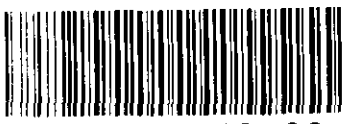
KAIPARA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT



aluation reference : 1221/3211

ame of Applicant : I Boles

ldress of Property : 3 North Ave.

Consent required for : Garage.

Further details sought (if required)	Y/N		19
1a) Kerb (etc) damage deposit application required	Y/N		19
(a) Application for PIM received		12 4	1996
(b) Application for Consent received			19
(a) Issue PIM NO 960172 .	Y/N	17 4	1996
(b) Issue Consent NO _____	Y/N		19
(c) OBJECTED TO RELEASE OF INFORMATION		YES	NO
(d) Receipts (various)	Y/N		19
(e) One copy of plan submitted with application .	Y/N		19
(f) One copy of specification submitted with application	Y/N		19
(g) One copy of advice to applicant of inspection procedure	Y/N		19
(h) Other (eg copy of Design Certificate, calculations etc)	Y/N		19
Foundation inspection carried out by County Inspector			19
Prelining inspection carried out by county Inspector			19
Plumbing and Drainage inspection carried out by County Inspector			19
Compliance, inspection stage _____			19
Issue compliance certificate to stage Final		21 6	1996

9.5.96 Gary Hansen

Registered Natal 23/4/96

OTAMATEA COUNTY COUNCIL

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

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR

Sir,

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

Particulars of the land and buildings are:—

OWNER Name A. Worden

Postal Address _____ Phone _____

BUILDER Name Colin Buchanan

Postal Address [redacted] Phone 68/04 mwi

EXISTING USE OF SITE **AND** BUILDINGS

NATURE OF PROPOSED BUILDING WORK Dwelling

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

VALUATION DEPT. ASSESSMENT No. : (from rote demand) 1221 / 324 LOT 109

LEGAL DES IPTION OF SITE: (from rate demand or title deeds) LOT 109 DP 44640

Road or Street : North AVE mangawhai

AREA OF SITE: Acres _____ Roods _____ Perches _____ Hectares sq. metres.

NATURE OF SOIL: (~~rock, clay~~, sand, ~~loam etc.~~) _____

FLOOR'AREA: (proposed work' — square measure)

	Basement	Ground Floor	Other Floors	Total
Main Building	_____	54 sq metres.	_____	_____
Accessory Buildings	_____	_____	_____	_____

ESTIMATED VALUE OF WORK & FEES	Value	Fees	
Main Buildings (excluding plumbing and drainage)	$ 26.000.00	$ 204.55	4116
Accessory Buildings (excluding plumbing and drainage)	$ 1000	$ 30	4116
Plumbing	~~$ 2500.00~~ $ 1000	$ 51.	
Drainage	~~$ 2000.00~~ $ 2000.00	$ 51.50	4117
Building Levy Fee (on total value)	$ 27000	$ 27	4118
		TOTAL FEE $ 336.55	

CERTIFICATE : I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Otamatea County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant C.E. Buchanan

Date 25/9/89

FOR OFFICE USE ONLY

Fee Paid — Building	Receipt No.	Date	
Building Research Levy	Receipt No.	Date	
Fee Paid — Plumbing	Receipt No.	Date	
Fee Paid — Drainage	Receipt No.	Date	
Vehicle Crossing Deposit	Receipt No.	Date	
Vehicle Crossing Payment	Receipt No.	Date	

TO HEALTH INSPECTOR:

Checked and approved Signature : Date :

TO BUILDING INSPECTOR:

Checked and approved Signature : Date : 13.4.89

TO TOWN PLANNING OFFICER:

Checked and approved Signature : Date :

REMARKS :

PERMIT TO BE ISSUED SUBJECT TO:—

PERMITS :

Building Permit No. 934182 Signature P.Q. Dot. Date

Plumbing Permit No. 2744 Signature P.Q. Dot. Date 26.10.89

Drainage Permit No. Signature Date

GENERAL INFORMATION

(1) The following MUST accompany this Application :

PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATION (in ink or on print paper) including—

(a) Ground plans of proposed work showing position of all Sanitary finings 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) Front and side elevations.

(d) Cross section showing framing with bracing.

(e) 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.

(f) Application for entrance crossing from road.

(g) Such drawings and information in detail 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.

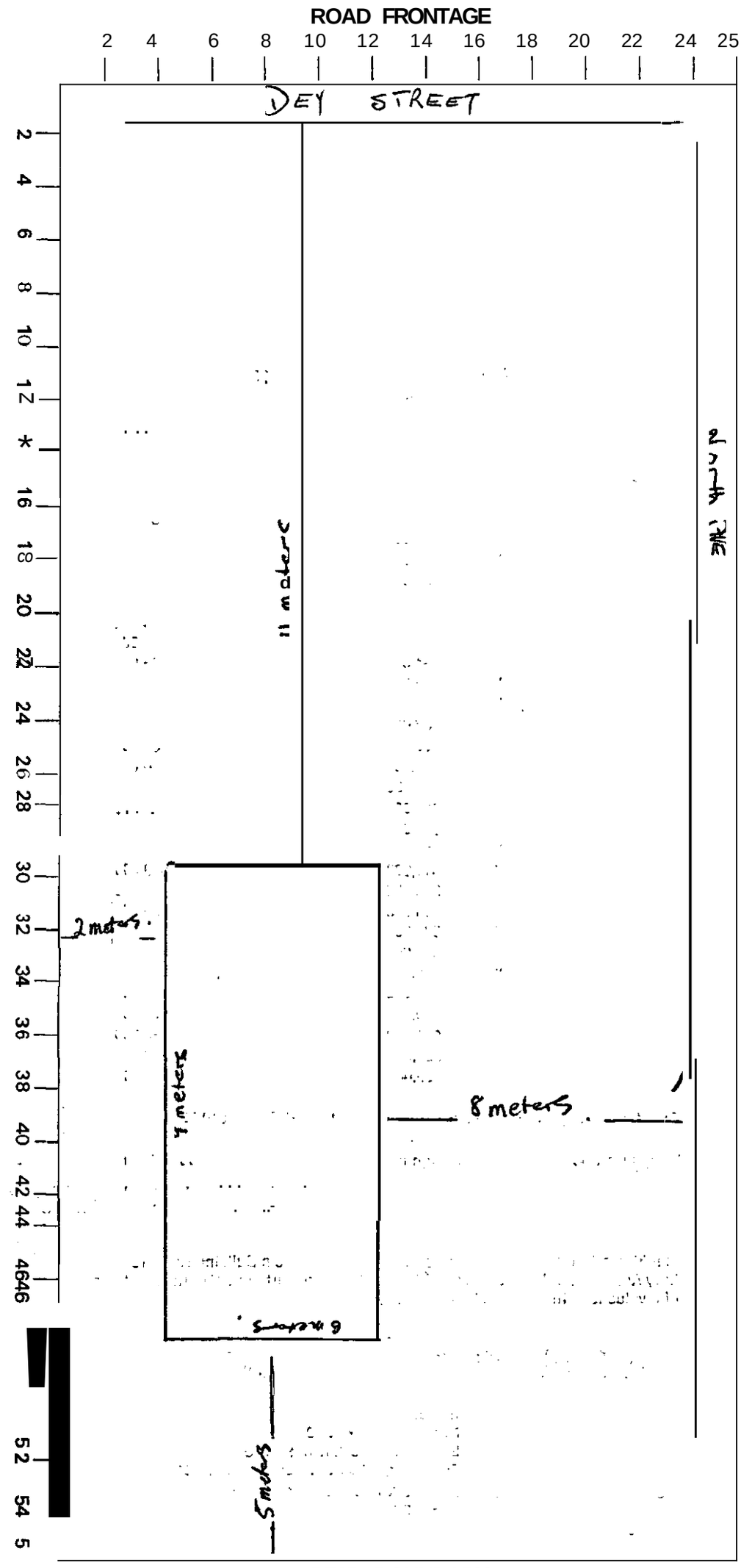
(h) A report and calculations showing how the design complies with the By-laws in the case of building requiring specific design.

Metres

SITE PLAN

THIS PLAN MUST SHOW (in ink):

1. Position of existing buildings {drawn in red).
2. Position of building proposed under this application (drawn in blue).
3. Position of Garage and Driveways whether required now or not.
4. Position of Septic Tank, Sanitary and Stormwater drainage.
5. Distances of each Building from boundary lines.
6. Boundary lines shown thus :
7. Any Building Line Restrictions imposed on land.
8. Site plan must be drawn accurately to scale. indicate if not in metric.
9. Deviation from site plan is not permitted without previous approval of the Council.



Conversion:

2 Metres = **6.562** feet

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).**

		Fee Payable
Values must be calculated at current market rates and include the GST content of the price of the building.		
A minimum fee of $25.60 for all work under $1,000.		
$ 1,001 to $ 4,000	fee	$ 51.15
$ 4,001 to $ 8,000	fee	$ 102.30
$ 8,001 to $ 12,000	fee	$ 127.85
$ 12,001 to $ 25,000	fee	$ 204.55
$ 25,001 to $ 50,000	fee	$ 255.70
$ 50,001 to $100,000	fee	$ 332.40
$100,001 to $200,000	fee	$ 511.40
$200,001 to $300,000	fee	$ 767.05
$300,001 upwards	fee	$1,022.75

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

BUILDING RESEARCH LEVY FEE

In addition to the above fees, 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 DRAIMRGE PERMIT FEE

A minimum fee of $5.15 for the first $100 ***worth*** of work.

$5.15 per $100 worth of work thereafter.

All the above fees include GST.

OTAMATEA COUNTY COUNCIL

SITE DRAINAGE PLAN

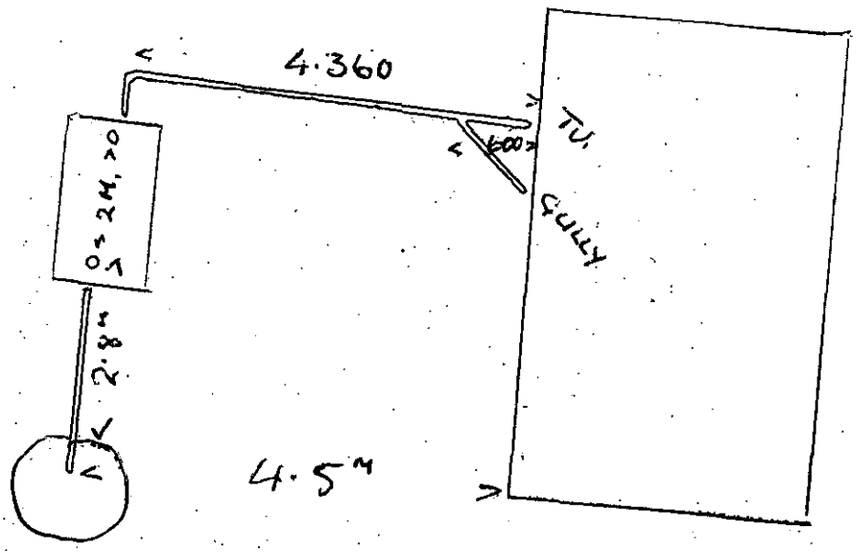
DRAINLAYER R.W. CARGILL

Permit No. 2744

Date 31/10/89

New Sewerdrains	REO
Stormwater	DOTTED BLACK
Old Drains	FULL BLACK
Material Used	
SEWER	PVC/CERAMIC
STORMWATER	PVC/CERAMIC
	DELETE

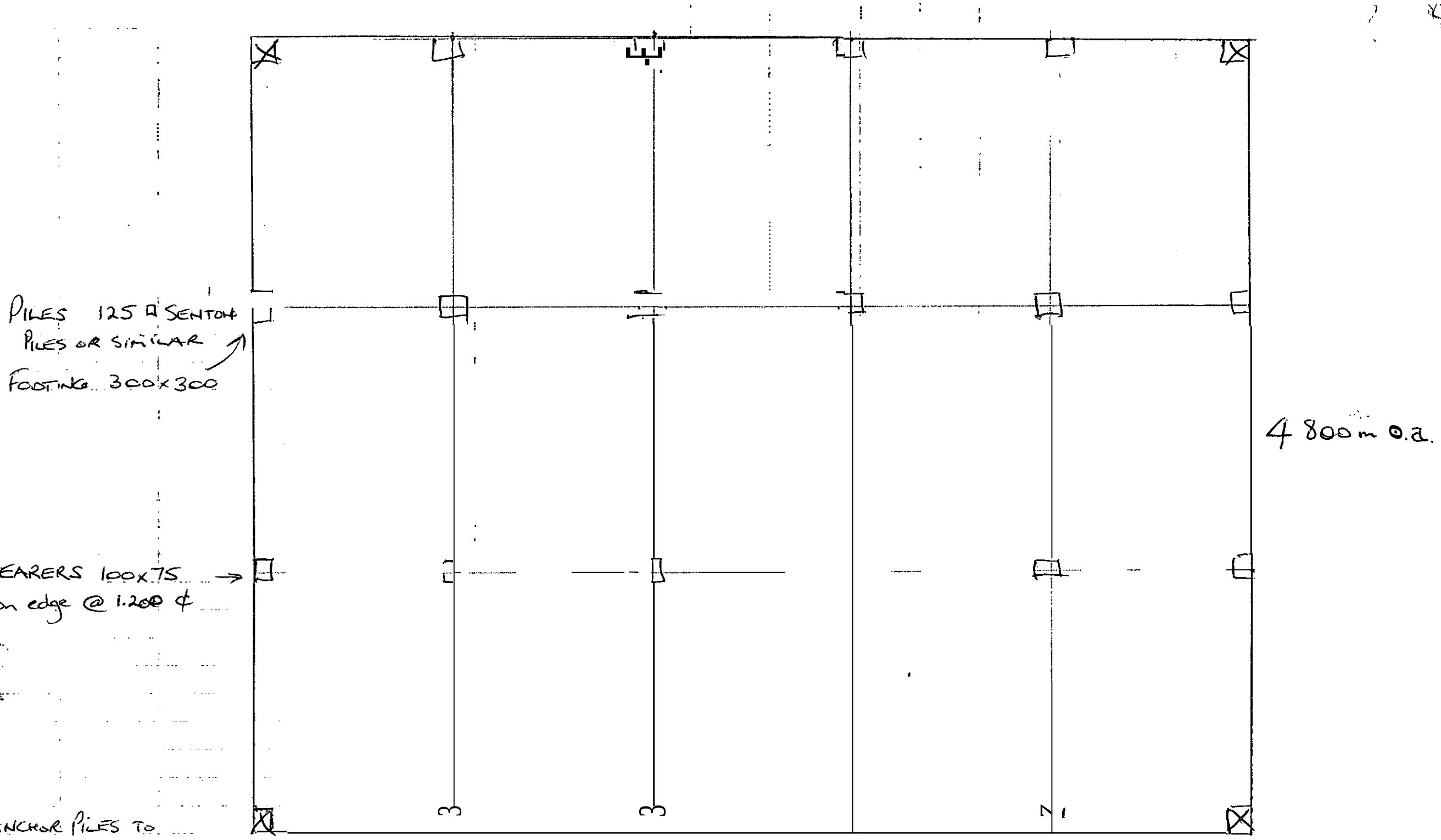
ACTUAL measurements between inspection pipes, changes of direction, etc. are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also *to* be shown.



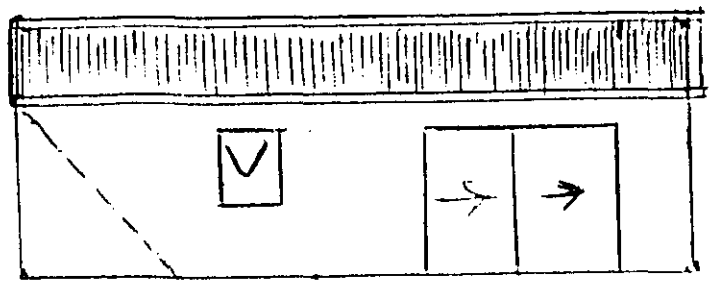
OWNER: A. WORDEN LOT No. 109

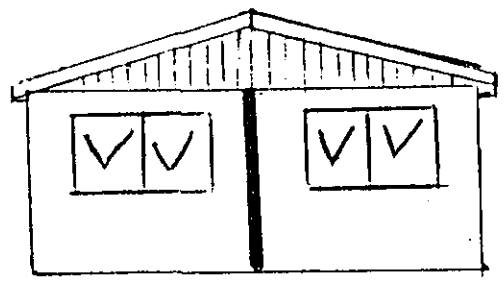
STREET: NORTH AVE MAUNGAWHAI DP No. 44640

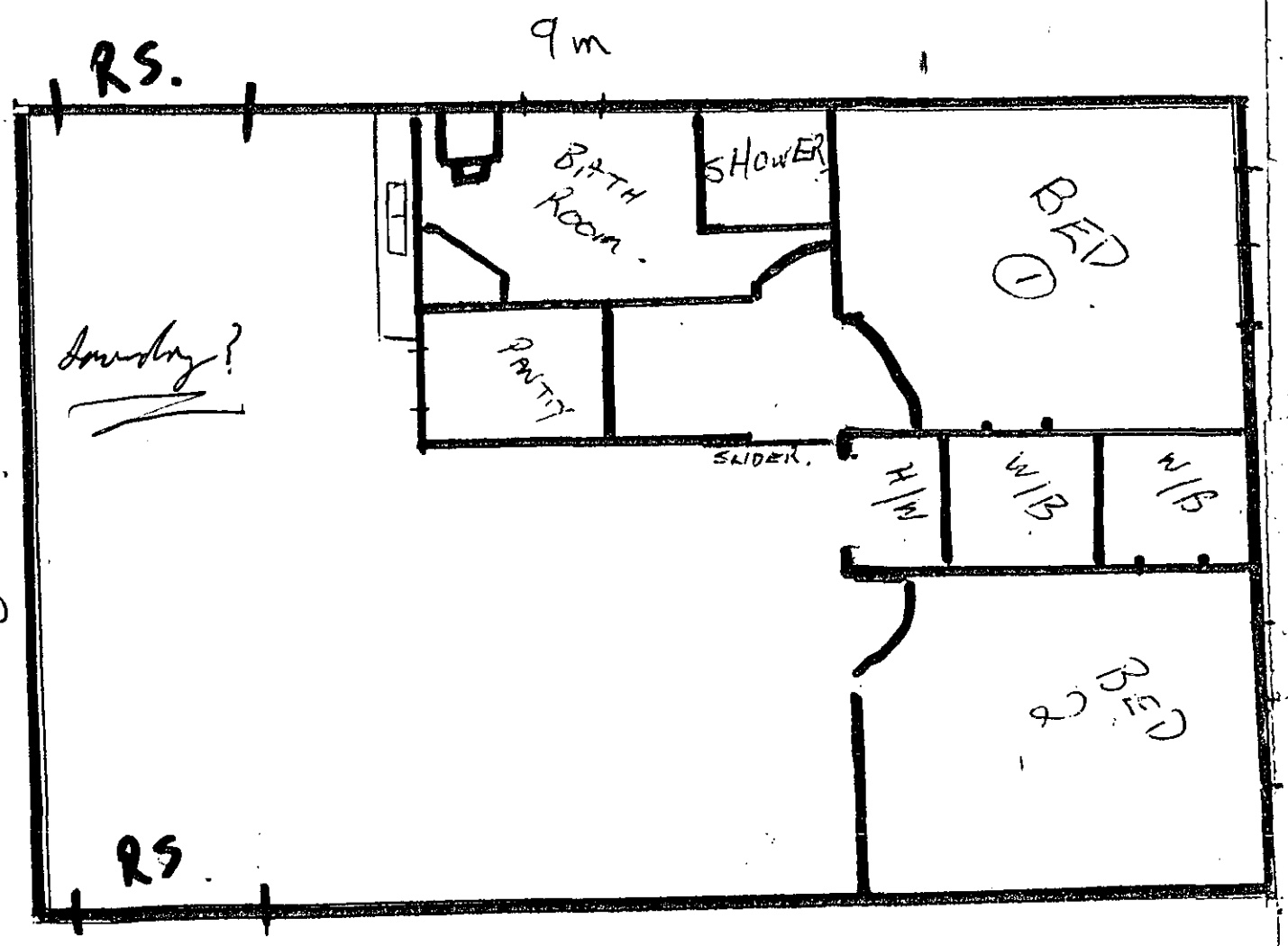
Paigent Print, Whangarei

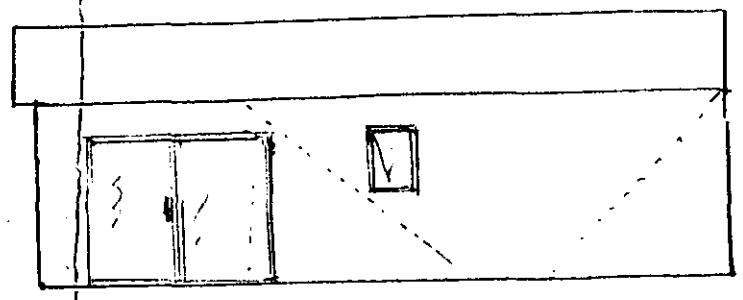


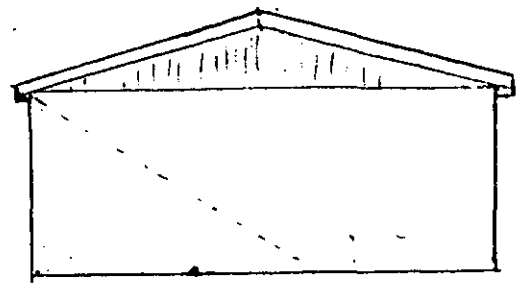
FOOTING & FLOOR PLAN | AREA 28.8 m² | SCALE 1:25

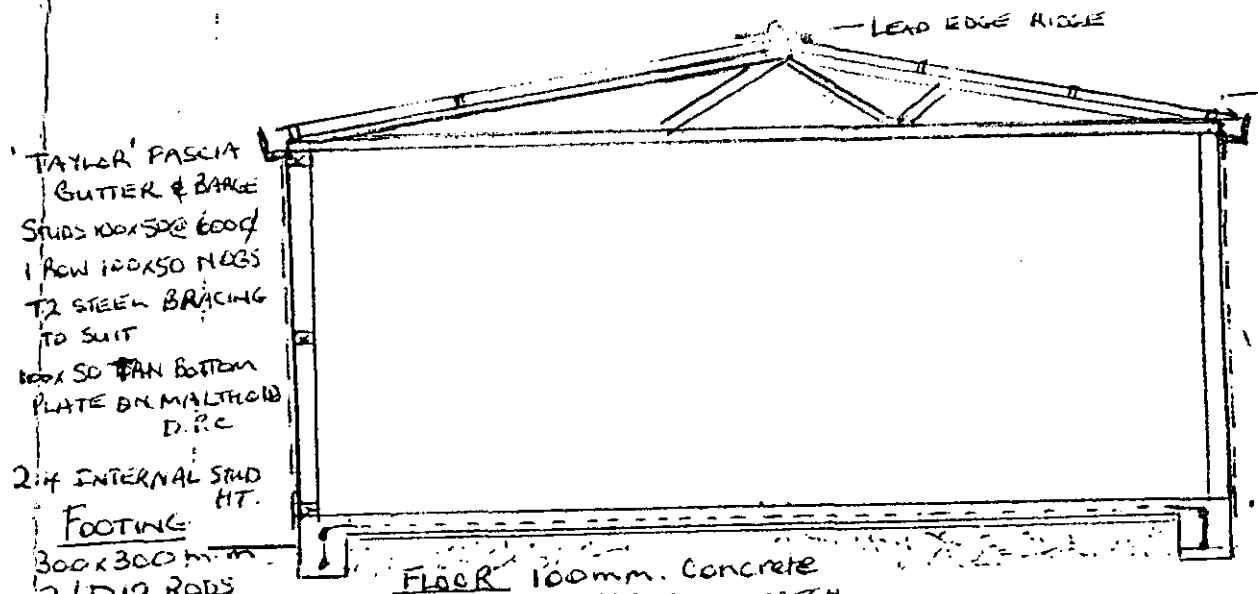












OTAMATEA COUNTY COUNCIL
APPROVED
13.10.89
BUILDING INSPECTOR

SCALES:
CROSS SECTION: 1:5
ELEVATIONS: 1:1
FLOOR PLAN: 1:5
SITE PLAN:

PLANS & SPECIFICATIONS FOR A. Worden

North AVE Mangawhai.

BETTER BUILT HOMES
GARAGES. AGENT/BU
C. BUCHANAN PH. 68194
MANGAWHAI DRAWN:2

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. G 034182

NO.

Inspector: M

File No.

Receipt No.

Date Permit Issued 26 / 10 / 89

OWNER

Name H Worden

Mailing Address 15 Lois Rd
Pakuranga
Auckland

BUILDER

Name C Buchanan

Mailing Address R D 4
Maraetai

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name North Ave

Town/District Maraetai

Riding

LEGAL DESCRIPTION

Valuation Roll No. 1221/324

Lot 101 D.P. 44640

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling

FLOOR AREA

Whole Sq. Metres 54

DWELLING UNITS

Number Erected 1

ESTIMATED VALUES $

Building	25000
Plumbing	1000
Drainage	1000
G.S.T.	
TOTAL	27000

NATURE OF PERMIT (TICK BOX)

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

FEES APPLICABLE

Building Permit	$ 204.55	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$ 27.00		$
Plumbing	$ 51.50		$
Drainage	$ 51.50		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$
M.S. Plumbing	$	TOTAL:	$ 334.55

Receipt No. 4116-8

Date of Payment 27/7/89

Authorised Officer

Special Conditions:

Construction to be subject to inspectors listed on attached sheet.

34.14

Date Inspected	REMARKS (e.g. stage reached with work)
10-10-89	Boaty excavation into clean consolidated ground, gate in place OK
	A further 100mm of earth is to be removed

(CONTINUED OVER)

Date Inspected	
	from around existing walls

COMPLETED (Signature)_____ **Date** ____/____/____

OTAMATEA COUNTY COUNCIL

?

Application for Drainage and/or Plumbing Permit

To the Engineer
Otamatea County Council
P. O. Box, 1
PAPAROA

[rate 25/9/89

Sir

I hereby apply *for* a permit to .....

.....as set out in the plans attached hereto. (Describe work to be done, plumbing, drainage, septic tank etc.)

For .....A. Worden.....
(Initials and name of property owner and address)

SECTION UN WHICH WORK IS TO BE DONE : Val No ..... Lot 109

D. P. ..... S.D .....

Street or Road ..North AVE Mangawhare.....

By this hand authorise ...Cargill Plumbing.....
(name & address of plumber and/or drainlayer)

..... Licence No ..... to execute the said work.

Value of the completed work : Plumbing $2500-00

Drainage $2000-00

Total $4500-00

Permit Fee Payable (see scale of fees over) .....

Signed ...Cargill Plumbing...Wood Street...Mangawhare
(Permit applicant)

Postal Address : .....

.....

NOTE : All permits will be issued direct to the persons undertaking the work

FOR OFFICE RECORD ONLY

Fee Paid ..... Receipt No ..... Permit No .....

APPLICATION APPROVED .....Inspector 15/10/19 8

A minimum fee of $5.00 for the first $100 worth of work.

$5.00 per $100 worth of work thereafter.

These fees include GST.

SHEET A

(CIRCLE whichever is applicable)

NAME: Colin Buchanan A Worden Job.

ADDRESS:

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light/~~Heavy~~

ROOF PITCH: 0^{o}-25^{o} 26^{o}-45^{o}

WIND AREA: High/~~Medium/Low~~

W = B.U.'s/m

B.U.'s

1 Total B.U.'s Required	2 Wall Line	3	4	5	6	7	8
			Wall Bracing Elements Provided				
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
ALONG	A EXT	9 x 10	1	2	62	2'4	148'8
						Sub-total	148'8
	B INT	3'0 x 10	2	2	62	2'4	148'8
		30				Sub-total	
	C						
						Sub-total	
	D						
						Sub-total	
	TOTAL	1200				TOTAL	297'6
ACROSS	L EXT	6'0 x 10	3	2	62	2'4	148'8
		60'0				Sub-total	148'8
	M INT	6'0 x 10					
		60'0				Sub-total	148'8
	N						
						Sub-total	
	O						
						Sub-total	
	P						
		120.00				Sub-total	297'6
	TOTAL	240'00				TOTAL	595'2

OTAMATEA COUNTY COUNCIL

APPLICATION FOR A BUILDING PERMIT

Valuation reference : 1221/324/

Name of Applicant : A WORDEN

Address of Property : North Ave, Mangawhai

Permit required for : Dwelling

1.	Application received		29	9	19 8
2.	Further details sought (if required)	Y/N			19
3.(a)	Vehicle Crossing (green) application required	Y/~~N~~			19
(b)	Vehicle Crossing (green) application received	No 7	9	10	19 8
(c)	Vehicle Crossing (green) application to AOE/~~W~~		9	10	19 8
(d)	Kerb (etc) damage (blue) deposit application required	Y/N			19
(e)	Kerb (etc) damage (blue) deposit application received	~~No~~			19
(f)	Kerb (etc) damage (blue) deposit application to ~~AOE/W~~				19
4.	Application accepted for processing				19
5.	Presiting inspection carried out by County Inspector	R/~~NR~~	6	10	84
	Issue of building permit approved	(signed) CI	13	10	19 84
6.	Collate and issue building permit				19
	(a) Building Permit C 34182	Y/~~N~~	27	10	89
	(b) Plumbing and Drainage Permit 2744	Y/N	27	10	8C
	(c) Receipts (various)	Y/~~N~~	✓		
	(d) One copy of plan submitted with application	Y/~~N~~	✓		
	(e) One copy of specification submitted with application	~~Y~~/N	✓		
	(f) One copy of advice to applicant of inspection procedure	Y/~~N~~	✓		
	(g) Other (eg copy of Design Certificate, calculations etc)	~~Y~~/N			
7.	Foundation inspection requested	R/NR			19
8.	Foundation inspection carried out by County Inspector		19	10	19 8
9.	Prelining inspection requested	R/NR			19
10.	Prelining inspection carried out by County Inspector				19
11.	Plumbing and drainage inspection requested	R/NR			19
12.	Plumbing and Drainage inspection carried out by County Inspector			11	19 8
13.	Any additional inspection of property Reason				

Application completed and approved for filing

(signed) County Inspector 19

14. Checked and all sections correctly completed

(signed) SAO 19

15. Date application completed and filed 19

KAIPARA DISTRICT COUNCIL

Private Bag 1001, Dargaville. Please address all correspondence to the General Manager.

Refer

File Ref

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

To: KAIPARA DISTRICT COUNCIL

RECEIVED
30 MAY 1996
Kaipara District Council

Under Building Consent No.: 960172

From: I BOLES
C/- SKYLINE GARAGES
R D 2
SILVERDALE
Project location: 3 NORTH AVENUE
Valn No.: 1221/324
Project descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
GARAGE
Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended uses: PRIVATE

You are hereby advised that

___ All
___ Part only as specified in the attached particulars

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

You are requested to issue

___ A final
___ An interim

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

The attached particulars include:

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

Signed by or for and on behalf of the owner:

Name: I Bowles

Position: OWNER Date: 28/5/96

Business hours contact phone no.: 09 620 4817

DISTRICT OFFICE
Hokianga Road, Dargaville
Telephone 09-439-7059 (8 lines)
Fax 09-439-6756

SERVICE CENTRE
Main Road, Paparoa
Telephone 09-431-7019
Fax 09-431-7017

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

Applicant

Mr I K BOWLES
C/- SKYLINE GARAGES
RD 2
SILVERDALE

Consent Details

Consent/PIM No.: 960172
Date issued: 15/05/96
Valn No: 0122132400

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

Intended Life: INDEFINITE, BUT NOT LESS THAN SO YEARS

Intended Uses: PRIVATE

Project Location: 3 NORTH AVENUE

Legal Description: LOT 109 DP 44640

Estimated Value: $ 6,200

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are $ 0.00

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

Building Inspector Date 21.6.96

BC 960172

Dargaville Office:
Private bag 1001
DARGAVILLE
Phone 0-9-439-7059
Fax 0-9-439-8756

KAIPARA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Paparoa Office:
P.O. Box ;
PAPAROA
Phone 0-9-431-7019
Fax 0-9-431-7017

Section 33, Building Act 1991
(Attach all relevant documents in duplicate)

Name: C. B. GS

Postal Address c/- SKYLINE GARAGES
UNIT 8 KOWA RD RD 1 SILVERDALE

Fax Nur

Contact Name: SKYLINE GARAGES

Postal Address 8 KOWA RD
RD SILVERDALE

09 4267641

09 4932591

PROJECT LOCATION

Address: 3 NORTHAVE - DEN ST

DESCRIPTION OF WORK & INTENDED USE

GARAGE

Valuation Number: 1321 224

Lot:(s) 109 DP:/S 44640

Section ____ Block ____

Survey District ____

AREA OF SITE: ____ hectares/sqare metres

NATURE OF SOIL:(rock, clay, sand. loam. etc) SAND

FLOOR AREA: (proposed work - square meters)

	Basement	Ground Floor	Other Floors	Total
Main Building				
Accessory Buildings		23·76		23·76

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage)	$
Accessory Buildings (excluding plumbing & drainage)	$ 6200.00
Plumbing & Drainage - Labour	$
- Materials	$
Total value of Work	$ 6200.00

☐ 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 1 of an intended 1 stages

OFFICE USE ONLY

Property ID:

FEES PAID ON APPLICATION
(including GST)

	$	c
P.I.M.	46	
Building Consent	160	
Street Crossing		
BRANZ Levy		
B I A Levy		
Footpath Deposit		
Photocopying		
Water Connection		
Structural Chock		
Plumbing		
Drainage (Labour only)		
	206	

☐ Application for building consent only, in accordance with Project Information Memorandum No: ____

☐ Application far Building Consent and Project Information Memorandum

Signed for and on behalf of the owner

Signature P. Collis

Name: PETER COLLIS Date 28/5/96
(Please Print)

RECEIPT NO: 220356

DATE: 12·4·96

PART B : PROJECT DETAILS

(Complete Part B only if you have not applied separately for a Project Information Memorandum1

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 i.e. 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 or 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 sup porting documents, if any, including -
  - ☐ Building Certificates
  - ☐ Producer Statements
  - ☐ References to accreditation certificates issued by the Buiding Industry Authority
  - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

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 SKYLINE BUILDINGS LTD
Address WARD RD PENROSE
Phone Number 09579 1226 Fax Number

BUILDER
Name R W COLLS BUILDING CONTRACTORS
Address 1114 OTAHUA RD RD 2 SILVERDALE
Phone Number 09 426 7641 Fax Number

DRAINLAYER
Name
Address
Phone Number Fax Number Registration No:

PLUMBER
Name
Address
Phone Number Fax Number Registration No:

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 locations 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 Parr *E1* for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Tick ☑ each applicable box and attach proposed inspectio maintenance, and reporring 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 alar 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 travelarors or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.
- ☐ Any otner mechanical. electrical, hydraulic. or electronic system whose proper operation is necessary f 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 *inspectio* 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 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 19

B U I L D I N G C O N S E N T
Section 35, Building Act *1991*

Applicant

I BOLES
c/- SKYLINE GARAGES
RD 2
SILVERDALE

Consent Details

Consent/PIM No.: *960172*
Date issued: *12/04/96*
Date of applicn: *12/04/96*
Valn No: 1221/324

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

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: PRIVATE

Project Location: 3 NORTH AVENUE

Legal Description: LOT *109* DP *44640*

Estimated Value: $ *6,200*

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

	$	*204.00*
Building Research Levy	$	0.00
Building Industry Authority Levy	$	0.00
TOTAL:	$	*204.00*

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.

This building consent is issued subject to the conditions specified in the attached page(s) headed CONDITIONS OF BUILDING CONSENT *960172.*

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

_____ Building Inspector Date 17.4.96

CONDITIONS OF BUILDING CONSENT 960172

1 This consent will lapse if building work has not commenced within 6 months from the date of issue or if reasonable progress has not been made within 12 months after work has commenced. The consent may be extended for a further period at the discretion of Council.

2 No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.

3 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.

4 As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.

5 Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.

6 To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.

7 NOTICE THAT BUILDING WORK IS READY FOR INSPECTION.
For the purposes of Section 76 of the Building Act, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:

8 a) at least 2 working days notice of the intended commencement of construction.

9 b) at least 1 working days notice of the covering up of any

10 i) drainage or plumbing

BUILDING CONSENT 960172 [Continued]

ii) excavation for a foundation

iii) reinforcing steel for a foundation

iv) timber required to have a specific moisture content

v) other work required to give notice as a condition

Council MUST be notified at the completion of building work on the attached form.

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

Applicant	PIM Details
I BOLES C/- SKYLINE GARAGES R D 2 SILVERDALE	Consent/PIM No.: ***960172*** Date issued: ***12/04/96*** Date of applicn: ***12/04/96*** **Valn No:** 1221/324

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

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 **YEARS**

Intended Uses: PRIVATE

Project Location: **3** NORTH AVENUE

Legal Description: LOT ***109*** DP ***44640***

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

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

_____ Building Inspector Date 17 · 6 · 96

KAIPARA DISTRICT COUNCIL

ATTACHMENT TO P.I.M. No 960172

BUILDING

(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)
Temporary Support)

(C) **Provisions made for demolition are adequate**

Removal of materials from site)
Dust Extraction)

(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) **Licenses required to operate, subject to Building Consent being granted**

Health Licences)
Dangerous Goods Licence)

PLANNING

(A) **Proposed Project complies with District Pla 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 known to affect the site which impact on the proposed project**

Protected Tree Restrictions)
Historic Site Restrictions)

(D) **sed**

Gradient) **EXISTING BUT MAY NEED**
Width) **UPGRADING TO COMPLY**
Length) **WITH DISTRICT PLAN APPENDIX 4B**

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

NOTE: The Northland Regional Council General Authorisation 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?**

(D) **Proposed connection to services acceptable**

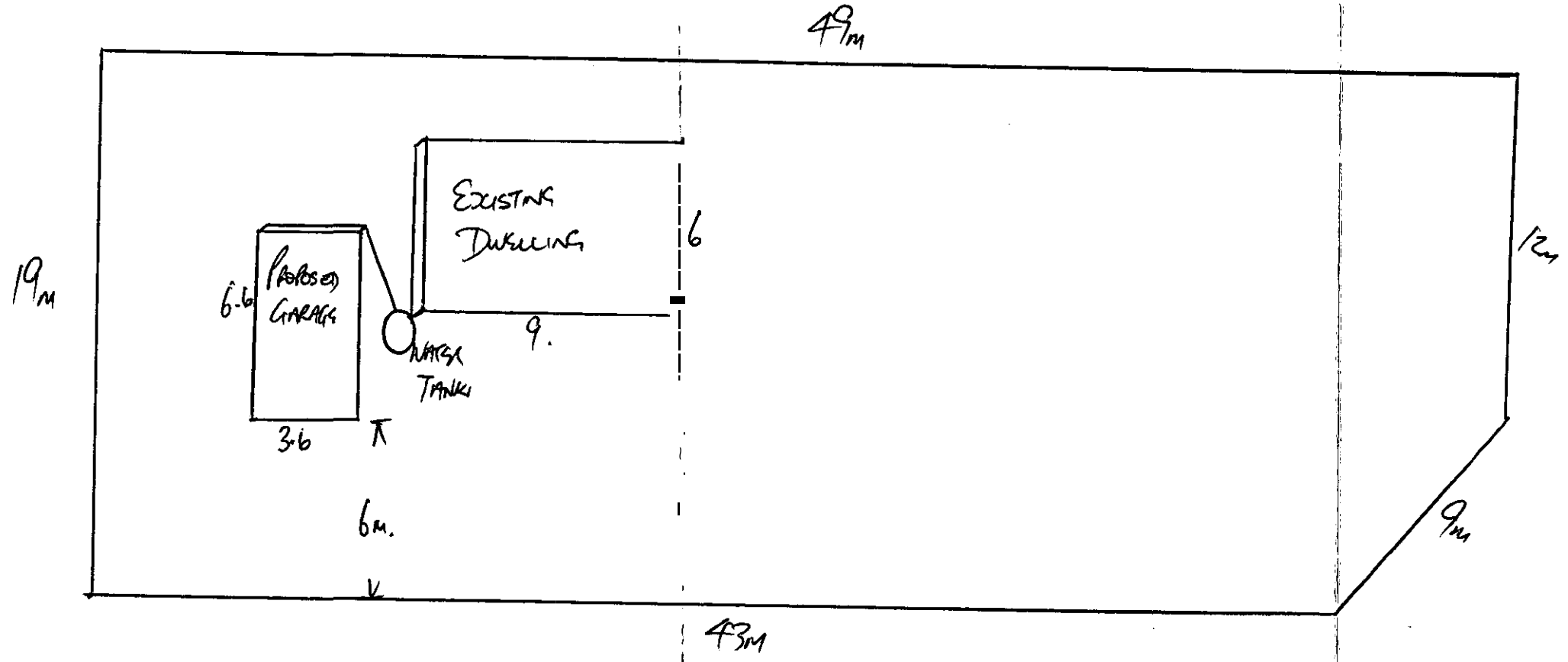
Stormwater Disposal *EXISTING*
Water Connection *EXISTING*
Foulwater Disposal

(E) **Proposed location of vehicle access acceptable**

Location)
Traffic Implications)

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

Signs



SITE PLAN

FOR: I BOWLES

AT: 3 NORTH AVE
MANGAWHAI.

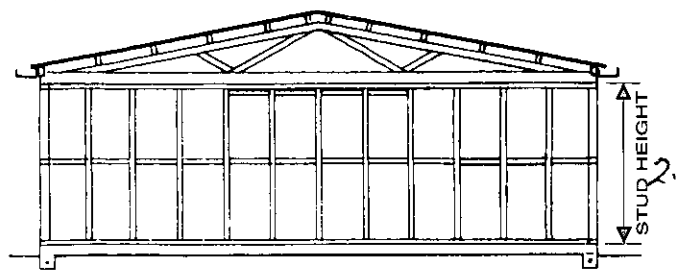
SKYLINE

DISTRIBUTOR:
Skyline Garages
P & W Collis BLD Contractors Ltd
Helensville / Mangawhai
09 4267641 / 09 431 4272
Mobile 025 932 591

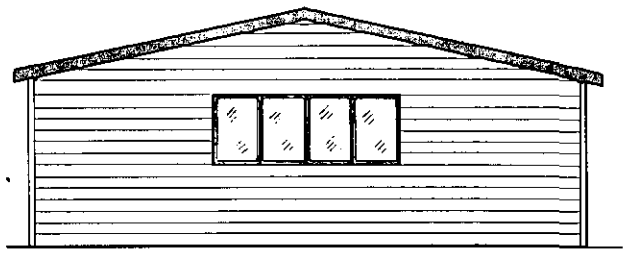
DATE:

SCALE: 1 : 200

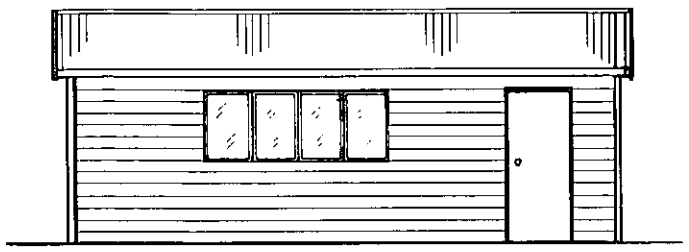
SHEET 3



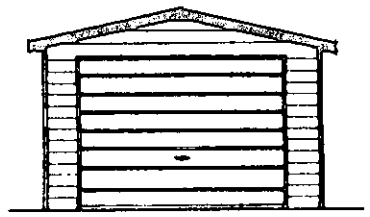
TYPICAL SECTION



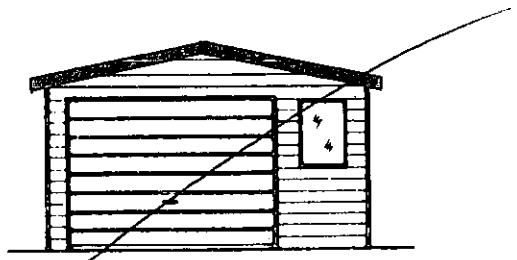
TYPICAL REAR VIEW



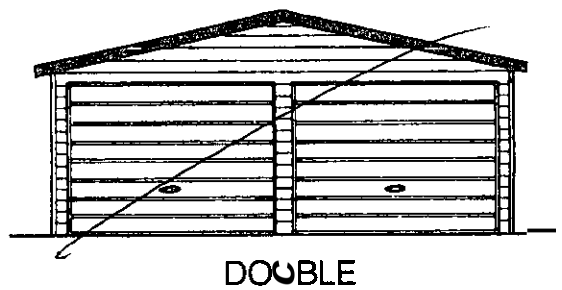
TYPICAL SIDE VIEW



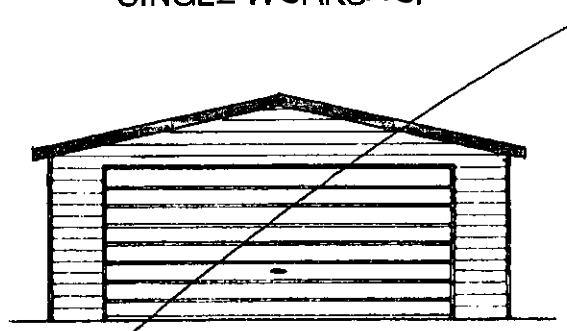
SINGLE



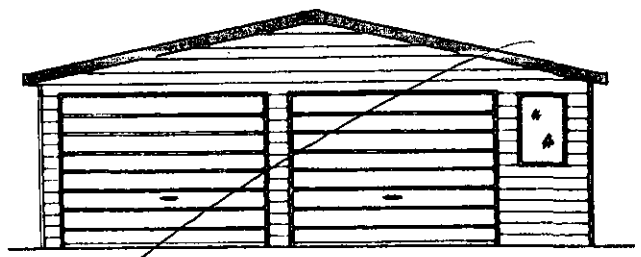
SINGLE WORKSHOP



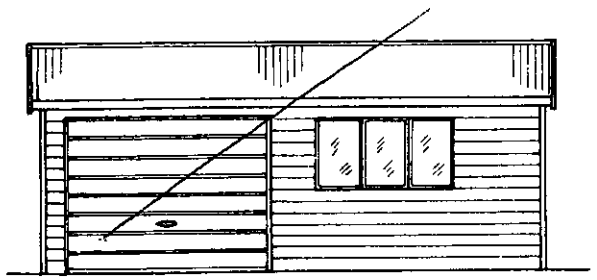
DOUBLE



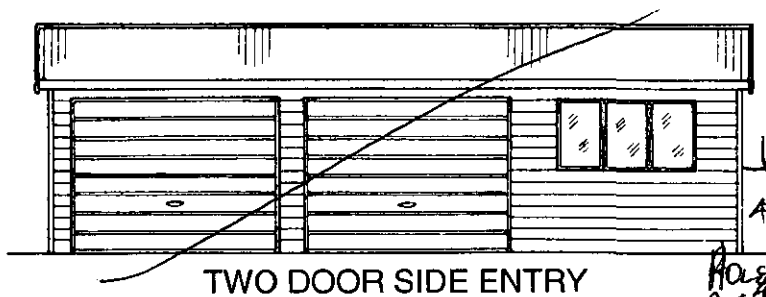
DOUBLE (4.5m DOOR)



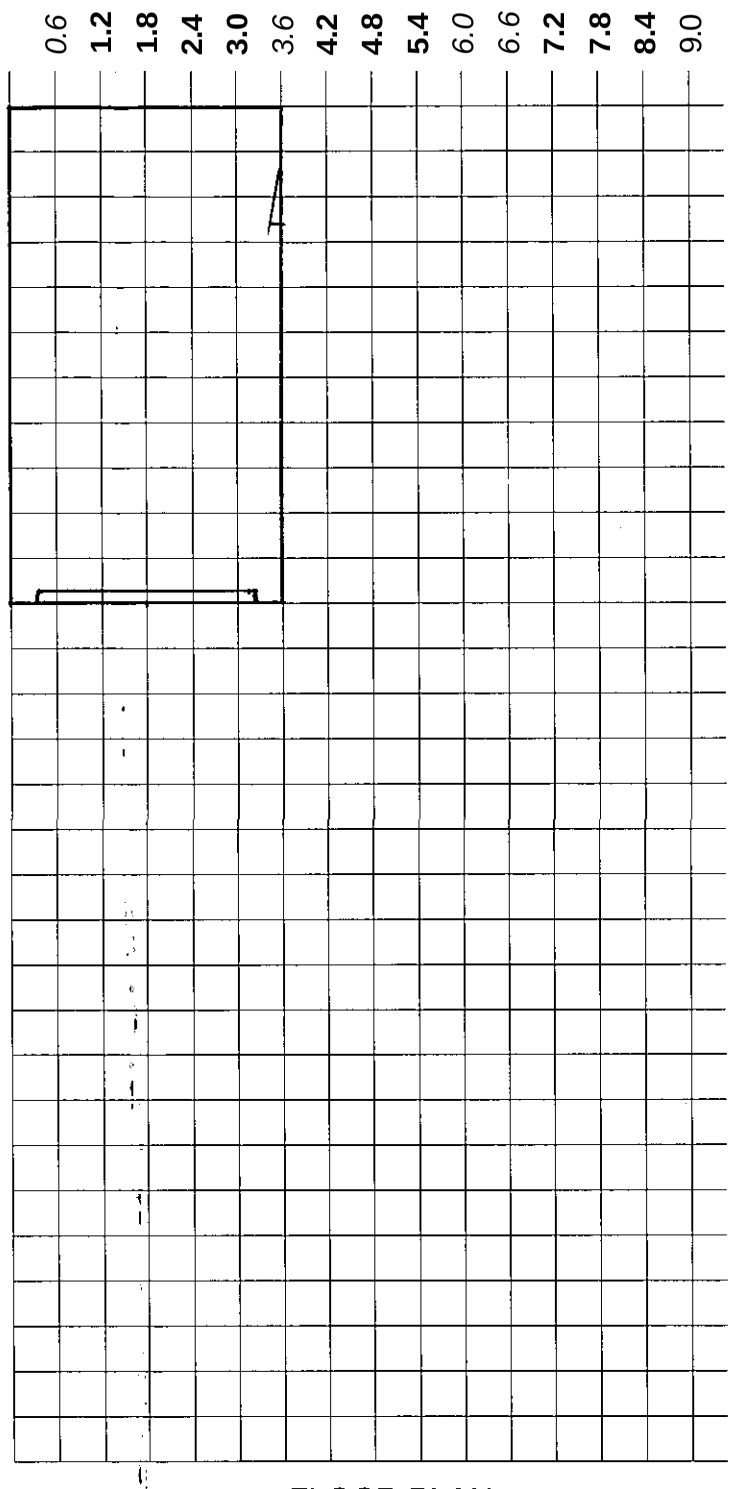
DOUBLE WORKSHOP



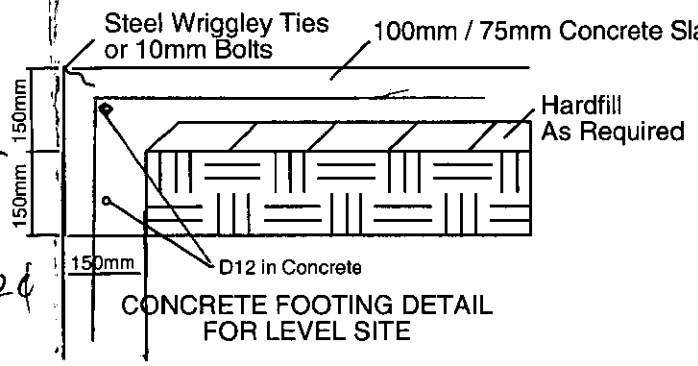
ONE DOOR SIDE ENTRY



TWO DOOR SIDE ENTRY



FLOOR PLAN



CONCRETE FOOTING DETAIL
FOR LEVEL SITE

NOTE: CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK

SKYLINE GARAGE

SPECIFICATIONS

FOUNDATIONS: As per detail, or 200 x 200 concrete piles @ 1200 max. centres under studs.

DAMPCOURSE: 2 ply d.p.c. under all bottom plates.

FRAMING: All timber is boric treated Laser frame. All framing is housed, i.e. studs checked into plates and nogs checked into studs.
Studs 90 x 35 Laser frame @ 600 centres. Top & bottom plates & nogs are 90 x 35 Laser frame.

WALL BRACES:
- [x] For sheet metal weatherboards refer to "Bracing resistance of Skyline Buildings Ltd wall systems." established by Auckland Uniservices Ltd.
- [ ] Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail - 4260 and CH 2722
Trusses up to 6m wide spaced @ 2400 centres (Max.)
Trusses over 6m wide spaced @ 1800 centres (Max.)

ROOF PITCH: 12.5° 15° 20° 25° 30°

PURLINS: 90 x 45 Laser frame @ 1100 centres max.

TRUSS STIFFENERS: 90 x 35 Laser frame on edge, up to 6m Garage width - 1 Row, over 6m Garage width - 2 rows

SIDE ENTRY DOOR BEAM: 2650 opening - 2 x 140 x 45.
2950 opening - 2 x 180 x 45.
4530 opening - Flitch Beam.

DRAGON TIES: 75 x 35 Laser frame on flat @ 45° angle over top - plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.

SPOUTING: .55 (24 GA) Zincalume steel gutters fixed to two sides of building.

DOWNPIPES: .40 (26 GA) 65 x 50 Zincalume steel, 1 off per gutter.

RIDGING: .40 (26 GA) Zincalume steel.

ROOFING: .40 (26 GA) Zincalume steel long run ribbed roofing.

DOORS: Side door - Timber frame, Zincalume steel clad each side.
Main doors - .40 (26 GA) Zincalume steel overdoors or Galv. steel roller doors.

EXTERIOR SHEATHING:
- [x] .40 (26 GA) Zincalume steel weatherboards, 113mm profile. Color Cote / Colour Steel
- [ ] .40 (26 GA) Zincalume steel weatherboards, 155mm profile. Color Cote / Colour Steel
- [ ] Ultra•Clad .40 (26 GA) Zincalume steel weatherboards. Color Cote / Colour Steel
- [ ] Hardiplank weatherboard.

NOTES:
On Color Cote / Colour Steel / Hardiplank Buildings.
Zincalume Steel components referred to in spouting, exterior sheathing, doors and ridging are made of Zincalume Steel with baked on silicone polyester paint, known as 'COLOR STEEL' or 'COLOR COTE' (Trade Terms).

FOR: T. Bowles.

AT: 3 North Ave
MANGAWHAI.

DESIGN MARK

SKYLINE

DISTRIBUTOR:
Skyline Garages
P & W Collis BLD Contractors Ltd
Helensville / Mangawhai
09 4267641 / 09 431 4272
Mobile 025 932 591

DATE:

SCALE: 1: 00

SHEET 1

KAIPARA DISTRICT COUNCIL

PROGRESS CHECK SHEET FOR A BUILDING CONSENT

Juction Reference BC 0122132400.2tif

me of Applicant : Howard Family Trust.

dress of Property : 3 North Ave.

nsent Required For : Carport.

nsent Issued (number) : 010760

BJECTION TO RELEASE OF INFORMATION : YES/NO

nt To Applicant With Building Consent :
M
rious Receipts
ne Copy of Approved Plan and Specification Submitted With Application

25.11.02 Fdg Ok to pour pdy, Strutex, ferrotec, mesh, Plan

17.12.02 P/I Dr to check roof area Final insp was done ok for CCC with footings. 2x Properly held down unit in elevation to be removed. DW

CCC issued 14/1/03 DW

KAIPARA DISTRICT COUNCIL

Inspection Checklist

Note: This form is to be kept on site at all times together with the approved plans and specifications.

REQUIRED INSPECTIONS		BUILDING CONSENT NO.
NOTE:	One days notice is required for all inspections (A working 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		Re-check	Initial
		YES	NO		
Foundations	Ensure boundaries are defined survey pegs and string lines, house pegged. required for all driven pile foundations. Excavations level and clean, reinforcement in place, starters tied, with correct clearances prior to placement of concrete.				
Subfloor	Sub floor bracing and connectors, crawl space, dpc.				
Floor Slab	Damp proofing and/or 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 & 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 & irrigation installations prior to backfilling.				
As Built Drainage Plan Required? YES ☐ NO ☐					
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 Water	Removal of water meter from Council supply.				
Special Conditions	Where notice is required for specific items.				
Completion	Weathertightness, flashings, doors, deviation from plans, building, plumbing, drainage, free standing fire unit completion of all 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.

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

MJ AND AM HOWARD FAMILY TRUST	No.	010760
C/- JAMAC LIMITED	Issue date	14/07/03
53 STILLWATER CRES		
STILLWATER		

Project

Description	Alterations, Repairs or Extensions
	Being Stage 1 of an intended 1 Stages
	SLEEPOUT
Intended Life	Indefinite, but not less than 50 years
Intended Use	PRIVATE
Estimated Value	$1,000
Location	3 NORTH AVE, MANGAWHAI
Legal Description	LOT 109 DP 44640
Valuation No.	0122132400

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:** 14-7-03

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

KAIPARA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Kaiwaka Office
State Highway 1
KAIWAKA
Phone 09 431 2013
Fax 09 431 2023

(Attach all reievant documents in duplicate)

RECEIVED
04 NOV 2001
Kaipara District Council

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

OWNER

Name MJ + AM HOWARD FAMILY TRUST.

Postal Address 23 A. PARKRISE
CAMPBELLS BAY.

Phone Number 09 478 3085

Fax Number

APPLICANT

Name JAMAC LTD.

Postal Address 53 STILLWATER CRES
STILLWATER.

Phone Number 094240918 / 025 932591.

Fax Number 094240918

PROJECT LOCATION

Address 3. NTH. AVE MANGAWHAI HEADS.

DESCRIPTION OF WORK & INTENDED USE

GARAGE / SLEEPOUT.

LEGAL DESCRIPTION

Valuation Number

Lot(s) 109 DP(s) 44640

Section Block

Survey District

Area of **Site** 938 hectares / square metres

Nature oi soil (rock. clay, sand. loam etc) SAND

Floor area (proposed work - square metres)

	Basement	Ground Fioor	Other Fioors	Totai
In Building				54 m²
Accessory Buildings				

ESTIMATED VALUE OF WORK
(including GST)

Main buildings	$
Accessory buildings	$
Plumbing & Drainage	$
Total Value of Work	$ 11,000

NATURE OF CONSENT

- ☐ New building - exclude domestic garages & domestic outbuildings
- ☐ Foundations only
- ☐ Alterations, repairs. extensions. conversions, resiling, installation oi heating appliances
- ☑ 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
PIM	50
Building Consent	255
BRANZ Levy	
BIA Levy	
TOTAL	305

Receipt No: 378233

Date: 4/11/01

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

Signed for and on behalf

Signature:

Name: JAMAC LTD. (IAN MCPHERSON) Date: 26/10/01
Please print

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

PART E : PROJECT DETAILS

(Complete Part E 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 propbsed *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 durino construction

No information located	
Swimming Pools	
No information located	
Other	
18/07/01	SERVICE REQUEST L010184 : LIM
** **End of enquiry** **	

Napier Computer **Systems** Limited.
Copyright © 1997,1998, all rights reserved.
Author: ***Greg M Lee***

Valuation No	0122132400:(GIS)
Location	3 NORTH AVE, MANGAWHAI
Legal Description	LOT 109 DP 44640
Owner	HOWARD ALAN JOHN. HOWARD MARGARET & ORS
Area (hectares)	0.0938

Land	$ 106,000
Capital Value	$ 152,000
Improvements	$46,000
Annual Rates	$ 883.65
Current Instalment	$ 147.30
Outstanding Balance	$147 30
Next Instalment Date	1/12/01

Planning/Resource Management

PLANNING NOTES Molesworth Urban Capability Survey : Drainage - A, Soakage A-C, Stability - A, Overal - A (Copy attached)

Building

2 05/96	BUILDING CONSENT 960170 : NEW : Code Compliance Certificate issued 1/05/97 (Found on parent property: 0106001801)
2/04/96	BUILDING CONSENT 960172 : GARAGE : Code Compliance Certificate issued 15/05/96
26/10/89	BUILDING PERMIT G 34182 DWELLING

No information located

Transport

No information located

Special Land Features

References
Prior C/T. 1503/23

Transfer No.
I/C. Order No. A281247

Land and Deeds 69

4057735

[redacted]

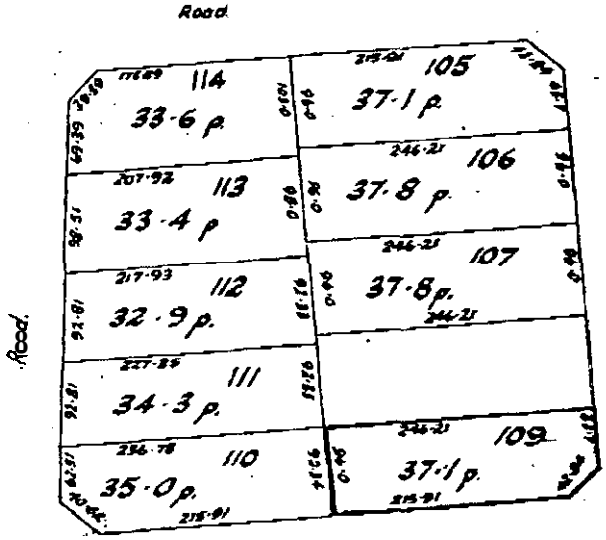
17A/234

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 3rd day of April one thousand nine hundred and sixty-eight under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that the CHAIRMAN COUNCILLORS and INHABITANTS of the COUNTY of TAMATEA

FAJ



Scale: 1 inch = 50 links.

26-2-1971 at 11.30 oc (covenants) [illegible] 19349

B.396903.2 Transfer to Simon Yates of Auckland company director and Tiriti-O-Waitangi Karaka widow as tenants in common in equal shares - 29.3.1985 at 9.25 oc

A.L.R.

~~Fencing covenant in Transfer B.396903.2~~

A.L.R.

B.396903.3 Transfer to Anthony Worden of Auckland company director and Raymond Clifford Pausina of Henderson sales manager as tenants in common in equal shares - 29.3.1985 at 9.25 oc

~~A.L.R.~~

B.402889.2 Transfer to Simon Yates of Auckland company director and Tiriti-O-Waitangi Karaka widow as tenants in common in equal shares -17.4.1985 at 9.40oc

A.L.R

Fencing covenant in Transfer B.402

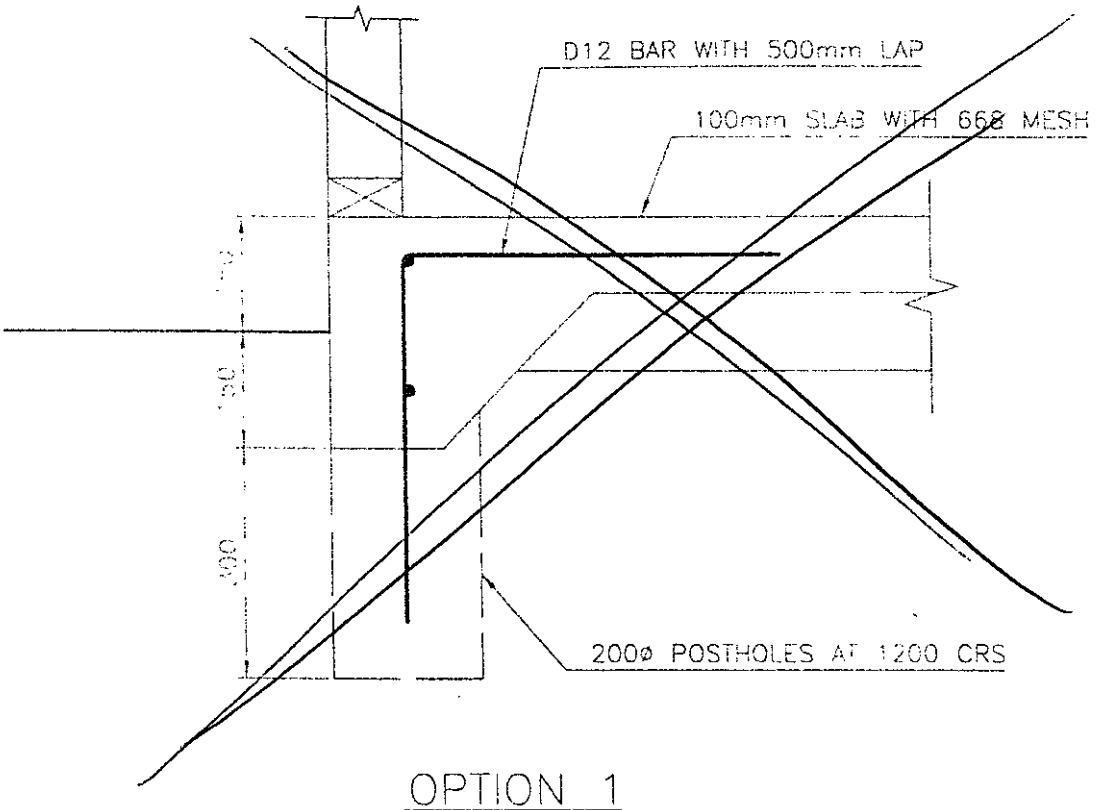
A.L.

B.402889.3 Transfer to Anthony Wo of Auckland company director and Raymond Clifford Pausina of Hende sales manager as tenants in commo in equal shares -17.4.1985 at 9.4

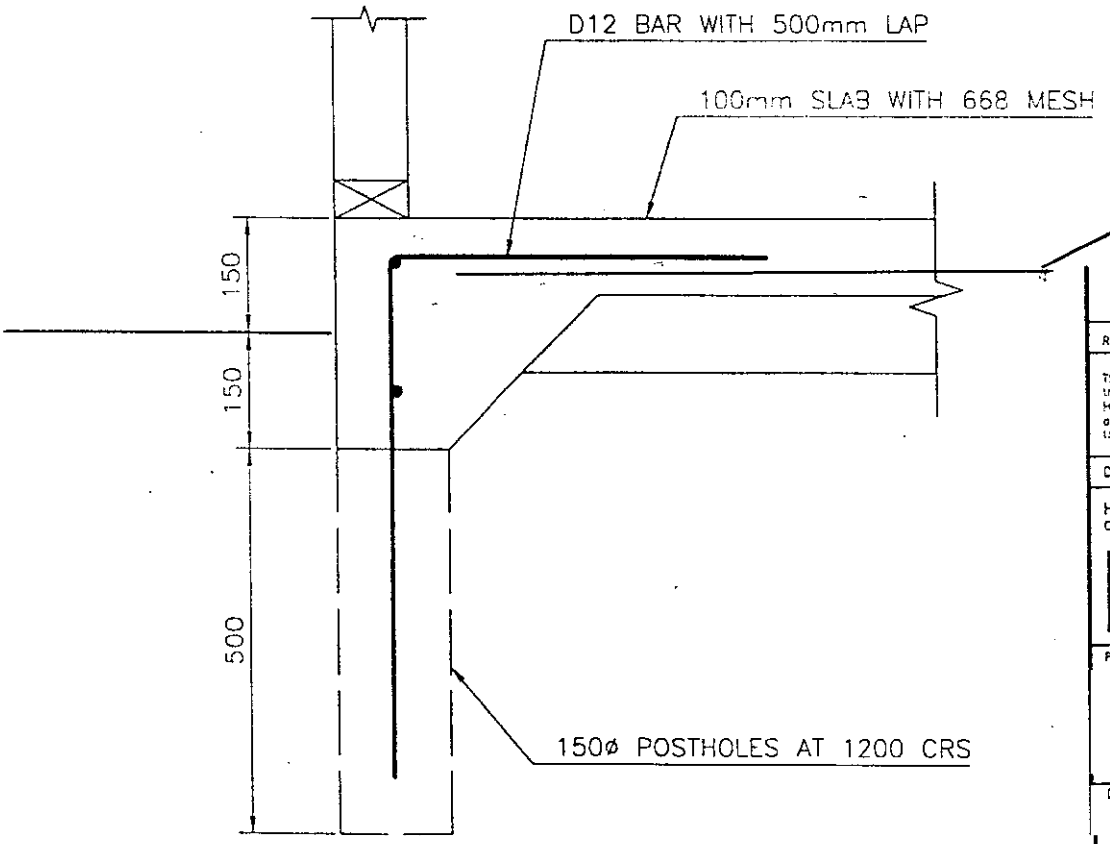
A.L

No. 17A/234

Hunt Hunt 29



OPTION 1



OPTION 2

REV.	DATE	ITEM

The Design and Drawings shown on this sheet remain the Copyright of Hutchinson Consultants Ltd, and are NOT to be reproduced without their written Authority.

ACENZ

DO NOT SCALE IF IN DOUBT -- ASK.

HUTCHINSON CONSULTANTS LIMITED
Civil & Structural Consulting Engineers
Ground Floor Dart House
19 Tamaki Ave
Orewa
Telephone (09) 426-3702
Fax (09) 426-9468
P.O. Box 150
Orewa
Auckland

PROJECT
SKYLINE GARAGES

DRAWING TITLE
STANDARD FOOTING DETAIL
6m TRUSS SPAN

DRAWN	DATE
D.C.E.	OCT 1999
SCALE	DRG No.
1:10	A4 - 7002 /01
REF. -	

117/234

a one half share of

C.261225.1 Transfer of the share of Anthony Worden to Vanessa Mary Worden of AUckland married woman - 2.5.1991 at 2.39 o'c

A.L.R.

C.665212.1 Transfer to Ivon Kenneth Bowles of Auckland self employed - 12.10.1994 1.33 o'c

A.L.R.

D534875.4 Mortgage to ASB Bank Limited 23.8.2000 at 2.02

DISCHARGED 23/8/01

for RGL

D633611.2 Transfer to Alan John Howard, Alison Margaret Howard and Michael James Howard 23.8.2001 at 10.09

for RGL

0868

0862

AMATEA COUNTY COUNCIL

SITE DRAINAGE PLAN

Permit No. 2744

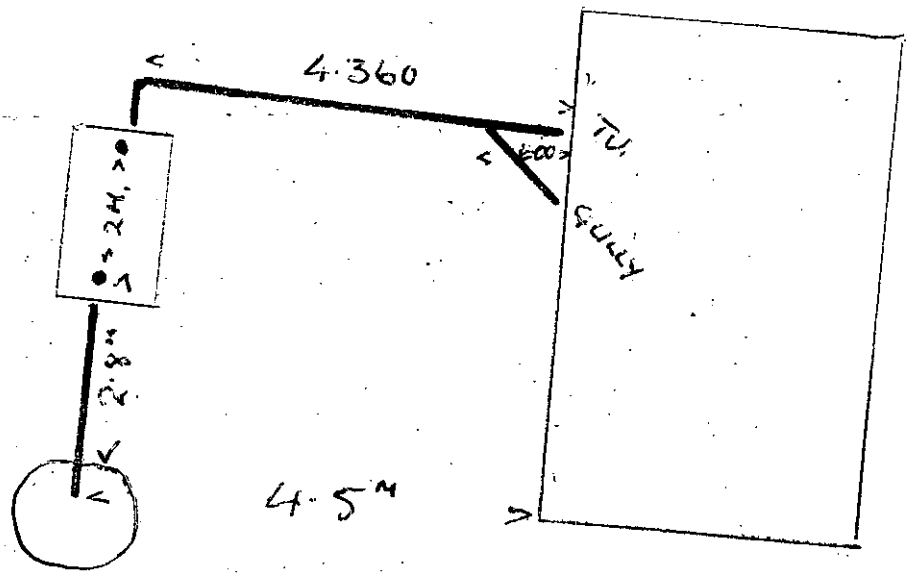
Date 31/10/89

New Sewerdrains	RED
Stormwater	DOTTED BLACK
Old Drains	FULL BLACK

Material Used

SEWER	PVC/CERAMIC
STORMWATER	PVC/CERAMIC
	DELETE

JAL measurements between inspection pipes, changes of direction, etc, be clearly shown. This applies to stormwater drains also. The DEPTH l cleaning eyes, is also to be shown.



OWNER: A WORDEN

LOT No 109


Address Legend
Point
Registration of Premises
Health Licence
On Licence
Off Licence
Point
Club Licence
Dangerous Goods
Special Licence
Managers Certificate
Leases
History File
Building Permits
Water/Sewer
Planning Notes
Flood Hazard Sites
Transport/ROW
Land Feature Notes
Swimming Pools
Historic Places
Stormwater
Land Stability Sites
Protected Trees
Right Of Way
Resource Consents
Railway Line
Region
Road Corridor
Valuation Assessments
Region
Region
Region
Region
Region
WHARFEDALE CRESCENT
DEY STREET
NORTH AVENUE
HOLIDAY CRESCENT
309
307
306
305
304
302
301
300
298
296
295
294
293
292
290
289
287
283
281
278
277

DEREK.

IF THIS IS UNREADABLE,
GIVE ME A RING + I'LL POST IT
TOO YOU.

THANKS
IAN

31.OCT.2001 15:35 SKYLINE AUCKLAND NO.694 P.2/2

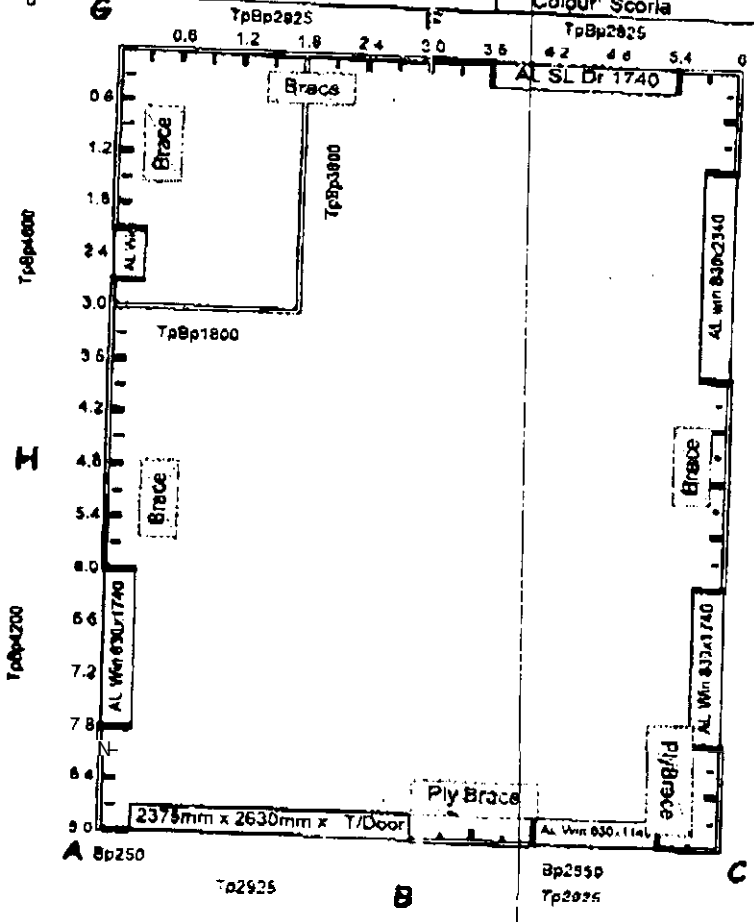
31627

Howard Family Trust
Mangawhai
To Be Erected by Skyline
Roof Cladding: Skyrib
Colour: Scoria

Length	Width	Stud Height	Roof Pitch	Truss Ctrs	Truss No's
9.0	6.0	2.4	12.5	1.2	9

Sheet 2

Wall Cladding. Championboard Lined
Colour: Off White
Barge & Gutter
Colour: Scoria
Main Door
Colour: Scoria



Windows | Gable Overhangs Front and Rear

NB Bottom Plate Tanalised

Length	Top Plate		Bottom Plate	
4800	2		2	
4200	2		2	
3000	1		1	
2650			1	
2925	4		2	
1800	1		1	
250			1	
Total	10		10	

Pack Length 5.4

Check Pack Length

Window Battens
Window Nailing Stickers
Frame Size 90mm x 45mm

Studs	No	Length
Corner Studs	32	2330
Window Jamb Studs	2	2330
Standard Studs	26	2330
Total	60	
Main Door Trimmer Studs	2	2330
Joinery Trimmer Studs	10	2020
Joinery Jack Studs	16	1113
Nogs	56	561

0

No	Length

Gable Overhangs Front and Rear
2375mm x 2630mm x T/Door 1

Building Paper To Roof Only
Corners With 3 Studs x 6
Extra Row Of Nogs 30
Extra Top Plate 140mm x 35mm 35 mtrs
StripBrace 6

Packed By | Checked By | Date

SKYLINE GARAGE

SPECIFICATIONS

FOUNDATIONS: As per detail.

DAMPCOURSE: Cromford Supercourse under all bottom plates.

FRAMING: All timber is Laser frame. All framing is housed, i.e.studs checked into plates and nogs checked into studs. Studs 90 x 35 Laser frame @ 600 centres. Top plates & nogs are 90 x 35 Laser frame. Bottom plates 90 x 35 H3 Tanalised Laser frame.

WALL BRACES:
- ☒ For sheet metal weatherboards refer to "Bracing resistance of Skyline Buildings Ltd wall systems" established by Auckland Uniservices Ltd.
- ☐ Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail - 9750-CH2722-CH7000
Trussses up to 6m wide spaced @ 2400mm centres(Max.)
Trusses over 6m wide spaced @ 1800mm centres(Max.)

ROOF PITCH: (12.5°) 15° 20° 25° 30°

PURLINS: 90 x 45 Laser frame MGP10 @ 1000mm centres max.on edge.

TRUSS STIFFENERS: 90 x 35 Laser frame on edge, up to 6m garage width - 1 row, over 6m garage width - 2 rows

SIDE ENTRY DOOR BEAM:
2650 opening - 2 x 140 x 45.
2950 opening - 2 x 180 x 45.
4530 opening - flitch beam.

DRAGON TIES: 70 x 35 Laser frame on flat @ 45°angle over top - plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.

SPOUTING: 0.55mm (24 GA) Aluminium-Zinc Alloy coated steel gutters fixed to two sides of building.

DOWNPIPES: 0.40mm (26 GA) 65 x 50 Aluminium-Zinc Alloy coated steel, 1 off per gutter.

RIDGING: 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel.

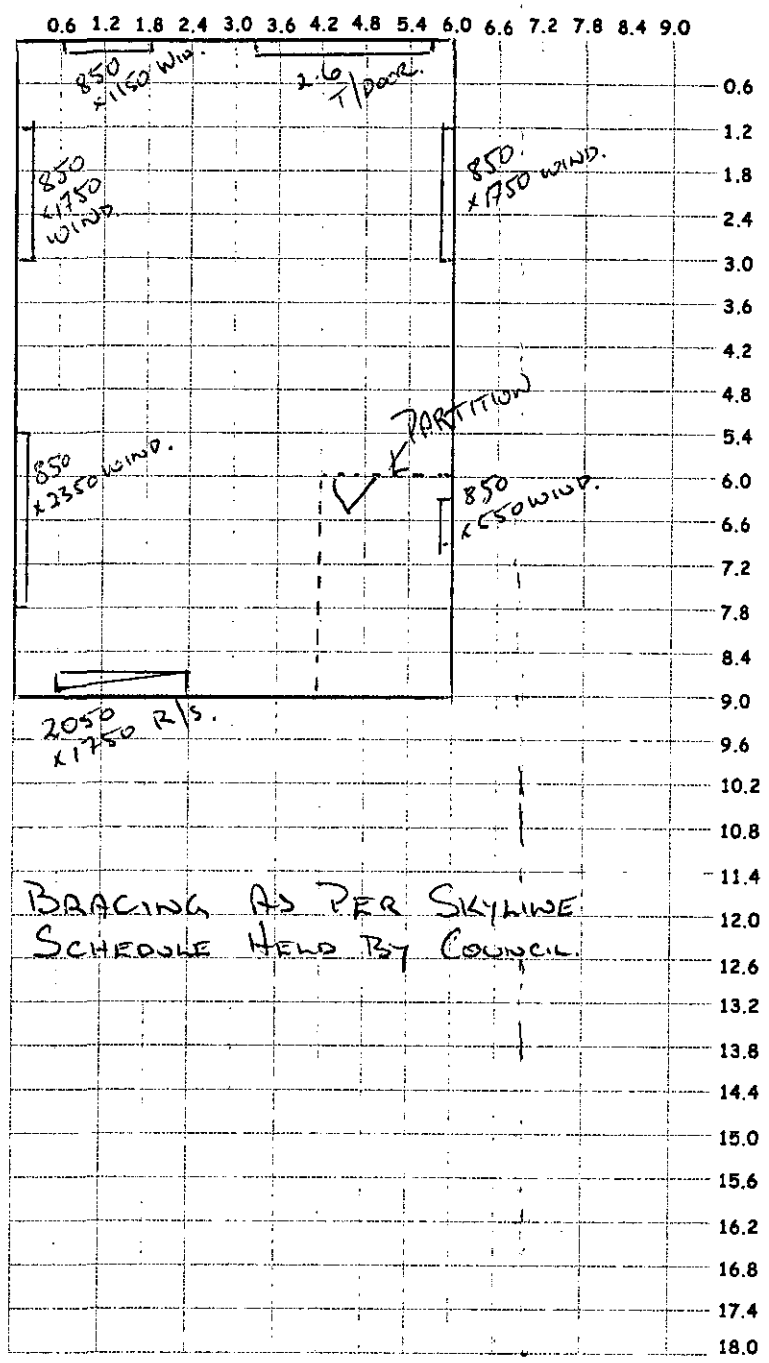
ROOFING: 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel long run ribbed roofing.

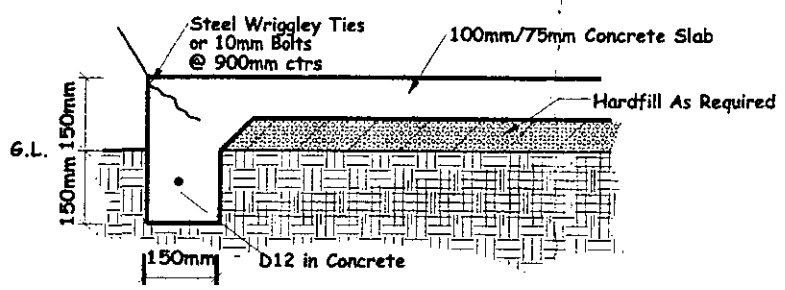
DOORS: Side door - Timber frame, Aluminium-Zinc Alloy coated steel clad each side.
Main doors 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel tilt doors or roller doors.

EXTERIOR SHEATHING:
- ☐ 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel weatherboards 113mm profile. Colorcote.
- ☐ 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel weatherboards 155mm profile. Colorcote.
- ☑ Championboard 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel weatherboards. Colorcote.
- ☐ Hardies weatherboard.
- ☐ 12mm Plywood (Shadowclad - Texture 2000)

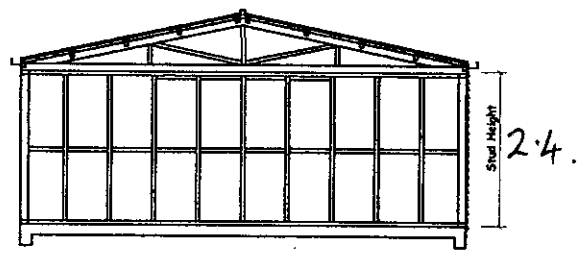
NOTES:
On Colorcote/Hardies weatherboard Plywood Buildings.
Aluminium-Zinc Alloy coated steel components referred to in spouting, exterior sheathing, doors and ridging are made of Aluminium-Zinc alloy coated steel with baked on silicone polyester paint, known as 'Colorcote' (Trade mark).

FLOOR PLAN

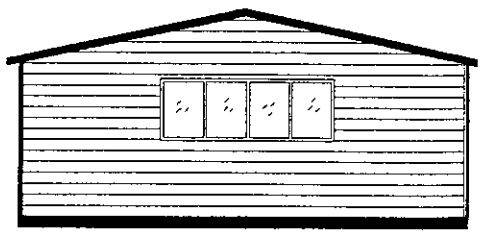




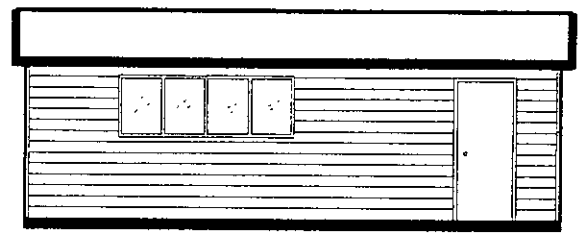
CONCRETE FOOTING DETAIL
FOR LEVEL SITE



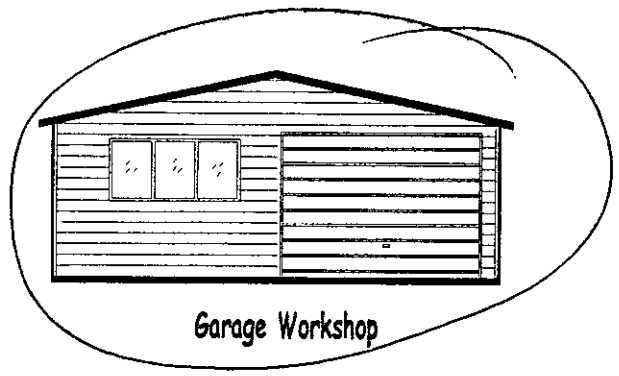
Typical Section



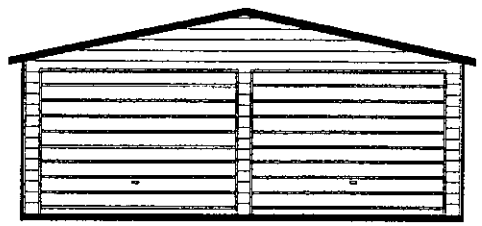
Typical Rear View



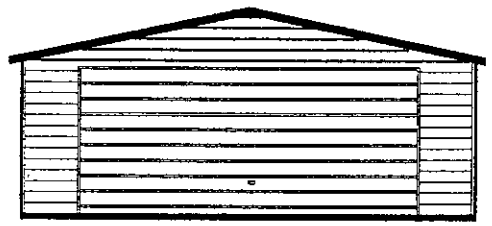
Typical Side View



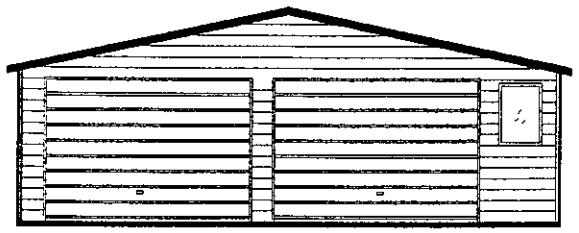
Garage Workshop



Double



Double (4.5m Door)



Double Workshop

FOR MJ + AM HOWARD FAMILY TRUST
AT 3 NORTH AV. MANGAWHAI HEADS

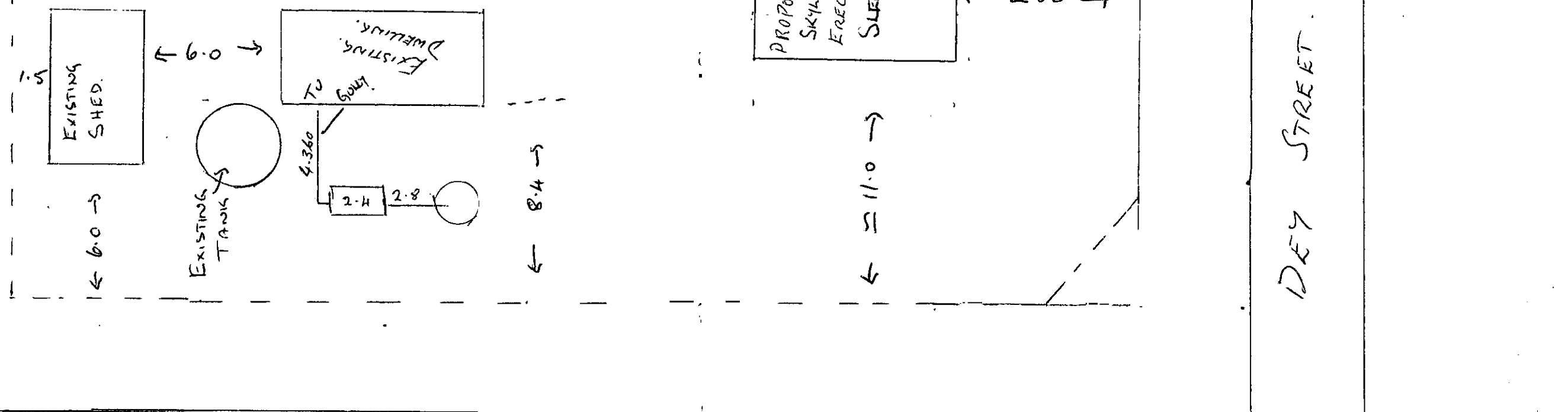
SKYLINE
THE GARAGE COMPANY

DISTRIBUTOR JAMAC LTD. (IAN MCPHERSON)
53 STILLWATER CRES.
STILLWATER. 025932591

Sheet 2A

DATE 25/10/01.
SCALE 1:100

Copyright Skyline Buildings Ltd 18/8/99



SITE PLAN

FOR

AT:

SKYLINE

DISTRIBUTOR:

DATE:

SCALE: 1 : 200

SHEET 3

Building Consent

Section **35,** Building Act **1991**

Application

MJ AND AM HOWARD FAMILY TRUST	No.	010760
C/- JAMAC LIMITED	Issue date	7/11/01
		7/11/01
53 STILLWATER CRES	Application date	4/11/01
STILLWATER		

Project

Description	Alterations, Repairs or Extensions
	Being Stage 1 of an intended 1 Stages
	SLEEPOUT
Intended Life	Indefinite, but not less than 50 years
Intended Use	PRIVATE
Estimated Value	$11,000
Location	3 NORTH AVE, MANGAWHAI
Legal Description	LOT 109 DP 44640
Valuation No.	0122132400

Charges

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

	$	305.00
Building Research Levy	$	0.00
Building Industry Authority Levy	$	0.00
Total	$	305.00

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: 7-11-01

This consent will lapse if building work has not commenced within **6** months from the date of issue or if reasonable progress has not been made within 12 months after work has commenced. The consent may be extended for a further period at the discretion of Council.

No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.

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.

As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.

Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.

To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.

NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 76 of the Building Act, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:

a) at least 2 working days notice of the intended commencement of construction.

b) at least 1 working days notice of the covering up of any

i) drainage or plumbing

ii) excavation for a foundation

iii) reinforcing steel for a foundation

iv) timber required to have a specific moisture content

v) other work required to give notice as a condition

Council MUST be notified at the completion of building work on the attached form.

Project Information Memorandum

Section 31, Building Act 1991

Application

MJ AND AM HOWARD FAMILY TRUST	No.	010760
C/- JAMAC LIMITED	Issue date	7/11/01
		7/11/01
53 STILLWATER CRES	Application date	4/11/01
STILLWATER		

Project

Description	Alterations, Repairs or Extensions
	Being Stage 1 of an intended 1 Stages
	SLEEPOUT
Intended Life	Indefinite, but not less than 50 years
Intended Use	PRIVATE
Estimated Value	$11,000
Location	3 NORTH AVE, MANGAWHAI
Legal Description	LOT 109 DP 44640
Valuation No.	0122132400

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:

Name: _____ **Date:** 7.11.01

KAIPARA DISTRICT COUNCIL

ATTACHMENT TO P.I.M. No 010760

INSPECTORATE

(A) Wind Zone rating for site

Low
Medium
High √
Very High

(B)

Sea Spray Zone
Zone 1 √
Zone 2

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

Hoardings)
Gantries) **NA**
Temporary Support)

(D)

Removal of materials from site) **NA**
Dust Extraction)

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

Health Licences)**NO**
Dangerous Goods Licence)

PLANNING

(D) 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 known to affect the site which impact on the proposed project

Protected Tree Restrictions)**NONE**
Historic Site Restrictions) **KNOWN**
Proposed Vehicle access acceptable

Gradient)**To Section 9E of**
Width) **Councils District Plan**
Length)

(E) Resource Consent Required - NO

Nature of required consent

NOTE: The Northland Regional Council General Authorisation 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 near service pipes acceptable? NA

(D) Proposed connection to services acceptable

Stormwater Disposal *On Site*
Water Connection **NA**
Foulwater Disposal **NA**

(E) Proposed location of vehicle access acceptable

Location)
Traffic Implications) **EXISTING**

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

Signs **NA**

PROFF

TAX INVOICE RECEIPT (GST NO. 52-237-122)

Received with thanks **by**
KAIPARA DISTRICT COUNCIL

Receipt no.378233
8/09 4/11/01 14/33

COPY *COPY* *COPY*

3	GL	D114641	R#378233	MJ AND AM HOWARD FAMILY	50.00-
3	GL	D114042		MJ AND AM HOWARD FAMILY	255.00-
	CQ	WSP	WHANGAPARAOA	JAMAC LIMITED	305.00

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 SKYLINE BUILDINGS LTD.

Address PO BOX 12-261 PENROSE.

Phone Number 09 579 1226 Fax Number 09 525 3525

BUILDER

Name JAMAC LTD.

Address 53 STILLWATER CRES. STILLWATER.

Phone Number 025 932 591 Fax Number 09 4240918

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 identifyinginformation.

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

PART E : COMPLIANCE SCHEDULE DETAILS

E I : 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 2nd 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 2 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
- ☐ Euilding maintenance units for providing access to the exterior and interior walls oi 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 2nd attach proposed inspection, naintenance 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 0f 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