oylinder in $\frac{3}{4}$" diameter copper piping. Provide and fix.an approved, 30 gallon electric hotwater cylinder. Carry up exhaust from top of cylinder and take $\frac{1}{2}$" diameter branches to sink, vanity and shower.

All pipe fittings to be of an approved brand with flanges for securing to framing.

CENTRIFUGAL PUMP UNIT:

Supply and install a Centrifugal pump unit of approved manufacture to the cold water supply.

The Electrician shall allow for the connection of.the Power and the float switch.

W.C. 'PAN:

To be flushed.with a low-level Dux cistern of 3 gallon oapaoity fitted with all necessary attachments each as balloock, silencer tube, overflow etc., to be fitted to the pan with a $1\frac{1}{2}$" white plastio Plush pipe and necessary attaohments.

TAPS:

All taps and extensions shall be chromium-plated streamlined bib and pillar oocks marked "HOT" and "COLD" respectively.

SANITARY FITTINGS:

Sink:	-	5'6" Formica sq.line (MOSS GREEN)
Vanity:	-	3'0 selected.
W.C. Pan;.	-	Complete' with seleoted plastic toilet seat and flap.

Provide and fix the above fittings complete with all necessary accessories such as plugs, chains, unioms, washers, vents etc., as required. Conceal all piping, run in as short and easy flowimg runs as possible well and securely braced to prevent water hammer

ELECTRICIAN

MATERIALS:

Must be of approved manufacture such as British and fully conform to regulations of the Power Board and Local Authority.'

WORKMANSHIP:

Must be of the highest standard carried out: in compliance with .the said Power Board and Underwriter's association by duly licensed Tradesman and finished to the satisfaction of the Inspeotor and approval of the Owner. Insofar as is possible all runs must be conceal ed from view.

LAMPS AND POINTS:

Leave all lighting outlets complete with approved pearl *or* inside frosted lamps with Opal shades. All other outlets complete with 3-pin points.

WIRING:

All cables shall be of 250 volt grade complying with B.S.S. 7 "Rubber Insulated and P.V.C. Cables and Flexible Cords for Electric Power and Lighting". All plastic material used for lights switches, sockets, Plush plates etc., shall be ivory.

LIGHTS:

Allow to fix a total of 7 lights all positions shown on the plan.

One exterior light shall be complete with a water-proof bowl fittings.

Allow for two dome fittings in the Lounge.

POWER:

Allow to fix a total of 4 power points and make connection to electric range, hotwater-oylinder and pump motor.

Note:- The electrician shall supply and fix the 750 watt element and thermostat-ic control to the hotwater cylinder.

FLOAT SWITCH:

Provide and fix the float switch wired from the switchboard to the pump motor.

SWITCHBOARD:

Provide and fix an approved exterior switchboard.

RANGE:

Allow for a 'Shacklock' range

AERIAL AND EARTH PLATE:

Allow far a 2-pin aerial plug with bakelite flush plate neatly engraved "Aerial" and "Earth" in the Lounge. Run aerial wire as directed by the Owner.

A separate earth pin shall be provided, driven into the ground to requirements of the Local Power Authority and an approved earthing clip shall be used for earth wire connect.-ion.

TELEVISION ANTENNA CONNECTION:

Allow for connection terminals with plastic flush plate.

PAINTER

MATERIALS:

Must be of approved manufacture.

WORKMANSHIP:

Must be of the highest standard carried out by skilled Tradesman and finished to the Owner's satisfaction and approval.

TINTS:

All colours and tints shall be selected by the Owner.

EXTERIOR WOODWORK:

shall receive a coat of first quality priming. Putty nail holes. Second coat to be a general purpose undercoat and finish with a coatof H.G.HP. as seleoted.

WEATHER BOARDS shall be primed, putty nail holes and shall receive two coats of P.V.A. finish in selected colour.

FIBROLITE SURFACES:

(Including base) Shall receive two coats cf 'Acrylio' type paint P.V.A.

ENAMEL:

Asealer on hardboard and ceilings. Putty nail holes. Priming coat on woodwork, second coat to be a general purpose undercoat and finishwith a coat of H.G. as selected.

CEILINGS:

Not enamlled or painted shall receive a coat of sealer, an undercoat and finish with a coat of Semi-gloss as selected.

INTERIOR FINISHING TIMBER:

INCLUDING:- Vertical ship-lap in Lounge and Kitchen.

Interior finishing timber not enamelled or painted shall receive a coat of Brolite sealer. Putty nail holes and defects with a matching putty, and apply two coats of Clear-varnish.

WARDROBE, CUPBOARDS ETC:

Interior of wardrobe, cupboards etc., shall not be painted.

GLAZING

Sashes generally shall be glazed by an experienced Glazier firm with 18 oz. or 24 oz. sheet glass. To ascertain the thickness of panes for sashes the following guide may be used:-

If the area of glass does not exceed 2.78 square feet use 18 oz. Over 2.78 square feet to 11.11 square feet 24 oz. shall be used. While over 11.11 square feet to 17.36 square feet 32 oz. must be used.

For large panes such as landscape windows glaze with $\frac{1}{4}$" sheet plate glass. Single pane doors must be glazed with $\frac{1}{4}$" sheet plate glass or selected fancy glass. Three or four pane doom must be glazed with selected glass.

In bathroom cabinet door poovide a plate glass mirror $\frac{1}{4}$" thick, of best silvering quality

HOBSON COUNTY COUNCIL

APPLICATION FOR BUILDING PERMIT

DATE 1 Oct 70

I HEREBY APPLY for permission to carry out the work described hereunder :-

Owner's Name and Address Mr. W. H. Bateman
KD 1. Drury
el.

Name and Address of Builder A.R. Pattinson Ltd.
Beach Rd
Dargaville
Pouto.

Address of Proposed Work

Purpose for which building is to be used Beach Cottage
Sec

Description of Property (See rate demand) ~~Lot~~ 43 Blk 11
Okaka S.D Pouto.
Okaka

Area of Property (See rate demand)

Valuation Roll No. (See rate demand) 110/1607

Area of Building 468 sq ft. Square feet

Estimated value of Work $

Fees Payable $ 56.72-00 (See scale of fees on reverse side)

Receipt No.

Fee 18.00

Signature of Applicant
A.R. PATTINSON LTD
Per A.R. Pattinson

HOBSON COUNTY COUNCIL BUILDING PERMIT SCALE OF FEES

Estimated Value of Work:			Fees Payable:
Not exceeding $20			$00.38
$21	to	$200	$00.75
$201	to	$400	$ 1.50
$401	to	$600	$ 2.25
$601	to	$800	$ 3.00
$801	to	$1000	$ 3.75
$1001	to	$1200	$ 4.50
$1201	to	$1400	$ 5.25
$1401	to	$1600	$ 6.00
$1601	to	$1800	$ 6.75
$1801	to	$2000	$ 7.50
$2001	to	$2500	$ 9.00
$2501	to	$3000	$10.50
$3001	to	$3500	$12.00
$3501	to	$4000	$13.50
$4001	to	$5000	$15.75
$5001	to	$6000	$18.00
$6001	to	$7000	$20.25
$7001	to	$8000	$22.50
$8001	to	$9000	$24.75
$9001	to	$10,000	$27.00
$10,001	to	$12,000	$30.00
$12,001	to	$14,000	$33.00
$14,001	to	$16,000	$36.00
$16,001	to	$18,000	$39.00
$18,001	to	$20,000	$42.00

In any dispute the Building Inspector shall have the absolute determination of the value of such work.

HOBSON COUNTY COUNCIL

APPLICATION FOR PERMIT FOR DRAINAGE AND/OR PLUMBING WORK

The County Clerk,
Hobson County Council,
P.O. Box 39,
DARGAVILLE

I, the undersigned ....A.R. Pattinson Ltd.....hereby apply for permission to have the work described herein and set out in the plan attached hereto, carried out in the premises situated in ..Rodney.. .....and situated on land legally described as ..Lot 43 Blk 11 OSAKA S.D. Rodney.... .....Asst. No.....

Name & Address of person for whom) work is to be carried out..) ...Mr W.H. Bateman ....R.D.1. Dairy Auckland...

Name of Plumber ....Jos. Robertson Ltd.....(Undertaking such work)

Name of Regd. Drainlayer ..Jos. Robertson Ltd.(Undertaking such work)

Description of Work

State type of premises ....beach cottage..(e.g. house, beach cottage, shop) factory etc.)

State extent of work ...Complete house drainage..... .....

(e.g. Urinal, W.C., septic tank, bath, shower, washtubs, water reticulation, (Hot water reticulation, stormwater drainage or sanitary drainage - and (whether new, additional, renewal or repair.

Estimated Value of Work

Drainage ....362.....

Plumbing ....516.....

....$...878...00. total

(These amounts should be the real value of the work as opposed to the possible cost of work or materials,)

Dated 1st Oct 70

Signature ....A.R. Pattinson Ltd. Per A.R. Pattinson

Fee [illegible]

SEE NOTES ON REVERSE

OFFICE USE ONLY

Received $. .....

Receipt No. .....

Date .....

Approved for .....

Permit No. .....

Issued .....

Scale of Permit Fees payable:

Estimated Value of Work:	Fee Payable
Not exceeding $50	$1.00
Exceeding $50 but not exceeding $100	$2.00
Exceeding $100 but not exceeding $200	$3.00
Exceeding $200 but not exceeding $400	$5.00

Plus $2.00 for every $200 or part thereof in excess of the first $200

Plan

A suitable small plan should be provided here indicating position, and length of the walls of the building, the position of sanitary fittings, the proposed position of drainage and septic tank, distances fron boundaries and the position and dimensions of effluent disposal.

General

In this County sanitary plumbing work may be carried out by any person and subject however with such work complying with the Drainage & Plumbing Regulations, 1959

Sanitary drainage work is required to be carried out by a registered drainlayer.

Septic tanks, soak pits or field tile effluent soakage systems must be situated no closer than 10 feet from a building and no closer than 5 feet from boundaries.

In general a field tile soakage system for a dwelling shall consist of a trench at least 100 feet long, 18" wide and 18" deep placed on a suitable contour. The system shall be Completed by laying in such trench 2" clean metal to a depth of 6", then 3" field tiles surrounding same with metal to a height to at least 4" above the field tiles.

THE HEALTH INSPECTOR WILL BE PLEASED TO FURTHER ADVISHRE ANY INSTALLATION.

Dargaville Office
Private Bag 1001
DARGAVILLE
Phone 09 439 7059
Fax 09439 6756

KAIPARA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Kaiwaka Office —
State Highway 1
KAIWAKA
Phone094312013
Fax 09 431 2023

(Attach all relevant documents in duplicate)

PART A : GENERAL
(Complete Part A in all cases)

OWNER

Name Hugh + Lorraine Messenger

Postal Address Signal Station Road
Pouto RD 1 TeKopuru

Phone Number 09/4394298

Fax Number Same

APPLICANT

Name Hugh + Lorraine Messenger

Postal Address Signal Station Road
Pouto RD 1 TeKopuru

Phone Number 09/439 4298

Fax Number Same

PROJECT LOCATION

Address Signal Station Rd Pouto

LEGAL DESCRIPTION

Valuation Number 110 16007

Lot(s) _____ DP(s) _____

Section 43 Block II Okaka SD

Survey District Kaipara

Area of Site 0.0814 hectares / square metres

Nature of soil (rock, clay, sand, loam etc) Sand Stone

Floor area (proposed work - square metres)

	Basement	Ground Floor	Other Fioors	Total
Main Building		34.8		34.8
Accessory Buildings				

ESTIMATED VALUE OF WORK
(including GST)

Main buildings	$ 15000.00
Accessory buildings	$
Plumbing & Drainage	$
Total Value of Work	$

☐ Application for Building Consent only, in accordance with Project Information Memorandum No: 990711

☐ Application for Building Consent and Project Information Memorandum

DESCRIPTION OF WORK & INTENDED USE

Laundry Extra Bedroom
Lounge + Kitchen Extention

NATURE OF CONSENT

☐ New building - exclude domestic garages & domestic outbuildings

☐ Foundations only

☑ Alterations, repairs, extensions, conversions, resiling, installation of heatingappliances

☐ Domestic garages & domestic outbuildings

Intended Life:
Indefinite, but not less than
50 yrs ☑ OR
Specified as yrs

Demolition ☐

Being stage 1
of an intended 1
stages

OFFICE USE ONLY

Property ID:

FEES PAID ON APPLICATION
(including GST)

	$ c
P I M	
Building Consent	255-00
BRANZ Levy	
B I A Levy	
TOTAL	$ 255-00

Receipt No 337257

Date 4-04-00

Signed for and on behalf

Signature: H. Messenger

Name H. Messenger Date 29.3.2000
Please print

Note: Information regarding vehicle crossings & services eg water connection, sewerage & stormwater connections are handled by the Assets Department. Forms for these items are available from the Dargaville & Paparoa offices.

PART B : PROJECT DETAILS

(Complete Part B only if you have not applied separately for a Project Information Memorandum)

The project involves the following matters (Tick each applicable box, if any, and attach relevant information in duplicate)

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
  (Site Plan with elevations, topography, drawn to scale)
- ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site
- ☐ Provisions to be made for vehicular access, including parking (to be shown on site plan)
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater (to be shown on site plan)
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- ☐ New connections to public utilities ie water supply, stormwater system, wastewater system (Note: Council has no agreement with network utility operations to act as their agent)
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression or dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Details of any cultural heritage significance of the building site, including whether it is on a marae, or waahi tapu
- ☐ Copy or reference to, of any resource consent or planning approval for this project
- ☐ Details of volume. Proposed excavations : Include volumes for site preparation, basement and driveway

(Complete Part C in all cases)

PART C : BUILDING DETAILS

This application is accompanied by (Tick each applicable box, attach 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, with supporting documents, if any, including -
- ☐ Building Certificates
- ☐ Producer Statements
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any; for inspection during construction

Project Information Memorandum

Section 31, Building Act 1991

Application

H & L MESSENGER	No.	001280
SIGNAL STATION ROAD	Issue date	6/06/00
RD 1	Application date	00
TE KOPURU		

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES ADD LAUNDRY,BEDROOM,LOUNGE & KITCHEN.
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	OWNERS USE
Estimated Value	$15,000
Location	SIGNAL STN RD, POUTO
Legal Description	SEC 43 BLK II OKAKA SD
Valuation No.	0110016007

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.

This project information memorandum includes:

___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

Signed for and on behalf of the Council:

Name: J W Whetter **Date:** 8-6-00

Building Consent

Section 35, Building Act 1991

Application

H & L MESSENGER	No.	001280
SIGNAL STATION ROAD	Issue date	6/06/00
RD 1	Application date	00
TE KOPURU		

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS
	BEING STAGE 1 OF AN INTENDED 1 STAGES
	ADD LAUNDRY,BEDROOM,LOUNGE & KITCHEN
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	OWNERS USE
Estimated Value	$15,000
Location	SIGNAL STN RD, POUTO
Legal Description	SEC 43 BLK II OKAKA SD
Valuation No.	0110016007

Charges

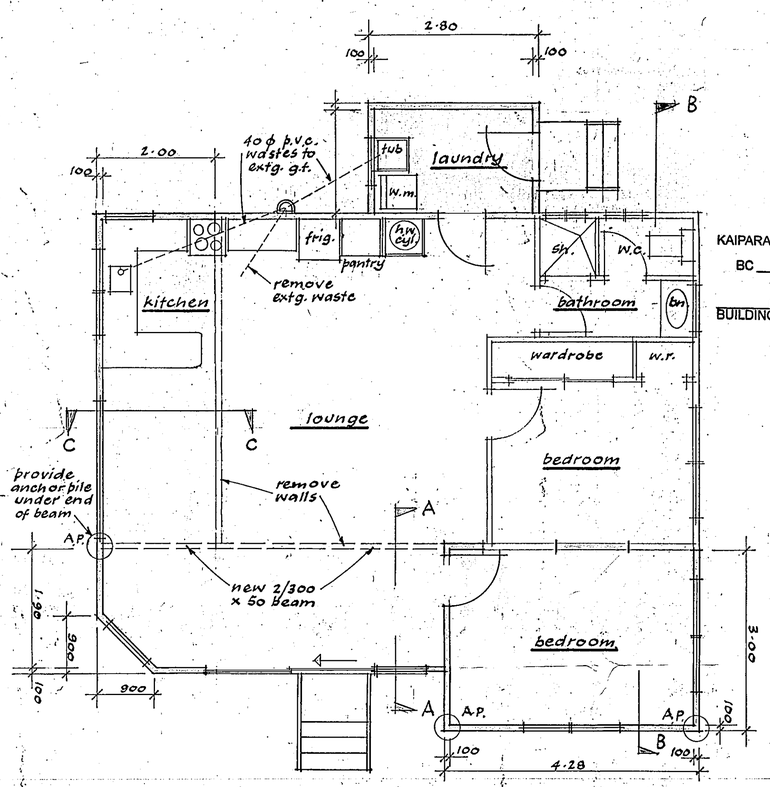
The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	$	255.00
Building Research Levy	$	0.00
Building Industry Authority Levy	$	0.00
Total	$	255.00

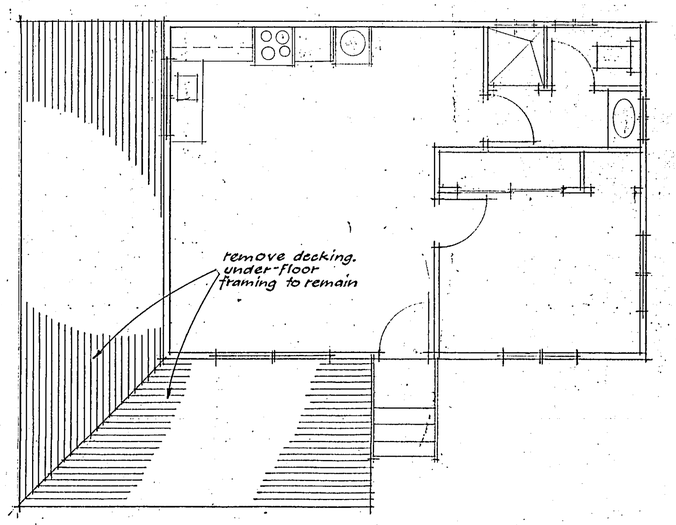
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility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

Signed for and on behalf of the Council:

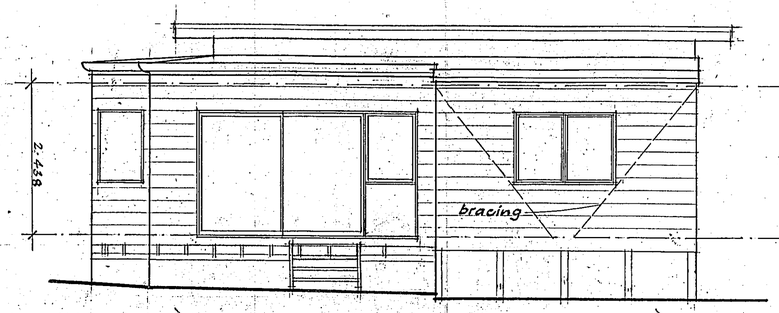
Name: [signature] **Date:** 8.6.00



PLAN SHOWING ADDITIONS 1:50

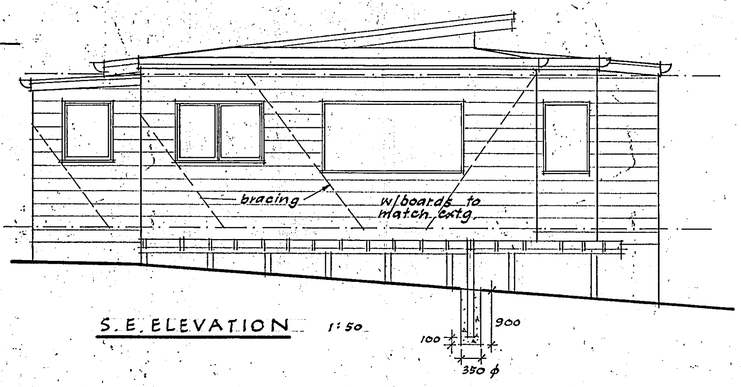


EXISTING FLOOR PLAN scale 1:50

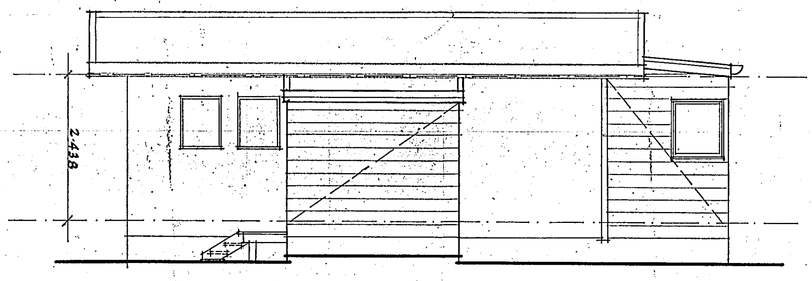


N.E. ELEVATION 1:50

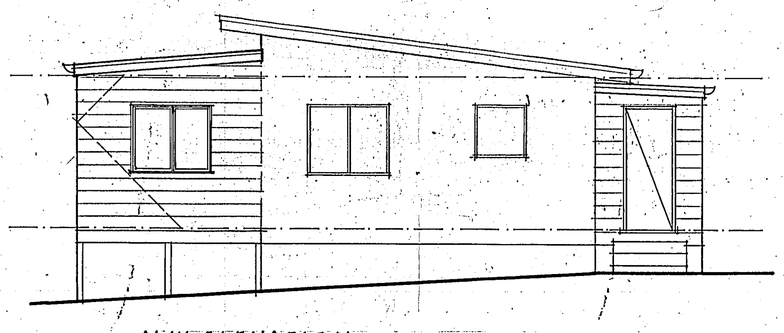
KAIPARA DISTRICT COUNCIL
BC 1280
BUILDING INSPECTOR



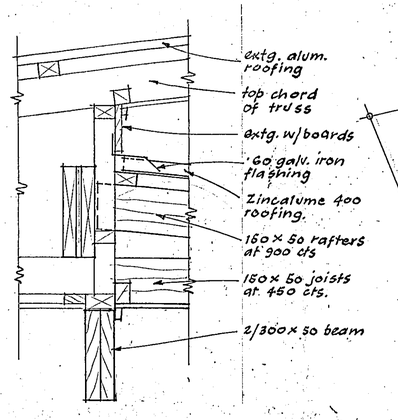
S.E. ELEVATION 1:50



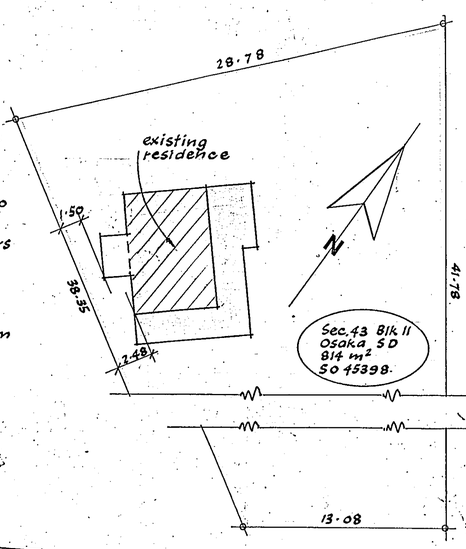
S.W. ELEVATION 1:50



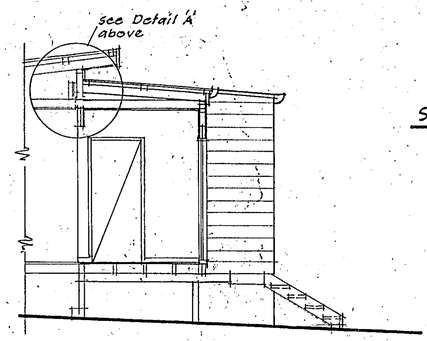
N.W. ELEVATION 1:50



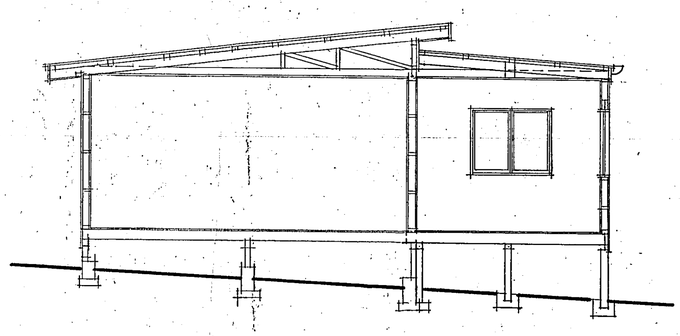
DETAIL 'A' scale 1:10



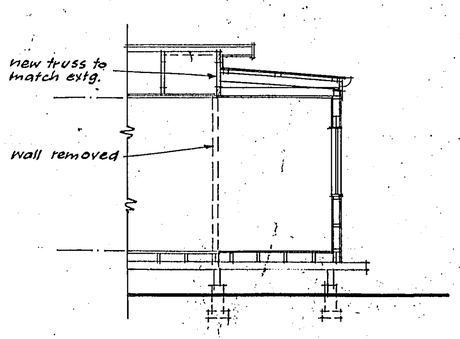
SITE PLAN scale 1:200



SECTION A-A 1:50



SECTION B-B 1:50



SECTION C-C 1:50

ADDITIONS TO RESIDENCE AT SIGNAL STATION ROAD,.
POUTO FOR MR & MAS H.G. MESSENGER

Lyons April 2000 scales: as shown 1

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

H & L MESSENGER SIGNAL STATION ROAD RD 1 TE KOPURU	No. Issue date	001280 12/06/00

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES ADD LAUNDRY,BEDROOM,LOUNGE & KITCHEN.
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	OWNERS USE
Estimated Value	$15,000
Location	SIGNAL STN RD, POUTO
Legal Description	SEC 43 BLK II OKAKA SD
Valuation No.	0110016007

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:

Name: [signature]

Date: 13-6-99

Advice of Completion of Building Work

Section 43(1), Building Act 1991

To: KAIPARA DISTRICT COUNCIL

Consent Details

H & L MESSENGER	No.	001280
SIGNAL STATION ROAD	Issue date	6/06/00
RD 1	Application date	00
TE KOPURU		

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES ADD LAUNDRY,BEDROOM,LOUNGE & KITCHEN.
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	OWNERS USE
Estimated Value	$15,000
Location	SIGNAL STN RD, POUTO
Legal Description	SEC 43 BLK II OKAKA SD
Valuation No.	0110016007

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 and energy 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.: _____

PART D : KEY PERSONNEL

(Complete Part D As far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)

DESIGNER(S)

Name Noel Lyons

Address 1 B Hinimoa St Onerahi Whangarei

Phone Number _____ Fax Number _____

BUILDER

Name R. Sydney

Address 99 Ranfurley St Dargaville

Phone Number 4394314 Fax Number _____

DRAINLAYER

Name _____

Address _____

Phone Number _____ Fax Number _____

PLUMBER

Name _____

Address _____

Phone Number _____ Fax Number _____

CERTIFIERS

Name _____ Reg No _____

Address _____

Phone Number _____ Fax Number _____

Certifying _____

Name _____ Reg No _____

Address _____

Phone Number _____ Fax Number _____

Certifying _____

RELEASE OF INFORMATION

Council provides building consent information to a number *of* organisations. Included in this **is** the names of applicants and the location of the projects. Much of this information has to be supplied in terms of the Local Government Information Act, however **we** can withhold personal identification if you wish. Please indicate below if you object to release of identifying information.

I WISH TO OBJECT TO THE ISSUE OF IDENTIFYING INFORMATION ON MY PROJECT ☐

PART E : COMPLIANCE SCHEDULE DETAILS

E I : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part **El** for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance and reporting procedures.

- ☐ Automatic Sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire and other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems. Riser
- ☐ Mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building
- ☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the building code in respect of the above-mentioned systems
- ☐ None of the above

E2 : OTHER SYSTEMS AND FEATURES **TO** BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Complete Part E2 only if the building contains one or more of the systems listed in Part **El)**

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance and reporting procedures)

- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act **1975.**
- ☐ Hand-held hoses for fire fighting
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act **1975**

Dargaville Office Private Bag 1001 DARGAVILLE Phone094397059 Fax 09 439 6756	KAIPARA DISTRICT COUNCIL APPLICATION FOR A BUILDING CONSENT	Paparoa Office PO Box 1 PAPAROA Phone 09 431 7019 Fax 09 431 7017

OWNER

Name: Hand L Messenger

Postal Address: 52 C Kiripaka rd. Whangarei.

Phone Number: 09 43733382

Fax Number: 09 43733384

APPLICANT

Name: Hand L Messenger

Postal Address: 52 C Kiripaka rd Whangarei

Phone Number: 09 43733382

Fax Number: 09 43733384

PROJECT LOCATION

Address: Signal Station rd Ponto

DESCRIPTION OF WORK & INTENDED USE

Garage.

LEGAL DESCRIPTION

Valuation Number: 1100-16007

Lot(s): 43 DP(s):

Section: 43 Block: 11

Survey District: Okaka

Area of Site: hectares / square metres

Nature of soil (rock, clay, sand, loam etc):

Floor area (proposed work - square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building				
Accessory Buildings		21.6		

NATURE OF CONSENT

- ☐ New building - exclude domestic garages & domestic outbuildings
- ☐ Foundations only
- ☐ Alterations, repairs. extensions, conversions, resiting, installation of heating appliances
- ☑ Domestic garages & domestic outbuildings

Intended Life: Indefinite. but not less than 50 yrs ☐ OR Specified as yrs

Demolition ☐

Being stage ..... of an intended ..... stages

ESTIMATED VALUE OF WORK (inciuding GST)

Main buildings	$
Accessory buildings	
Plumbing & Drainage	$
Total Value of Work	$ 5,000-00

OFFICE USE ONLY

Property ID:

FEES PAID ON APPLICATION (including GST)

	$ c
PIM	50-00
Building Consent	141-40
BRANZ Levy	
BIA Levy	
TOTAL	$ 191-40

Receipt No 330900

Date: 9-12-99

☐ Application for Building Consent only, in accordance with Project Information Memorandum No:

☐ Application for Building Consent and Project Information Memorandum

Signed for and on behalf

Signature:

Name: H. Messenger Date: 8/12/99

Please print

Note: Information regarding vehicle crossings & services eg water connection, sewerage & stormwater connections are handled by the Assets Department. Forms for these items available from the Dargaville & Paparoa offices.

PART B : PROJECT DETAILS

(Complete Part **B** only **if** you have not applied separately for a Project Information Memorandum)

The project involves the following matters (Tick each applicable box, if any, and attach relevant information in duplicate)

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
  (Site Plan with elevations, topography, drawn to scale)
- ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site
- ☐ Provisions to be made for vehicular access, including parking (to be shown on site plan)
- ☐ Provisions *to* be made in building over or adjacent *to* any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater (to be shown on site plan)
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- ☐ New connections to public utilities ie water supply, stormwater system, wastewater system (Note: Council has no agreement with network utility operations to act as their agent)
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression or dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Details of any cultural heritage significance of the building site, including whether it is on a marae, or waahi tapu
- ☐ Copy or reference to, of any resource consent or planning approval for this project
- ☐ Details of volume. Proposed excavations : Include volumes for site preparation, basement and driveway.

(Complete Part C in all cases)

PART C : BUILDING DETAILS

This application is accompanied by (Tick each applicable box, attach 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, with supporting documents, if any, including -
- ☐ Building Certificates
- ☐ Producer Statements
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

H & L MESSENGER	No.	990711
52C KIRIPAKA RD	Issue date	7/07/00
		7/07/00
WHANGAREI		

Project

Description	Alterations, Repairs or Extensions
	Being Stage 1 of an intended 1 Stages
	GARAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	OWNERS USE
Estimated Value	$5,000
Location	SIGNAL STN RD, DARGAVILLE
Legal Description	SEC 43 BLK II OKAKA SD
Valuation No.	0110016007

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:

Name: J N Whittaker **Date:** 11-7-00

?

KAIPARA DISTRICT COUNCIL

PROGRESS CHECK SHEET OF A E! CONSENT

Valuation Reference: 1110/160/7

Name of Applicant: H + L. MESSENGER

Address of Property: SIGNAL STATION RD POUTO

Consent Required For: GARAGE

Consent Issued (number): 990711

[OBJECTION TO RELEASE OF INFORMATION: YES/NO

Sent To Applicant

Building Consent ✓ PIM
Various Receipts Inspection Checklist ✓
One Copy of Approved Plan and Specification Submitted with Application ✓

29-03-00 Garage completed

DGW/dgw

Progress Checksheet.doc

REQUIRED INSPECTIONS			BUILDING CONSENT NO. 990711			
NOTE:	One days notice is required for all inspections (A day means one Council Working day) inspections relating to this consent are those highlighted in the following list.					
CONTACT: KAIPARA DISTRICT COUNCIL TELEPHONE: Dargaville(09) 439 7059 FAX: (09) 439 6756 Paparoa (09) 431 7019 FAX: (09) 431 7017			APPROVED YES	APPROVED NO	Re-check	Initial
	Foundations	Excavations level and clean, reinforcement in place, starters tied, with correc?clearances prior to placement of concrete.				
	Subfloor	Sub floor bracing and connectors, crawl space, dpc.				
	Floor Slab	Damp proofing andlor reinforcement in place, correct clearances, plumbing & drainage pipes in place and protected, damp proofing continuous to the exterior face of the building.				
	Masonry	Inc. bond beams, reinforcement in place, starters tied, bottom of core & ports clean, plumbing 8 drainage pipes in place.				
	Prelining	At the stage where exterior cladding and joinery is in place, but prior to the erection or fixing of internal linings, includes plumbing in walls under test, framing, bracing, moisture content, insulation, fixings for subfloor.				
	Insulation	Skillion roofs, solid construction (where insulation cannot be seen at the preline stage).				
	Gib Nail	Sheet bracing and insulation, double skin firewalls.				
	Brick Veneer	When the veneer reaches sill height (brick ties, weep holes, clean cavities, steel lintels which support brickwork).				
	Sanitary Drainage	Manholes, benching, test on lines bedding SS connection, septic tank 8 irrigation installations prior to backfiiling.				
	Stormwater Drainage	All drains, manholes, connection to SW system, soak holes in place but prior to covering up.				
	Disconnect Sanitary Drainage	Demolition work, capping sewer.				
	Disconnect Stormwater	Removal and capping of existing stormwater connection.				
	Disconnect	Removal of water meter from Council supply.				
	Special					
✓	Completion	Weathenighmess, flashings, doors, deviation from plans, building, plumbing, drainage, free standing fire unit completion oi ail work authorised by this consent required prior to the issue of the Code Compliance Certificate.				

NOTE: DEPENDING ON THE FORM **OF** CONSTRUCTION **SOME OF THESE** INSPECTIONS COULD **BE** INCORPORATED INTO ONE INSPECTION.

Building Consent

Section 35, Building Act 1991

Application

H & L MESSENGER	No.	990711
52C KIRIPAKA RD	Issue date	10/12/99
WHANGAREI	Application date	9/12/99

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES GARAGE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	OWNERS USE
Estimated Value	$5,000
Location	SIGNAL STN RD, DARGAVILLE
Legal Description	SEC 43 BLK II OKAKA SD
Valuation No.	0110016007

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	$	191.40
Building Research Levy	$	0.00
Building Industry Authority Levy	$	0.00
Total	$	191.40

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.

Signed for and on behalf of the Council: J. Vale

Name: **Date:** 10-12-99

Project Information Memorandum

Section 31, Building Act 1991

Application

H & L MESSENGER	No.	990711
52C KIRIPAKA RD	Issue date	10112/99
WHANGAREI	Application date	9/12/99

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES GARAGE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	OWNERS USE
Estimated Value	$5,000
Location	SIGNAL STN RD, DARGAVILLE
Legal Description	SEC 43 BLK II OKAKA **SD**
Valuation No.	0110016007

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.

This project information memorandum includes:

- Information identifying relevant special features of the land concerned

Signed for and on behalf of the Council: J. Vallance

Name: **Date:** 10-12-99

KAIPA A DISTRICT COUNCIL

ATTACHMENT TO PROJECT INFORMATION MEMORANDUM NO 990711

INSPECTORATE

(A) Wind Zone rating for site

Low
Medium
High ✓
Very High

(B) Provisions being made with regard to building over or adjacent to a road or public place are acceptable

Hoardings)
Gantries) **N/A**
Temporary Support)

(C) Provisions made for demolition are adequate

Removal of materials from site)
Dust Extraction) **N/A**

(D) The site is known to be affected by hazardous contaminants which may impact on the proposed project

Chemical Contamination)
Underground Tanks) **None Known**
Asbestos)

(E) Licences required to operate, subject to Building Consent being granted

Health Licences)
Dangerous Goods Licence) **N/A**

PLANNING

(A) Proposed project complies with District Plan Zoning

Yes ✓
No

(B) The bulk and location of the proposed project complies with the restrictions of the District Plan

Yes ✓
No

(C) Special planning restrictions know to affect the site which impact on the proposed project

Protected Tree Restrictions)
Historic Site Restrictions) **None Known**

(D) Proposed vehicle access acceptable

Gradient)
Width) **Existing**
Length)

(E) Resource Consent Required - **No**

Nature of required consent

NOTE: The Northland Regional Council Transitional Regional Rule for small domestic sewage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a resource consent to discharge effluent.

ENGINEERING

(A) The site is known to have soil conditions which will have impact on the proposed project

Fill)
Erosion)
Slippage) **None Known**
Poor Bearing Capacity)

(B) Site is known to be prone to flooding or lies within an overland flow path - **No**

(C) Proposed methods for building over or near service pipes acceptable? - **N/A**

(D) Acceptable

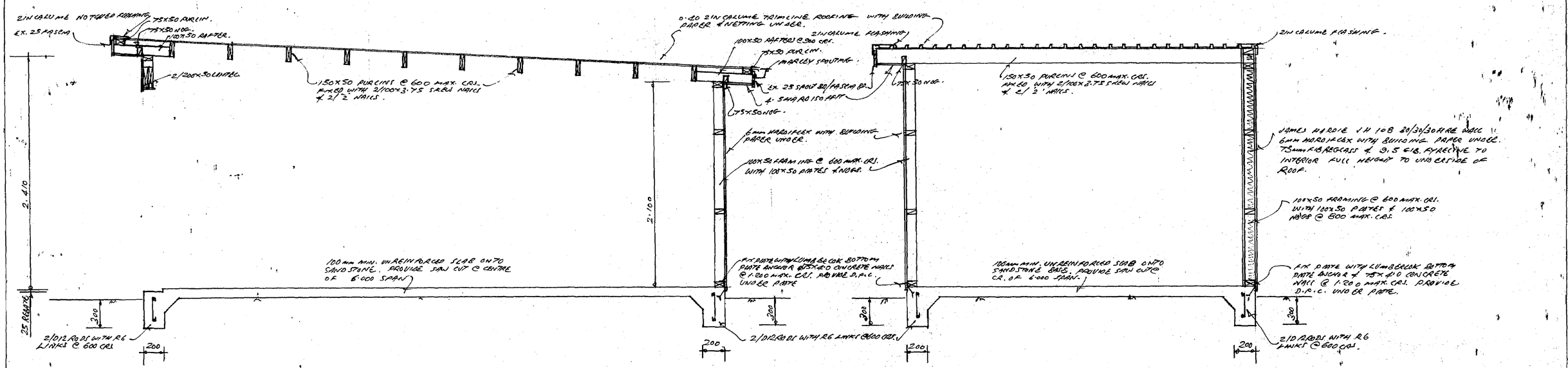
Stormwater Disposal **To approved outlet**
Foulwater Disposal **N/A**
Water Connection **N/A**

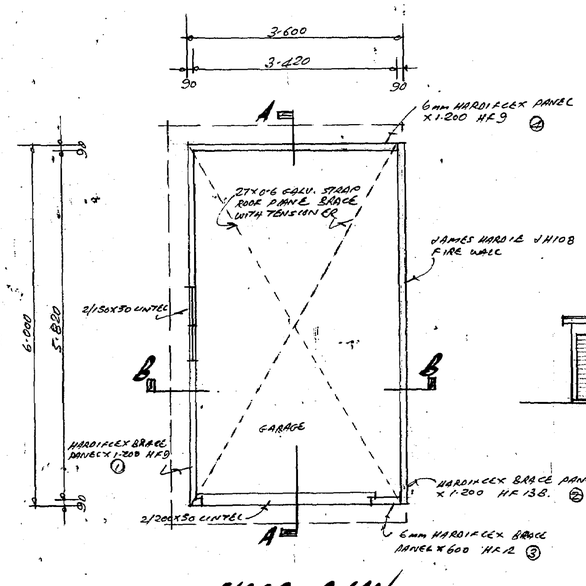
(E) Access Acceptable

Location) **Existing**
Traffic Implications)

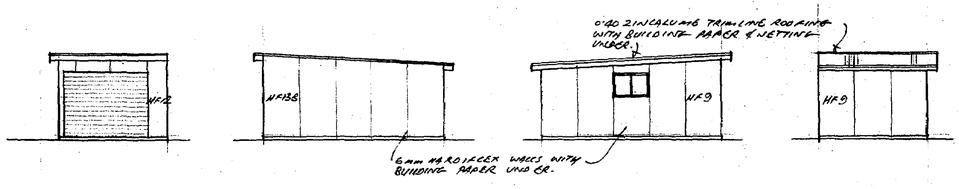
(F) Restrictions which may be imposed owing to potential impact on traffic

Signs **N/A**

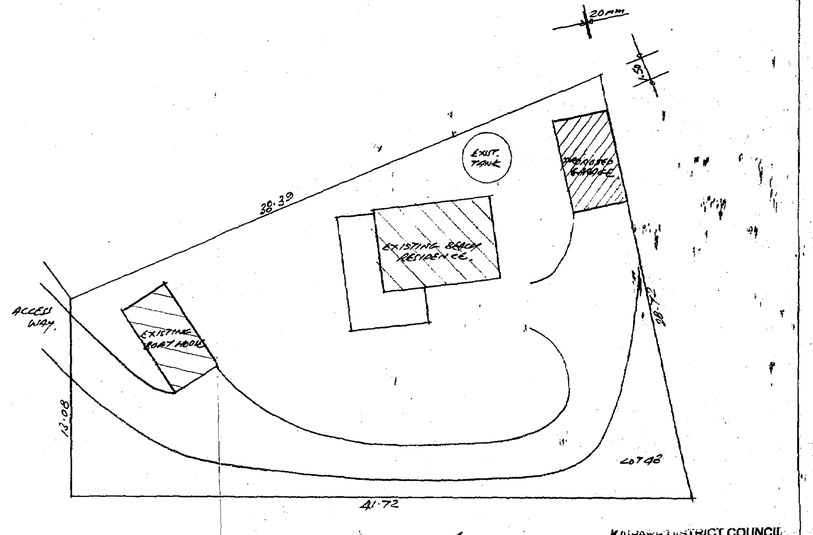




FLOOR PLAN



ELEVATIONS



SITE PLAN

KAIPARA DISTRICT COUNCIL
BC 990711
BUILDING INSPECTOR

PLANS & SPECIFICATIONS
BRENT ROBINSON DESIGN SERVICES LTD
63 Mill Road, Whangarei
Telephone: 09-437 3508
Fax: 09-437 3516

PROPOSED GARAGE AT POUTO POINT FOR H.G. MESSENGER.

SCALE 1.20/1.50:1.00:1.200

PLAN No 6/21

BRANZ
THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

SHEET A

Name: H.G. MESSENGER.

1

Location of STOREY	foundation (single) upper of two lower of two
SITE WIND ZONE: (Table *2.4)*	low / medium (high) / very high
EARTHQUAKE ZONE: (Fig 2.2. Table 2.3)	A / B (C)

SITE ADDRESS

City/Town or District: Pouto Point

Street and Number: _____

or

LOT and D.P. Number: Lot 43

2 **FOR EARTHQUAKE**

E = 18 B.U.'s/m²

3 **FOR WIND**

Building Height:	2.7 m	W =	B.U.'s/m
Roof Height	3.00 m	Across :	35
Storey Height	2.4m	Along :	49
Design Wind Speed	: H		

4

ROOF or BUILDING LENGTH	BL = 6.0	m
ROOF or BUILDING WIDTH	BW = 3.6	m
GROSS ROOF or BUILDING PLAN AREA	GPA = 22	m²

KAIPARA DISTRICT COUNCIL
BC 990211
BUILDING INSPECTOR

5

EARTHQUAKE LOAD (ACROSS and ALONG)	E x GPA = 18 x 22	= 40	B.U.'s
WIND LOAD: ACROSS	WX BL = 35 x 6.0	= 210	B.U.'s
WIND LOAD: ALONG	W x BW = 49 x 3.6	= 176	B.U.'s

ALONG

LOCATION OF STOREY	Wall or Bracing Line		Bracing Elements Provided				
1	2	3	4	5	6	7	8
foundation single upper storey lower storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Bracing Type	Rating B.U.'s	Length of Element (m)	B.U.'s Achieved
Total Bracing Units Required for foundation or this storey	A		1	HF9	105	1·2	126
	B		2	HF13B	168	1·2	202
for EARTHQUAKE (from sheet A)	C						
	D						
	E						
40					TOTAL		328
for WIND (from sheet A)	A		1	HF9	130	1·2	156
	B		2	HF13B	191	1·2	229
	C						
	D						
	E						
176					TOTAL		385

ACROSS

LOCATION OF STOREY	Wall or Bracing Line		Bracing Elements Provided				
1	2	3	4	5	6	7	8
foundation single upper storey lower storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Bracing Type	Rating B.U.'s	Length of Element (m)	B.U.'s Achieved
Total Bracing Unirs Required for foundation or this storey	M		3	HF12	98	600	59
	N		4	HF9	105	1·2	126
for EARTHQUAKE (from sheet A)	O						
	P						
	Q						
40					TOTAL		185
for WIND (from sheet A)	M		3	HF12	93	600	56
	N		4	HF9	130	1·2	156
	O						
	P						
	Q						
210					TOTAL		212

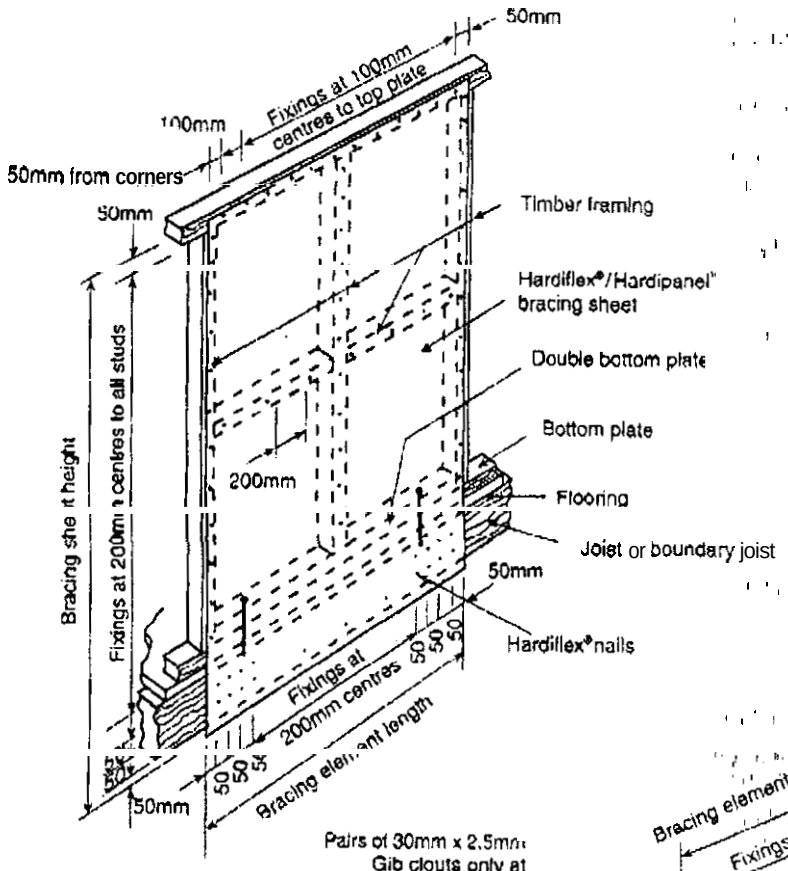
BRANZ
THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

SHEET B

Table 5: Bracing ratings for Hardiflex® 6mm and 7.5mm thick and Hardipanel™ 6.5mm and 7.5mm

System number	Bracing element length (mm)	End straps	Bracing details	NZS 3604:1990 rating in bracing units per metre of element length	
				Wind	Earthquake
HF1/HP1	1200-1800	Not required	Refer Figs 30 or 31	90	75
HF2/HP2	1800-2400			95	80
HF3/HP3	2400 or more			105	90
HF4/HP4	900-1200	Required (refer Figs 37 or 41)	Refer Figs 32 and 33	120	96
HF5/HP5	1200 or more			132	96
HF6/HP6	900-1200	Required (refer Fig. 37)	Refer Fig. 34	120	110
HF7/HP7	1200 or more	Not required	Refer Fig. 34	145	118
HF8/HP8	900-1200	Required (refer Fig. 41)	Refer Figs 35 and 36	115	92
HF9/HP9	1200-2400	Not required	Refer Figs 35 and 36	130	105
HF10/HP10	2400 or more			135	115
HF11/HP11	600	Required (refer Figs 42 and 43)	Refer Figs 38, 39 and 40	93	98
HF12/HP12				93	98
HF13B/HP13B	900 or more	Not required	Refer Fig. 45 Use coach screws to joists Braceline on inside face Hardiflex® or Hardipanel™ on outside face	191	168
HF14B/HP14B	900 or more	Not required	Refer Fig. 46 Use HD bolts to concrete floor Braceline on inside face Hardiflex® or Hardipanel™ on outside face		168
HF15B/HP15I	2400 or more	Not required	Refer *Fig.* 47 Braceline on inside face Hardiflex® or Hardipanel™ on outside face	190	162
HF16B/HP16B	2400 or more	Not required	Refer Fig. 48 Use HD bolts to concrete floor Braceline on inside face Hardiflex® or Hardipanel™ on outside face	190	162
HF17B/HP17B	3200 or more (specialised shaped window panel)	Not required	Refer Figs 49, 50 and 51 HD bolts or screws required Braceline on inside face Hardiflex® or Hardipanel™ on outside face	75	63
	(specialised shaped window panel)	Required	Refer Figs 40, 50 and 51 Braceline on Inside face. Hardiflex® or Hardipanel™ on outside face	75	63

Fig. 45 HARDIFLEX®/HARDIPANEL™/BRACELINE ***GROUP*** *NAILING DETAIL TO TIMBER JOISTS (Systems HF13B/HP13B)*

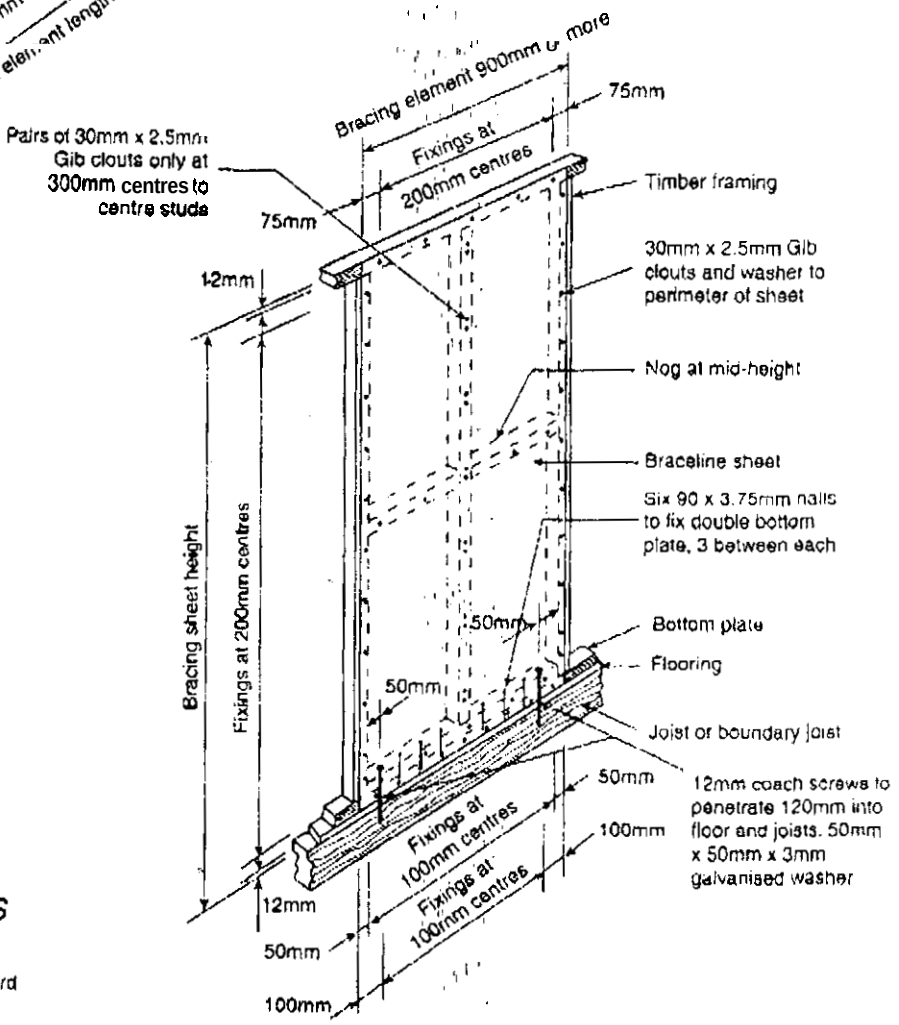


A

HARDIFLEX®/HARDIPANEL™ FIXING DETAILS

Notes:

1. Endstrap fixing between studs and joists is not required for these systems. Use coach screws as detailed.
2. When the Hardiflex®/Hardipanel™/Braceline panel is more than one sheet wide the alternate nail pattern (group nailing) and the coach screws are required to each sheet edge.



B

BRACELINE FIXING DETAILS

Note: All Braceline sheets to be stopped to Winstone Wallboards specifications, Gib Board Stopping and Finishing Systems Nov 1992.

There is no limit to the length of bracing elements.

When end fixing straps are used, the strap and the holding-down bolt/coach screw must be used at the end of each element length. When just HD bolts/coach screws are used they are required at the end of each element length.

When group nailing is used it must be at the end of each bracing sheet. When HD bolts or coach screws are required with group nailing, they must he at the eod of each sheet as shown in the relevant figure.

Fix all Hardiflex' sheets to timber framing with 40 x 2.8mm 316 stainless-steel Hardiflex® nails. Nail at 200mm centres (or as specified in the diagrams) to sheet edges and to intermediate framing and nogs.

Nails must be driven a minimum of 12mm from the sheer edge and

Drive all nails flush with the Hardiflex® sheet surface. Do not punch as this can weaken the nails' holding.

Fix all Hardiflex® sheet? from the centre working towards the outside to avoid drumminess.

Certain bracing applications' require the use of end strop firing. The end straps must be rebated 'into the framing behind the sheets: (Rcfer Table 5 and Figs 37, 41, 42 and 43.)

Bracing

Hardiflex' and Hardipanel™ wiil provide bracing for buildings designed and constructed in accordance with NZS 3604~1990. (NZS3604 is cited in Approved Document B1/AS1 Clause 4.0.)

For verification of this aspect of the Product refer to BTL Appraisal with the appropriate fixings as set out in Table 5. Refer also to Figs 30 to 51 for Hardiflex® and Hardipanel™ sheet bracing details.

Sheets stopped below top plate

Where bracing sheets are stopped below the level of the top plate refer to Fig. 44 for details.

Bracing panel height

Bracing panel height is normally 2400mm and all bracing ratings given in Table 5 are far this panel height.

When other heights are required refer to Clause K.7 NZS 3604:1990 The maximum height for all these bracing panels is 4800mm.

Sub-poor bracing

Sub-floor bracing systems are

GENERAL NOTES FOR ALL BRACING FIGURES

1. Where boundary joists are required they must be continuous members nailed to the ends of Joists and must not be nogged between.

2. For the Hardiflex® and Hardipanel™ or Hardiflex® and Hardipanel™/Braceline ratings for all figures refer to Table 5.

3. Where HD bolts are required the HD bolts must be M12 hot-dipped galvanised with 50 x 50 x 3mm galvanised washers. Fix as shown in Fig. 4.17 NZS 3604:1990.

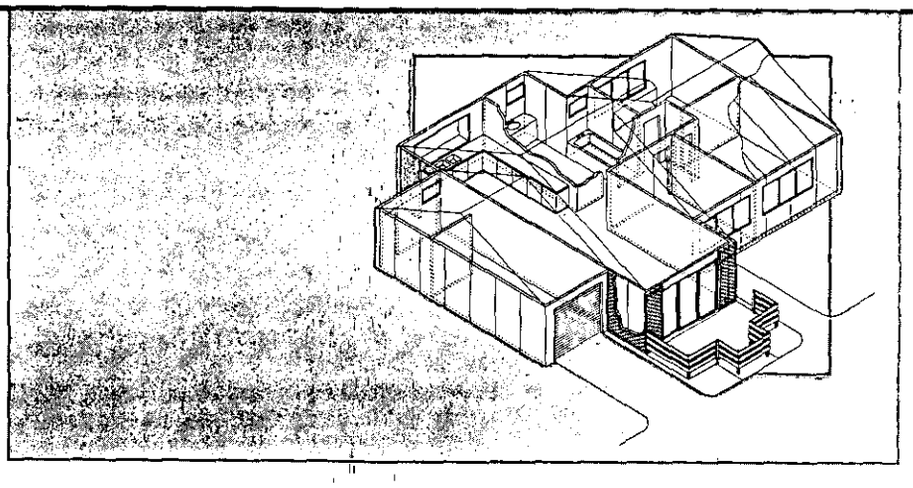
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TECHNICAL INFORMATION

HARDIES fibre cement building products

HARDIPANEL & HARDIFLEX

BRACING SYSTEMS



BRANZ APPRAISAL
APPRAISAL OF PRODUCTS FOR BUILDING

Description

Hardiflex and Hordipanel are sheet materials manufactured from fibre cement which is a composition of treated cellulose fibre, Portland cement and finely ground sand. Following forming into sheets the product is cured by high pressure steam autociaving.

Hardiflex is 6.0mm or 7.5mm thick and Hardipanei is 6.5mm or 7.5mm. They are used as the required bracing to exterior timber walls whilst also being part of the exterior wall cladding system. The sheets are natural fibre cement grey except for Stucco Board Hardipanel which is preprimed white on the outside face.

New Zealand Building Code (NZBC)

Hordiflex and Hardipanel, when used in accordance with this specification and the statements and conditions of the BRANZ Appraisal Nos. 229 and 242, will meet the relevant provisions *of*
NZBC Clauses B1 Structure
B2 Durability
E2 External Moisture

Durability

Hardiflex and Hardipanei bracing systems meet the performance requirements of NZBC Clause B2.3.(a) of 50 years.

Serviceable life

The ability of the various sheet products and their fixings to perform as bracing for at least 50 years is dependent on them remaining dry in service (one or two accidental brief wettings per year excepted). The various coatings and jointing systems wili need to **be** maintained so as to continue to exclude water and this may require 'the repiacement of some of these items during the, life of the building.

For Hardipanei used as wall bracing, the option of using Hardistain is not acceptable.

BRANZ Appraisal

Hardiflex and Hardipanel have received the following appraisais:
BRANZ Appraisal Certificates Nos. 229 (1993) and No. 242 (1993).

Maintenance

The PVC flashings and jointers, the Inseal and Butynol strips, the sealants and the coatings will all degrade at differing rates and will need replacement or substitution at intervals ranging from approximately 8 to 50 years depending on the product. Regular inspections will be required by owners to ensure that the systems are sound.

Framing

The timber framing shall be in accordance with the Building Regulations 1992. It shall conform with NZS 3604:1990 Code of Practice for light timber frame buildings or be as for a specific design in accordance with NZS 4203:1992.

The studs may be spaced at up to 600mm centres with nogs or blocking at 1200mm maximum centres.

Hardiflex and Hardipanel sheets must be fixed vertically for bracing applications with all [illegible] framing.

Fix all Hardiflex and Hardipanei sheets to timber

framing with 40 x 2.5mm hot dipped galvanised Hardifiex nails.

Nail at 200mm centres to sheet edges and to intermediateframing and nogs. Nails are driven **a** minimum of 12mm from the sheet edge and 50mm from corners. The sheets must be held hard against the framing during nailing to minimise nail break out.

Drive all nails flush with Hardiflex and Hardipanel sheet surface. *Do* not punch as this can weaken the nails holding.

Fix all Hardiflex and Hardpanel sheets from the centre working towards the outside to avoid drumminess.

Certain bracing applications require the use of straps or fixings. These must be rebated into the framing behind the sheets. (Refer Table 1 and Figs. 8 and 9).

Technical Details

For full technical details, including sheet sizes, specifications and working instructions for Hardiflex and Hardipanel refer to the 'Hardies Exterior Wall Claddings' technical information brochure.

Sheet Mass

The approximate mass of Hardiflex and Hardipanel (based on Equilibrium Moisture Content) is:

9.5kg/m² for 6.0mm sheets
10.2kg/m² for 6.5mm sheets and
11.5kg/m² for 7.5mm sheets

Handling and Storage

The product should be stacked on a smooth level surface. Edges and corners should be protected from damage. Storage should be under cover and the sheets kept dry prior to fixing. The sheets should be carried on edge

Bracing

Hardiflex and Hardipanel will provide bracing for buildings designed and constructed in accordance with NZS 3604:1990. For details of this aspect of the product refer to BRANZ Appraisal Certificate No. 229 (1993) Hardies Wall Bracing Systems.

Hardiflex and Hardipanel shall be used as the required bracing with the appropriate fixings as set out in Table 1. Refer also to Figs. 1 to 7 for Hardiflex and Hardipanel sheet bracing details.

Hardifiex and Hardipanel meets the wall bracing element requirements of NZS 3604. (NZS 3604 is cited in Approved Document B1/AS1 Clause 4.0).

TABLE 1: Bracing Ratings for HARDIFLEX 6.0mm and 7.5mm thick and HARDIPANEL 6.5mm and 7.5mm Wall Bracing

System Number	Bracing Element Length	Figure Reference	NZS 3604:1990 Rating in Bracing units per metre of element length	
			Wind	Earthquake
HF1/HP1 HF2/HP2 HF3/HP3	1200-1800mm 1800-2400mm 2400mm or more	Refer Figs. 1 and 2 End straps not required	90 95 105	75 80 90
HF4/HP4 HF5/HP5	900-1200mm 1200mm or more	Refer Fig. 3 and 4 End straps required (refer Figs. 8 or 9	120 132	96 96
HF6/HP6	900-1200mm	Refer Fig. 5 End straps required (refer Fig. 9)	120	110
HF7/HP7	1200mm or more	Refer Fig. 5 End straps not required	145	118
HF8/HP8	900-1200mm	Refer Fig. 6 End straps required (refer Fig. 8)	115	92
HF9/HP9 HF10/HP10	1200-2400mm 2400mm or more	Refer Fig. 6 and 7 End straps not required	130 135	105 115

Sheets Stopped Below lop Plate

Where bracing sheets are stopped below the level *of* the top plate refer to Fig. 10.

SYSTEMS HF1/HP1, HP2/HP2 AND HF3/HP3

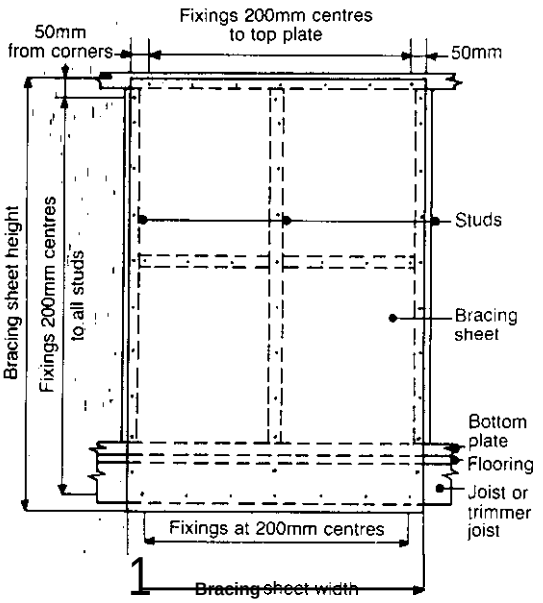


Fig. 1. Hardiflex and Hardipanel to limber Joists without End Straps

NOTE

1. Trimmer joists to be **a** continuous member nailed to the ends *of* joists and not to be nogged between.
2. For Hardiflex and Hardipanel bracing ratings refer Table 1.
3. End strap fixing between studs and joists are not required for this system.

SYSTEMS HF1/HP1, HF2/HP2, AND HF3/HP3

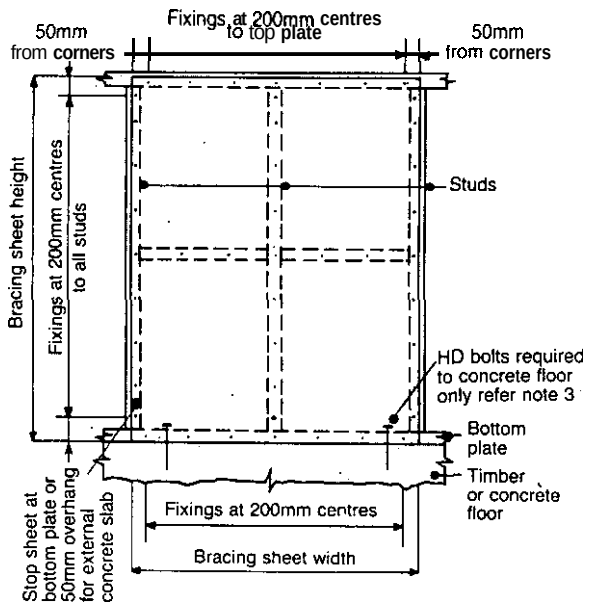


Fig. 2. Hardiflex and Hardipanel to limber or Concrete Floors without End Straps

NOTE
1. End strap fixing to studs are not required for this system.
2. For Hardiflex and Hardipanel bracing ratings refer Table 1.
3. HD bolts to be M10 hot dip galvanised with 50 x 50 x 3mm galvanised washers.

SYSTEMS HF4/HP4, HF5/HP5

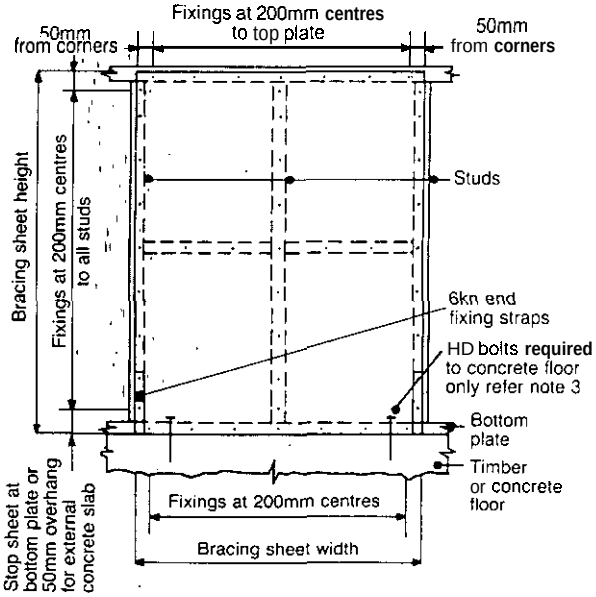


Fig. 4. Hardiflex and Hardipanel to Timber or Concrete Floors with End Straps

NOTE
1. Galvanised steel end fixing straps to be as detailed by Figs. 8 or 9.
2. For Hardiflex and Hardipanel bracing ratings refer to Table 1.
3. HD bolts to be M10 hot dip galvanised with 50 x 50 x 3mm galvanised washer.

SYSTEMS HF4/HP4, HF5/HP5

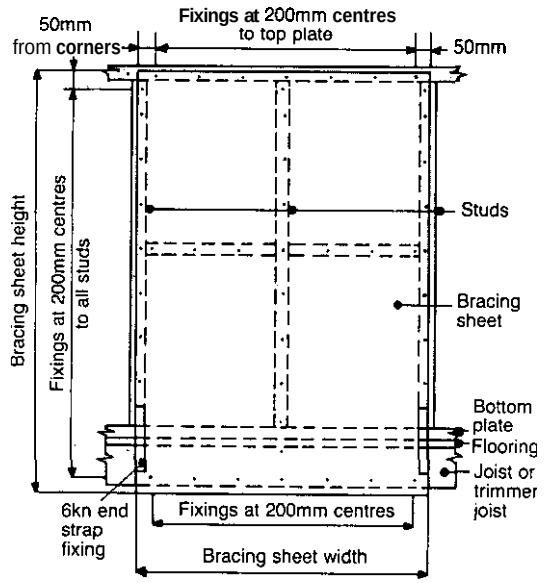


Fig. 3. Hardiflex and Hardipanel to Timber Joists with End Straps

NOTE
1. Trimmer joists to be a continuous member nailed to the ends of joists and not to .be nogged between.
2. Galvanised steel end fixing straps to be as detailed by Fig. 9.
3. For Hardiflex and Hardipanel bracing ratings refer Table 1.

SYSTEMS HF6/HP6 AND HF7/HP7

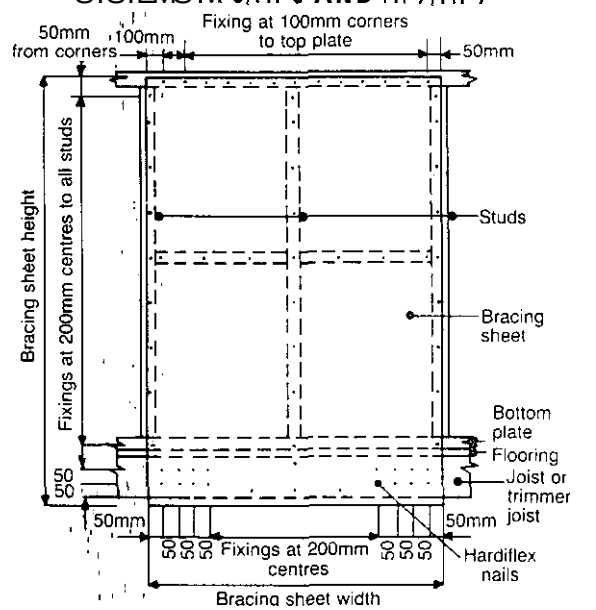


Fig. 5. Hardiflex and Hardipanel Special Fixing to Timber Joists

NOTE
1. Trimmer joists to be a continuous member nailed to the ends of joists and not to be nogged between.
2. For Hardiflex and Hardipanel bracing ratings refer Table 1.
3. End strap fixing between studs and joists are not required for systems HF7/HP7.
4. End strap fixing required system HF6/HP6.

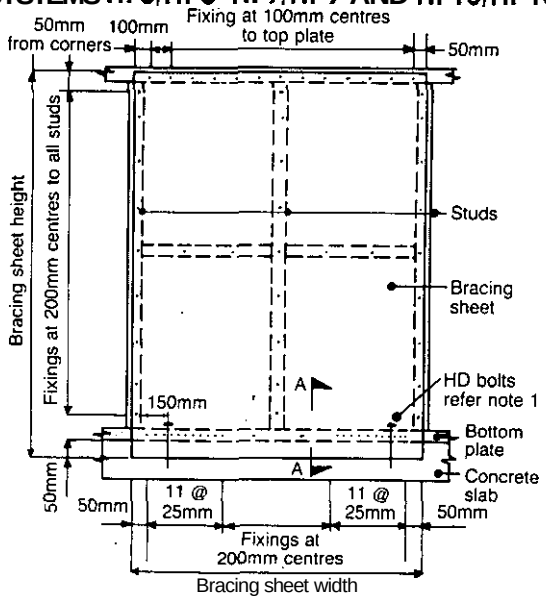


Fig. 6. Hardiflex and Hardipanel Special Fixing to Concrete Slab

NOTE

1. HD bolts to be M10 hot dip galvanised with 50 x 50 x 3mm galvanised washer.
2. End strap fixing between stud and bottom plate are not required for systems HF9/HP9 and HF10/HP10.
3. End strap fixings are required for system HF8/HP8.
4. For Hardiflex and Hardipanel bracing ratings refer to Table 1.

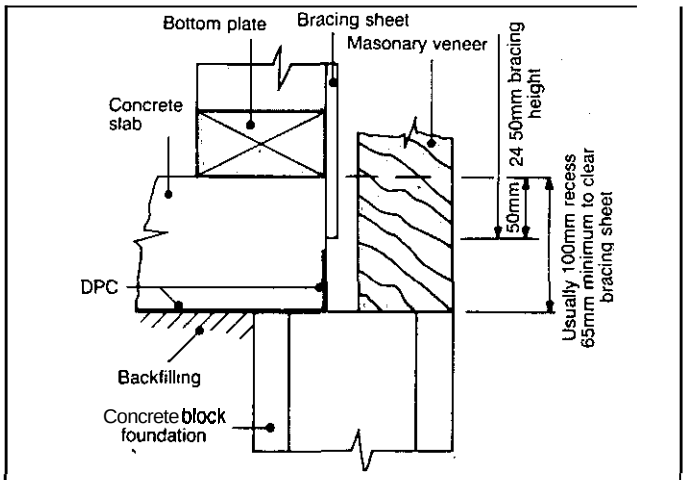


Fig. 7. Section A-A

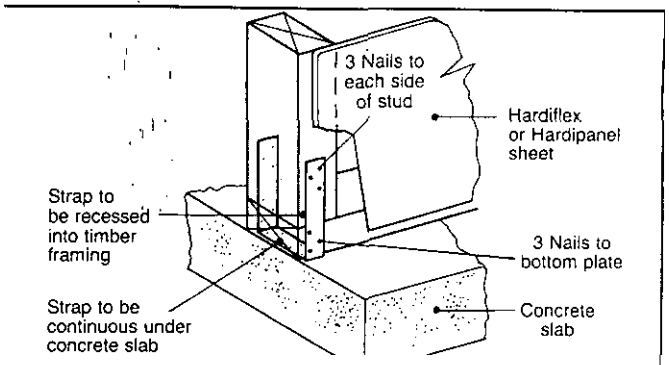


Fig. 8. End Fixing Strap to Concrete Slab

NOTE

1. Straps to be 25mm x 1mm galvanised steel or a proprietry system of 6kn capacity.
2. Strap nails to be 30 x 3.15mm diam galvanised.

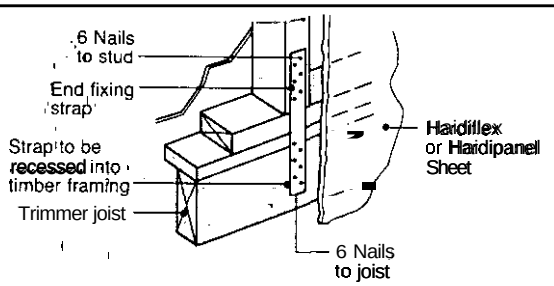


Fig. 9. End Fixing Strap to Timber Floor

NOTE

1. Straps to be 25mm x 1mm galvanised steel or a proprietry system of 6kn capacity,
2. Strap nails to be 30 x 3.15mm diam galvanised.

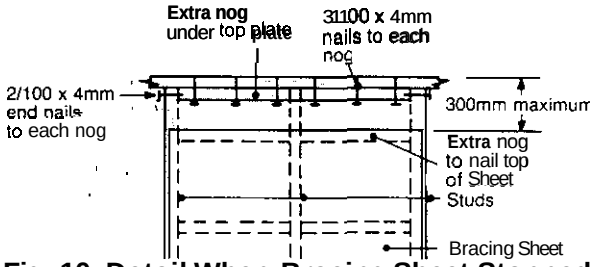


Fig. 10. Detail When Bracing Sheet Stopped Below Top Plate

NOTE

1. All sheet nailing to be as shown for the various bracing systems.
2. The full bracing values for full height sheets for each system can be used when this detail is followed.
3. This detail is to be used instead of the detail shown in Fig. K1 NZS 3604:1990.

SYSTEM WARRANTY

The systems recommended in this Brochure are formulated along the lines of good building practice and are intended to assist experienced tradespeople in construction procedures. However, the Brochure is not intended to be an exhaustive statement of all relevant data. Further, as the successful installation of these systems depends on numerous factors Outside the Company's control (e.g. quality of workmanship, particular design requirements, etc.) the Company accepts no responsibility for or in connection with the quality of the systems, or their suitability for any purpose when installed.

All conditions, warranties, obligations and liabilities of ony kind which are or may be implied or imposed to the Contrary by any statute, rule or regulation or under the general law and whether arising from the negligence of the Company, its servants or agents or Otherwise are hereby excluded except to the extent that the Company may be prevented by any statute, rule or regulation from doing so.

Hardie's reserve the right to revise without notice information and specification herein.

HARDIES fibre cement building products

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Petone
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Telephone: 0-4-568 2233
Fax: 0-4-568 2226

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Frx: 0-3-366 1205

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PHONE 8.30AM TO 6.00PM MONDAY—FRIDAY

Exterior/Interior Wall Applications

(See Table 1: Specification Numbers for cladding products which can be used in this fire rated system.)

For exterior wall applications, fix one layer of James Hardie fibre cement sheet cladding to the exterior face of the framing. All joints on flat sheet applications must be formed over solid timber framing and offset to the Gib® Fyreline on the opposite side of the wall by a minimum of 300mm. For all fixing and bracing details refer to the appropriate James Hardie technical literature.

Insulation

Fit R1.8 nominal 75mm fibreglass insulation tightly to all cavities against the building paper at the rear of James Hardie fibre cement products.

Interior and Exterior Jointing

Use any standard jointing details as described in the appropriate James Hardie technical literature. Note that expressed joints cannot exceed a maximum of 10mm vertically or horizontally. Gib® Fyreline joints are to be finished in accordance with GBTL30 system as described in Gib® Fire Rated Systems 1997.

Interior/Interior Wall Lining Applications

(See Table 1: Specification Numbers for lining products which can be used in this fire rated system.)

Fix one layer of James Hardie Villaboard® to one side of the framing. In the cavity fit R1.8 nominal 75mm fibreglass insulation. On the opposite side of the framing fix one layer of 9.5mm Gib® Fyreline. Installation and finishing must be in accordance with Winstone Wallboards GBTL30 system (refer Gib® Fire Rated Systems 1997). All Gib® Fyreline joints on the opposite side of the wall must be offset to the James Hardie Villaboard® joints by a minimum of 300mm. For all fixing and bracing details refer to the appropriate James Hardie technical literature.

Note James Hardie Villaboard® is intended for internal lining applications only in fire rated systems.

Specific Information

BRANZ Test Report FR **2454** and FP **2556**. BRANZ Opinion **- 9811215,** 98/1264, 98/1294, 98/1296, **98/1321,** 98/1332, 98/1333, 98/1334, 98/1335, 9811366.

Table 1: Specification Numbers

Spec No.	James Hardie Fibre Cement Cladding or Linings and Gib® Fyreline Lining
101	9.0mm Harditex™ Premium : 9.5mm Gib® Fyreline
102	7.5mm Harditex™ : 9.5mm Gib® Fyreline
103	9.0mm Hardipanel™ Titan (expressed joint) : 9.5mm Gib® Fyreline
104	9.0mm Hardipanel™ Compressed (expressed joint) : 9.5mm Gib® Fyreline
105	9.0mm Villaboard® : 9.5mm Gib® Fyreline
106	6.0mm Villaboard® : 9.5mm Gib® Fyreline
107	9.0mm Harditex™ Premium (expressed joint) : 9.5mm Gib® Fyreline
108	6.0mm Hardiflex® : 9.5mm Gib® Fyreline
109	7.5mm Hardiflex® : 9.5mm Gib® Fyreline

It is important that you refer to "Working Safer with Silica-based Products" prior to working with fibre cement. For more information or a copy of this leaflet, contact the James Hardie Helpline on 0800 808 868.

For further information phone the James Hardie Helpline 0800 808 868

James Hardie

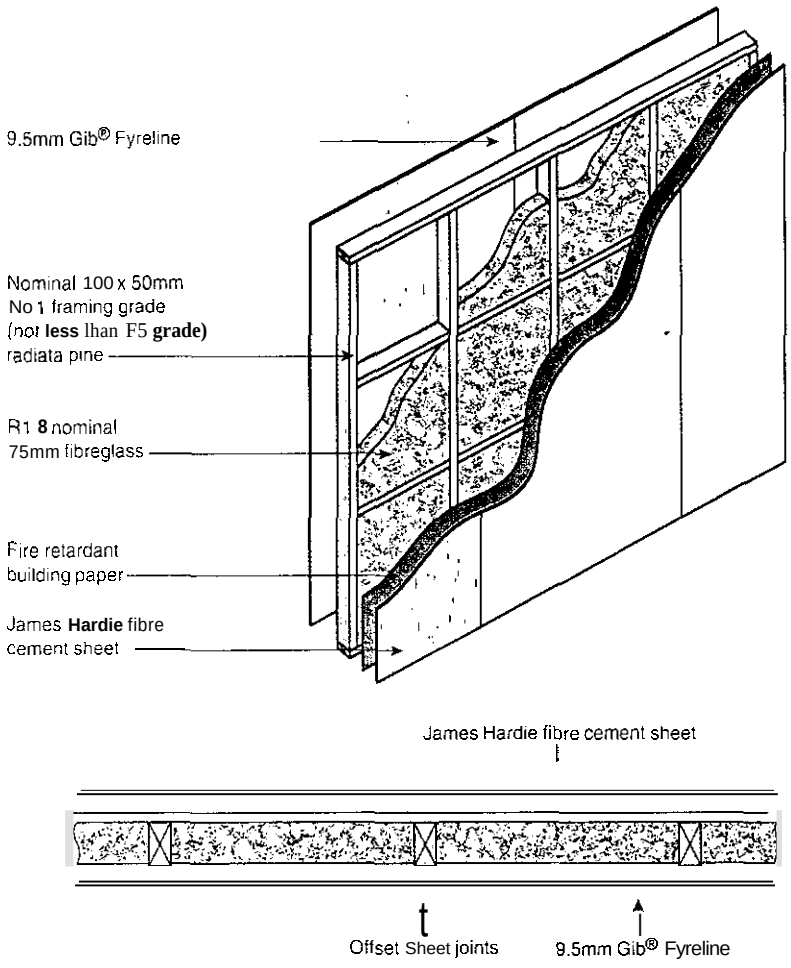
© James Hardie 022/March 1999

Two Way External/Internal & Internal/Internal 30 minute James Hardie Fibre Cement Five Rated System – Timber Frame

Specification Number	Load Bearing	Fire Resistance Rating	Cladding and Lining Requirements
JH 101.109 Series see Table 1	Yes	30/30/30	Combinations: as per Table 1

Fig 1 TWO WAY EXTERNAL/INTERNAL AND INTERNAL/INTERNAL 30 MINUTE FIRE RATED SYSTEM

– James Hardie fibre cement on one side of timber frame



This system applies to both external/internal and internal/internal applications, providing James Hardie fibre cement is fixed to one side of the framing with Gib® Fyreline on the reverse side.

Framing

Use nominal 100mm x 50mm No. 1 framing grade (not less than F5 grade) radiata pine or other timber sizes as permitted by specific design to NZS 4203:1992. Studs are at 600mm centres maximum. Nogs are at 800mm centres maximum. Stud axial loading for various wall stud size and wall heights are available by phoning the James Hardie Helpline on 0800 808 868.

Wall Height

All timber framing must be in accordance with NZS 3604 Code of Practice for Light Timber Frame Buildings. Specific design to NZS 4203:1992 and NZS 3603:1993 can also be undertaken providing:

- the framing centres do not exceed those given in this specification:
- the framing member widths conform to this specification.

Building Paper on Exterior Fire Rated System

Use fire retardant building paper fixed to the framing, directly under all James Hardie fibre cement sheets.

30 MINUTE JAMES HARDIE FIBRE CEMENT FIRE RATED SYSTEM

PART **D** : KEY PERSONNEL

(Complete Pan **D** As far as possible **in** ail cases. Give names, addresses and telephone numbers. Give relevant registration numbers **if** known)

)ESIGNER(S)

dame _____

Address _____

'hone Number _____ Fax Number _____

3UILDER

Uame _____

Address _____

'hone Number _____ Fax Number _____

DRAINLAYER

Name _____

Address _____

Phone Number _____ Fax Number _____

PLUMBER

Name _____

Address _____

Phone Number _____ Fax Number _____

CERTIFIERS

Name _____ Reg No _____

Address _____

Phone Number _____ Fax Number _____

Certifying _____

Name _____ Reg No _____

Address _____

Phone Number _____ Fax Number _____

Certifying _____

RELEASE **OF** INFORMATION

Council provides building consent information to a number of organisations. Included in this is the names of applicants and the location of the projects. Much of this information has to be supplied in terms of the Local Government information Act, however we can withhold personal identification if you wish. Please indicate below if you object to release of identifying information.

I WISH TO OBJECT TO THE ISSUE OF IDENTIFYING INFORMATION ON MY PROJECT ☐

PART E : COMPLIANCE SCHEDULE DETAILS

E1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance and reporting procedures.

- ☐ Automatic Sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire and other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems. Riser
- ☐ Mains for tire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building
- ☐ Any other mechanical. electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the building code in respect of the above-mentioned systems
- ☐ None of the above

E2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance and reporting procedures)

- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section *25* of the Disabled Persons Community Welfare Act **1975.**
- ☐ Hand-held hoses for fire fighting
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act **1975**

Jim Wallace
0884-7059

KAIPARA DISTRICT COUNCIL

Dargaville Office
Private Bag, Dargaville
Phone (0884) 7059

Paparoa Office
Paparoa Office
P.O. Box 1, Paparoa
P.O. Box 1, Paparoa
Phone (089) 4317019
Phone (089) 4317019

APPLICATION FOR BUILDING PERMIT

To the Engineer (ATTENTION: Building Inspector)

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:

OWNER Name Mr. and Mrs. T. Laarakkers
Postal Address 51A Swanson rd.
Henderson Phone (09) 8362676

BUILDER Name
Postal Address LAARAKKERS HOMES LTD. 51A SWANSON RD. HENDERSON PH: 836-2676
Phone

EXISTING USE OF SITE AND BUILDINGS Holiday Bach

NATURE OF PROPOSED BUILDING WORK Boat House

e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No: (from rate demand) 1100-16007

LEGAL DESCRIPTION OF SITE (from rate demand or title deeds) Sec. 43 Blk II Okaka SD

ADDRESS OF SITE Signal Stn. Road

AREA OF SITE 814 m² Hectares sq. metres

NATURE OF SOIL (rock, clay, sand, loam etc) Sandstone

FLOOR AREA (proposed work-square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building		~~43.2 m²~~	43.2 m² (existing)	43.2 m²
Accessory Buildings		23.4 m²		23.4 m²

ESTIMATED VALUE OF WORK AND FEES

	VALUE
Main Buildings (excluding plumbing and drainage)	$ 2000.-
Accessory Buildings (excluding plumbing and drainage)	$
Plumbing	$ N/A
Drainage	$ N/A
Sub Total	$ 2000.-
Building Levy Fee (on Sub Total Value)	
Vehicle Crossing Deposit	
Vehicle Crossing Payment	
Footpath and Street Damage Deposit	
Sewer Connection	
Water Connection	
Other: e.g. Hoarding Licence, Stormwater Inspection, Off Street Parking	
TOTAL FEE	$ 55.00

FOR OFFICE USE ONLY

Fees	Receipt No.	Date	Permit No.
$ 55.00		/ /	
$		/ /	
$		/ /	
$		/ /	
$		/ /	
$		/ /	
$		/ /	
$		/ /	
$		/ /	
$		/ /	
$		/ /	

CERTIFICATE

I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Kaipara District Council By-laws goverping and regulating all matters the subject of the foregoing.

Signature of Applicant ..... Date 15-5-'91

FOR OFFICE USE ONLY

TO TOWN PLANNING OFFICER:

Checked and approved Signature .....
Date .....

TO BUILDING INSPECTOR

Checked and approved Signature .....
Date .....

TO STRUCTURAL ENGINEER

Checked and approved. Signature .....
Date .....

TO FIRE INSPECTOR

Checked and approved Signature .....
Date .....

TO HEALTH INSPECTOR

Checked and approved signature .....
Date .....

REMARKS:

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PERMIT TO BE ISSUED SUBJECT TO:

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PERMITS

Building Permit No. ..... 'Signature ..... Date .....
Plumbing Permit No. ..... Signature ..... Date .....
Drainage Permit No. ..... Signature ..... Date .....

.....

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.....

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

KAIPARA DISTRICT COUNCIL

Stats. No. J No. 20507

Inspector: M _____ File No. _____

Receipt No. 40427 Date Permit Issued 21/6/91

OWNER

Name T. LAMARAKKERS

Mailing Address 61 A SWANSON RD

HENDERSON

BUILDER

Name OWNER

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. /

Street Name RAILWAY STATION RD

Town/District HELENSVILLE

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 110/160/7

Lot _____ D.P. _____

Section 62 Block II

Survey District OKAIKA

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ERECT DOMESTIC GARAGE (LOFT SHED) FOR OWNERS USE

FLOOR AREA

Whole Sq Metres _____

DWELLING UNITS

Number Erected _____

ESTIMATED VALUES $

Building	2,000
Plumbing	
Drainage	
G.S.T. incl	
TOTAL	2,000 nil

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING – exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- ☐ NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- ☑ DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 65	Water Connection	$
Street Damage Deposit	$		
Building Research Levy	$		
Plumbing	$		
Drainage	$		
Sewer Connection	$		
Vehicle Crossing Levy	$	G.S.T. incl	$
M.S. Plumbing	$	TOTAL:	$
			$

Receipt No. 40427

Date of Payment 20/6/91

Authorised Officer _____

Special Conditions: _____

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

(CONTINUED OVER)

Date Inspected,	
4/9/91	General visit - footing in precast blocks - concrete floor to go in later.
10/91	work near completed just finishing required and tie down pins to plate and stud.

COMPLETED (Signature) _____ Date __/__/__

KAIPARA DISTRICT COUNCIL

PRIVATE BAG. DARGAVILLE
Please Address All Correspondence
to the General Manager.

TELEPHONE (0884) 7059 (5 LINES)
FAX No. (0884) 6756
DISTRICT OFFICE, HOKIANGA ROAD,
DARGAVILLE, N.Z.

REFER ...Mr.Vallance

H 372
FILE REF .....

10 April 1991

T H Laarakkers
51A Swanson Road
Henderson
AUCKLAND

Dear Sir

On the 3rd April 1991 an inspection of the proposed site for your domestic garage was made. Before a permit can be issued the property boundaries would require to be more clearly defined to determined just how far the building would be off the front boundary.

It would appear that your neighbour Mr Brian Glamuzina who occupies lot 42 intends to use the new access way that has just recently been formed.

If this is the case then it would mean that Mr Glamuzina would be cutting across the corner of your property.

To tidy the matter up the area concerned would need to be designated as "common ground" or a "right of way" created to give the owners of lot 42 the legal right to have access over the area.

It is probable that you in turn will need a right of way across a portion of lot 42 for manoeuvering purposes so that access to your proposed garage can be obtained.

You may think it all a bit unnecessary but I assure you that it can save a lot of headaches in the future.

Until such time as this matter is resolved, no permit will be issued.

Yours faithfully

C.W. ASHBY
DIRECTOR OF WORKS AND SERVICES

Lot 16

6.207

Lot 17

(bdy 16.094)

water tank

4900

2500

8800

Lot 41

Lot 18

(bdy 38.395 0.4)

-1.0m

0

-2.0m

-3.0m

-3.7m

(bdy 16.094)

Existing Bach

1.500

1.900

ACCESS-WAY

4.000

PROPOSED BOAT HOUSE

6500

water tank

3600

(bdy 28.718)

Lot 43

north

(bdy 13.076)

OP

(bdy 41.725)

4.776

Lot 42

T. Laarakkers
51A Swanson road
Henderson Ph.(09) 8362676

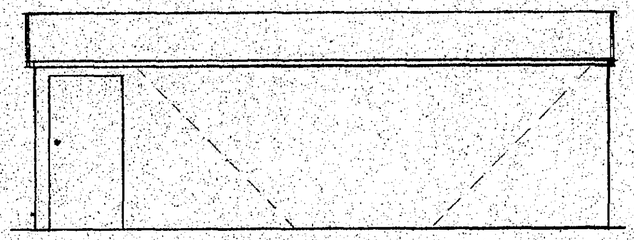
Proposed Boathouse at Lot 43 Pouto Point
For. Mr and Mrs. T. Laarakkers

Site plan

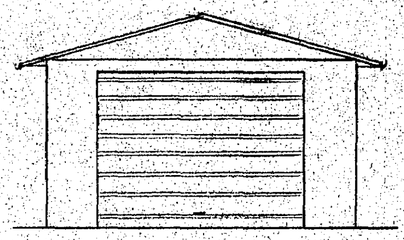
SHEET 1

DRAWN T. Laarakkers | CHECKED | SCALES 1:100 | SERIES OF 2

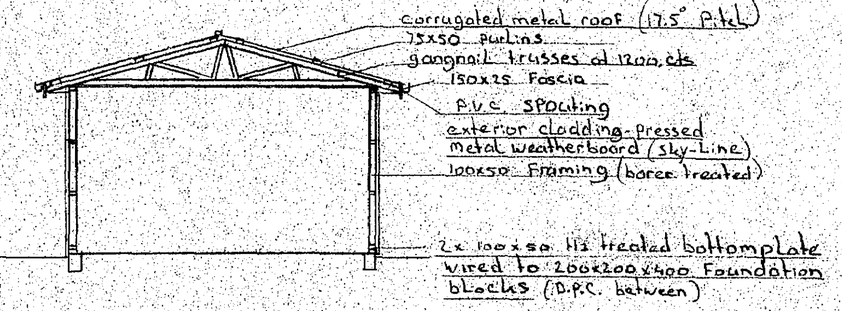
TRACED | DATE May 1991 | REF

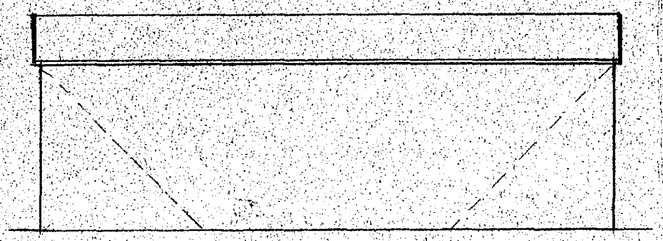


West ELevation

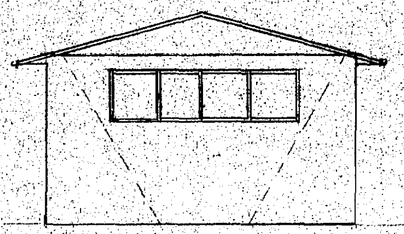


North ELevation

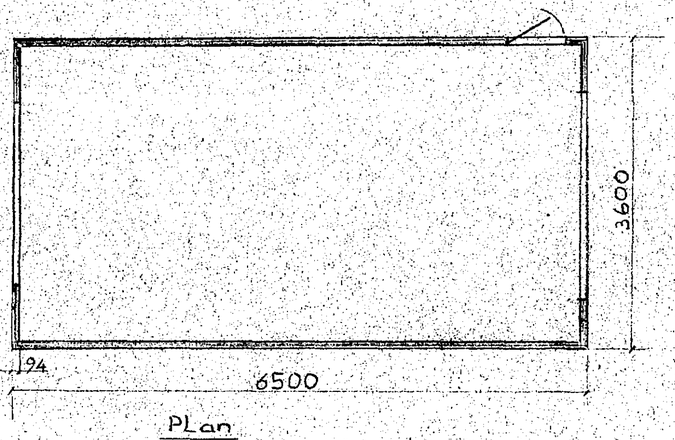




East ELevation

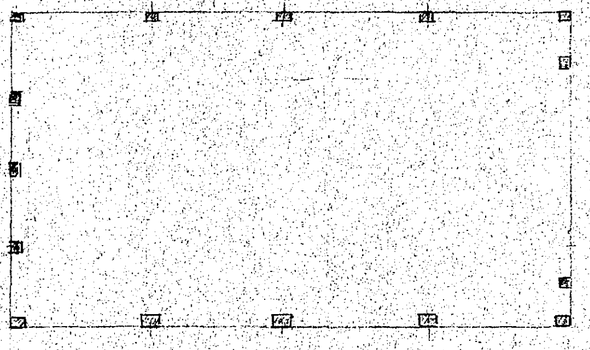


South ELevation



PLan

200x200x400 Foundation bLocks at 1.6m cts. max.



Foundation PLan

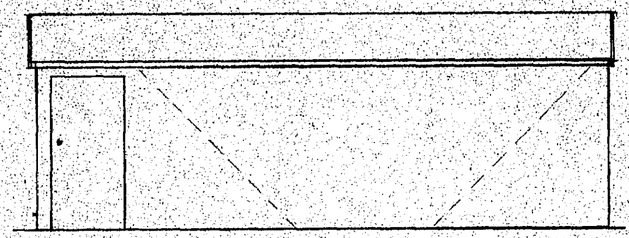
T. Laarakkers
51A Swanson rd
Henderson ph(09) 8362676

Proposed Boathouse at Lot 43 Pouto Point
For Mr. and Mrs T. Laarakkers

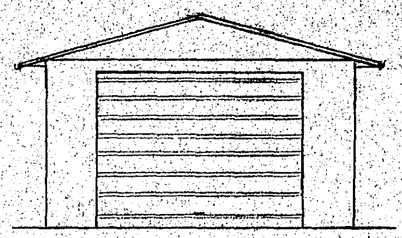
PLan, ELevations, cross section and Foundation PLan

SHEET 2

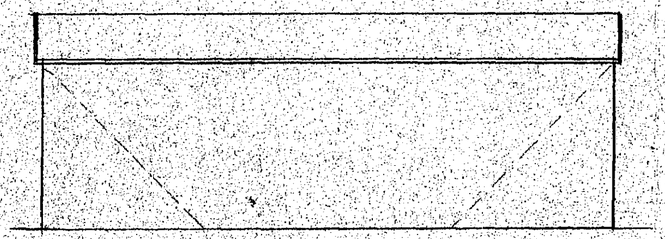
DRAWN T. Laarakkers | CHECKED | SCALES 1:50 | SERIES OF 2
TRACED | DATE may 1991 | REF



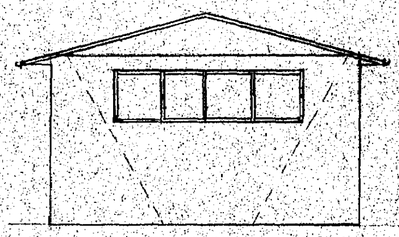
West Elevation



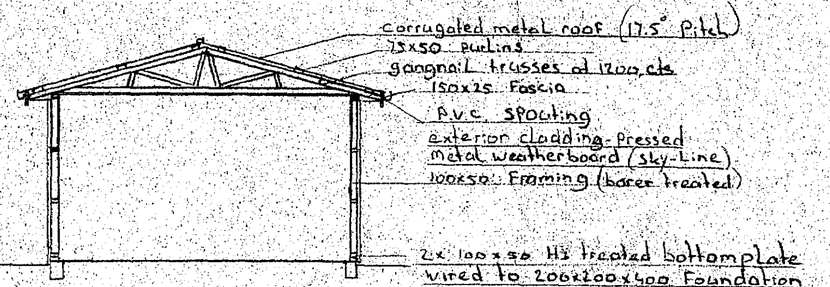
North Elevation

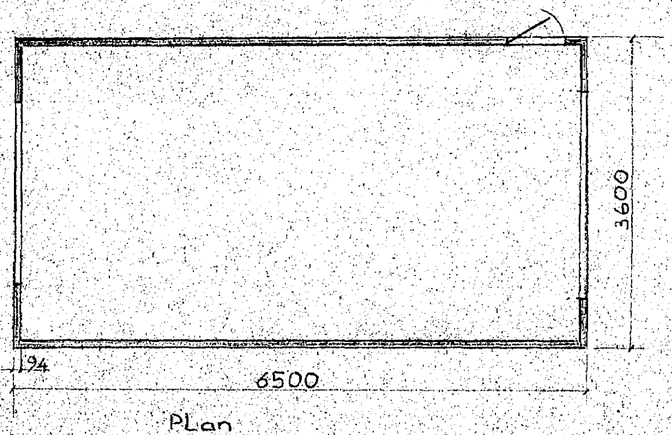


East Elevation



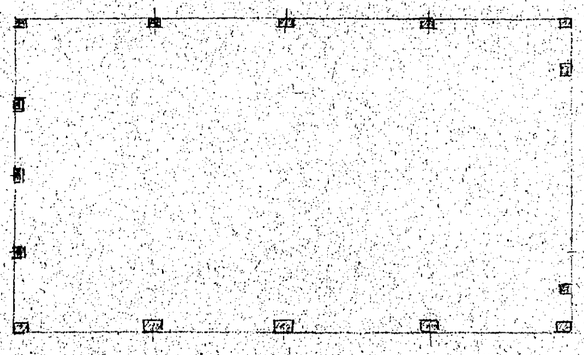
South Elevation





Plan

200x200x400 Foundation blocks at 1.6m cts. max.



Foundation Plan

T. Laarakkers
51A Swanson rd
Henderson ph(09) 8362676

Proposed Boathouse at Lot 43 Pouto Point
For Mr. and Mrs T. Laarakkers

Plan, Elevations, Cross section and Foundation Plan

DRAWN T. Laarakkers	CHECKED	SCALES 1:50	SHEET 2
TRACED	DATE May 1991		SERIES OF 2
			REF

SCALE OF FEES

For the **examination of plans and specifications of any building and for the inspection of such building the following fees** shall **be payable according** to the **estimated value of** the work.

In **any dispute** as **to value,** the Engineer **shall have the absolute** determination of **the** value of the **proposed** work or **building.**

BUILDING PERMIT FEES

ESTIMATED VALUE OF WORK: (Value **to exclude value** of **Plumbing** and **Drainage work).**

Values must be calculated at **current market rates and** include **the GST content** of the **price** of **the building.**

0 to $ 2,500	fee	**$ 55.00**
$ 2,501 **to $ 5,000**	fee	**$** 95.00
$ 5,001 to $ 9,000	fee	$145.00
$ 9,001 to $ 13,000	fee	**$220.00**
$ 13,001 to $ **20,000**	fee	**$300.00**
$ 20,001 to **$30,000**	fee	$370.00
$ 30,001 to $ **45,000**	fee	**$425.00**
$ 45,001 to $ **60,000**	fee	**$485.00**
$ **60,001** to $ 80,000	fee	**$525.00**
$80,001 to $110,000	fee	$585.00
$1 10,001 to **$150,000**	fee	**$650.00**
$150,001 to $200,000	fee	**$750.00**

$200,001 and above — $750.00 for the **first $200,000 plus** $100.00 **for** every $50,000 or part thereof thereafter.

That where **a design** certificate or structural **checking is** required, **that** the **fee be** increased by 25%.

BUILDING RESEARCH LEVY FEE

In **addition** to **the above** fee, there **will also be payable** a **Building Research** Levy **in** accordance with the **Building Research Levy Act 1969, which is set at $1.00** in **each** $1,000 **or part** thereof of **the value** of each **Building Permit issued. Permits** for work of **a** value **less** than **$20,000** are **exempted.**

PLUMBING AND DRAINAGE PERMIT FEE

See Drainage and Plumbing Application Form

A minimum **fee of $30.00 for** the **first $200** worth of **work** (labour without materials).

$6.00 per $100.00 worth of work thereafter.

All the **above fees include GST.**

GENERAL INFORMATION

(1) The following MUST **accompany this Application:**

PLANS **AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATE in ink or on print paper to an acceptable metric** scale **(eg. Plans and Elevations 1:100,** Cross sections **1:50,** Details **1:10, Site** Plan **1:200 would be** normal) **and drawings** shall be drawn **or** printed **on quality paper** preferably of Standard **A1, A2 or A3 size.**

The following shall **be included:**

(a) **A** floor **plan of each** floor **level showing position of** all **sanitary fittings and** names **and** sizes of **various rooms.**

(b) **Where the building** is **on a sloping site the correct height of foundations** must **be shown.**

(c) **An elevation** of each **external wall.**

(d) **Cross-sections** showing **framing,** the **type** and location of **cladding, insulation, sheathing and lining.**

(e) **The type and** location of each **foundation** element **(for** example: reinforced masonry **foundation wall,** anchor pile, **cantilevered pile, and so on).**

(f) **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.

(g) **Where a building** requires Plumbing **and Drainage** work **a** separate Application **form must** be **filled** in and **fee paid** before **a Building** Permit **can be issued.**

(h) **Such drawings and** information in details **as** may **be necessary** to indicate that the **proposed building** or other work **or** change of **use** of land **or buildings** will comply in **all respect** with **the District Planning Scheme and** with **the** By-laws.

(i) **A** report **and calculations showing how** the **design complies** with the By-laws in **the case** of buildings **requiring specific designs.**

(j) **Applications** for **(in so** far **applicable):**

(1) **Drainage and Plumbing**
(2) Sewer **Connections**
(3) Water **Supply** Connection
(4) Footpath **Damage Deposit**
(5) **Hoarding** Licence
(6) Vehicle **Crossing**
(7) Stormwater Connection

(k) **In duplicate a location drawing showing** the **site (all** four **boundaries)** the **buildings** already **on** the **site** and **the new proposed building shown** in **black.** The **measurements** from the **proposed buildings** to all buildings **on the** site and the **boundary lines** should **be given.**

(2) FEES may be forwarded **later** on *advice* of *availability* **of permit and the** amount of **fees required.**

BUILDING PERMIT AUTHORITY

Office Copy)

KAIKOURA DISTRICT COUNCIL

Stats. No. J No. 20507

Receipt No. 404427 Date Permit Issued 21 / 6 / 91

OWNER

Name [illegible]

Mailing Address [illegible]

BUILDER

Name [illegible]

Mailing Address

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No

Street Name [illegible]

Town/District [illegible]

Riding

LEGAL DESCRIPTION

Valuation Roll No 110/160/12

Lot D.P.

Section 40 Block II

Survey District [illegible]

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ERECT DOMESTIC GARAGE (Non-Habitable) FOR DOMESTIC USE

FLOOR AREA

Whole Sq. Metres

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	2,000
Plumbing	
Drainage	
G.S.T. [illegible]	
TOTAL	2,000 00

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [x] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 45 00	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$		$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T. [illegible]	$
M.S. Plumbing	$	TOTAL	$ 45 00

Receipt No. 404427

Date of Payment 20 / 6 / 91

Authorised Officer [illegible]

Special Conditions: (In addition to those noted on reverse):

011001600

NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws

IMPORTANT – YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

BC/MP/01A

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Pocklington

REAL ESTATE

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