Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and SMITHGroup (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file 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.

DISCLAIMER: Council has made the information available under Section 10 to 18 (inclusive) of the Local Government Official Information and Meetings Act 1987 ONLY. Council does not warrant its accuracy and disclaims all liability whatsoever for any error, inaccuracy or incompleteness of the Information. No person should rely on any information without seeking appropriate independent and professional advice.

31/8/05

APP 050931

Application Form

☐ **Building or Relocation Consent**
☐ **Project Information Memorandum**

South Taranaki District Council
Private Bag 902, Hawera
Ph: 06 278 0555 or 0800 111 323
Fax: 06 278 8757

South Taranaki District Council

1. Applicant Details

1a. I am the ◉ Property Owner ○ Lessee ○ Agent

1b. Name: Grant + Michele McDonald

1c. Postal Address: 2 Erin Street, Hawera

1d. Contact Numbers: Phone 06 27868 99 | Mobile 027 249 96 24 | Fax

1e. Email: grant.michele@xtra.co.nz

1f. Preferred means for correspondence ◉ Mail ○ Email ○ Fax

1g. Builder (Name & Address): BJ Towers Plumbing
Phone 278 3036 | Mobile 027 236 0016 | Reg No. 11413

Plumber (Name & Address):
Phone | Mobile | Reg No.

Property Owner Details (if different from Applicant)

1h. Name:

1i. Postal Address:

1j. Contact Numbers: Phone | Mobile | Fax

Property Details

1k. Site Address: 2 Erin St, Hawera

1l. Current use of site: Residental

1m. Legal Description: Residential | 1n. Rapid Number:

2. The Project

2a. Type of work
○ New building ○ Alteration ◉ Log fire
○ Plumbing & drainage only ○ Relocation ○ Addition
○ Demolition/Removal ○ Re-pile existing building

2b. Category of work
◉ Residential ○ Accessory Building ○ Milking shed
○ Commercial/Industrial/ Community ○ Replacement or upgrade of septic tank

2c. Detailed description of the Development/ Project: Installation of Log Fire to replace existing gas heater in an existing fire place.

2d. Will business activities take place when building is completed? ○ Yes ⊘ No

2e. Will the building work result in a change of use of an existing building? ○ Yes ⊘ No

Current Use	Residential
Intended Use	Residential

2f. Year building was constructed

2g. Total floor area affected by building work: 20 m² approx

2h. The completed building will be: ○ Single storey, single unit building ⊘ Multi-storey, or multi-unit building
Number of units: ..... Number of storeys: 2

2i. Intended life of the building ⊘ Indefinite but not less than 50 years ○ Less than 50 years
please specify number of years .....

2j. Estimated value of the building work (including GST) $ 3000 approx

2k. Have any building consents been issued previously for this project? ⊘ No ○ Yes (Provide details below)

Date of consent	Consent number

3. Project Information Memorandum (PIM) - Do not fill in this section if the application is for a Building Consent only

3a. The project involves:

- ○ Land undergoing subdivision, where title has not yet been issued
- ○ Alterations to land contours
- ○ New or altered connections to public utilities (water / stormwater / sewer)
- ○ New or altered locations and/or external dimensions of buildings
- ○ Building work over, or adjacent to, any road or public place
- ○ Building work over, or adjacent to, any existing drains or sewers, or in close proximity to wells or water mains
- ○ New or altered access for vehicles
- ○ Disposal of stormwater and wastewater
- ○ Other matters known to the applicant that may require authorisations from the Council

please specify:

4. Building Consent - Do not fill in this section if the application is for a PIM only

The following plans and specifications are attached to this application:

- ○ Three sets of plans (at least one in A3) drawn to a recognised metric scale; include a north arrow, in black ink (not pencil or red pen). Two sets of specifications and other documentation
- ○ Site / location plan (clearly showing distances to the site's boundaries)
- ○ Floor plan
- ○ Elevations
- ○ Foundation plan
- ○ Cross sections and building design details
- ○ Bracing design and calculations
- ○ Specific engineering design
- ○ Manufacturer's specifications
- ○ Plumbing and drainage design
- ○ Other - please specify

5. Compliance with New Zealand Building Code - Do not fill in this section if the application is for a PIM only

	Clause Tick relevant building code clauses		Means of Compliance (Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications. If not applicable, write N/A)	Waiver / Modification Requested (State nature of waiver or modification of building code requested. If not applicable, write N/A)
○	B1	Structure	✓	
○	B2	Durability		
○	C1	Outbreak of fire	✓	
○	C2	Means of escape		
○	C3	Spread of fire	✓	
○	C4	Structural stability during fire		
○	D1	Access routes		
○	D2	Mechanical installations for access		
○	E1	Surface water		
●	E2	External moisture		
○	E3	Internal moisture		
○	F1	Hazardous agents on signs		
○	F2	Hazardous building materials		
○	F3	Hazardous substances and processes		
○	F4	Safety from falling		
○	F5	Construction and demolition hazards		
○	F6	Lighting for emergency	✓	
○	F7	Warning systems		
○	F8	Signs		
○	G1	Personal hygiene		
○	G2	Laundering		
○	G3	Food preparation and prevention of contamination		
●	G4	Ventilation		
○	G5	Interior environment		
○	G6	Airborne and impact sound		
○	G7	Natural light		
○	G8	Artificial light		
○	G9	Electricity		
○	G10	Pipes services		
○	G11	Gas as an energy source		
○	G12	Water supplies		
○	G13	Foul water		
○	G14	Industrial liquid waste		
○	G15	Solid waste		
○	H1	Energy efficiency		

If you need more space to detail how you propose to comply with the building code, please attach a separate sheet.

6. Compliance Schedule - Do not fill in this section if the application is for a PIM only

○ There are no specified systems in the building - Proceed to section 7

○ The specified systems for the building are indicated below

- ○ Automatic systems for fire suppression (for example, sprinkler systems)
- ○ Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)
- ○ Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
- ○ Automatic back-flow preventers connected to a portable water supply
- ○ Lifts, escalators, travelators, or other systems for moving people or goods within buildings
- ○ Emergency power systems for, or signs relating to, a system or feature specified in any of the above
- ○ Mechanical ventilation or air conditioning systems
- ○ Building maintenance units providing access to exterior and interior walls of buildings
- ○ Audio loops or other assistive listening systems
- ○ Smoke control systems
- ○ Emergency lighting systems
- ○ Escape route pressurisation systems
- ○ Riser mains for use by fire services
- ○ Laboratory fume cupboards

○ The following specified systems are being altered, added to, or removed in the course of the building work

7. Applicant's Declaration

I have attached a deposit fee of $150.00 and understand that as the applicant, the Council will send all further invoices to me, and all correspondence related to the application will be made to me.

I confirm that I have read and understood the Privacy Statement and that the information provided on the Application Form is true and correct.

Privacy Statement

Information on these forms is required to be provided under the Acts, Regulations and bylaws administered by the Council and is required to process your application. This information has to be made available to members of the public, including business organizations. In appropriate circumstances, it may also be made available to other units of the Council, Council's approved contractors, Department of Building and Housing, Building Research Association of NZ, Statistics NZ and other government agencies. Under the Privacy Act 1993, you have the right to access the personal information held about you by the Council and you can also request that the Council correct any personal information it holds about you.

M K McDonald	/ /
Signature	Date
Michele Karen McDonald	
Name (print clearly)	

FILE COPY

South Taranaki District Council
REAL ENERGY

Private Bag 902 Hawera
Phone: 06 278 0555
Freephone: 0800 111 323
Fax: 06 278 8757
Website: www.stdc.co.nz

Code Compliance Certificate

Sections 91 to 95 , New Zealand Building Act 2004

Applicant

G B McDonald, M K McDonald
2 Erin Street
Hawera 4800

CCC

Project

Building Consent No	BC050931
Consent Issue Date	31/08/2005
Description	Install Logfire replacing existing Gas fire
Intended Life (Years)	Specified as
Estimated Value	$ 3,000.00
Location	2 Erin Street Hawera 4800
Legal Description	LOT 12 DP 2608
Valuation No	1234046600

Signed for and on behalf of the Council:

Name: **Owen Steer**
Senior Building Control Officer **Date:5/04/2006**

SOLID FUEL HEATER CHECKLIST

CODE COMPLIANCE CERTIFICATE

SOUTH TARANAKI DISTRICT COUNCIL

Ref: RD.26

Owners Name: M&G McDonald
Consent No. BC: 050931
Project Address: 2 ERIN ST HAWERA
Phone No.:
Cell Phone No.:
Contact Person: OWNER
Date and Time of Inspection: 4/4/06

ENTERED

Installer: ~~BRENDON TOMES~~ JASON DOUGLAS. Reg No.: 14124 WORLD LIGHT SERVICES

Installed to Manufacturers Specifications

Make:	METRO
Model:	

In-built Appliance - 1st	PASS	FAIL	N/A
Internal chimney checked	✓		
Fire surround & register checked	✓		
Gaps filled with Fire Seal etc.	✓		
Hearth distances comply	✓		
Mantle clearance complies	✓		
Hearth extended if required			✓
Seismic restraints			✓
Mantle heat deflector in place			✓
Flashing to top of chimney	✓		
Flue height above roof	✓		

INSP

Free standing Appliance	PASS	FAIL	N/A
Clearance to combustible materials			
Hearth distances comply			
Flue thru ceiling complies			
Supports inside roof space			
Heat deflector fitted to flue			
Plate spaced off ceiling			
Seismic restraints			
Flue height above roof			
Flashing flue to roof			
Flue supports (if required)			

Wet Backs	PASS	FAIL	N/A
Pipe sizing & supports			
Pipe gradients			
Open vent to cylinder			
Tempering valve fitted to cylinder			

Field Inspection Notes:

FIRE INSTALLED TO MANUFACTURERS SPECIFICATIONS, SMOKE ALARMS INSTALLED CCC TO BE ISSUED.

Building Control Officer: [signature]
Date: 4/4/06.

1890

SOLID FUEL HEATER CHECKLIST

CODE COMPLIANCE CERTIFICATE

SOUTH TARANAKI DISTRICT COUNCIL

Ref: RD.26

Owners Name: M DONALD — Consent No. BC: 050931

Project Address: 2 [illegible] ST - HAWERA — Phone No.:

Cell Phone No.:

Contact Person: OWNER

Date and Time of Inspection: 7/3/06 - 10a

Installer: DONALD — Reg No.:

ENTERED

Installed to Manufacturers Specifications

Make:	[illegible]
Model:	[illegible]

In-built Appliance - 1st	PASS	FAIL	N/A
Internal chimney checked	/		
Fire surround & register checked	/		
Gaps filled with Fire Seal etc.	/		
Hearth distances comply	/		
Mantle clearance complies	/		
Hearth extended if required	/		
Seismic restraints			/
Mantle heat deflector in place			/
Flashing to top of chimney			/
Flue height above roof			

Free standing Appliance	PASS	FAIL	N/A
Clearance to combustible materials			/
Hearth distances comply			
Flue thru ceiling complies			
Supports inside roof space			
Heat deflector fitted to flue			
Plate spaced off ceiling			
Seismic restraints			
Flue height above roof			
Flashing flue to roof			
Flue supports (if required)			

Wet Backs	PASS	FAIL	N/A
Pipe sizing & supports			/
Pipe gradients			
Open vent to cylinder			
Tempering valve fitted to cylinder			

Field Inspection Notes:

NO COMBUSTABLE MATERIAL INSIDE CHIMNEY [illegible] TO INSTALL METRO FIRE INBUILT

Building Control Officer: [signature] Date: 7/3/06

0024

Vision Print 30252

FILE COPY

CONS

Building Consent

Sections 40 to 52
New Zealand Building Act 2004

Application Details

Applicant: G B McDonald, M K McDonald 2 Erin Street Hawera 4800	Application No: Consent Issue Date: Application Date:	BC050931 31/08/2005 30/08/2005

Project Detail

Description of Project:	Install Logfire replacing existing Gas fire
Intended Life (Years):	10
Estimated Value:	$ 3,000.00
Location:	2 Erin Street Hawera 4800
Legal Description:	LOT 12 DP 2608
Valuation Reference No:	1234046600

Contractor Details

Builder:	No Builder advised for this application
Designer:	No Designer advised for this application
Plumber:	B J Towers Plumbing Drainage & Gas
Drainlayer:	No Drainlayer advised for this application

Signed for and on behalf of the Council:

Building Control Officer: _____ Date: 31/08/2005

Conditions of Building Consent No: BC050931

CHIMNEY INSPECTION:

Installer is to check the soundness of the existing chimney before fire installation.

PRE FIRE INSTALLATION:

A pre-fire installation inspection is required.

FIRE APPLIANCE:

The firebox, hearth and flue are to be installed in accordance with the manufacturer's specifications.

FIRE INSTALLATION NOTIFICATION:

The person installing the appliance shall notify Council within 48 hours that the appliance has been installed and arrange for a final inspection.

SMOKE DETECTION DEVICES:

These are to be fitted at the time of fire installation and/or completion of building work.

COMMENCEMENT OF WORK:

The Owner of person undertaking the building work shall give at least 2 working day's notice of the intended commencement of building work.

INSPECTION NOTIFICATION:

The request for inspections is to be made at least 24 hours before any inspection is required.

COMPLIANCE:

This building consent confirms compliance with the New Zealand Building Code. It does not give approval to commence building work until all other approvals have been obtained. Any approvals required for this project are listed on the Project Information Memorandum.

COMPLETION ADVICE:

The owner shall as soon as practical after completion of the building work, notify the Hawera Administration Office that the work has been completed in accordance with this building consent by completing and returning the attached Advice of Completion form.

COMMENCEMENT OF WORK:

This Consent shall lapse and be of no effect if the building work has not started within 12 months and is to be completed within 2 years of the date of issue of the Consent.

Project Information Memorandum

Sections 31to 39
New Zealand Building Act 2004

Issued in accordance with Building Consent No: BC050931

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 has been prepared for the purposes of Section 31(2) of the Building Act 1991 and contains all relevant information held by the South Taranaki District Council.

The information provided is based on a search of Council's property records and there may be other information relating to the land, which has not been specifically recorded against this property or known to Council.

Signed for and on behalf of the Council:

Building Control Officer: _____ Date: 31/08/2005

Advice of Completion of Building Work

Section 43(1), Building Act 1991

Please return to the South Taranaki District Council

Private Bag 902, Hawera
Phone 0800 111 323 or 06 278 0555
Facsimile No: 06 278 8757

Consent Details

Applicant:		Application No:	BC050931
G B McDonald, M K McDonald		Home Phone:	
2 Erin Street		Business Phone:	06 278 6899
Hawera 4800		Mobile Phone:	027 249 9624

Project

Description:	Install Logfire replacing existing Gas fire
Location:	2 Erin Street Hawera 4800
Legal Description:	LOT 12 DP 2608
Valuation Reference No:	1234046600

You are hereby advised that

___ All 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 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 for and on behalf of the Owner:

Name: _____ Contact Phone number:

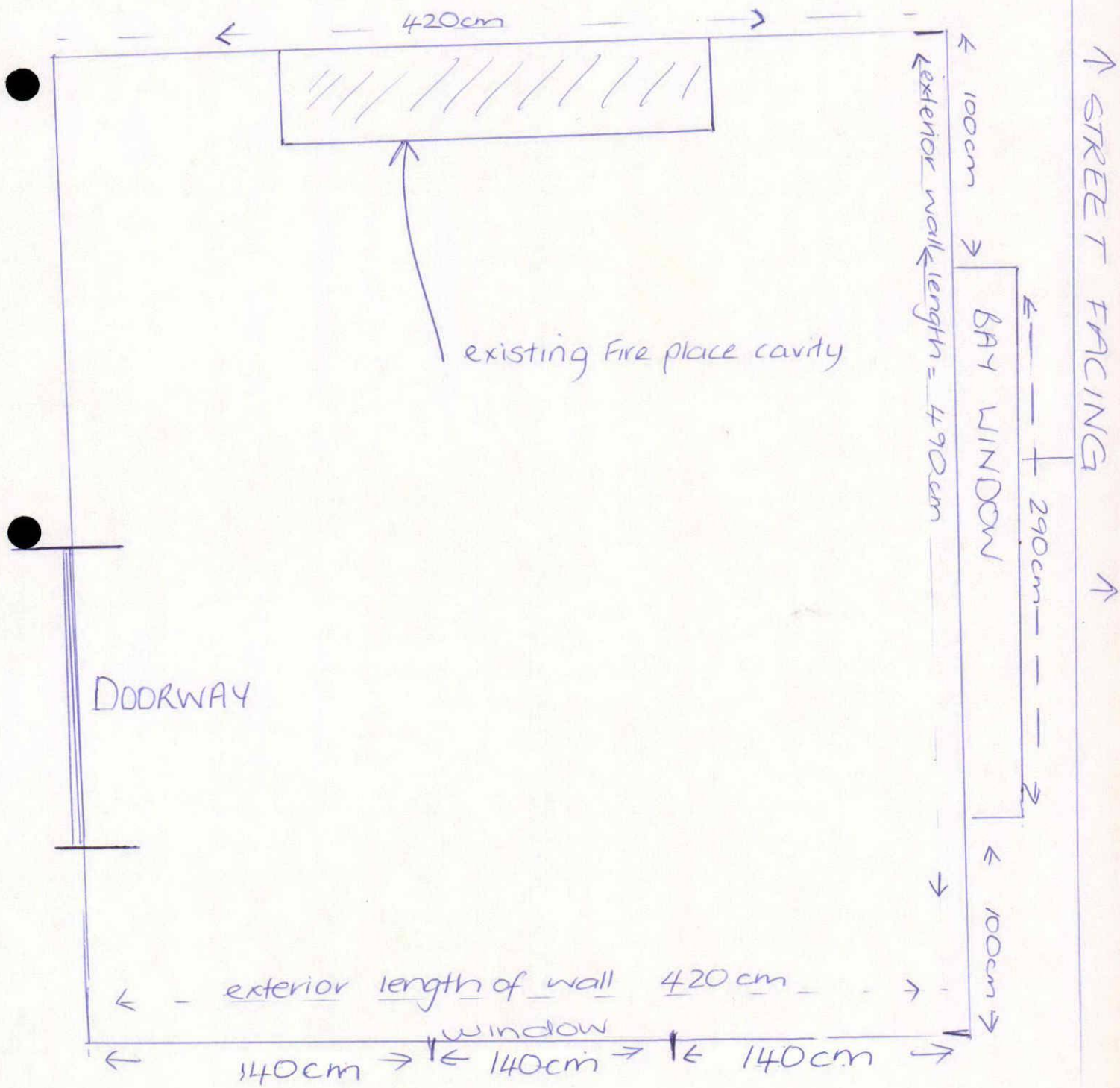
31/8/05

PLAN 050931

FLOOR PLAN OF:

FORMAL LOUNGE

2 ERIN STREET HAWERA



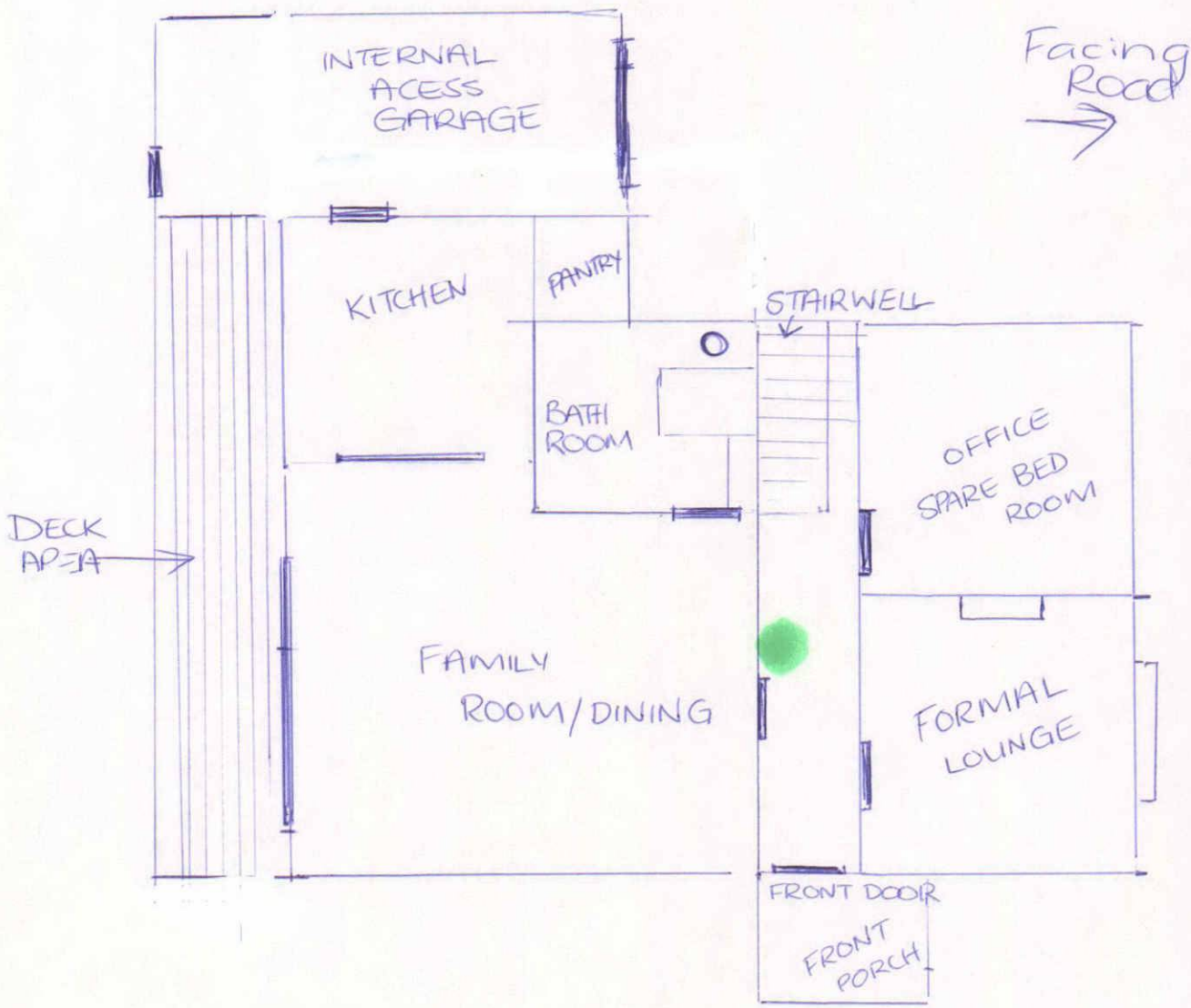
LOCATION OF SMOKE DETECTORS ON FLOOR PLAN
2 ERIN STREET HAWERA

~~LAST~~ Smoke alarms installed by Hawera Fire Brigade April 2002

Downstairs: 1 Fire alarm situated in passage area outside the Family Room / Dining Room

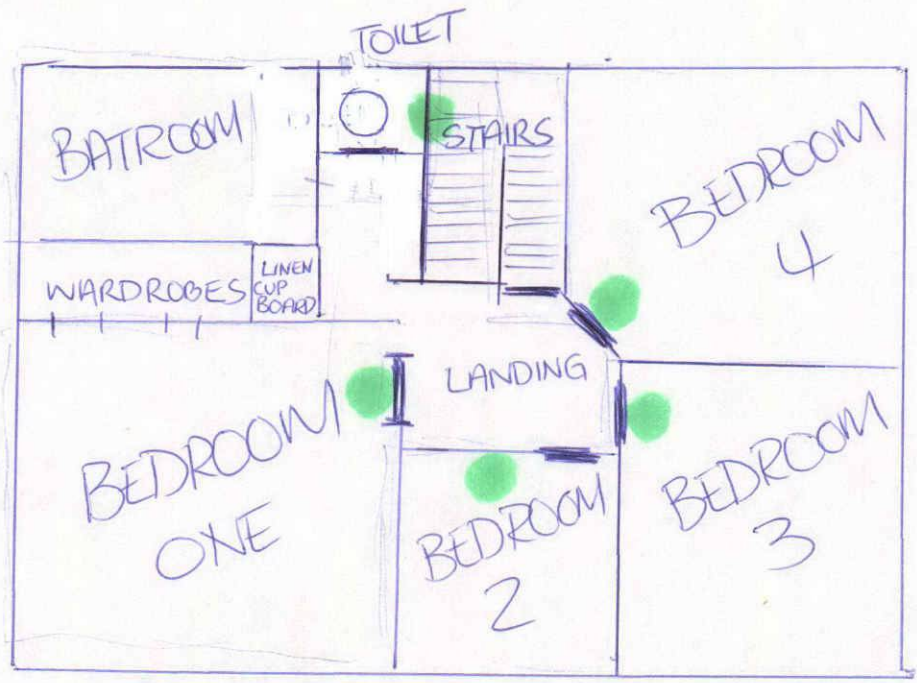
Upstairs; 1 Fire alarm on stairwell wall and smoke alarms in bedrooms 1,- 2. 3, and 4.

DOWNSTAIRS SMOKE ALARM LOCATION



UPSTAIRS LOCATION OF SMOKE ALARMS

1. On stairwell wall outside toilet
2. Bedroom 1 above door inside room
3. Bedroom 2 above door inside room
4. Bedroom 3 above door inside room
5. Bedroom 4 above door inside room



BUILDING CONSENT PROCESSING SHEET

OWNER: G B + M K MaDonald APPLICATION NO: BC 050931

DATE	ACTIVITY	OFF	HRS	AMT	DATE		INSP REQ	INSP COM	HRS	AMT
30.805	Admin	JA	.15	15.50		SITE				
31/8	processed					FOOTING				
						FLASHINGS PROPRIETARY				
						FLASHINGS				
						FOUNDATION WALLS				
						CAVITY SYSTEM				
						CONCRETE FLOOR SLAB				
						SUB SLAB WASTES				
						CONCRETE BRICKWORK BLOCKWORK				
						PRELINE - INSULATION/ MOISTURE/STRUCTURE				
						TIMBER SUBFLOOR				
						PRELINE BRACING				
						BRACING PANEL CHECK PRIOR TO DECORATING				
						PRELINE - PLUMBING PIPEWORK				
						DRAINAGE				
						DISABLED FACILITIES				
						FIRES FREESTANDING/ INBUILT	✓			
						FIRE CODES				
						EXTERIOR COATINGS				
						COMPLETION BUILDING/ PLUMBING				
						AMOUNT PAID	40.00			
						REFUND/PAY				

PROC

FEES (INCLUSIVE OF G.S.T.)

ADMINISTRATION COMPONENT	$ 50.00
PIM FEE	$
DAMAGE DEPOSIT	$
CODE COMPLIANCE CERTIFICATE	$ 30.00
RURAL/RESIDENTIAL INSPECTIONS	$ 40.00
PROCESSING COSTS	$ 30.00
COMMERCIAL/INDUSTRIAL INSPEC.	$
UTILITY CHECK	$
STRUCTURAL CHECK	$
PHOTOCOPYING	$
WATER CONNECTION	$
SEWER CONNECTION	$
BRANZ LEVY	$
DBH LEVY	$
INITIAL CASH RECEIVED	$ 150.00

RECEIPT NO: R 33045
DATE 30/8/05

RECEIPT NO: R
DATE

RECEIPT NO: R
DATE

RECEIPT NO: R
DATE

- INVOICE ☑
- LETTER ☐
- AMENDMENT INVOICE ☐
- PIM/LIM ☐
- CONSENT ☑
- CCC ☑
- NTF ☐

OWNER: GB+MK McDonald
PROPERTY NO: 9897
SITE ADDRESS: 2 Ervin St, Hawera
VALUATION NO: 12340/466/00
BUILDER: REG #:
VALUE OF WORK $ 3,000
PLUMBER: BJ Fowers Plumbing REG #: 11413
KIWI NO: RAPID NO:
DESCRIPTION OF PROPOSED WORK:
Install inbuilt log fire to replace existing Gas one

QUALITY CONTROL COMPLETED
CONSENTS OFFICER

NOT APROVED ☐
APPROVED ☑

OFFICER'S NAME Andre (BLG) / (PLNG)

BUILDING: CONSENT CONDITIONS

1. ☐ FOOTINGS
2. ☐ BLOCKWORK
3. ☐ PRE CONCRETE FLOOR SLAB (PLUMBING)
4. ☐ PRE CONCRETE FLOOR SLAB (BUILDING)
5. ☐ SUB FLOOR FIXINGS / INSULATION
6. ☐ FRAMING/ROOF STRUCTURE FIXINGS
7. ☐ EXTERIOR CAVITY SYSTEMS
8. ☐ FLASHINGS (PROPRIETARY & MAIN)
9. ☐ PRELINE MOISTURE/BRACING/FIXINGS
10. ☐ BRACING COMPLETION
11. ☐ PRELINE INSULATION
12. ☐ PRELINE PLUMBING
13. ☐ PLUMBING/VALVING
14. ☐ DRAINAGE
15. ☐ SEPTIC TANK
16. ☐ DISABLED FACILTIES
17. ☐ FIRE CODE COMPLIANCE
18. ☐ CHIMNEY INSPECTION
19. ☐ PRE FIRE INSTALLATION
20. ☐ FIRE APPLIANCE
22. ☐ FIRE INSTALLATION NOTIFICATION
23. ☐ SMOKE DETECTION
24. ☐ EXTERIOR WALLS (COATINGS)
25. ☐ LOADINGS FOR RELOCATED BUILDINGS
26. ☐ CONCRETE (SLUMP TEST)
27. ☐ DEMOLITION (SITE LEFT TIDY)
28. ☐ WATER/SEWER DISCONNECTIONS
29. ☐ DEMOLITION/FOOTPATH DAMAGE DEPOSIT
30. ☐ SEPTIC TANK REMOVAL
31. ☐ INFORMATION (PLUMBING DRAINAGE FURTHER CONSENT)
32. ☐ ELECTRICAL CERTIFICATE
33. ☐ PS4 PRODUCER STATEMENT
34. ☐ BUILDING WORK

NOTES:

BUILDING:

HAZARDOUS SECTION ☐ (Checked against the requirements of Section 31 of the Building Act 1991)

CHECKED AGAINST STDC REGISTER ☐

CHECKED AGAINST TRC REGISTER ☐

QUALITY CONTROL CHECK LIST

B1 Structure	☐ Site area of building ☐ Footings ☐ Reinforcing ☐ DPM ☐ Floor slabs ☐ Holding down bolts ☐ Pile spacings under floor access	☐ Subfloor framing ☐ Framing general ☐ Lintel sizes ☐ Roof framing ☐ Truss spacing and fixing ☐ Bracing ☐ Roof bracing
B2 Durability	☐ All above ☐ External joinery ☐ External cladding	☐ Roof ☐ Plumbing ☐ Fixtures and fittings
C1 Outbreak of fire	☐ Fire installations ☐ Solid fuel appliances	☐ Gas appliances
C2 Means of escape	☐ Stairs ☐ Corridors ☐ Travel distances	☐ Fire safety systems ☐ Number of occupants ☐ Exit ways
C4 Structural stability	☐ Footings ☐ Subfloor ☐ Framing ☐ Framing general	☐ Lintels ☐ Roof fixing and framing ☐ Bracing
C3 Spread of fire	☐ Fire walls ☐ Occupants to have time to escape	☐ Fire filters to undertake rescue apps
D1 Access routes	☐ Disabled access ☐ Stairwells	☐ Corridors
D2 Mechanical installations for access	☐ Lifts	☐ Escalators
E1 Surface Moisture	☐ Floor slabs above ground level	☐ Site stormwater disposal
E2 External Moisture	☐ Ventilation under house ☐ Foil floor insulation ☐ DPM ☐ Building paper	☐ External joinery ☐ External claddings (floors/walls) ☐ Drainage
E3 Internal Moisture	☐ Wall linings	☐ Floor coverings and membranes
F1 Hazardous agents on site	☐ Dangerous goods, stores etc	
F2 Hazardous building material	☐ Site	☐ Asbestos etc.
F3 Hazardous substances and processes	☐ Paint shops	☐ Spray painters etc.
F4 Safety from falling	☐ Floor slabs ☐ Window heights	☐ Balustrades ☐ Disabled access
F5 Construction and demolition hazards	☐ Site area of building	☐ Safe practices
F6 Lighting for emergency	☐ Public buildings ☐ Rest homes	☐ Hospitals etc.
F7 Warning systems	☐ Public buildings ☐ Rest homes	☐ Hospitals etc. ☐ Domestic Dwellings

QUALITY CONTROL CHECK LIST – continued

G1 Personal Hygiene	☐ Water temperature ☐ Sanitary fixtures and fittings	☐ Floor surfaces (disabled access)
G2 Laundry facilities	☐ As required by regulations	
G3 Good preparation and prevention of contamination	☐ Surfaces used ☐ Water temperatures ☐ Availability of water	☐ Safeguard food from contamination ☐ WHB/sinks in kitchens etc.
G4 Ventilation	☐ Mechanical	☐ Manual (opening windows)
G5 Interior Environment	☐ Insulation ☐ Heating	☐ Ventilation ☐ Linings
G6 Airborne and sand impact	☐ Industrial areas ☐ Residential close to industrial	☐ Isolation of tenancies
G7 Natural light	☐ External joinery ☐ Light wells	☐ Windows etc.
G8 Artificial light	☐ Lux at floor level throughout building	☐ Energy lighting
G9 Electricity	☐ Electrical energy certificate	
G10 Piped services	☐ Piping plumb out	☐ Gas pipe out
G11 Gas as an energy source	☐ Ventilation available ☐ Isolation valves safe	☐ Gas pressures
G12 Water Supplies	☐ Safety of potable water ☐ Water temperatures	☐ Pipe out of building ☐ Valving to be used
G13 Foul water	☐ Disposed to reticulated disposal	☐ Disposed via onsite disposal
G14 Industrial hazardous waste	☐ Disposal of	
G15 Solid waste	☐ Disposal of	
H1 Energy efficiency	☐ Insulation ☐ Glazing etc (% of glass per wall area)	
Compliance schedule	Is compliance schedule required? YES/NO If yes application/information to be sent with building consent.	

HERITAGE STATUS CHECKED

Tax Invoice/Statement: 1169

GST Reg. No: 52-769-477

Invoice Date: 06 September 2005

Address:	Private Bag 902 Hawera
Phone:	06 278 0555
Free Phone:	0800 111 323
Facsimile:	06 278 8757
Email:	contact@stdc.govt.nz
Website:	www.stdc.co.nz

G B McDonald, M K McDonald
2 Erin Street
Hawera 4800

FILE COPY

Application Number: **BC050931**
Description: **Install Logfire replacing existing Gas fire**
Location Address: **2 Erin Street Hawera 4800**

Charge Description	Charge	GST	Amount
Prior Payment			($150.00)
Building Consent Admin Fee	$44.44	$5.56	$50.00
Code Compliance Certificate for Fires	$26.67	$3.33	$30.00
Building Consent Fire Processing/Inspection	$62.22	$7.78	$70.00
Total			$0.00

We look forward to receipt of your payment to enable completion of your consent.

PAID

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera

Application Number: BC050931
Applicant: G B McDonald, M K McDonald
Amount Due:

METRO IMPORTANT

WARNING – THIS ECO INSERT FLUE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH AS/NZS2918:2001 AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODES.

WARNING – ANY MODIFICATION TO THIS FLUE SYSTEM THAT HAS NOT BEEN APPROVED IN WRITING BY THE TESTING AUTHORITY IS CONSIDERED TO BE IN BREACH OF ALL APPROVALS GRANTED.

CAUTION – MIXING OF FLUE SYSTEM COMPONENTS FROM DIFFERENT SOURCES OR MODIFYING THE DIMENSIONAL SPECIFICATION OR COMPONENTS MAY RESULT IN HAZARDOUS CONDITIONS. WHERE SUCH ACTION IS CONSIDERED, THE MANUFACTURER SHOULD BE CONSULTED.

METRO COMPONENT CHECKLIST

Please read these instructions fully prior to installation and familiarise yourself with all the various components as illustrated and listed below. Note, rivets and fire cement are not included as they are supplied by the installer.

31/8/05

SPEC 050931

(A) - 1 x Stainless steel weather butterfly (not illustrated)

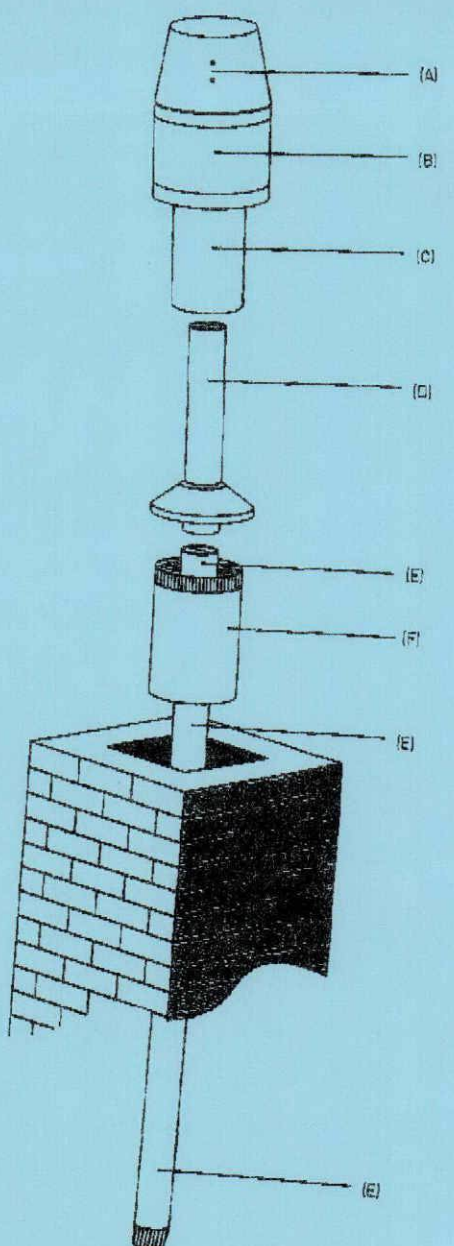
(B) - 1 x Stainless steel ECO cowl housing

(C) - 1 x 225mm x 200mm diameter stainless steel outer casing extension

(D) - 1 x 480mm long stainless steel flue pipe extension with flashing cone

(E) - 3 x 1200mm lengths of 150mm diameter stainless steel flue pipe

(F) - 1 x 600mm length of 250mm diameter galvanised outer casing



METRO

INSERT SPEC SHEET 2005

PRE INSTALLATION

Metro Fireplace Inserts are tested to/comply with AS/NZS 2918:2001 incorporating appendix "E" when installed in accordance with the installation and operation manual supplied with every Metro woodfire. Prior to installing your Metro Fireplace Insert into a masonry chimney, it is important that certain clearances and other requirements are complied with as detailed below :-

Chimney - The masonry chimney must be swept and checked for: -

- Cracks and general overall condition, with repairs carried out if necessary by a suitably qualified person.
- Cavity dimensions to ensure the Fireplace Insert will fit, it is usually necessary to remove the fire bricks from the lower masonry chimney cavity.
- The base of the masonry chimney cavity on which the Metro Fireplace Insert will rest must be level, if it is not, it should be levelled using mortar.
- If an ash removal door exists in the base of the chimney it should be sealed shut to prevent air entering the cavity.

Mantle - If a timber or combustible mantleshelf exists above the Fireplace Insert opening, it should be a minimum distance above the top of the Metro's fascia, minimum distances are:-

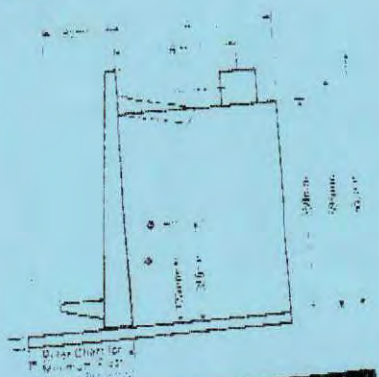
- Metro LTD Hi Output Fireplace Insert = 460mm
- Metro LTD Compact Fireplace Insert = 400mm
- Metro ECO Fireplace Insert = 270mm

If less than the above minimum specified, a deflector or heat shield will be required to be fitted under the mantle.

FLOOR PROTECTOR REQUIREMENTS

Metro Fireplace Inserts are designed to be installed direct onto a concrete base. An insulated floor protector is required to project in front of the Metro and must extend a minimum of 200mm to each side of the door opening making the minimum floor protector width 825mm. The minimum floor protector projection forward of the Metro is dependant on the height of the Fireplace Insert above the combustible floor. The following schedule of floor protector projections is measured from behind the Metro fascia being the total floor protector depth as shown in diagram below. Note, the heights specified above the combustible floor can be achieved by the thickness of the floor protector, raising the fireplace insert or a combination of these two.

Dimension 'X'	0mm	10mm	15mm	20mm	25mm	30mm	35mm	40mm	45mm	50mm
	439mm	439mm	425mm	417mm	403mm	392mm	381mm	367mm	N/A	356mm	350mm
	455mm	455mm	455mm	438mm	424mm	408mm	396mm	386mm	350mm	350mm	350mm
	Only 300mm minimum projection is required irrespective of the height of the floor protector.										



FASCIA MODEL	BASE WIDTH	BODY WIDTH
	810mm	810mm
	900mm	810mm

FIREBOX MODEL	A	B	WIDTH
	410mm	315mm	560mm
	500mm	405mm	560mm
	600mm	405mm	560mm

FLUE INSTALLATION

All Metro woodfires should be installed with the energy efficient Metro ECO flue system which comes complete with detailed installation instructions.

- All joints in the fluepipe must be sealed with Pioneer fire cement (or similar) and riveted.
- The base of the fluepipe must be sealed into the outlet of the Metro's flue stub.
- The flue systems 150mm diameter fluepipe must terminate a minimum of 4.6 metres above the top surface of the floor protector.



Metro's vertical discharge cowl is supplied standard with Metro's Eco Flue systems to improve draft and performance

VENTED ZERO CLEARANCE CABINET

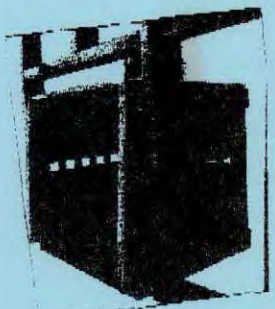
The function of the Metro "Vented Zero Clearance Cabinet (VZCC) is to enable the Metro LTD Hi Output and ECO Insert Fireplace to be installed into a timber framed wall. The VZCC therefore replaces the more traditional masonry chimney at a fraction of the cost. Detailed instructions for the VZCC are available from your Metro retailer.

The wall opening cavity size required:

Width of opening
- 700mm suggested
- 800mm maximum
- 690mm maximum

Height of opening
- 685mm suggested
- 690mm maximum
- 685mm minimum

Depth of opening
- 575mm minimum



APP 990106

SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902 HAWERA TELEPHONE (06) 278 8010 FACSIMILE (06) 278 8757

APPLICATION FOR: BUILDING CONSENT
PROJECT INFORMATION MEMORANDUM

1. OWNER

NAME: Karen & Lewis SUTTON
ADDRESS: 2 Erin Stred Hawera
PHONE BUS: 278 8066
PHONE HME: 278 4320
FAX: N/A

2. SITE ADDRESS

STREET NO: 2 ~~KIWI NO~~
STREET/~~ROAD~~ NAME: Erin
TOWN: Hawera

3. WORK VALUE: (MATERIALS/LABOUR/GST)

$ 5000.00

4. DESCRIPTION OF PROPOSED WORK

Erect Car shed

5. INTENDED USE OF BUILDING

- ☐ Residential
- ☐ Commercial
- ☑ Accessory
- ☐ Farm Building
- ☐ Industrial
- ☐ Other .....

6. LEGAL DESCRIPTION

VALUATION NO: 1 2 3 4 0 / 4 6 6 / 0 0
LOT NO: ..... D.P. .....
SEC: ..... BLOCK .....
SURVEY DISTRICT: .....

7. STATISTIC DETAILS

INTENDED LIFE OF BUILDING
☑ 50 Years Minimum ☐ ..... Years
AREA OF WORK 42 Sq m
No of STOREYS 1 BEING STAGE 1 of 1

BUILDER * Yet to be confirmed

NAME: .....
ADDRESS: .....
PHONE BUS: .....
CELL PH: .....
FAX: .....

DESIGNER

NAME: Frederick R Smith
ADDRESS: Auckland
sted framed budget Garages.
PHONE BUS: (09) 473 1262
CELL PH: 025 997 139
FAX: .....

PLUMBER/DRAINLAYER

NAME: N/A REG: .....
ADDRESS: .....
PHONE BUS: .....
CELL PH: .....
FAX: .....

CONTACT PERSON

NAME: Lewis Sutton
ADDRESS: 2 Erin Street Hawera
PHONE BUS: 278 8066 HM 2784320
CELL PH: .....
FAX: .....

SEND INVOICES TO:
☑ Owner ☐ Designer
☐ Builder ☐ Contact Person

SEND CORRESPONDENCE/ENQUIRIES TO:
☑ Owner ☐ Designer
☐ Builder ☐ Contact Person

INFORMATION INCLUDED IN THIS APPLICATION IS AVAILABLE TO BE SOLD/GIVEN TO PARTIES FOR MARKETING PUPOSES UNLESS OTHERWISE ADVISED IN WRITING

SIGNED Lewis Sutton DATE 6/2/09

INFORMATION TO ACCOMPANY YOUR BUILDING CONSENT APPLICATION

The Building Act 1991 states that every application for a building consent shall be accompanied by such plans, specifications and other information as required to show compliance with the New Zealand Building Code.

To ensure that adequate information is provided with the application it is suggested that the plans and specifications include:

Site Plan showing the proposed building in relation to other buildings on the site and all boundaries. (Please show existing or proposed vehicle access). This may be included on the site plan.

Drainage Plan showing the position of drains, location of fittings and method of stormwater disposal.

Floor Plan showing the shape of the building, room sizes and the overall layout with the location of doors, windows and fittings.

Elevations showing the view of each side of the proposed building indicating heights, windows, doors exterior cladding and the general appearance of the building.

Cross Section through the building, showing the foundation and sub-floor details, wall framing and roof construction, insulation, wall and roof cladding.

Details that will show specific parts of construction which require further clarification.

Wall Bracing Calculations showing how the location and type of brace has been worked out to comply with NZS 3604.

Specification describing the construction, the quality of materials and workmanship, sizes and spacings of piles, bearers, joists, studs, rafters, purlins, etc. Specifications should be concise and describe the work for which the consent is being sought.

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

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

The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code.

Building certificates issued by a Building Certifier approved by the Building Industry Authority

References to determinations issued by the Building Industry Authority.

References to accreditation certificates issued by the Building Industry Authority

Reference to Approved Documents

Producer Statements issued by the producer of a product or system or by a Registered Engineer or Architect

Note: A producer statement will be accepted when the South Taranaki District Council is convinced that it covers the job applied for and is issued by a reputable person or organisation.

Please indicate the proposed procedures for inspection of building work during the construction period.

Note: A minimum of one working day's notice is required for all inspections carried out by the South Taranaki District Council Building Control Officers.

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

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

SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902 HAWERA TELEPHONE (06) 278 8010 FACSIMILE (06) 278 8757

CCC

Reference:

Code Compliance Certificate

FILE COPY

Section 43(3), Building Act 1991

Application

LM & KM SUTTON 2 ERIN STREET HAWERA	No.	990106
	Issue date	2/08/99
	Overseer	HAWERA

Project

Description	DOMESTIC GARAGES or OUTBUILDINGS BEING STAGE 1 OF AN INTENDED 1 STAGES CARSHED
Intended Life	SPECIFIED AS 50 YEARS
Intended Use	CARSHED
Estimated Value	$5,000
Location	2 ERIN ST, HAWERA
Legal Description	LOT 12 DP 2608
Valuation No.	1234046600

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

Signed for and on behalf of the Council:

G J Young – Environmental Services Manager **Date:** 2/8/99

SOUTH TARANAKI DISTRICT COUNCIL

Ref: RD.26

Owners Name: L. SUTTON
Consent No. BC: 990106
Project Address: 2. ERIN ST HAWERA
Phone No.:
Cell Phone No.:
Contact Person: OWNER
Date and Time of Inspection: 2-8-99

INSP

Purpose of Inspection:

- [ ] Completion Plumbing
- [x] Completion Building
- [ ] Preline
- [ ] Other
- [ ] Site / Pre Permit
- [ ] Footings/Foundation
- [ ] Floor Slab
- [ ] Blockwork
- [ ] Preline Plumbing
- [ ] Insulation
- [ ] Drainage
- [ ] Bracing

Building Control Officer's Report: BUSET GARAGE
WORK COMPLETED TO MEET COMPLIANCE
OK TO ISSUE CODE COMPLIANCE CERTIFICATE

ENTERED

Building Control Officer: [signature] Date: 2-8-99

VISION PRINT 20335

SOUTH TARANAKI DISTRICT COUNCIL

Ref: RD.26

Owners Name: SuTlar

Consent No. BC: 990106

Project Address: 2 Erin ST Hawera

Phone No.:

Cell Phone No.:

Contact Person:

Date and Time of Inspection: 1/4/99 4-00

Purpose of Inspection:

- [ ] Completion Plumbing
- [ ] Completion Building
- [ ] Preline
- [ ] Other
- [ ] Site / Pre Permit
- [x] Footings/Foundation
- [ ] Floor Slab
- [ ] Blockwork
- [ ] Preline Plumbing
- [ ] Insulation
- [ ] Drainage
- [ ] Bracing

ENTERED

Building Control Officer's Report: Footings Down To Solid.

Reinforcing is to be Supported before Concrete is poured.

Ok to Continue & Pour Concrete

Building Control Officer: [signature]

Date: 1/4/99.

VISION PRINT 18773

CONS

Building Consent

Section 35, Building Act 1991

Application

LM & KM SUTTON	No.	990106
2 ERIN STREET	Issue date	26/03/99
HAWERA	Application date	1/03/99
	Overseer	HAWERA

Project

Description	DOMESTIC GARAGES or OUTBUILDINGS
	BEING STAGE 1 OF AN INTENDED 1 STAGES
	CARSHED
Intended Life	SPECIFIED AS 50 YEARS
Intended Use	CARSHED
Estimated Value	$5,000
Location	2 ERIN ST, HAWERA
Legal Description	LOT 12 DP 2608
Valuation No.	1234046600

FILE COPY

Builder:	TO BE ADVISED
Designer:	FREDERICK R SMITH STEEL FRAMED BUDGET GARAGES/AUCKLAND

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 990106.

Signed for and on behalf of the Council:

Name: **Date:**

1. COMMENCEMENT OF WORK: The owner or person undertaking the building work shall give at least 2 working day's notice of the intended commencement of building work.
2. This building consent confirms compliance with the New Zealand Building Code. It does not give approval to commence building work until all other approvals have been obtained. The approvals required for this project are listed on the Project Information Memorandum.
3. The owner shall as soon as practical after completion of the building work, notify the Consents Officer at any South Taranaki District Council Service Centre that the building work has been completed in accordance with this Building Consent.
4. This Consent shall lapse and be of no effect if the building work has not started within 6 months or reasonable progress made after 12 months.
5. Notification can be made by completing the attached Notice of Completion Form and returning it to any S.T.D.C Centre.
6. NOTIFICATION: The Consents Department is to be notified at least 24 hours BEFORE any inspection is due.
7. FOOTINGS: The owner or person undertaking the building work shall give at least 1 working day's notice to cover up or close in the excavation and reinforcing for a foundation.
8. FOOTING/BLOCKWORK: A Consents Officer is to be notified 24 hours minimum prior to pouring any concrete.
9. NZ GENERAL: All work is to comply with the New Zealand Building Code.

Project Information Memorandum 990106

Section 31, Building Act 1991

Issued in accordance with Building Consent No. 990106

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

No relevant information has been located for this property.

BUILDING WORK TO COMPLY WITH CONDITIONS SPECIFIED IN RESOURCE CONSENT NO: RM990009

Signed by or for and on behalf of the Council:

Name: **Date:**

PROPERTY INFORMATION MEMORANDUM PROCESSING

	Date Placed in Tray	Date Completed
Planning	9/3/99	3.3.99
Water and Sewer		
Vehicle Crossing		

PIM NOTES

OWNER: Lm + Km Sutton

ADDRESS OF WORK: 2 Erin St, Thwa

VALUATION NO: 2340/466/00

BUILDER: tba.

DESCRIPTION OF WORK: Car-shed.

PROPOSED USE:

LEGAL DESC: Lot No: _____ DP: _____
Sec: _____ Survey District _____
Blk: _____
Kiwi No: _____

DATE	ACTIVITY	OFFICER	HOURS	RATE	AMOUNT
3.3.99	Planning ass.	LB	15m	$86	$21.50
				TOTAL	
				PAID	
				BALANCE	

Compliance Check

Resource consent granted 22.2.99

Level RM990009

Authorisations Required

Designations/Protected Trees/Historic Sites etc

Complies: Yes/No ..... Date: 3 March 1999

Hearing & Leave.

APPLICATION NO: BC 990106.

APPLICANT: Lm + Km Sutton

SERVICES

WATER MAIN APPLICATION FORM SENT .....
SIZE .....mm LOCATION .....
CONNECTION REQUIRED YES/NO FEE PAYABLE $..... SIZE .....mm

SEWER MAIN APPLICATION FORM SENT .....
SIZE .....mm LOCATION .....
CONNECTION REQUIRED YES/NO FEE PAYABLE $..... SIZE .....mm

STORMWATER
MAIN SIZE ..... mm LOCATION .....
CONNECTION REQUIRED YES/NO FEE PAYABLE $..... SIZE ..... mm

DISCONNECTION AND RECONNECTION FEES (DEMOLITION'S & REMOVALS)
WATER SEWER

SIGNATURE DATE 3/2/99

VEHICLE CROSSING

NEW CROSSING REQUIRED YES/NO FEE PAYABLE $.....
INSPECTION FEE YES/NO FEE PAYABLE $ .....

SIGNATURE DATE 3/2/99

OTHER (e.g. HEALTH/FIRE/STRUCTURAL etc)

LICENCES REQUIRED (Health/Dangerous Goods etc)

SIGNATURE DATE

BUILDING (Checked against the requirements of Section 31 of the Building Act 1991) HAZARDOUS SECTION ☐

SIGNATURE DATE

CONSENT PROCESSING SHEET

DATE	ACTIVITY	OFF	HRS	AMT	DATE		INSP REQ	INSP COM	HRS	AMT
1/3	Admin	JH	.25	15.5		FOOTING	✓			
1-3	PLANCHECK	HR	30m	38.		EXCAVATIONS				
						FOUNDATION WALLS				
						CONCRETE FLOOR SLAB				
						TIMBER SUBFLOOR				
						CONCRETE BRICKWORK				
						PRELINE - INSULATION/ MOISTURE/STRUCTURE				
						BRACING PANEL CHECK PRIOR TO DECORATING				
						PRELINE - PLUMBING PIPEWORK				
						DRAINAGE				
						FIRES FREESTANDING/ INBUILT				
						FIRE CODES				
						COMPLETION BUILDING/ PLUMBING	✓			
						SITE				
						OTHER				
			SUB					SUB		
						TOTAL SUB TOTALS				
						AMOUNT PAID				
						REFUND/PAY				

PROC

FEES (INCLUSIVE OF G.S.T.)

ADMINISTRATION CHARGE	$ 50-
PIM FEE	$
BRANZ LEVY	$
DAMAGE DEPOSIT	$
CODE COMPLIANCE CERTIFICATE	$ 60-
RURAL/RESIDENTIAL INSPECTIONS	$ 96-
PROCESSING COSTS	$ 54-50
VEHICLE CROSSING INSPECTION FEE	$
COMMERCIAL/INDUSTRIAL INSPEC.	$
UTILITY CHECK	$
STRUCTURAL CHECK	$
PHOTOCOPYING	$
WATER CONNECTION	$
SEWER CONNECTION	$
BIA LEVY	$
INITIAL CASH RECEIVED	$ 150-

RECEIPT NO: R 447568
DATE 1-3-95

RECEIPT NO: R
DATE

RECEIPT NO: R
DATE

RECEIPT NO: R
DATE

INVOICE ☑
LETTER ☐
PIM ☐
CONSENT ☐
CCC ☐
NTR ☐

OWNER: Lm + Km SUTTON
SITE ADDRESS: 2 Erin St. Hwz
BUILDER: tbz
DESCRIPTION OF PROPOSED WORK: Carshed

VALUATION NO: 12340/466/00
VALUE OF WORK $ 5000-
KIWI NO: —

QUALITY CONTROL COMPLETED
CONSENTS OFFICER
Henry & Leanne

COMPLETED

APPLICATION NO: BC 99206.
APPLICANT: Lm + Km SUTTON

BUILDING:

STANDARD CONDITIONS

ALL 1-6 2 BC NZ

NOT APPROVED DATE

APPROVED DATE 3/2/99

LICENSING SECTION

NOT APPROVED DATE

APPROVED DATE

Plan Check
Quality Control

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

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

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

Resource Consent	990009		
Applicant	LM & KM SUTTON : RM990009	Bal $	63.00
Address	2 ERIN STREET : HAWERA		
Phone	06 278 8066 : 06 278 4320		
Consultant			
Type(s) & overseer(s)	Land Use - Controlled		

Notified? N Hearing reqd? N

Proposal ERECT GARAGE IN FRONT OF PROPERTY

File B/C

Valuation No 1234046600 1-linK

Owner SUTTON LEWIS MARTIN

Location 2 ERIN ST, HAWERA

Legal LOT 12 DP 2608

Plan/Zone Appeal ex

Status Applicant Notified 23/02/99 16/03/99

Status Note

Decision Granted 22/02/99

Conditions? Monitoring? Y Process Days 10

<enter> to exit or O for Options

* * M A G I Q * * SOUTH TARANAKI DISTRICT

File no 01 /u/RA/RAM1 Rates Property File Record Inquiry
Rec no 1234046600 SUTTON LEWIS MARTIN Last no

Field	Descr	Data
1.01	OCC-NAME-1	SUTTON LEWIS MARTIN
1.02	OCC-NAME-2	SUTTON KAREN MARIE
1.03	OCC-ADDR-1	2 ERIN ST
1.04	OCC-ADDR-2	HAWERA
1.06	POST-CD	4800
5.01	MAINT-DATE	20/01/99
6.01	IMPROVMNTS	DWG OB OI
6.02	CERT-TITLE	140/14
6.12	OLD-OWNER	MAHONEY TREVOR WILLIAM
7.01	LEGAL-1	LOT 12 DP 2608
11	LOCATION	2 ERIN ST, HAWERA
13.01	LAND-VALUE	34,000
13.02	CAPL-VALUE	180,000
13.03	IMPR-VALUE	146,000
13.21	HECTARES	0.0809
14.01	N-LAND-VAL	34,000

Enter = Next Screen X = End Inquiry or Next no

NEW ZEALAND.

Vol. 134, Folio 282
Transfer No. 6194
Application No.
Order for S/C No.

Register-book,
Vol. 140, Folio 14

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Tenth day of July, one thousand nine hundred and thirty six, under the hand and seal of the District Land Registrar of the Land Registration District of Taranaki Witnesseth that

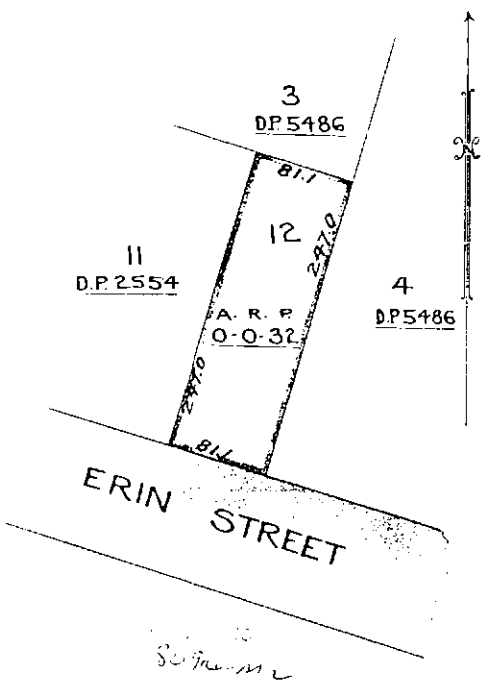
GEORGE STANLY TODD of Hawera, Company Manager

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Thirty two perches more or less situated in the Borough of Hawera being Lot 12 (twelve) on a plan deposited in the Land Registry Office at New Plymouth as No. 2608 and being part of Section 23 (twenty three) on the public map of the Town of Hawera.

TARANAKI DISTRICT LAND REGISTRAR NEW ZEALAND

District Land Registrar.

PART SECTION 23 TOWN OF HAWERA



SCALE 1 CHAIN TO AN INCH

D.P.2608

DISCHARGED

Mortgage No 69080 George Stanley Todd to The Taranaki Co-operative Building Society (Inc) produced 23rd July 1934 at 11.45 a.m. M.H.C.

Mortgage 69329 George Stanley Todd & Kathleen Long and Maureen Long in equal shares produced 19th July 1937 at 2.40 p.m.

Mortgage 119467590 George Stanley Todd to John Grant Barclay produced 25th June 1973 at 10.30 a.m.

Transmission 147984 to Florence Edith Todd widow and Arthur Smith company manager both of Hawera as executors - entered 1.6.66 at 11.00 o'c.

A.L.R.

Transfer 239602.1 to Salil Roy Chowdhury of Hawera Medical Superintendent - 21.4.1977 at 11.45 o'c

A.L.R.

Mortgage 239602.2 to [illegible] Security Limited

Mortgage 239602.3 to Horner & Burns Securities Limited - 21.4.1977 at 11.[illegible] DISCHARGED 31/5/79 R.A.L.R.
258556.2
A.L.R.

Mortgage 240732 to The Housing Corporation - 9.6.1977 at 12.16 o'c DISCHARGED 1/2/1982 A.L.R.
A.L.R.

Mortgage 258556.3 to The Mutual Life And Citizens Assurance Company Limited - 31.5.1979 at 11.10 o'c DISCHARGED 31/5/1979 A.L.R.
258556.3
A.L.R.

258556.4 Memorandum of priority making Mortgage 258556.3 first mortgage and Mortgage 240732 second mortgage - 31.5.1979 at 11.10 o'c
A.L.R.

under the Joint Family Homes Act 1964 Settled as a Joint Family Home on Sajil Roy Chowdhury abovenamed and Dorothy Eileen Chowdhury his wife - 31.5.1979 at 11.10 o'c DISCHARGED (1/2/1982) Vide 286474.4
Application 258556.5
A.L.R.

258/82

Transfer 286474.1 to Colin Alexander Robertson of Hawera Public Servant and Margaret Elsie Robertson his wife - 11.2.1982 at 11.19 o'c (Cancels Joint Family Home Application 258556.5)
A.L.R.

Mortgage 286474.2 to ANZ Banking Group (New Zealand) Limited - 11.2.1982 at 11.19 o'c DISCHARGED 12/ 3/1991 D.L.R.
379128.1
A.L.R.

Mortgage 286474.3 to Margaret Elsie Robertson and Thomas Truman West - 11.2.1982 at 11.19 d'c DISCHARGED 5/1/1993 A.L.R.
360246.2
A.L.R.

Mortgage 286474.4 to Elsie Chadwick Crotty - 11.2.1982 at 11.19 o'c DISCHARGED 11/5/1993 A.L.R.
360246.2
A.L.R.

Mortgage 121218 to Her Majesty the Queen - 5.6.1981 at 10.50 p.c DISCHARGED 12/3/1991 D.L.R.
379128.2
A.L.R..

Transfer 379128.3 to Kerin Francis Roberts of Hawera manager and Hilde Ruth Roberts his wife - 12.3.1991 at 11.20 o'c
A.L.R..

Mortgage 379128.4 to Westpac Banking Corporation - 12.3.1991 at 11.20 o'c DISCHARGED 20/8/1996 D.L.R.
433250.1
A.L.R..

424198 Variation of Mortgage 379128.4 - 18.8.1995 at 9.45 o'c
A.L.R..

Transfer 433250.2 to Trevor William

Mortgage 433250.3 to Countrywide Banking Corporation Limited 26.6.1996 at 11.50 d'c DISCHARGED 31/7/1997 D.L.R.
443350.1
A.L.R..

443350.2 Mortgage to TSB Bank Limited 31.7.1997 at [illegible] DISCHARGED 31/7/1997 D.L.R.
for DLR

456746.2 Transfer to Lewis Martin Sutton and Karen Marie Sutton

456746.3 Mortgage to The National Bank of New Zealand Limited all 17.12.1998 at 11.41
for DLR

FREDERICK R SMITH B E (civil), MIPENZ, MACENZ
Registered Consulting Structural and Civil Engineer

23 Glamorgan Drive, Torbay, Auckland *Telephone/Facsimile* *64 9 473 1262*
P O Box 35 422, Browns Bay, Auckland *Mobile Telephone* *025 997 139*

STEEL FRAMED BUDGET GARAGES DWELLINGS FARMSHEDS & CARPORTS

STATEMENT OF DURABILITY

NEW ZEALAND BUILDING CODE

The DURABILITY requirement, of the Building Regulations 1992, requires the structure of the building, without reconstruction or major renovation, to have a life of at least 50 years (clause B2.3 (a)) whereas building elements which do have a moderate ease of access (clause B2.3 (c)) shall have a life of at least 15 years and components such as linings, doors and windows shall have a life of at least 5 years (clause B2.3 (d)), with only normal maintenance, unless the *building* is given a *specified intended life.*

NORMAL CONDITIONS

In areas of **normal conditions** (500m from breaking surf, in the immediate vicinity of calm salt water such as estuaries and harbour foreshores, more than 500 metres from industrial emissions and subject to little or no fallout from them and away from geothermal areas) provided the building is located, where possible, with the openings away from prevailing inclement weather and the building is given 'normal maintenance', as specified below, then the life of the building will be 50 years.

CORROSIVE CONDITIONS

In areas of corrosive conditions (within 500m of breaking surf, heavy salt deposits, constant smell of salt spray, the continuous presence of a smell of industrial chemicals, such as sulphur or acids, close to industrial emissions and/or geothermal areas and subject to light fallout from them) because all of the components of the building can be replaced 'with moderate ease' without 'reconstruction or major renovation' **the specified intended life of the building is nominated as 20 years.** After this period the local authority may request an inspection and assessment of the future life of the building.

For the life of the building to be at least 20 years - framing that is to be boxed or lapped with other framing members shall **prior to assembly** be degreased, etched with a primer suitable for galvanised iron and zincalume and given a heavy coat of anti-corrosive zinc-rich paint, or equivalent protective paint system, as supplied by a reputable paint supplier and the zinc plated Rawlplug screwbolts, securing the building to the foundations, shall be liberally coated with Selleys Roof and Gutter Sealant, as shall the angle fixing brackets.

NORMAL MAINTENANCE

'Normal maintenance', as required by the Building Code, shall consist of annual washing of areas, unwashed by rain, for buildings in moderate corrosion environments, twice annually washing down, in areas of severe corrosion and a complete protective painting system, for buildings in very severe atmospheres.

(amended : 02.07.97)

BUDGET GARAGES
5A Ryan Place, PO Box 76-318, Manukau City, Auckland
Free Phone 0800 103 545 Facsimile 09 262 2798

FREDERICK R SMITH B E (civil), MIPENZ, MACENZ
Registered Consulting Structural and Civil Engineer

23 Glamorgan Drive, Torbay, Auckland *Telephone/Facsimile* *64 9 473 1262*
P O Box 35 422, Browns Bay, Auckland *Mobile Telephone* *025 997 139*

1614
2 July 1997

26/3/99



The Manager
Local Territorial Authority

Attention: Senior Building Controller

Dear Sir

STEEL FRAMED BUDGET BUILDINGS
DWELLINGS - GARAGES - FARMSHEDS - HAYBARNS - CARPORTS

As the New Zealand representative, of the Austalian designer of the above range of Spic-N-Span cold formed steel framed buildings, I have been requested, by some Local Authorities, to issue a blanket Producer Statement for these specific designed structures.

I consider the Producer Statement to be a legal document, that is unique to a particular building on one site, but I can issue the following statement:

1. The buildings are constructed from high tensile steel with high tensile steel cladding in which no timber is used except for dwellings when timber studding may be used to support interior wall linings.

2. The buildings are fabricated from zincalume protected steelwork, all members are fixed with zinc plated Tekscrews and any member, 'with moderate ease' can be removed and treated for corrosion at any time, 'without reconstruction or major renovation'.

3. The buildings are light and, even including the concrete floor slab, the required ground bearing pressure is less than 75kPa.

4. The maximum uplift, in any post, is 12.5 KN and the building will be stable provided the support system will resist these forces. Zincplated Rawlplug Excalibur screwbolts are used to fix the structure to the concrete floor slab or concrete footings and these fasteners can be removed for inspection and treatment or replacement, at any time.

5. The W37 and W42 buildings will withstand basic non-directional wind speeds (NZS 4203:1992 clause 5.4.2) of 45 and 50 metres per second respectively.

6. The buildings will withstand snow loads of 0.7Kpa and loadings of up to 1.2kPa can be resisted by strengthening the roof trusses and adding extra purlins.

Please contact me for further information.

Yours faithfully

F R Smith

1 SLAB / FOOTINGS

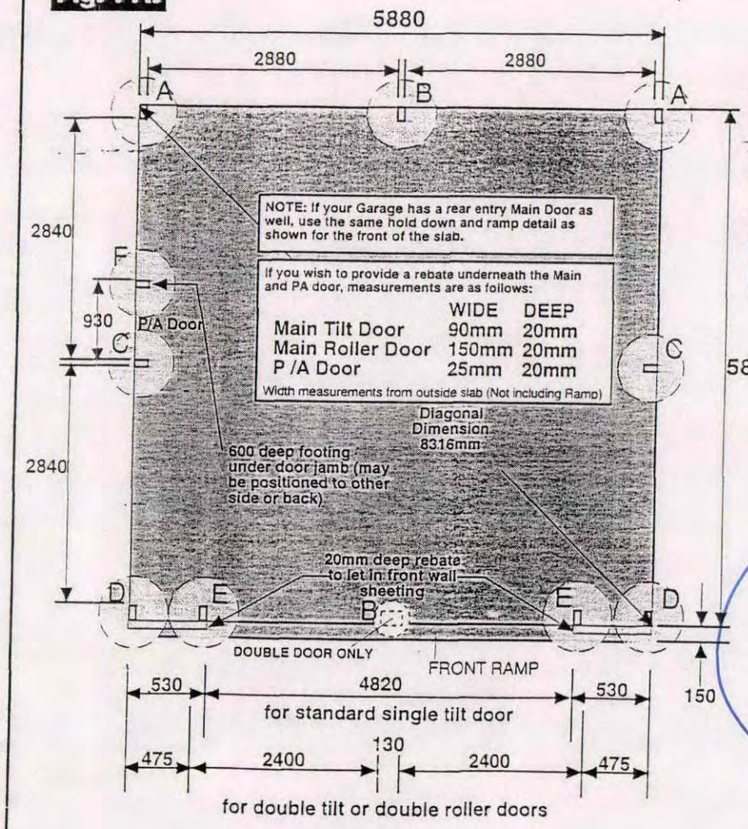
6M X 6M W36
FRONT DOOR FITMENT

Pour a perfectly level concrete slab to the dimensions shown in Figure 1A. This is to be 100mm thick, reinforced with F72 Mesh, laid 30mm from the top with edge thickening shown in Figure 1B and a ramp at the front (Figure 1C). Concrete strength is to be 20MPA at 28 days.

If you would rather erect your Garage on footings, the locations are shown as dotted lines( ) in Figure 1A, a side view of the footing and a size schedule are shown in Figure 1D.

The Garage has been designed so the slab size and the external frame size are the same. The wall sheeting then overlaps the top of the slab by 20mm to form a waterproof joint. If you plan to erect your Garage on a slab larger than the one specified, it will be necessary to trim 20m off each wall sheet, then seal the joint between the slab and wall sheet with Silicone.

Fig. 1 A:



FRONT

No. of anchors to be used for each Leg:
- Screwbolts: M10x75mm all cases x qty shown below.
- Chemsets: as shown below.

Footing	2.4Wall H.	2.7Wall H.	3.0Wall H.
A	1 X M10	1 X M10	1 X M10
B	2 X M8	2 X M8	2 X M8
C	2 X M8	2 X M8	2 X M8
D	2 X M8	2 X M10	2 X M10
E	2 X M8	2 X M10	2 X M10
F	1 X M8	1 X M8	1 X M8

NEW ZEALAND ONLY

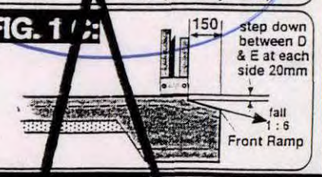
Fig 1b, c & d are NOT to be used in New Zealand conditions refer to SLAB AND FOUNDATION SHEDULE attached to plans, for detailed drawings.

FIG. 1 B:



*NOTE: Victoria Only: Depth to suit Local Soil Conditions (Refer By-Laws)

FIG. 1 C:



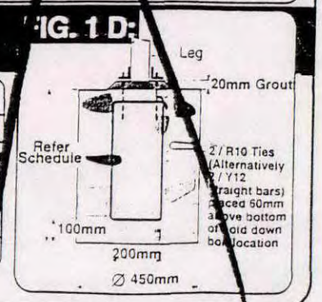
Refer to this Section ONLY if FOOTINGS are being used instead of concrete slab!

FOOTING DEPTH SCHEDULE (mm)

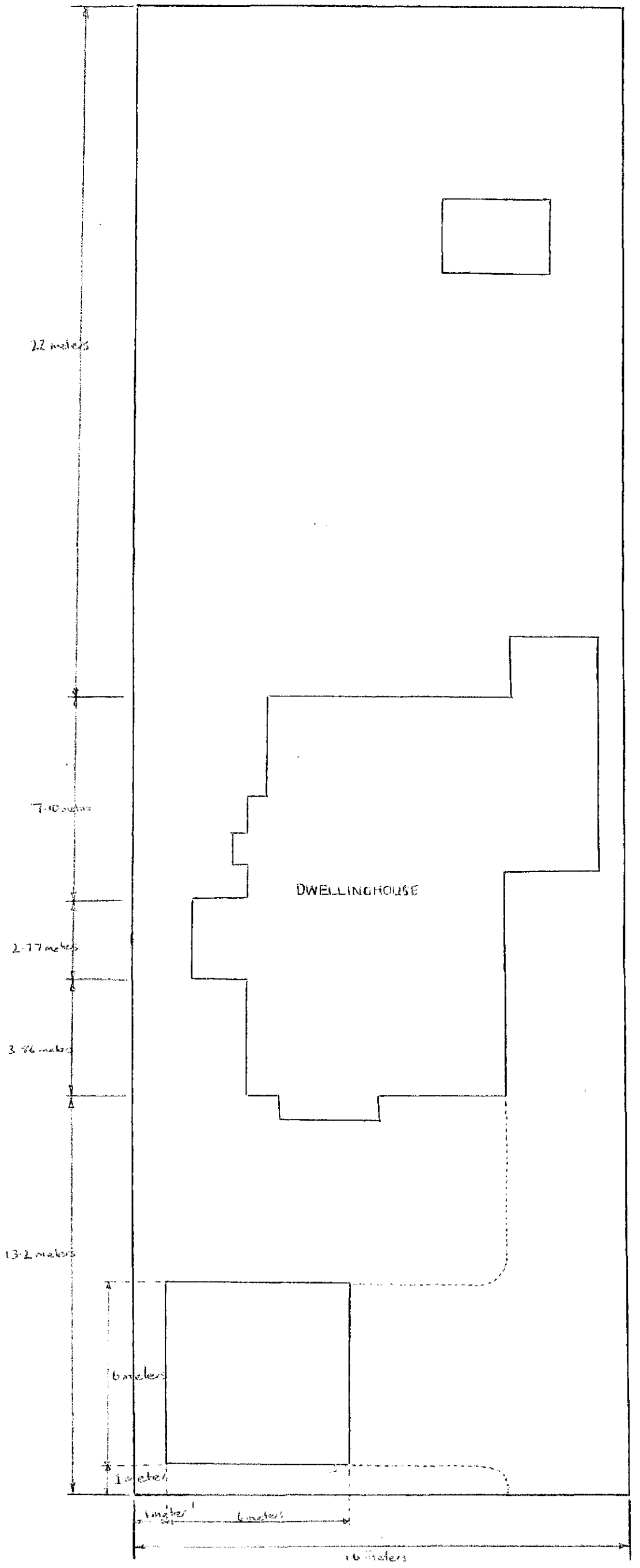
Wall Height	A		B		C		D		E		F	
	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa
2.4H.	800	1000	900	1150	700	1100	750	1200	800	1000	600	600
2.7H.	850	1050	950	1200	650	1100	1000	1700	1000	1450	600	600
3.0H.	850	1050	950	1200	650	1100	1000	1700	1000	1450	600	600

NOTE: Most soils meet 20kpa requirements.For soft soil use 10kpa value. For shaft adhesion value in your area consult your local soils engineer.

FIG. 1 D:



Subject to changes © Copyright Spicn'Span 29/07/96



U.L. Anderson

N.P. Clark

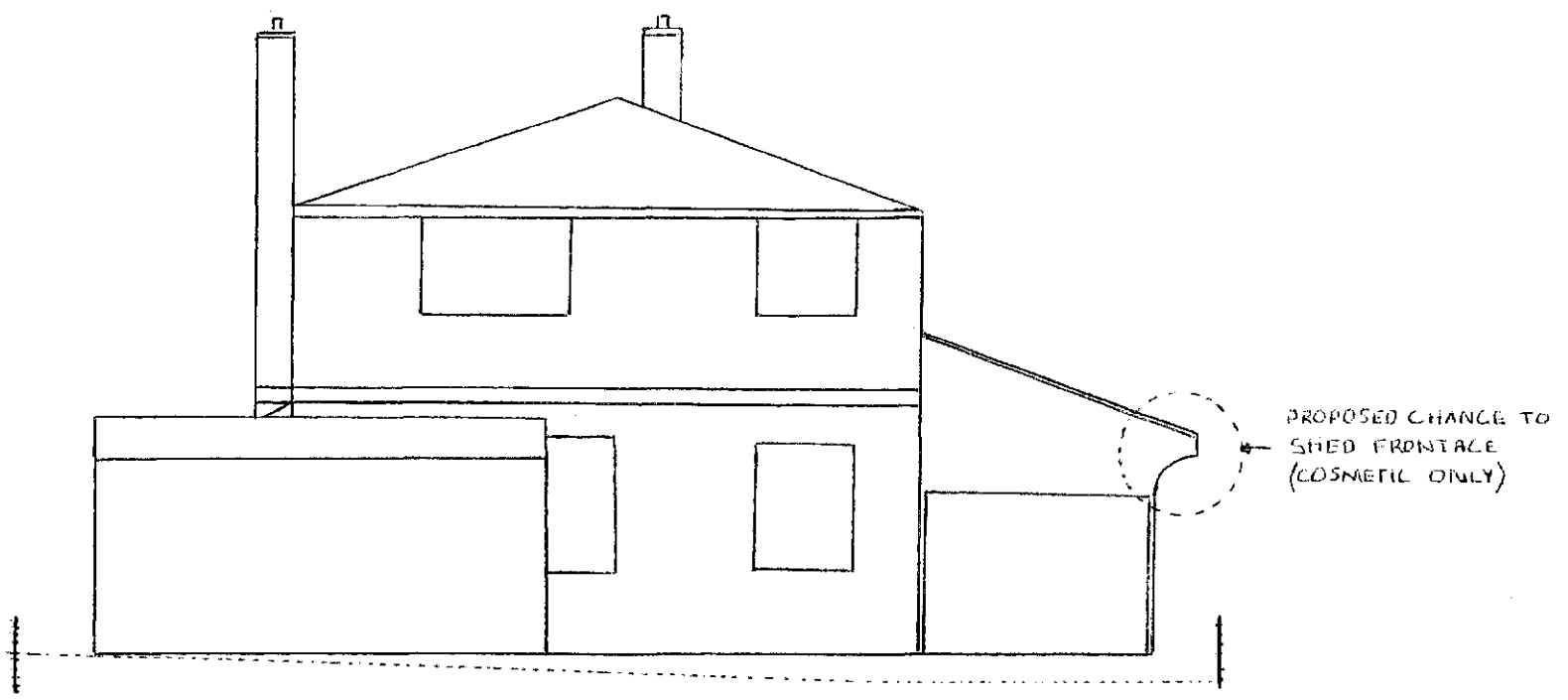
M.A. Cooper
C.A. Cooper

P. Jennings
Ellingham
M.A. Ellingham

2 ERIN STREET
HAWERA
SCALE 1 M = 7 MM
PREPARED BY L. SUTTON
21-01-99
----- DRIVE

plan no. 220199

ERIN STREET



FRONT ELEVATION

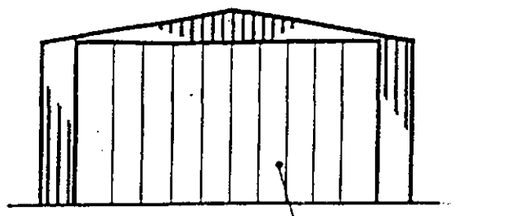
V. L. Anderson.

W. P. Black
L. G. Lamb.
P. Jennings
D. Ellingham

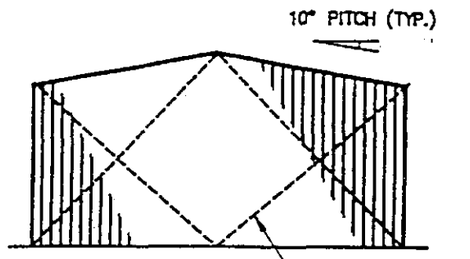
M. A. Cooper.
C. A. Cooper
M. A. Ellingham

2 ERIN STREET
HAWERA
SCALE 1 M = 10MM
PREPARED BY L SUTTON
21-01-99

BOUNDARY

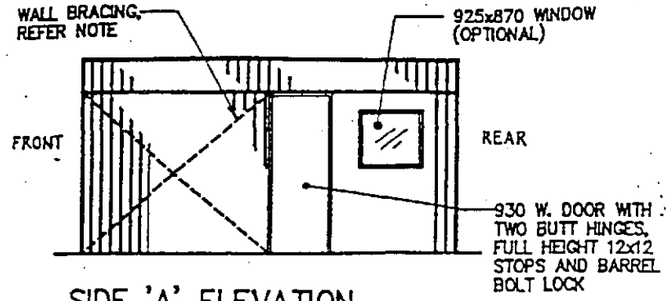


FRONT ELEVATION



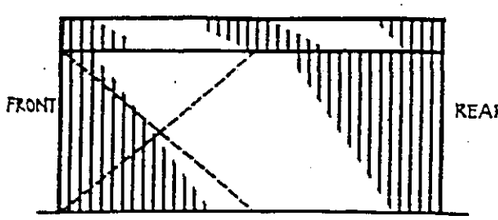
REAR ELEVATION

1 PERSONELL DOOR MAY BE INSTALLED IN THIS WALL PROVIDED THE NUMBER OF BRACING SETS IS MAINTAINED AS SCHEDULED
2 WALL BRACING (2 BAYS) EX. G550 STRAPS:-
S42 - 6-12m L. GARAGE - 21x0.8 STRAPS 3 SCREWS/CONN.
15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.
S50 - 6-9m L. GARAGE - 50x0.8 STRAPS 3 SCREWS/CONN.
12-15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.



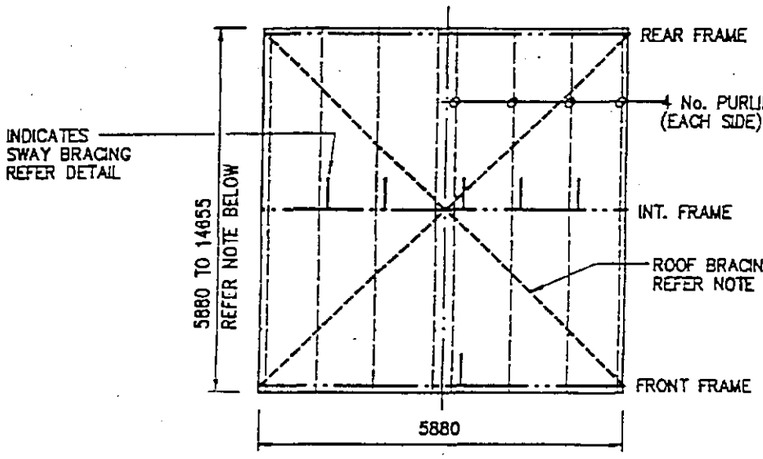
SIDE 'A' ELEVATION

WALL BRACING EX. G550 STRAPS:-
S42 - 6-9m L. GARAGE - 1 BAY OF 21x0.8 STRAPS 3 SCREWS/CONN.
12-15m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 2 SCREWS/CONN.
S50 - 6m L. GARAGE - 1 BAY OF 50x0.8 STRAPS 5 SCREWS/CONN.
9-12m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.
15m L. GARAGE - 3 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.



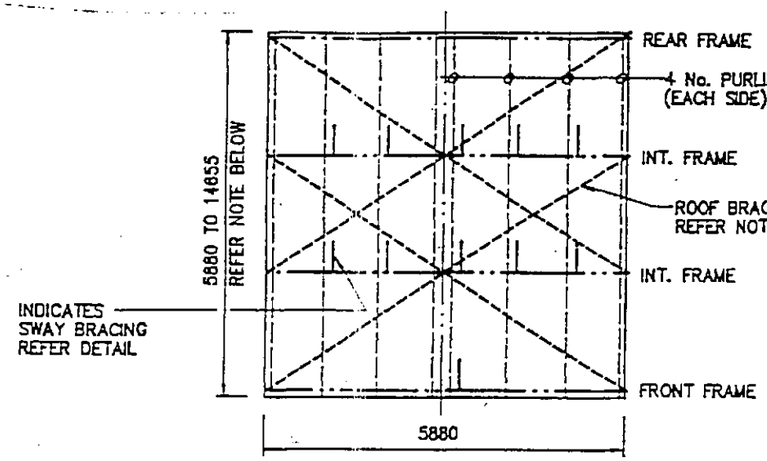
SIDE 'B' ELEVATION

WALL BRACING REFER SIDE 'A' ELEVATION



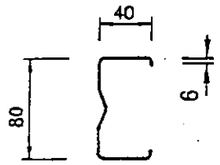
FRAMING PLAN - S42

1 S42, 6m WIDE GARAGES MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 3000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
2 ROOF BRACING EX. G550 STRAPS:-
6-12m L. GARAGE - 21x0.8 STRAPS (3 SCREWS/CONN.)
15m L. GARAGE - 50x0.8 STRAPS (3 SCREWS/CONN.)

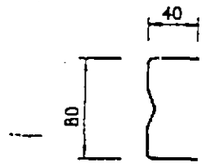


FRAMING PLAN - S50

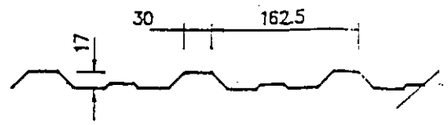
1 S50, 6m WIDE GARAGE MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 2000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
2 ROOF BRACING EX. G550 STRAPS:-
6-9m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.
12-15m L. GARAGE - 50x0.8 STRAPS 5 SCREWS/CONN.



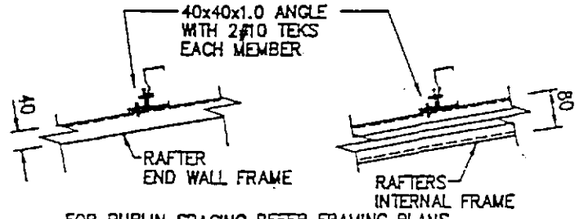
TYPICAL SECTION INT. & REAR FRAMES



TYPICAL SECTION FRONT FRAME ONLY

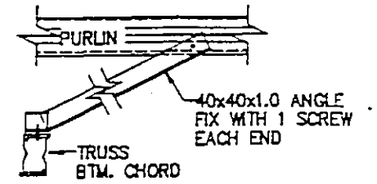


SHEETING PROFILE 0.35 T.C.T.



FOR PURLIN SPACING REFER FRAMING PLANS

PURLIN FIXING



TYPICAL SWAY BRACING DETAIL

© spic-n-span 1995

SUFF	REVISION	DATE
A	RELEASED FOR BUILDING APPROVAL	JULY 1996

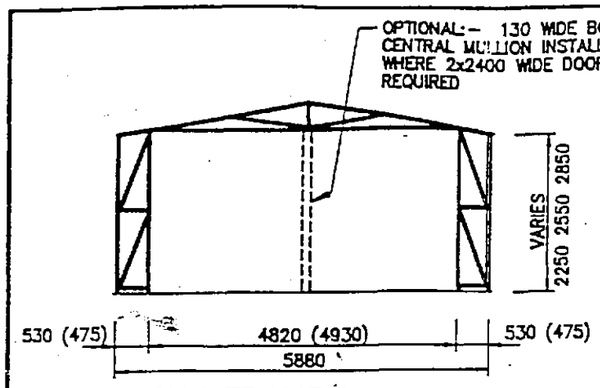
DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
PO Box 76318, MANUKAU CITY, AUCKLAND
208 CONSTANCE STREET, FORTITUDE VALLEY
BRISBANE QLD. 4006 AUSTRALIA
Phone +61 7 3252 9822 Fax +61 7 3252 9844

CLIENT
BUDGET GARAGES Ltd.
5a RYAN PLACE, MANUKAU CITY, AUCKLAND
Phone (09) 262 2803 Fax (09) 262 2798
Freephone 0800 10 35 45

PROJECT
RANGE OF GARAGES
6m WIDE FRONT ENTRY
SITE WIND SPEED
42m/s AND 50m/s
2.4m, 2.7m, 3m Height

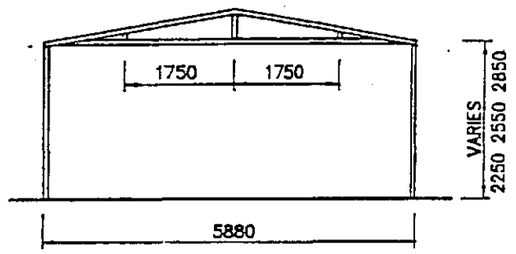
SUBJECT
ELEVATIONS, FRAMING PLANS, CONNECTION DETAILS

JOB No. 91099NZ
DWG No. 1
REVISION SUFFIX A



FRONT FRAME

1 ALL MEMBERS TO BE EX. 80x40 CHANNELS, 0.8 B.M.T.
2 DOOR HEAD AND DOOR MULLIONS TO BE BOXED CHANNELS



INTERNAL FRAME

1 ALL MEMBERS TO BE BOXED 80x40 CHANNELS (RAFTERS TO BE 2 / 80x40 CHANNELS)

REAR FRAME

1 REFER "REAR FRAME NOTES" FOR MEMBER SIZES AND SPACINGS

NOTE:- M10 "AVDEL TEXTRON SCREWBOLTS" MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF ALL FRAMES (SEE NOTES)

SIDE WALL GIRT NOTE

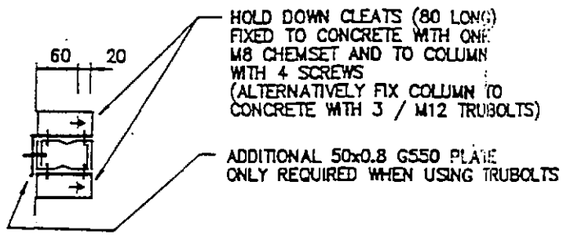
1 ALL SIDE WALL GIRTS TO BE SINGLE 80x40 CHANNELS, 0.8 B.M.T.
2 SPACING OF SIDE WALL GIRTS AS PER REAR WALL ELEAVTION.

FRONT FRAME – HOLD DOWN SCHEDULE

FIX EACH COLUMN OF FRONT FRAME WITH HOLD DOWN CLEAT/S FIXED TO CONCRETE WITH CHEMSETS AND TO COLUMN WITH SCREWS:-

2.4m HIGH GARAGE	2.7m AND 3.0m HIGH GARAGE
6m LONG; S42 – 2/CH8 (4 SCREWS) S50 – 2/CH10 (5 SCREWS)	6m LONG; S42 – 2/CH10 (6 SCREWS) S50 – 2/CH12 (8 SCREWS)
9m LONG; S42 – 2/CH10 (5 SCREWS) S50 – 2/CH12 (7 SCREWS)	9m LONG; S42 – 2/CH12 (8 SCREWS) S50 – 4/CH10 (10 SCREWS)
12m LONG; S42 – 2/CH10 (6 SCREWS) S50C – 2/CH12 (9 SCREWS)	12m LONG; S42 – 4/CH10 (10 SCREWS) S50 – 4/CH12 (14 SCREWS)
15m LONG; S42 – 2/CH12 (6 SCREWS) S50 – 4/CH10 (12 SCREWS)	15m LONG; S42 – 4/CH12 (14 SCREWS) S50 – 4/CH12 (16 SCREWS)

NOTE:- NUMBER OF SCREWS INDICATED IS THE TOTAL NUMBER PER COLUMN (DIVIDE EQUALLY BETWEEN THE NUMBER OF CLEATS REQUIRED)



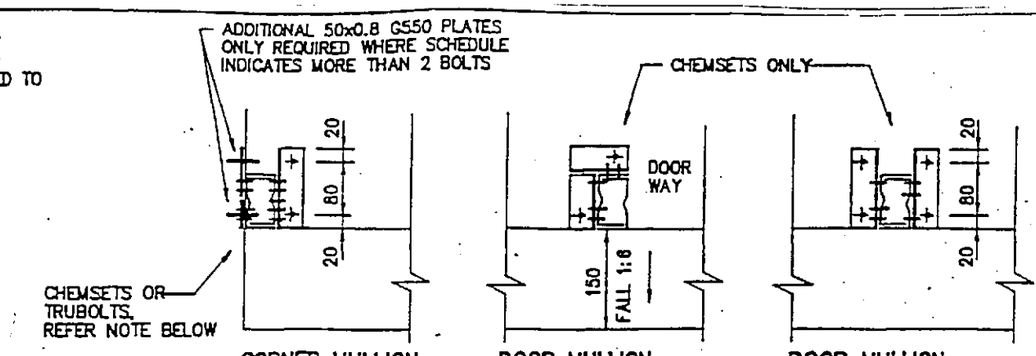
INTERNAL FRAME – HOLD DOWN

1 HOLD DOWN CLEATS TO BE EX. 40x40x2.0 ANGLE
2 BOLTS DESIGNATED CH8 TO CH12 REFERS TO M8 TO M12 CHEMSETS INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
3 M8 TO M12 CAST-IN BOLTS MAY BE USED IN LIEU OF CHEMSETS
4 M10 "AVDEL TEXTRON SCREWBOLTS", 75mm EMBEDMENT INTO CONCRETE, MAY BE USED IN LIEU OF CHEMSETS

REAR FRAME NOTES

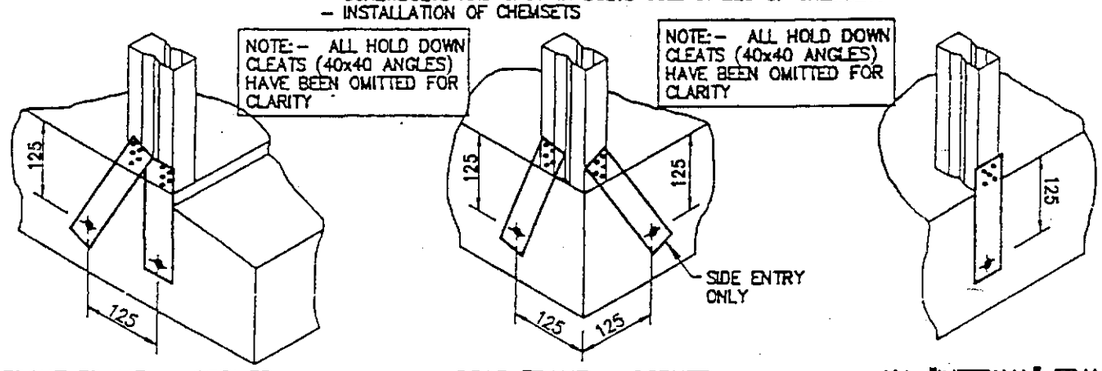
1 ALL MEMBERS EX. 80x40 CHANNELS, 0.8 B.M.T. (BOXED MULLIONS TO BE FLANGE CONNECTED WITH SCREWS AT 600 CTS.)
2 GIRT LAYOUT TO BE AS SHOWN. ALL GIRTS IN END WALL EX. SINGLE CHANNELS. (SIDE WALL GIRT LAYOUT SIMILAR).
3 CORNER MULLIONS TO BE TYPE A, ALL D.W.V., ALL HEIGHTS
4 NUMBER OF "INTERNAL" MULLIONS AS PER FOLLOWING:-

2400 H. GARAGE	1 TYPE B – S42 1 TYPE B – S50	TYPE A
2700 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50	
3000 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50	TYPE B



FRONT FRAME – HOLD DOWN

1 M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF FRONT FRAME CORNER MULLION IN FOLLOWING CASES ONLY:-
– 2.4m HIGH GARAGE: S42, 6–15m L. GARAGE; USE 3 TRUBOLTS
S50, 6–9m L. GARAGE; USE 3 TRUBOLTS
12–15m L. GARAGE; USE 4 TRUBOLTS
– 2.7–3.0m H. GAGARE; S42, 6m L. GARAGE; USE 3 TRUBOLTS
9–12m L. GARAGE; USE 4 TRUBOLTS
S50, 6–9m L. GARAGE; USE 4 TRUBOLTS
2 REFER "INTERNAL FRAME – HOLD DOWN" FOR NOTES REGARDING;
– SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS
– INSTALLATION OF CHEMSETS



HOLD DOWN – WHERE ADDITIONAL 50x0.8 G550 PLATES ARE REQUIRED

REAR FRAME CORNER – HOLD DOWN SCHEDULE

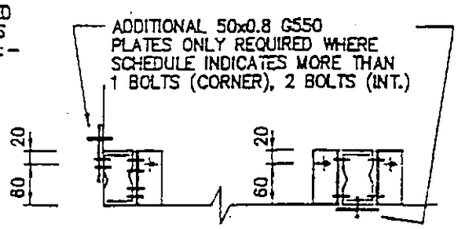
HOLD DOWN CLEAT/PLATE FIXED TO CONCRETE WITH CHEMSET/S AND TO COLUMN WITH SCREWS:-

6m LONG GARAGE;
S42 – 1/CH10 (2 SCREWS)
S50 – 1/CH10 (2 SCREWS)

9m LONG GARAGE;
S42 – 1/CH10 (3 SCREWS)
S50 – 2/CH8 (3 SCREWS)

12m LONG GARAGE;
S42 – 2/CH8 (3 SCREWS)
S50 – 2/CH10 (3 SCREWS)

15m LONG GARAGE;
S42 – 2/CH10 (4 SCREWS)
S50 – 2/CH10 (4 SCREWS)



REAR FRAME "INTERNAL" – HOLD DOWN SCHEDULE

TWO HOLD DOWN CLEATS, EACH FIXED TO CONCRETE WITH ONE CHEMSETS AND TO COLUMN WITH SCREWS:-

6–12m LONG GARAGE;
S42 – CH8 BOLT, 3 SCREWS
S50 – CH8 BOLT, 3 SCREWS

15m LONG GARAGE;
S42 – CH10 BOLT, 3 SCREWS
S50 – CH10 BOLT, 3 SCREWS

REAR FRAME – HOLD DOWN

1 M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN REFER FOLLOWING; –CORNER MULLIONS; USE 2 TRUBOLTS
–"INTERNAL MULLIONS"; USE 3 TRUBOLTS
2 REFER "INTERNAL FRAME – HOLD DOWN" FOR NOTES REGARDING;
– SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS
– INSTALLATION OF CHEMSETS

© spic-n-span 1995

SUFF	REVISION	DATE
A	RELEASED FOR BUILDING APPROVAL	JULY 1995

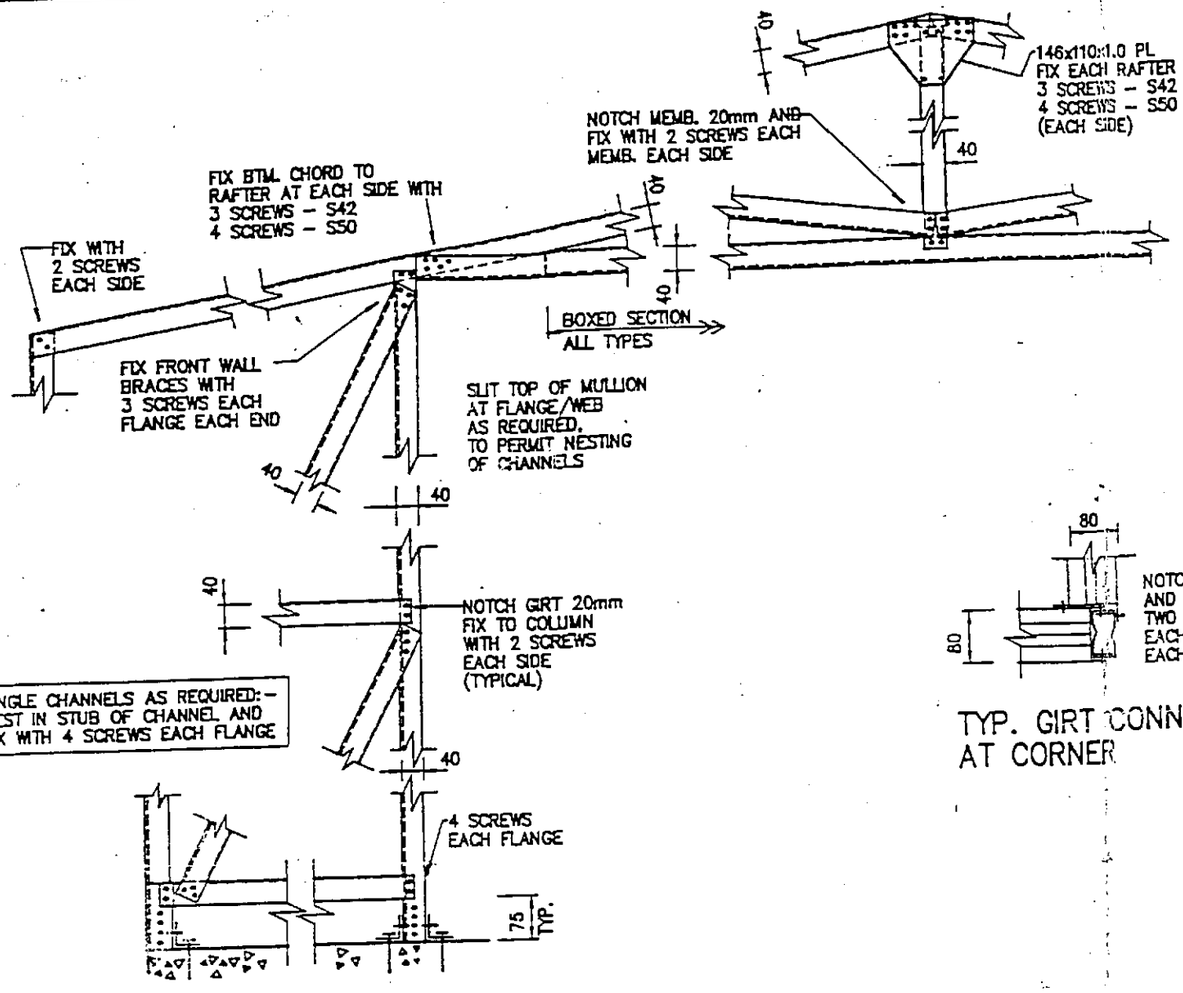
DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
PO Box 76318, MANUKAU CITY, AUCKLAND
208 CONSTANCE STREET, FORTITUDE VALLEY BRISBANE QLD. 4006 AUSTRALIA
Phone +61 7 3252 9822 Fax +61 7 3252 9844

CLIENT
BUDGET GARAGES Ltd.
5a RYAN PLACE, MANUKAU CITY, AUCKLAND
Phone (09) 262 2803 Fax (09) 262 2798
Freephone 0800 10 35 45

PROJECT
2.4m, ~~2.7m, 3.0m~~ Height
RANGE OF GARAGES
6m WIDE FRONT ENTRY
SITE WIND SPEED
42m/s AND ~~50m/s~~

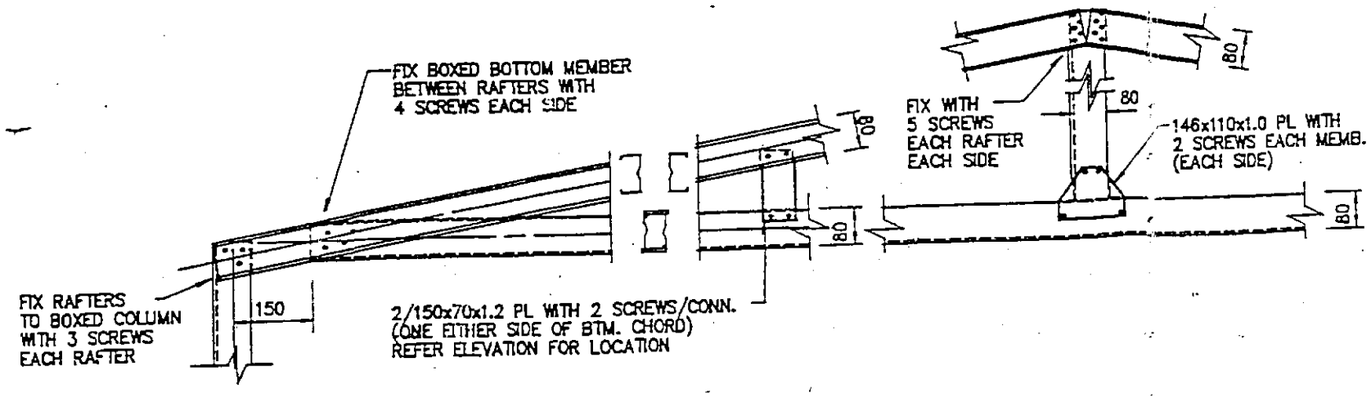
SUBJECT
DETAILS OF FRAMES, HOLD DOWN DETAILS

JOB No. ~~91099~~NZ
DWG No. 2
REVISION SUFFIX A



FRONT FRAME – CONNECTION DETAILS

TYP. GIRT CONN.
AT CORNER



INTERNAL FRAME – CONNECTION DETAILS

GENERAL NOTES

1 ALL WORK SHALL CONFORM TO THE NEW ZEALAND BUILDING CODE.
2 DRAWINGS SHALL NOT BE SCALED FOR ANY FABRICATION OR ERECTION DETAILS.
3 AT SET OUT, DIAGONALS MUST BE CAREFULLY CHECKED TO ENSURE BUILDING IS SQUARE.

LOADINGS

1 STRUCTURE HAS NOT BEEN DESIGNED TO CARRY OCCASIONAL LOADING AS STIPULATED IN 3.8.3 OF AS 1170.1.
2 WIND LOAD IN ACCORDANCE WITH NZS 4203–1992
D.W.V's REFERRED TO ON DRAWINGS ARE:
–S42, ULTIMATE SITE WIND SPEED OF 42.5m/s
–S50, ULTIMATE SITE WIND SPEED OF 50.4m/s
3 ROOF LIVE LOAD:– 0.25 kPa
4 MAXIMUM SNOW LOAD SHALL BE 0.7 kPa. HEAVIER SNOW LOAD WILL NEED EXTRA PURLINS.
5 BUILDING SITES ABOVE 1000m ABOVE SEA LEVEL WILL NEED SPECIFIC DESIGN.

CONCRETE

1 SERVICES OF AN EXPERIENCED CONSULTING ENGINEER SHOULD BE ENGAGED TO ADVISE ON SUITABILITY OF SOIL CONDITIONS.
2 CONCRETE SHALL HAVE MAXIMUM AGGREGATE SIZE OF 20 mm, SLUMP OF 80±20 AND ULTIMATE COMPRESSION STRENGTH AT 28 DAYS OF 20 MPa.
3 CONCRETE SHALL BE PLACED IN ONE CONTINUOUS OPERATION AND BE COMPACTED BY EXTERNAL VIBRATION OR HAND TAMPING.
4 FOOTING EXCAVATIONS SHALL BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL BEFORE PLACING CONCRETE.
5 FOUNDING MATERIAL SHALL HAVE SAFE BEARING CAPACITY OF 75 kPa.
6 POUR SLAB ON 50 mm COMPACTED SAND AND 25µm POLYTHENE WATERPROOF MEMBRANE (LAPPED 200 AND SEALED WITH APPROPRIATE TAPE).

STEELWORK

1 ALL STRUCTURAL FRAMING MEMBERS SHALL BE G550 GRADE STEEL AND ALL CLEATS SHALL BE G450 GRADE STEEL GALVANIZED TO MIN Z200.
2 ROOF AND WALL SHEETING SHALL BE G550 GRADE STEEL PROTECTED WITH ZINCALUME AZ150.
3 EVERY CLADDING SHEET IS TO BE FIXED AT RIDGE PURLINS AND EAVES WITH ONE SCREW AT EVERY PAN, AT OTHER PURLINS, GIRTS ETC. FIX WITH ONE ONE SCREW AT EVERY SECOND PAN. ALL SCREWS INTO ROOF SHEETING TO HAVE NEOPRENE WASHERS.
4 PURLINS AND GIRTS EX. 80x40 LIPPED, CRIMPED CHANNELS
5 AT FRONT, INTERNAL AND REAR FRAMES CONNECT GIRTS WITH 2/#10 SCREWS PER FLANGE PER MEMBER U.N.O. SCREWS TO HAVE MINIMUM EDGE DISTANCE OF 6mm AND A MINIMUM PITCH OF 12mm.
6 SCREWS TO BE WAFERTEKS No. 10 U.N.O.MANUFACTURED BY DEUTSCHER (OR EQUIVALENT).
7 FRAME AROUND PERSONNEL DOOR EX. 80x40x0.8 UNLIPPED CHANNELS. FIX MULLIONS TO FLOOR WITH 40x40x0.8 CLEAT AND 1/D10 DYNABOLT. –FLANGE CONNECT MEMBERS WITH 2 SCREWS EACH FLANGE. (FRAME AROUND WINDOW OPENING SIMILARLY)
8 PERSONNEL DOOR FRAMED EX. 40x40 CHANNEL AND CLAD WITH STANDARD SHEETING PROFILE.
9 RIDGES, BARGES AND ALL PENETRATIONS TO BE FLASHED WITH 0.4mm ZINCALUME FINISHED STEEL.
10 GUTTER AND DOWNPIPES TO BE FITTED AND DISCHARGED TO EXISTING STORMWATER SYSTEM. SPLICE GUTTER AT CENTRE OF BUILDING. PROVIDE TWO SCREWS INTO EACH WEB AND SEAL WITH SILICONE.
11 BOXED MEMBERS TO BE FLANGE CONNECTED WITH #10 TEKSCREWS AT 600 CTS.
12 STEELWORK SHALL ALL COMPLY WITH THE REQUIREMENTS OF:–
NZS 4203 WIND LOADING CODE
AS 1170 PARTS 1 & 2 LOADING CODES
NZS 3404 STEEL STRUCTURE STANDARD
AS 1538 COLD FORMED STEEL STRUCTURE CODE
AS 1562 DESIGN AND INSTALLATION OF METAL ROOFING
AS 1111/1112 METRIC HEXAGON COMMERCIAL BOLTS AND SCREWS
AS 2313 GUIDE TO THE PROTECTION OF IRON AND STEEL
AS 3566 SELF DRILLING SCREWS FOR BUILDING & CONSTRUCTION INDS

I certify that if constructed in accordance with these drawings the project will be structurally adequate complying with all relevant Australian and New Zealand Standards and Codes of Practice.

D.B. NEWPORT
M.I.E. (Aust.)
R.P.E.Q. (1155)
N.E.E.P. 3080 (N.T.)
EC-1779 (VIC.)

© spic-n-span 1995

A	RELEASED FOR BUILDING APPROVAL	JULY 1996
SUFF	REVISION	DATE

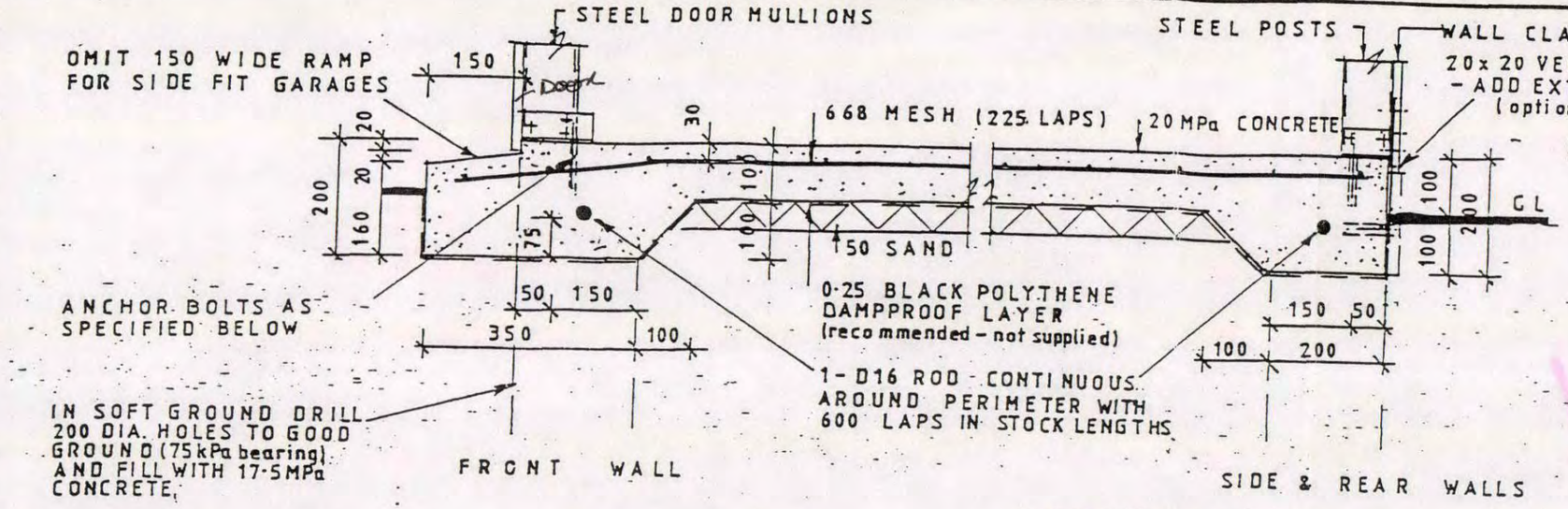
DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
PO Box 76318, MANUKAU CITY, AUCKLAND
208 CONSTANCE STREET, FORTITUDE VALLEY
BRISBANE QLD. 4006 AUSTRALIA
Phone +61 7 3252 9822 Fax +61 7 3252 9844

CLIENT
BUDGET GARAGES Ltd.
5a RYAN PLACE, MANUKAU CITY, AUCKLAND
Phone (09) 262 2803 Fax (09) 262 2798
Freephone 0800 10 35 45

PROJECT
2.4m, 2.7m Height
RANGE OF GARAGES
6m WIDE
SITE WIND SPEED
42m/s AND ~~50m~~/s

SUBJECT
CONNECTION DETAILS
AND NOTES

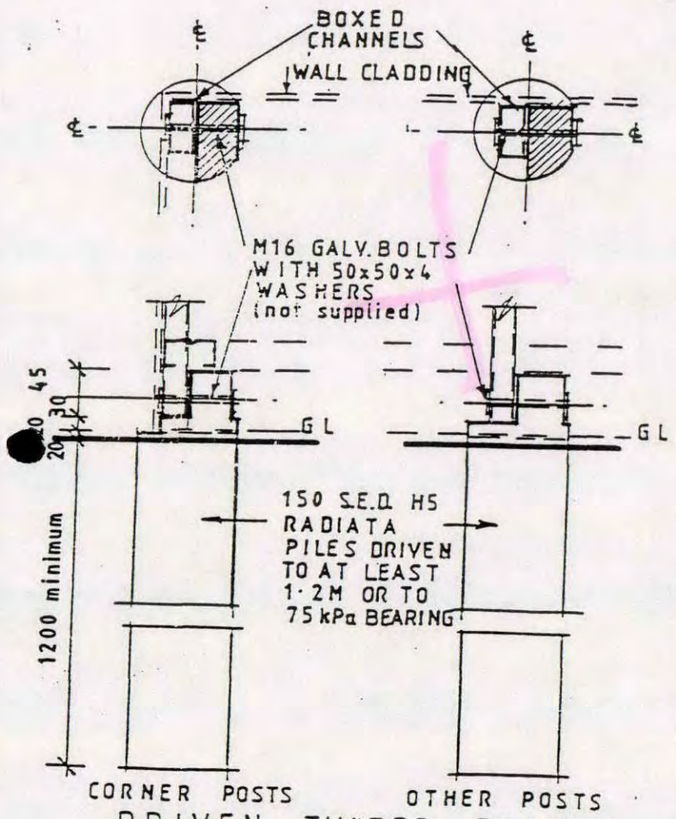
JOB No. 91099NZ
DWG No. 3
REVISION SUFFIX A



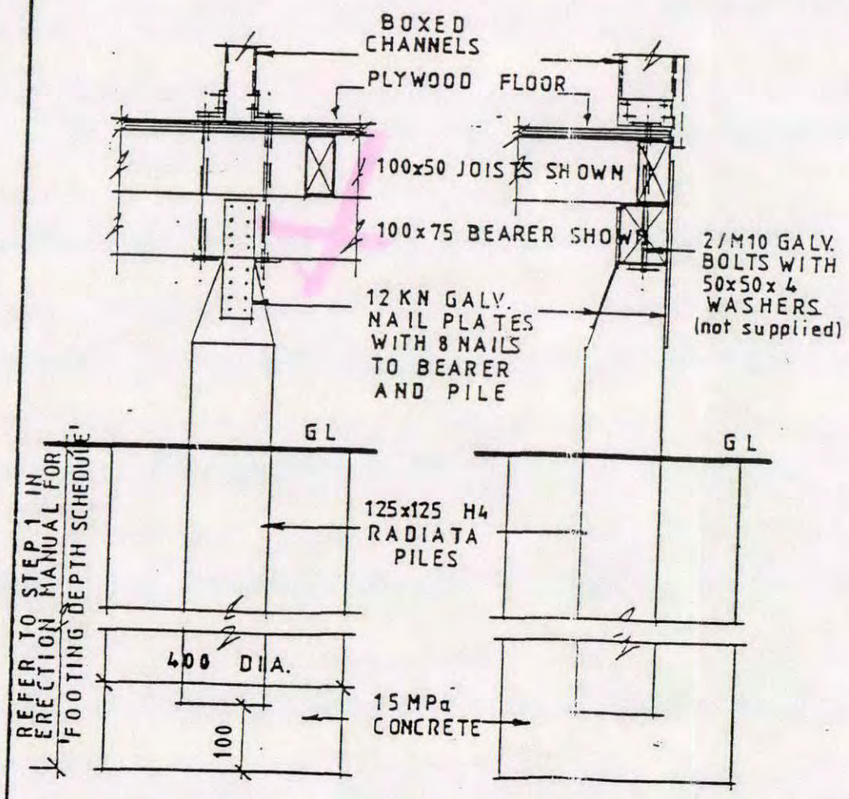
CONCRETE SLAB

SLAB AND FOUNDATION SCHEDULE

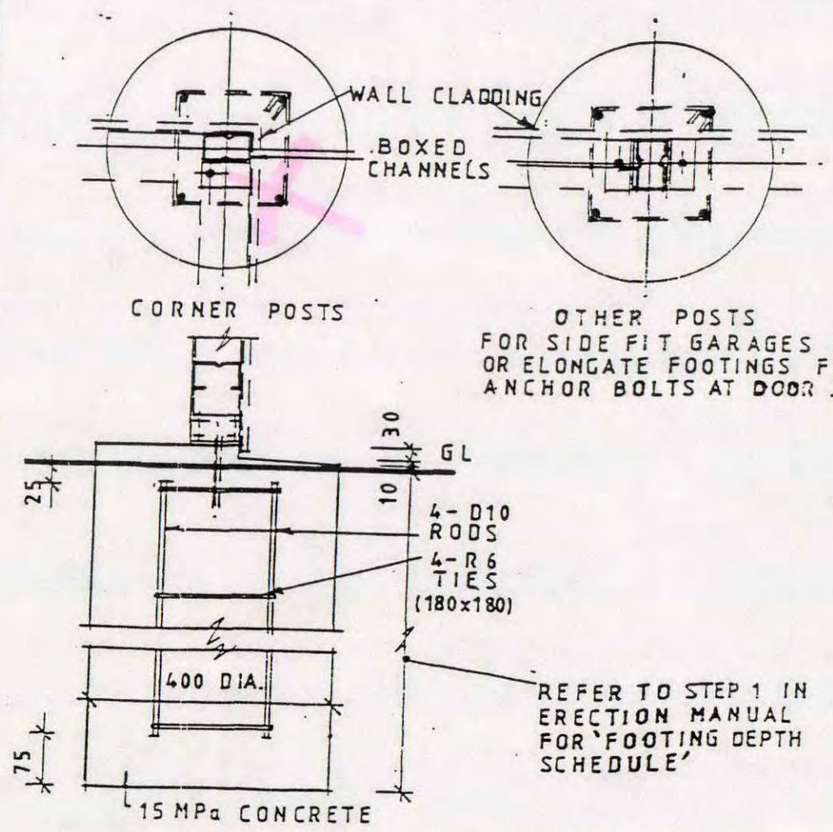
DELETE OPTIONS NOT APPLICABLE



DRIVEN TIMBER PILES



TIMBER PILES IN CONCRETE



CONCRETE FOOTINGS

ANCHOR BOLTS TO CONCRETE SHALL BE RAWLPLUG M10 x 75 ZINC PLATED HEX HEADED EXCALIBUR SCREWBOLTS

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW ZEALAND BUILDING CODE

Designer: Des Newport, Consulting Engineer, Brisbane, Australia

Regd. Engr: FREDERICK R SMITH, CONSULTING ENGINEER, 23 Glamorgan Drive, Torbay, Auckland, Ph/Fx 09 473 1262

25·7·96 amended
28·8·96 "

Manufacturer: Spic - N - Span, Brisbane, Australia

BUDGET GARAGES LTD

SHEET 4

STEEL FRAMED GARAGES

CONCRETE FLOOR SLAB - FOOTINGS OR TIMBER PILES

Distributors: BUDGET GARAGES LIMITED 5A Ryan Place, P O Box 76 318, Manukau City, Auckland, Phone 09 262 2803, Free Phone 0800 103 545, Fax 09 262 2798

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Hawera District Council

Stats. No. C 002172

No. 4920

Inspector: M

File No.

Receipt No. 7674 & 7748

Date Permit Issued 29/DEC/1985

OWNER

Name C. Robertson

Mailing Address 2 Erin Street, Hawera

BUILDER

Name Brian F. Sullivan Const Ltd,

Mailing Address 15 Quin Crescent, Hawera WF

PERMIT 002178

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 2

Street Name Erin Street,

Town/District Hawera

Riding ✓

LEGAL DESCRIPTION

Valuation Roll No.

Lot 12 D.P. 2608

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Kitchen & Lounge (Adds to Dwelling)

FLOOR AREA

Whole Sq. Metres 12

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	10,000-00
Plumbing	$900-00
Drainage	
TOTAL	10,900-00

NATURE OF PERMIT (TICK BOX)

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

FEES APPLICABLE

Building Permit	36-00	Water Connection	
Street Damage Deposit		Vehicle Crossing Levy	
Building Research Levy	10-00	M.S. Plumbing	
Plumbing			
Drainage			
Sewer Connection		TOTAL:	46-00

Receipt No. 7674 & 7748

Date of Payment 17 / DEC / 1984

Authorised Officer

Special Conditions:

Building, Drainage & Plumbing Requirements as per attached schedule.

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

(CONTINUED OVER)

Date Inspected	

CE 607

SITE CHECKING AND COMPLETION DATA

It is not intended that the items listed below will cover all aspects.
Additional items to be listed in Comments Section.
Where an X is inserted against a section, explanation must be entered in Comments on reverse side.

Permit No. _____ File: 4920 . 21/1/85
Address: 2 Glen St District: Hawera.
Owner: C Robertson Lot: 12
Builder: B Sullivan D.P.: 2608
Date Issued: _____ Work: Alts Value: 10,000
Foundation: RC . Walls: T & W/B Roof: C Iron

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

Final Approval by Chief Inspector _____

EKDAHL PRINT, HAWERA

Comments:

Hawera District Council

Telephone 84-165
Administration Building, Albion Street,
P.O. Box 39, Hawera

Please Quote: BUILDING PERMIT No. 2172

BUILDING REQUIREMENTS:

- Building Inspector to be notified when job commences.
- Windows for ventilation to be a minimum opening size of 5% of floor area of room.
  Thermal Insulation: Fix double sided foil insulation over floor joists with 100mm sag. Place fibre glass batts in walls and cailings to lounge extension.

DRAINAGE & PLUMBING REQUIREMENTS:

1. All work to comply with Drainage and Plumbing Regulations 1978.

Hawera District Council

CHECKLIST – APPLICATION FOR BUILDING PERMITS

ADDRESS 2 Erin Street WORK DESCRIBED IN APP. NO. 4920

OFFICER M Thustenson

TOWN PLANNING

ZONE Residential PRE-DOMINANT USE YES/NO

PLANNING CONSENT REQUIRED YES/NO APPLICANT ADVISED IN WRITING .....

DATE .....

VERANDAH REQUIRED - YES/NO CANTILEVERED/POSTS

RELAXATION REQUIRED YES/NO CONSENT OBTAINED .....

SITING OK FRONTAGE (IF CORNER SITE) NA

DENSITY OK HEIGHT OK BLR OK

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

LOADING DOCK YES/NO

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

GARAGE SITING SHOWN - YES/NO SATISFACTORY YES/NO

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

$ .....

R.R. .....

OTHER COMMENTS .....

HEALTH INSPECTOR 24-1-85 SIGNATURE .....

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

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

PLUMBING - PIPING .....SYSTEM.....SATISFACTORY.....

FITTINGS .....VENTING .....

SEWER/SEPTIC TANK - SIZE .....TYPE.....

SOAKHOLES / FIELD TILE

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

OTHER COMMENTS .....

BUILDING INSPECTOR SIGNATURE M Thustenson

DESIGN FOR HANDICAPPED NA WIDTH OF EGRESS DOORS NR

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

HEATING/AIR ~~CONDITIONING~~ TYPE Existing

INSULATION - FLOOR ✓ WALLS ✓ ROOF ✓

DESIGN - ~~SPECIFIC~~ / NZS 3604

LEVELS - FLOOR / FOOTPATH NA /o DETERMINED BY SURVEY - YES/NO

REFERRED TO FIRE SERVICE .....(IF NECESSARY)

REFERRED TO ENGINEERS .....(IF NECESSARY)

CHIEF INSPECTOR

PERMIT APPROVED

HAWERA DISTRICT COUNCIL

RECEIVED
17 DEC 1984
HAWERA DISTRICT COUNCIL

For Office Use: Permit No. ..... Application No. 4920

Zone ..... Date Application Received 17 DEC. 1984

Part I—Application for Building Permit and Services

Valuation Ref. No. .....

Lot No. 12

At (Number and Street) 2 ERIN ST. D.P. 2608

For erection/demolition/alteration of LOUNGE & KITCHEN Section/Blk No. .....

Owner C. ROBERTSON

Postal Address of owner 2 ERIN ST - HAWERA.

Proposed Use .....

Foundation CONC. Walls TIMBER Roof CORR. IRON

Area of existing buildings ..... sq. metres

Area of existing accessory buildings ..... sq. metres

Area of building in application 12 sq. metres

Estimated Finished Value		Fees
(including roofing, guttering, etc)	$ 10,000 --	$ 36-00
Building Research Levy		$ 10-00
Total Building Permit Fees	Rec. No. 7674	$ 46-00
Sewer (Connection Size .....)	Rec. No.	$ N/A
Water (Connection Size .....)	Rec. No.	$ N/A
Vehicle Crossing—(where applicable)	Rec. No.	$ N/A
Deposit for damage to footpaths, etc.	Rec. No. (CHECK)	$ N/A

Builder Brian F. Sullivan Construction Ltd., Address .....

Designer 15 Quin Crescent, Hawera. Address .....

Phone 5532

Structural Engineers Certificate Enclosed .....

Starting Date JAN 22 - 1985 Finishing Date FEB. 1985

Name and Address of Applicant Brian F. Sullivan Construction Ltd., 15 Quin Crescent, Hawera. Phone .....

Phone 5532

Date 17/12/84 Signature of Applicant B.F. Sullivan

Signature of Owner .....

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

Name of Registered Plumber/Drainlayer R. HAYSTON

Nature of work to be carried out Residential Plumbing & Drainage

Address of premises .....

Value of proposed work $ 1700 (900) Labour

R.P. Hayston

Signature of Registered Plumber/Drainlayer

Receipt No. 7748. Fee $ 55-00.

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

HAWERA STAR PRINT

Hawera District Council Building Bylaws

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

NOTE: 1. All floor plans should show the extent of the soffit line (or overhang of roof) in broken lines.

2. All distances from boundaries shown on site plan must be from the soffit line to the boundary NOT from the foundations or walls.

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

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

NOTE: Any receipt is not a permit.

FEES AND DEPOSITS: N.Z.S.S. 1900 Chapter 2.
Every applicant for a permit under this Bylaw shall, before the issue of a permit, pay to the Council the following fees and deposit:—

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

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

DRAINAGE AND PLUMBING REGULATIONS:

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

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

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

HAWERA DISTRICT COUNCIL

12340466 00

LOCATION: 2 Erin Street ZONING: AREA OF LAND:

LEGAL DESC: LOT No. 12 D. P. No. 2608 SEC./BLK. No. VAL. REF. No.

OWNER: Mr & Mrs C. Robertson.

ENTERED

BUILDING PERMITS

APP. No.	DATE REC'D	PERMIT No.	DATE OF ISSUE	F'PATH CROSSING PERMIT No.	DESCRIPTION OF WORK
4920	17/12/84	2172	29/01/85	—	Alts to Dwelling
5152	17.7.85	45311	25.7.85	$25 646	Garden Shed

PLUMBING & DRAINAGE PERMIT

APP. No.	DATE REC'D	PERMIT No.	DATE OF ISSUE	SEWER FEES PAID	WATER FEES PAID	DESCRIPTION OF WORK
4920	17/12/84	731	29/01/85	—	—	Alts to P&D

VEHICLE CROSSING: TYPE WIDTH **FEE RECEIVED: $**

ENDORSEMENTS/PLANNING CONDITIONS APPLYING:

5152

EKDAHL PRINT, HAWERA

RECORD OF INSPECTIONS

	Remarks	Inspector and Date
PLANS & SPECS:		
SITING:		
FOUNDATION:		
EXCAVATIONS:		
REINFORCING:		
FLOOR/SLAB:		
INSULATION, BARRIER ETC:		
WALLS & ROOF:		
PRE-LINING:		
CONCRETE/MASONRY WALLS:		
HEATING APPLIANCES:		
DRAINAGE & PLUMBING:		
FINAL INSPECTION FOR OCCUPANCY:		

(Building Regulements 4920)
Building Inspector to be notified when job Commences.
Windows For Ventilation to be a minimum opening size of 5% of floor area of Room.
Thermal Insulation For double sealed Roof Insulation over Roof joists with 100mm Sag. Pink Fibre glass batts in walls & Ceilings to Lounge Extension

Drainage and Plumbing (4920)
① All work to comply with Drainage and Plumbing Regulations 1978
(Plumbers Building Regulements 5152)
Building Inspector to be notified when job Commences.
Drainage & Plumbing (5152)
① Garden shed is not to cover any existing drains.

CONDITIONS OF PERMIT:

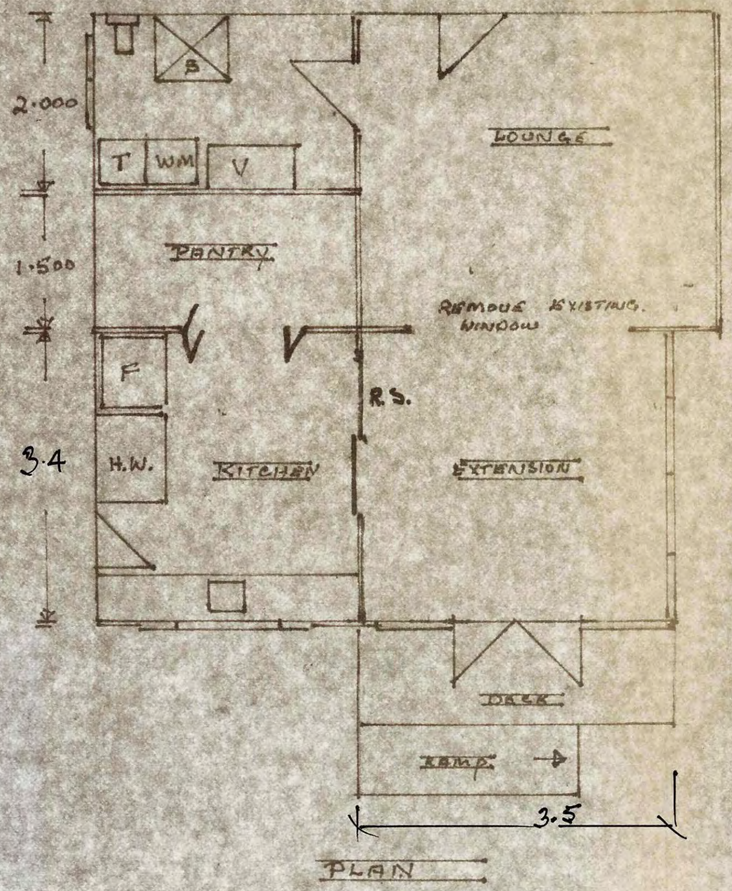
PERMIT 002178

PROPOSED ALTERATIONS - FOR - COLIN & MARGARET ROBERTSON

2 ERIN ST - HAWERA.

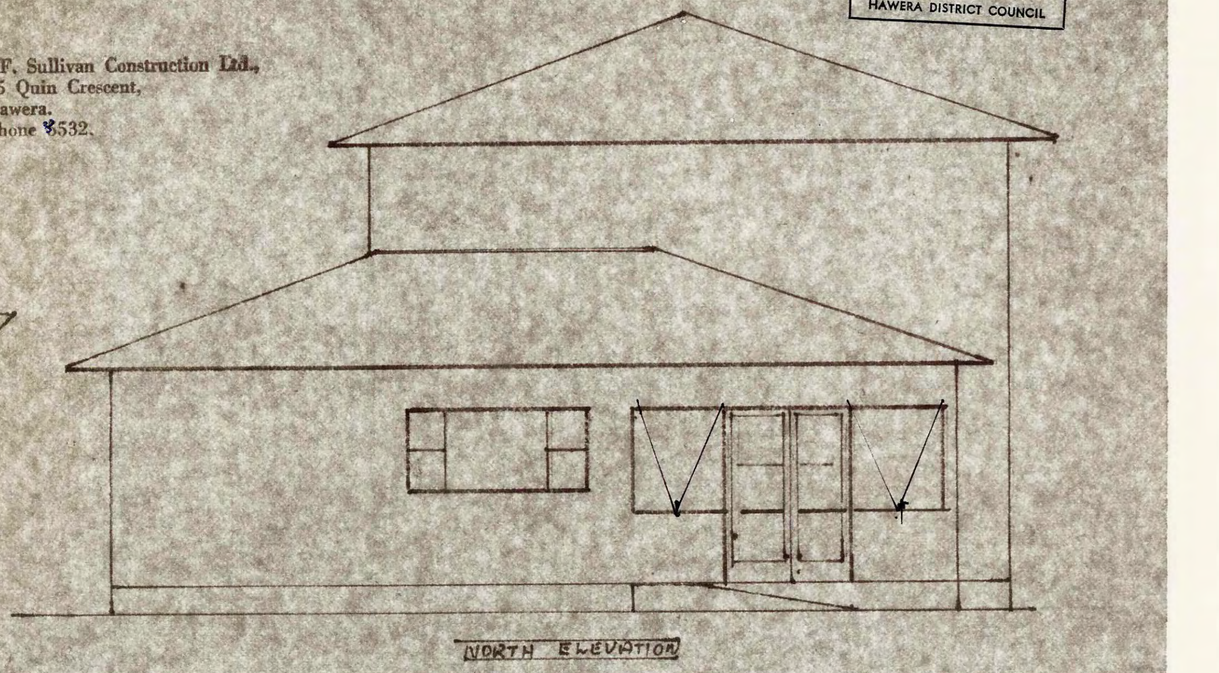
RECEIVED
17 DEC 1984
HAWERA DISTRICT COUNCIL

Brian F. Sullivan Construction Ltd.,
15 Quin Crescent,
Hawera.
Phone 8532.

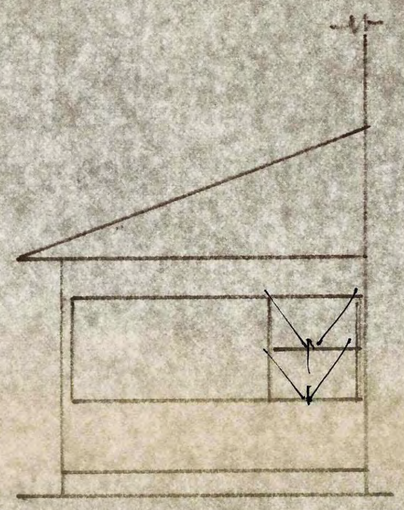


PLAN

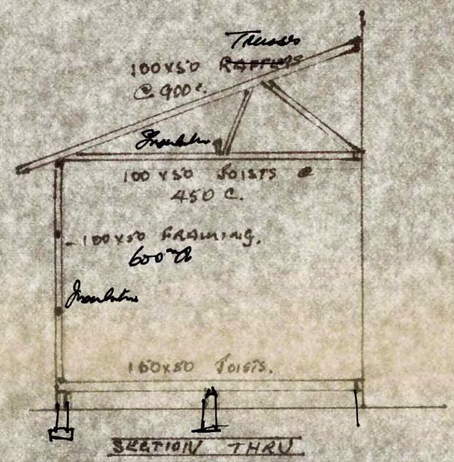
Scale 1:50



NORTH ELEVATION



WEST ELEVATION



SECTION THRU

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. C 045311

Hawera District Council

No. 5152

Inspector: M_____ File No._____

Receipt No. 1928 - 1930

Date Permit Issued 25 / 7 / 85

OWNER

Name C. Robertson

Mailing Address 2 Erin St. Hawera

BUILDER

Name B.F Sullivan Const

Mailing Address 15 Quin Crescent Hawera

PERMIT 002179

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 2

Street Name ERIN

Town/District Hawera

Riding ✓

LEGAL DESCRIPTION

Valuation Roll No. 1234/466

Lot 12 D.P. 2608

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garden Shed

FLOOR AREA

Whole Sq. Metres: 6

DWELLING UNITS

Number Erected: _____

ESTIMATED VALUES $

Building	2500 —
Plumbing	
Drainage	
TOTAL	2500 —

NATURE OF PERMIT (TICK BOX)

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

FEES APPLICABLE

Building Permit	$ 14 —	Water Connection	$
Street Damage Deposit	$ 25 —	Vehicle Crossing Levy	$
Building Research Levy	$	M.S. Plumbing	$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$	TOTAL:	$ 39 —

Receipt No. 1928 - 1930

Date of Payment 17 / 7 / 85

Authorised Officer _____

Special Conditions:

① Building Inspector to be notified when job commences

② Garden shed is not to cover any existing drains

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

(CONTINUED OVER)

Date Inspected	

CE 607

SITE CHECKING AND COMPLETION DATA

It is not intended that the items listed below will cover all aspects.
Additional items to be listed in Comments Section.
Where an X is inserted against a section, explanation must be entered in Comments on reverse side.

Permit No. _____ File: 5752.
Address: 2 Eden St. District: Residential
Owner: Le Robertson Lot: 12
Builder: B. Sullivan D.P.: 2608
Date Issued: _____ Work: Garden Shed Value: 2500
Foundation: Conc. Walls: timber Roof: C Iron
6 m2

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

Final Approval by Chief Inspector _____

EKDAHL PRINT, HAWERA

Comments:

CHECKLIST – APPLICATION FOR BUILDING PERMITS

ADDRESS 2 ERIN ST ..... WORK DESCRIBED IN APP. NO. 5152

OFFICER M Thorstensen

TOWN PLANNING

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

PLANNING CONSENT REQUIRED ~~YES~~/NO APPLICANT ADVISED IN WRITING .....

DATE .....

VERANDAH REQUIRED – YES/NO CANTILEVERED/POSTS

RELAXATION REQUIRED ~~YES~~/NO CONSENT OBTAINED .....

SITING O/K .....FRONTAGE (IF CORNER SITE) N/A .....

DENSITY O/K .....HEIGHT N/A .....BLR N/A .....

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

LOADING DOCK YES/NO

LANDSCAPING - PROPOSED/REQUIRED ~~YES~~/NO SATISFACTORY YES/NO

GARAGE SITING SHOWN - YES/NO SATISFACTORY YES/NO

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

$ .....

R.R. .....

OTHER COMMENTS .....

HEALTH INSPECTOR 23/7/85 SIGNATURE .....

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

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

PLUMBING - PIPING .....SYSTEM.....SATISFACTORY.....

FITTINGS .....VENTING .....

SEWER/SEPTIC TANK - SIZE .....TYPE.....

SOAKHOLES / FIELD TILE

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

OTHER COMMENTS .....

BUILDING INSPECTOR SIGNATURE M Thorstensen

DESIGN FOR HANDICAPPED ..... WIDTH OF EGRESS DOORS .....

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

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

INSULATION - FLOOR .....WALLS.....ROOF.....

DESIGN - SPECIFIC / NZS 3604

LEVELS - FLOOR / FOOTPATH ..../o DETERMINED BY SURVEY - YES/NO

REFERRED TO FIRE SERVICE .....(IF NECESSARY)

REFERRED TO ENGINEERS .....(IF NECESSARY)

CHIEF INSPECTOR

PERMIT APPROVED

1 plan

$39

HAWERA DISTRICT COUNCIL

For Office Use: Permit No. ..... Application No. 5152

Zone ..... Date Application Received 17.7.85

RECEIVED 17 JUL 1985 HAWERA DISTRICT COUNCIL

Part I — Application for Building Permit and Services

Valuation Ref. No. 1234/466

Lot No. 12

At (Number and Street) 2 ERIN ST D.P. 2608

For erection/demolition/alteration of GARDEN SHED Section/Blk No. .....

Owner C. ROBERTSON

Postal Address of owner 2 ERIN ST - HAWERA

Proposed Use GARDEN SHED

Foundation CONC. Walls TIMBER Roof CORR. IRON

Area of existing buildings 196 sq. metres

Area of existing accessory buildings 12 sq. metres

Area of building in application 6 sq. metres

		Fees
Estimated Finished Value (including roofing, guttering, etc)	$ 9500 - -	$ 14.00
Building Research Levy		$
Total Building Permit Fees	Rec. No. 1928	$ 14.00
Sewer (Connection Size .....)	Rec. No.	$
Water (Connection Size .....)	Rec. No.	$
Vehicle Crossing — (where applicable)	Rec. No.	$
Deposit for damage to footpaths, etc.	Rec. No. 1930.	$ 25.00

Builder Brian F. Sullivan Construction Ltd., Address 15 Quin Crescent, Hawera. Phone 5532.

Designer ..... Address .....

Structural Engineers Certificate Enclosed .....

Starting Date 1ST. AUG. 1985 Finishing Date 16TH AUG.

Name and Address of Applicant .....

Brian F. Sullivan Construction Ltd., 15 Quin Crescent, Hawera. Phone 5532.

Date ..... Signature of Applicant B. J Sullivan

Signature of Owner .....

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

Name of Registered Plumber/Drainlayer .....

Nature of work to be carried out .....

Address of premises .....

Value of proposed work $ labour only .....

Signature of Registered Plumber/Drainlayer

Receipt No. ..... Fee $ .....

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

SHORE PRINT

Hawera District Council Building Bylaws

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

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

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

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

NOTE: Any receipt is not a permit.

FEES AND DEPOSITS: N.Z.S.S. 1900 Chapter 2.
Every applicant for a permit under this Bylaw shall, before the issue of a permit, pay to the Council the following fees and deposit:—

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

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

DRAINAGE AND PLUMBING REGULATIONS:

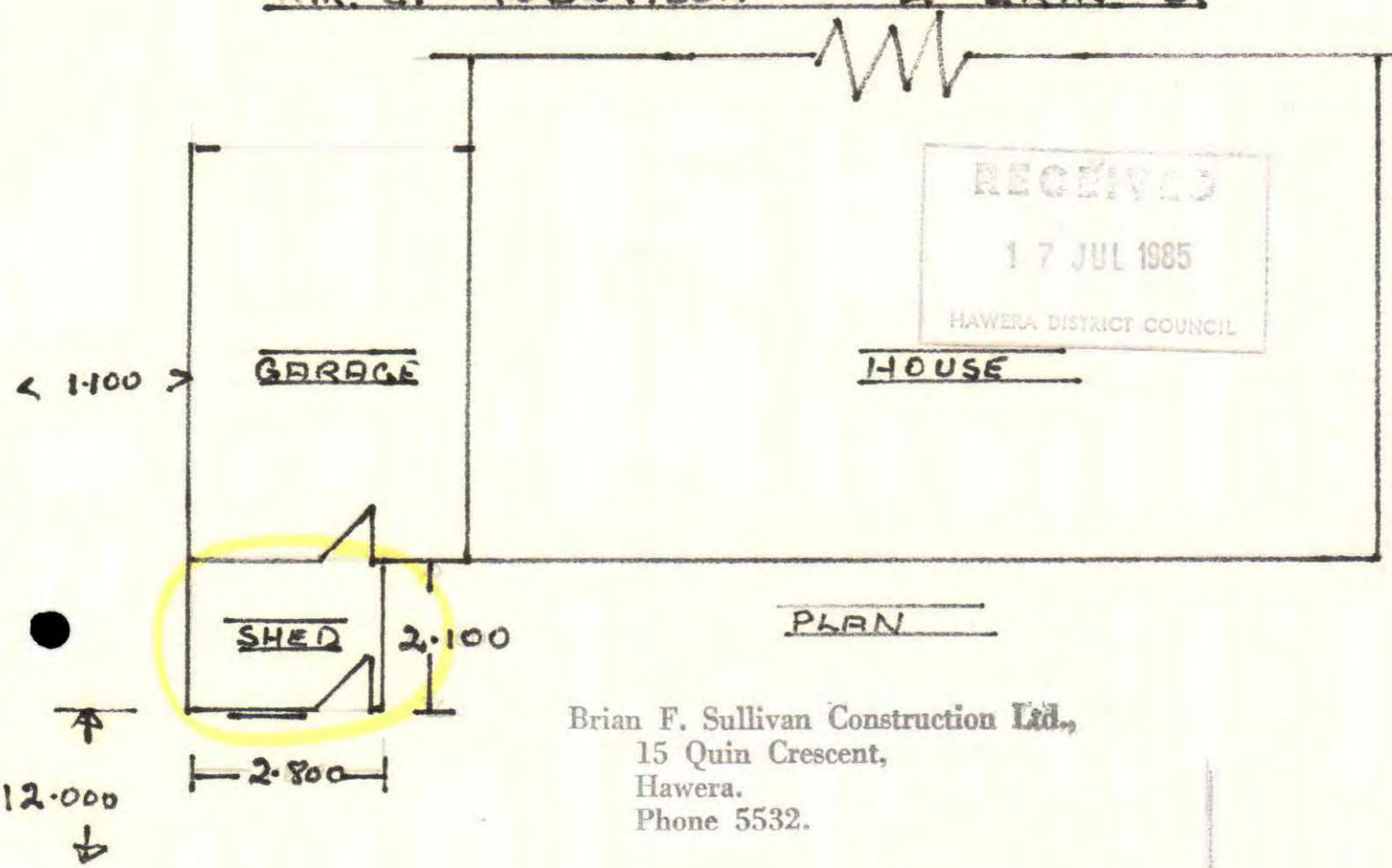
Every application for sanitary plumbing and drainage work including all stormwater drainage shall be accompanied by a block plan or alternatively the plan may be incorporated on the site and building plan submitted.

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

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

PROPOSED - GARDEN SHED - FOR.

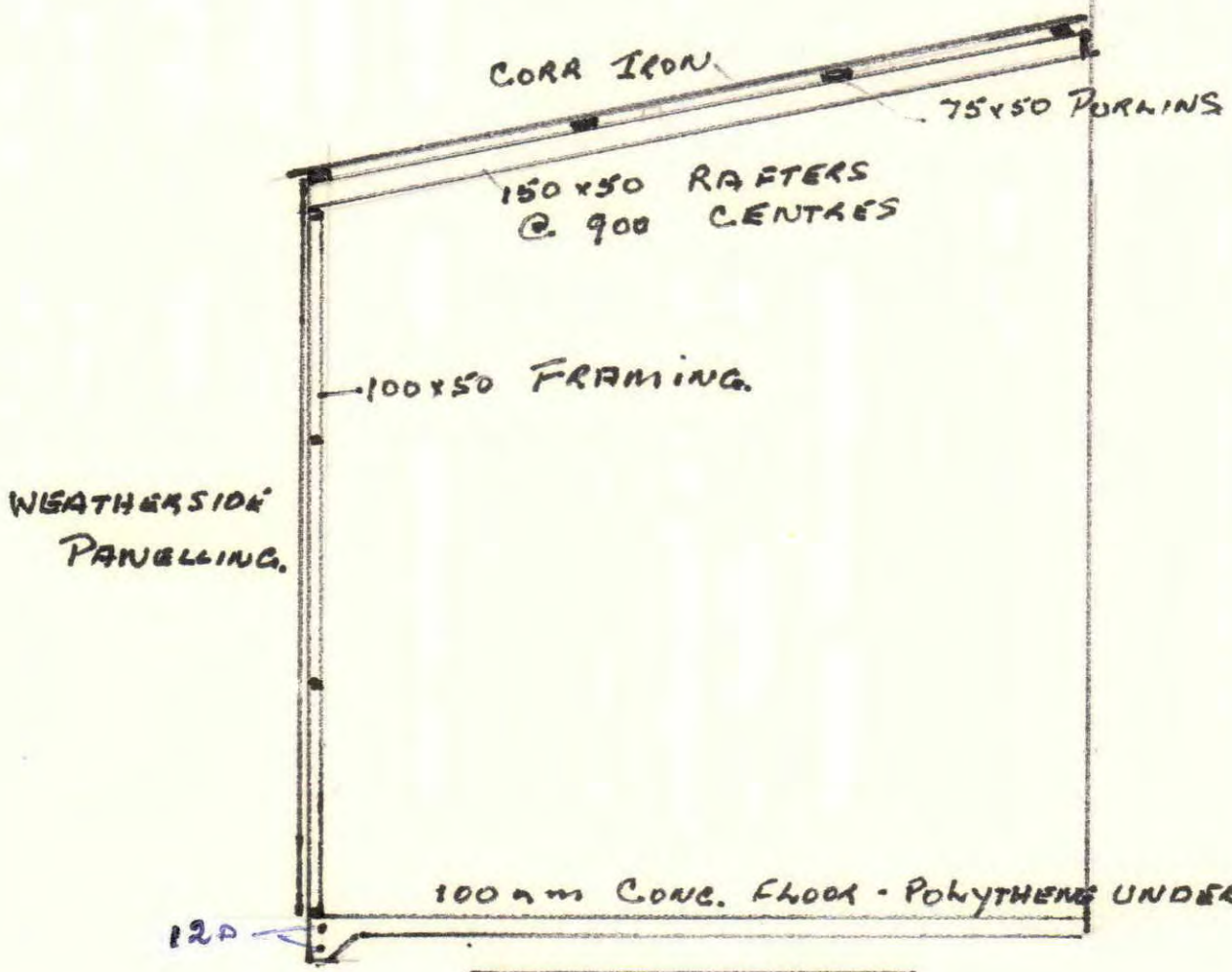
MR C. ROBERTSON - 2 ERIN ST



RECEIVED
17 JUL 1985
HAWERA DISTRICT COUNCIL

PLAN

Brian F. Sullivan Construction Ltd.,
15 Quin Crescent,
Hawera.
Phone 5532.



SECTION THRU

APP RM990009

SOUTH TARANAKI DISTRICT COUNCIL

Private Bag 902, Hawera Phone (06) 278 8010 Fax (06) 278 8757

APPLICATION FOR RESOURCE CONSENT
(LAND USE)
UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

PLEASE READ THE APPLICATION CAREFULLY BEFORE COMPLETING THE FORM
PLEASE PRINT CLEARLY

TO: THE SOUTH TARANAKI DISTRICT COUNCIL

I/WE *[state full name/s]*: Lewis Martin SUTTON & Karen Marie SUTTON

Agent [person acting on behalf of applicant] *[please give name of applicant]*

[please give name of agent]

Address for Service 2 Erin Street, Hawera

Address for Invoices 2 Erin Street, Hawera

Phone [day] 2785066 [after hours] 2784320 Fax N/A

apply for the resource consent[s] described below:

The property location to which this application relates is *[please describe location in a manner which will allow it to be readily identified]*:

Street Address 2 Erin Street Town Hawera

Legal Description

Valuation Number 12340/466/00

The names and addresses of the owner and occupier *[i.e. landowner, tenant, leasee, other than the applicant]* of the land to which the application relates are:

A description of the activity to which the application relates is as follows [or is attached]:

Erect garage on flat of property. (Information attached)

The following additional resource consents are required in relation to this proposal and have/have not *[please delete one]* been applied for N/A

☐ Subdivision Consent

☐ Water Permit*

☐ Discharge Permit*

*[*Refer to Taranaki Regional Council]*

I/We attach the required assessment of any effects that the proposed activity may have on the environment in accordance with Section 88 and the Fourth Schedule to the Resource Management Act 1991.

☐ Yes ☐ No

I/We attach other information [if any] required to be included in the application by the District Plan.

☐ Yes ☐ No

I attach information in accordance with Section 219 of the Act sufficient to adequately define:

a) The position of all new boundaries;
b) The areas of all new allotments *[not required for cross-leases, company leases, or unit plans]*;
c) The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act;
d) The location and areas of any esplanade strips to be created under Section 232 of the Act;
e) The location and areas of any existing esplanade reserves, esplanade strips, or access strips;
f) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown or local authority under Section 237A of the Act;
g) The location and areas of land to be set aside as a new road.

I certify that the information contained herein is in accordance with the requirements of the Resource Management Act 1991, and that I have a legal obligation to comply with any conditions imposed should my application be approved.

I enclose the **$150.00** application fee and I understand that there will be a final account sent to me when the processing of my application is complete.

Signature Lewis McArthur

Karen & Lewis Sutton
2 Erin Street
HAWERA

Thursday, 21 January, 1999

Officer in Charge
Resource Consents
South Taranaki District Council
Private Bag
HAWERA

Dear Sir/Madam

After having recently purchased our home we now seek consent to build a garage on the property which will allow us to secure our vehicles and increase the appeal and value of our property.

We have considered the placement of the garage at length and have decided we would like to erect the garage in the front corner of our property placing it one metre off the front and side boundaries.

Enclosed with this letter are the building plans along with a site plan. We have spoken to our neighbours who have completed the Affected Persons Consent Forms.

There are a number of reasons why we have chosen this placement, which are summarised as follows:

- Our section is long and narrow with the dwellinghouse situated in a central location within the boundaries.
- There is insufficient room for access down either side of the section.
- One side has two metres of free space to the boundary fence. This does not allow vehicular access to the rear of the section.
- The other side of the section is totally blocked by a single garage which was built attached to the house when the house was initially built.

We have considered the possibility of opening the rear of the original garage to allow access to the rear section. Unfortunately this would largely diminish the usefulness of the garage and would mean demolishing two other structures on the rear section.

A further reason we do not wish to build on the rear section is that this home was purchased with family life in mind. The bulk of the living area in the house looks onto the rear section which currently is very private and secure. Having to erect a garage in the rear section would reduce the area our children have to play in.

This is a large family home which I believe will always be occupied accordingly. The rear section should be treasured by keeping it private and secure.

We have considered what impact the placement of a garage on the front section will have on the appeal of the house. We have considered our neighbours views and area issues. We believe the erection of the garage in the desired location will be beneficial to all parties.

Our home is a large two-story property and we believe the street appeal could be enhanced by the placement of the garage close to the front of the property. The garage would break the bold square lines of the house thus reducing its appearance in size.

To further reduce the impact of the garage we are not applying to have the main access off the street. We will utilise only one drive on the right hand side of the section. Vehicular access into the garage will be obtained within the section.

To enhance our property's appeal we will have the front section, incorporating the space between the front boundary and the garage, landscaped using garden shrubs, trees and flowers. However, if it was your opinion that the street appeal would be better enhanced by us erecting a front fence we would do so should it be a condition of you granting the resource consent.

This garage when erected will be painted immediately on completion. The colours used will also feature on the dwellinghouse.

Erin Street is a well-established area where garages built close to or on the front boundaries are not uncommon. We believe the placement of the garage in this location will only enhance our homes street appeal.

We have invested our future in this property and simply seek to make our home more practical with the addition of the garage, which will improve our homes appeal and value.

Yours faithfully

Lewis M Sutton

L M Sutton

NEW ZEALAND.

Vol. 134, Folio 282
Transfer No. 61494
Application No.
Order for N/C No.

Register-book.
Vol 140, fol 14

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Tenth day of July, one thousand nine hundred and thirty six under the hand and seal of the District Land Registrar of the Land Registration District of Taranaki Witnesseth that

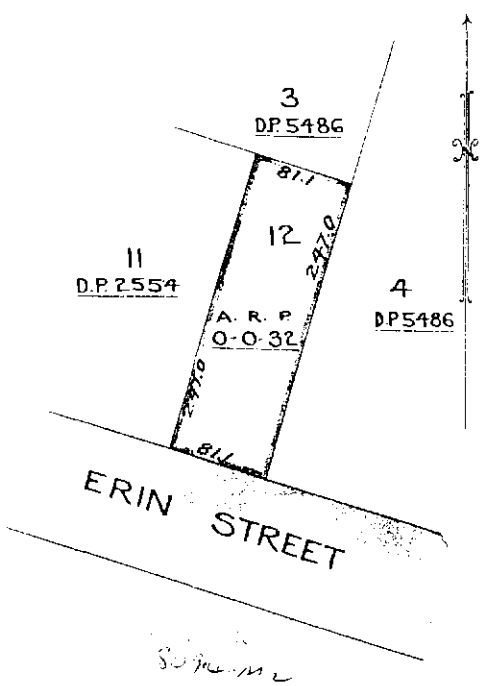
GEORGE STANLY TODD of Hawera, Company Manager

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Thirty two perches more or less situated in the Borough of Hawera being Lot 12 (twelve) on a plan deposited in the Land Registry Office at New Plymouth as No. 2608 and being part of Section 23 (twenty three) on the public map of the Town of Hawera.

TARANAKI DISTRICT LAND REGISTRAR NEW ZEALAND

District Land Registrar.

PART SECTION 23 TOWN OF HAWERA



SCALE 1 CHAIN TO AN INCH

D.P.2608

DISCHARGED

Mortgage No 69080 George Stanley Todd to The Taranaki Co-operative Building Society (Inc) produced 23rd July 1932 at 11.43 a.m. M.M. Co.

Mortgage 69329 George Stanley Todd & Kathleen Long and Maureen Long in equal shares produced 19th July 1932 at 2 p.m.

Mortgage 114946/74590 George Stanley Todd (a) John Grant Barclay produced 25th [illegible]

Transmission 147984 to Florence Edith Todd widow and Arthur Smith company manager both of Hawera as executors - entered 1.6.66 at 11.0o'c.

A.L.R.

Transfer 239602.1 to Salil Roy Chowdhury of Hawera Medical Superintendent - 21.4.1977 at 11.45 o'c

A.L.R.

Mortgage 239602.2 to [illegible]

Mortgage 239602.3 to Horner & Burns Securities Limited - 21.4.1977 at 11.[illegible] DISCHARGED 31/5/79 A.L.R. 258556.2 A.L.R.

Mortgage 240732 to The Housing Corporation - 9.6.1977 at 12.16 o'c DISCHARGED 21/5/1982 A.L.R. A.L.R.

Mortgage 258556.3 to The Mutual Life And Citizens Assurance Company Limited - 31.5.1979 at 11.10 o'c DISCHARGED 21/5/1982 A.L.R. 286474.2 A.L.R.

258556.4 Memorandum of priority making Mortgage 258556.3 first mortgage and Mortgage 240732 second mortgage - 31.5.1979 at 11.10 o'c A.L.R.

under the Joint Family Homes Act 1964 Settled as a Joint Family Home on Salil Roy Chowdhury abovenamed and Dorothy Eileen Chowdhury his wife - 31.5.1979 at 11.10 o'c Cancelled Vide Transfer 286474.1 A.L.R.

Application 258556.5 A.L.R.

258556.2

Transfer 286474.1 to Colin Alexander Robertson of Hawera Public Servant and Margaret Elsie Robertson his wife - 11.2.1982 at 11.19 o'c (Cancels Joint Family Home Application 258556.5) A.L.R.

Mortgage 286474.2 to ANZ Banking Group (New Zealand) Limited - 11.2.1982 at 11.19 o'c DISCHARGED 12/3/1991 A.L.R. 379128.1 A.L.R.

Mortgage 286474.3 to Margaret Elsie Robertson and Thomas Truman West - 11.2.1982 at 11.19 o'c DISCHARGED 5/11/1992 A.L.R. 360244.3 A.L.R.

Mortgage 286474.4 to Elsie Chadwick Crotty - 11.2.1982 at 11.19 o'c DISCHARGED 5/11/1992 A.L.R. 360244.2 A.L.R.

Mortgage 121218 to Her Majesty the Queen - 5.6.1981 at 10.30 p'c DISCHARGED 12/3/1991 A.L.R.. 379128.2

Transfer 379128.3 to Kerin Francis Roberts of Hawera manager and Hilde Ruth Roberts his wife - 12.3.1991 at 11.20 o'c A.L.R..

Mortgage 379128.4 Westpac Banking Corporation - 12.3.1991 at 11.20 o'c DISCHARGED 20/11/1996 A.L.R.. 433250.1

424198 Variation of Mortgage 379128.4 - 18.8.1995 at 9.45 o'c A.L.R..

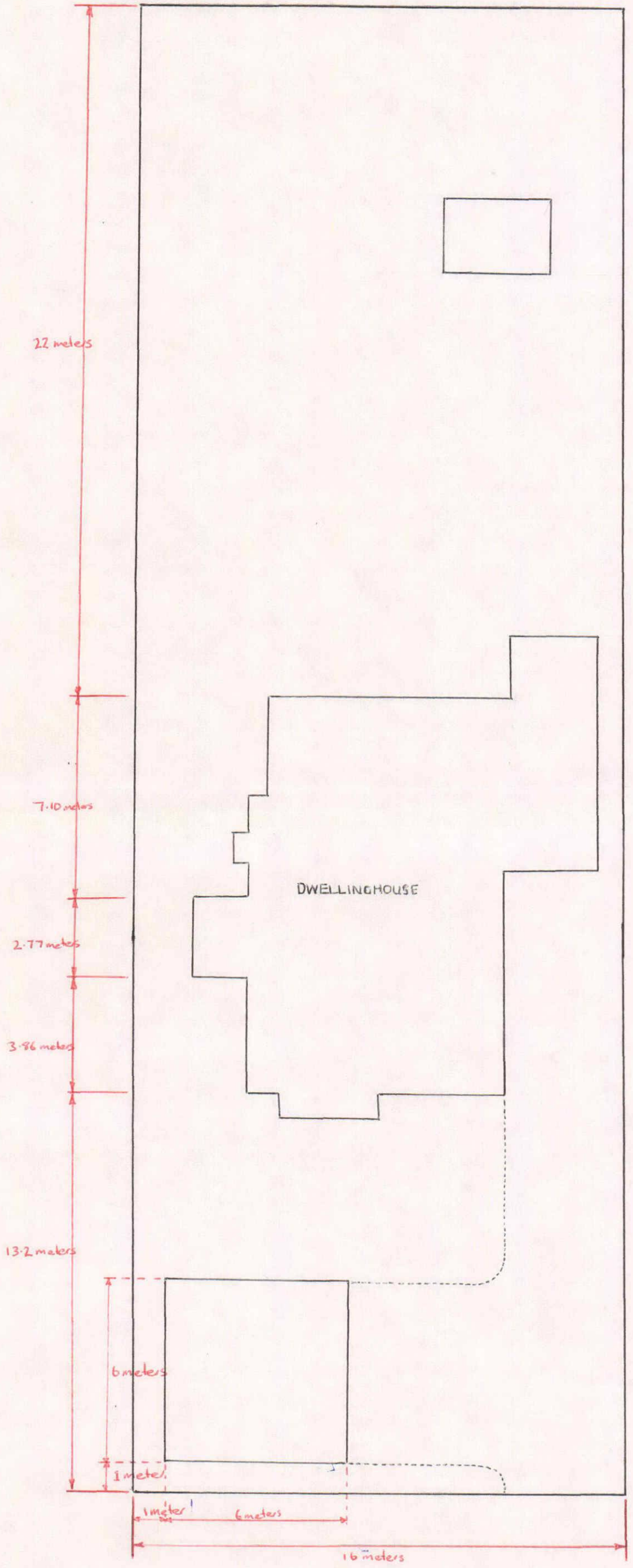
Transfer 433250.2 to Trevor William

Mortgage 433250.3 to Countrywide Banking Corporation Limited - 26.6.1996 at 11.50 o'c DISCHARGED 31/7/1997 A.L.R.. 443350.1

443350.2 Mortgage to TSB Bank Limited 31.7.1997 at 9.41 DISCHARGED 20/11/1996 for D.L.R for DLR

456746.2 Transfer to Lewis Martin Sutton and Karen Marie Sutton

456746.3 Mortgage to The National Bank of New Zealand Limited all 17.12.1998 at 11.41 for DLR



V.L. Anderson

A.P. Clarke

C.A. Cooper

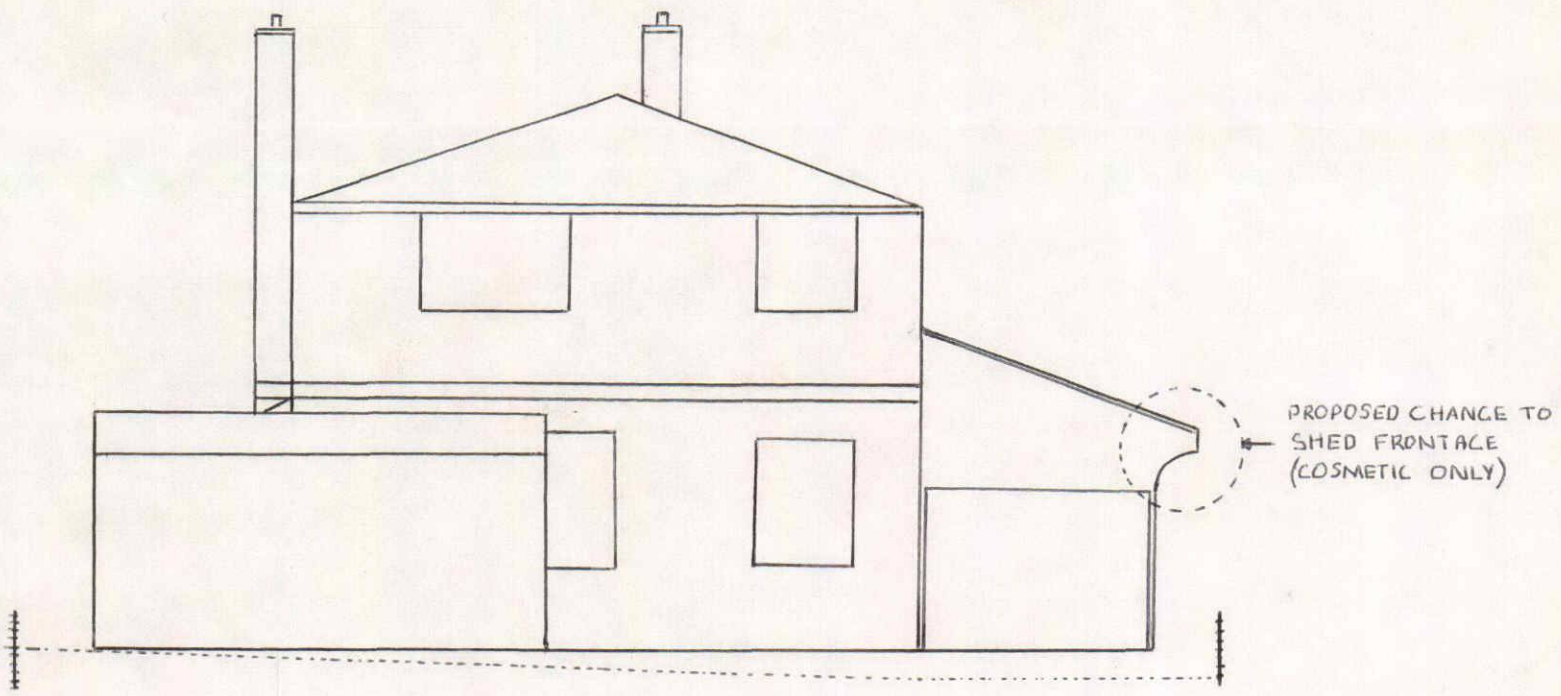
P. Jennings

N.A. Ellingham

2 ERIN STREET
HAWERA
SCALE 1 M = 7 MM
PREPARED BY L SUTTON
21-01-99
..... DRIVE

plan no. 220299

ERIN STREET



FRONT ELEVATION

V.L. Anderson.

W.P. Clark
L.B. Clark.
P. Jennings
D. Ellingham

W.A. Cooper.
C.A. Cooper
M.A. Ellingham

2 ERIN STREET
HAWERA
SCALE 1 M = 10MM
PREPARED BY L SUTTON
21-01-99

BOUNDARY

FREDERICK R SMITH B E (civil), MIPENZ, MACENZ
Registered Consulting Structural and Civil Engineer

23 Glamorgan Drive, Torbay, Auckland *Telephone/Facsimile* *64 9 473 1262*
P O Box 35 422, Browns Bay, Auckland *Mobile Telephone* *025 997 139*

STEEL FRAMED BUDGET GARAGES DWELLINGS FARMSHEDS & CARPORTS

STATEMENT OF DURABILITY

NEW ZEALAND BUILDING CODE

The DURABILITY requirement, of the Building Regulations 1992, requires the structure of the building, without reconstruction or major renovation, to have a life of at least 50 years (clause B2.3 (a)) whereas building elements which do have a moderate ease of access (clause B2.3 (c)) shall have a life of at least 15 years and components such as linings, doors and windows shall have a life of at least 5 years (clause B2.3 (d)), with only normal maintenance, unless the *building* is given a *specified intended life.*

NORMAL CONDITIONS

In areas of **normal conditions** (500m from breaking surf, in the immediate vicinity of calm salt water such as estuaries and harbour foreshores, more than 500 metres from industrial emissions and subject to little or no fallout from them and away from geothermal areas) provided the building is located, where possible, with the openings away from prevailing inclement weather and the building is given 'normal maintenance', as specified below, then the life of the building will be 50 years.

CORROSIVE CONDITIONS

In areas of corrosive conditions (within 500m of breaking surf, heavy salt deposits, constant smell of salt spray, the continuous presence of a smell of industrial chemicals, such as sulphur or acids, close to industrial emissions and/or geothermal areas and subject to light fallout from them) because all of the components of the building can be replaced 'with moderate ease' without 'reconstruction or major renovation' **the specified intended life of the building is nominated as 20 years.** After this period the local authority may request an inspection and assessment of the future life of the building.

For the life of the building to be at least 20 years - framing that is to be boxed or lapped with other framing members shall **prior to assembly** be degreased, etched with a primer suitable for galvanised iron and zincalume and given a heavy coat of anti-corrosive zinc-rich paint, or equivalent protective paint system, as supplied by a reputable paint supplier and the zinc plated Rawlplug screwbolts, securing the building to the foundations, shall be liberally coated with Selleys Roof and Gutter Sealant, as shall the angle fixing brackets.

NORMAL MAINTENANCE

'Normal maintenance', as required by the Building Code, shall consist of annual washing of areas, unwashed by rain, for buildings in moderate corrosion environments, twice annually washing down, in areas of severe corrosion and a complete protective painting system, for buildings in very severe atmospheres.

(amended : 02.07.97)

BUDGET GARAGES
5A Ryan Place, PO Box 76-318, Manukau City, Auckland
Free Phone 0800 103 545 Facsimile 09 262 2798

FREDERICK R SMITH B E (civil), MIPENZ, MACENZ
Registered Consulting Structural and Civil Engineer

23 Glamorgan Drive, Torbay, Auckland *Telephone/Facsimile* *64 9 473 1262*
P O Box 35 422, Browns Bay, Auckland *Mobile Telephone* *025 997 139*

1614
2 July 1997

The Manager
Local Territorial Authority

Attention: Senior Building Controller

Dear Sir

STEEL FRAMED BUDGET BUILDINGS
DWELLINGS - GARAGES - FARMSHEDS - HAYBARNS - CARPORTS

As the New Zealand representative, of the Austalian designer of the above range of Spic-N-Span cold formed steel framed buildings, I have been requested, by some Local Authorities, to issue a blanket Producer Statement for these specific designed structures.

I consider the Producer Statement to be a legal document, that is unique to a particular building on one site, but I can issue the following statement:

1. The buildings are constructed from high tensile steel with high tensile steel cladding in which no timber is used except for dwellings when timber studding may be used to support interior wall linings.

2. The buildings are fabricated from zincalume protected steelwork, all members are fixed with zinc plated Tekscrews and any member, 'with moderate ease' can be removed and treated for corrosion at any time, 'without reconstruction or major renovation'.

3. The buildings are light and, even including the concrete floor slab, the required ground bearing pressure is less than 75kPa.

4. The maximum uplift, in any post, is 12.5 KN and the building will be stable provided the support system will resist these forces. Zincplated Rawlplug Excalibur screwbolts are used to fix the structure to the concrete floor slab or concrete footings and these fasteners can be removed for inspection and treatment or replacement, at any time.

5. The W37 and W42 buildings will withstand basic non-directional wind speeds (NZS 4203:1992 clause 5.4.2) of 45 and 50 metres per second respectively.

6. The buildings will withstand snow loads of 0.7Kpa and loadings of up to 1.2kPa can be resisted by strengthening the roof trusses and adding extra purlins.

Please contact me for further information.

Yours faithfully

F R Smith

1 SLAB / FOOTINGS

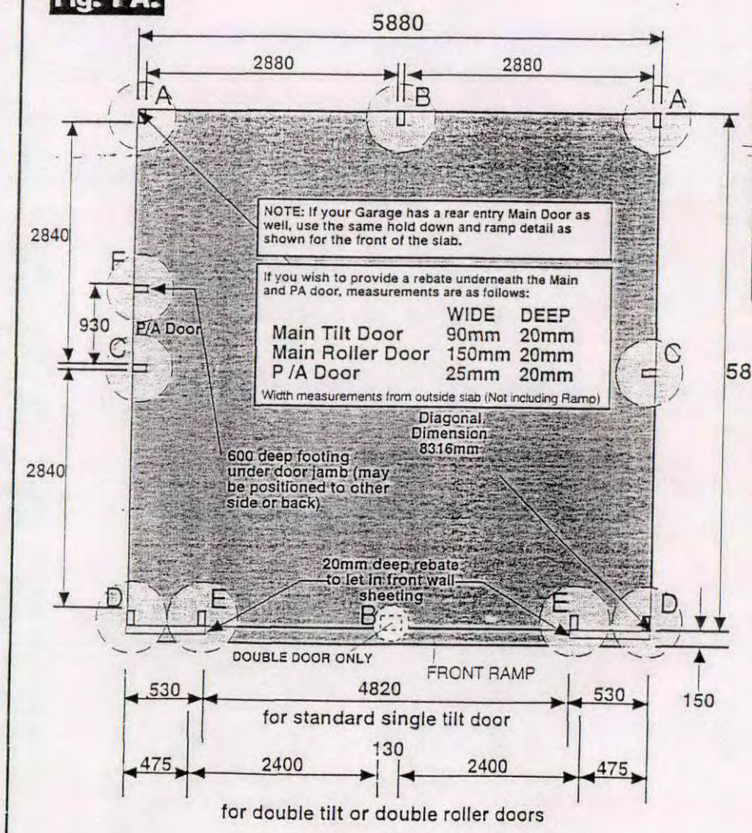
6M X 6M W35 FRONT DOOR FITMENT

Pour a perfectly level concrete slab to the dimensions shown in Figure 1A. This is to be 100mm thick, reinforced with F72 Mesh, laid 30mm from the top with edge thickening shown in Figure 1B and a ramp at the front (Figure 1C). Concrete strength is to be 20MPA at 28 days.

If you would rather erect your Garage on footings, the locations are shown as dotted lines( ) in Figure 1A, a side view of the footing and a size schedule are shown in Figure 1D.

The Garage has been designed so the slab size and the external frame size are the same. The wall sheeting then overlaps the top of the slab by 20mm to form a waterproof joint. If you plan to erect your Garage on a slab larger than the one specified, it will be necessary to trim 20m off each wall sheet, then seal the joint between the slab and wall sheet with Silicone.

Fig. 1 A:



No. of anchors to be used for each Leg:
- **Screwbolts: M10x75mm all cases x qty shown below.**
- **Chemsets: as shown below.**

Footing	2.4Wall H.	2.7Wall H.	3.0Wall H.
A	1 X M10	1 X M10	1 X M10
B	2 X M8	2 X M8	2 X M8
C	2 X M8	2 X M8	2 X M8
D	2 X M8	2 X M10	2 X M10
E	2 X M8	2 X M10	2 X M10
F	1 X M8	1 X M8	1 X M8

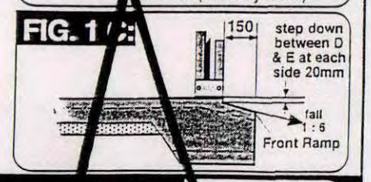
NEW ZEALAND ONLY

Fig 1b, c & d are NOT to be used in New Zealand conditions refer to SLAB AND FOUNDATION SHEDULE attached to plans, for detailed drawings.

FIG. 1 B:

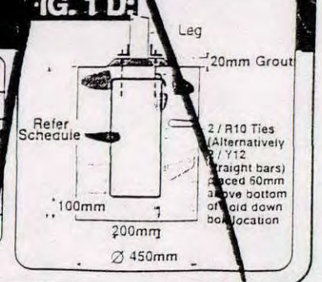


FIG. 1 C:



Refer to this Section ONLY if FOOTINGS are being used instead of concrete slab!

FIG. 1 D:



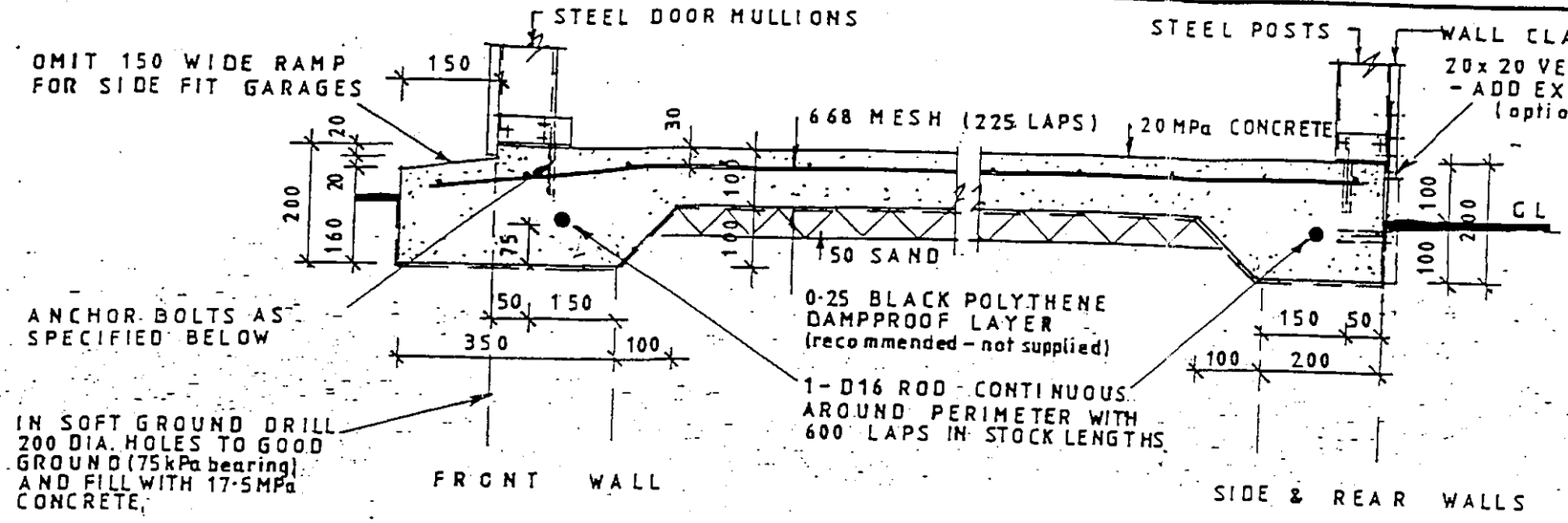
FOOTING DEPTH SCHEDULE (mm)

Wall Height	A		B		C		D		E		F	
	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa	20 kpa	10kpa
2.4H.	800	1000	900	1150	700	1100	750	1200	800	1000	600	600
2.7H.	850	1050	950	1200	650	1100	1000	1700	1000	1450	600	600
3.0H.	850	1050	950	1200	650	1100	1000	1700	1000	1450	600	600

NOTE: Most soils meet 20kpa requirements. For soft soil use 10kpa value. For shaft adhesion value in your area consult your local soils engineer.

Subject to changes © Copyright Spicer Span 29/07/96

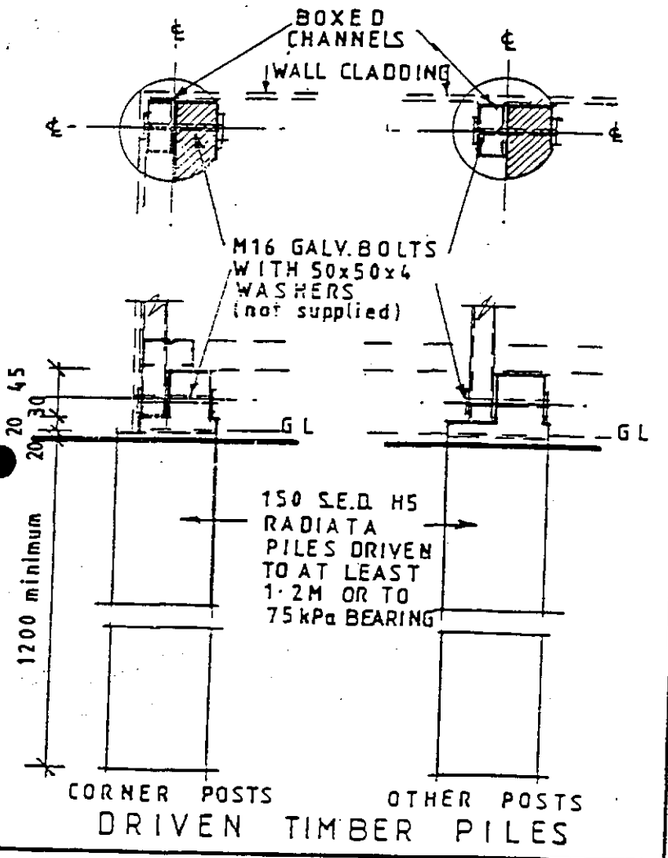
0004SLAB.FH3



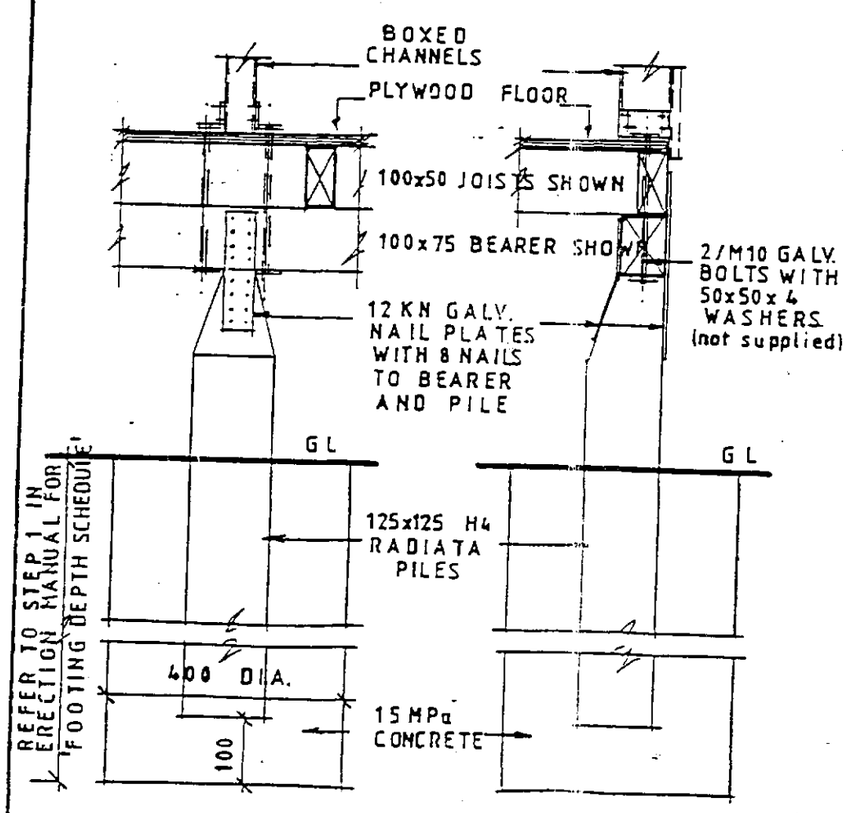
CONCRETE SLAB

SLAB AND FOUNDATION SCHEDULE

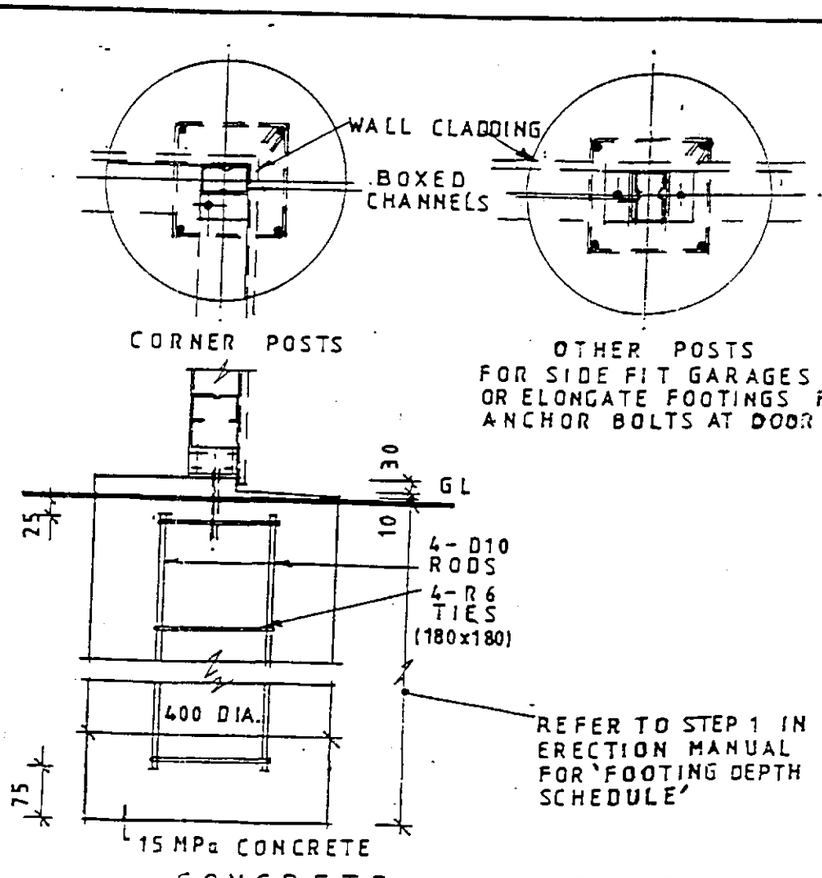
DELETE OPTIONS NOT APPLICABLE



DRIVEN TIMBER PILES



TIMBER PILES IN CONCRETE



CONCRETE FOOTINGS

ANCHOR BOLTS TO CONCRETE SHALL BE RAWLPLUG M10x75 ZINC PLATED HEX HEADED EXCALIBUR SCREWBOLTS

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW ZEALAND BUILDING CODE

Designer: Des Newport, Consulting Engineer Brisbane, Australia

Regd. Eng: FREDERICK R SMITH CONSULTING ENGINEER
23 Glamorgan Drive, Torbay
Auckland Ph/Fx 09 473 1262

25·7·96 amended
28·8·96 "

Manufacturer: Spic - N- Span, Brisbane, Australia

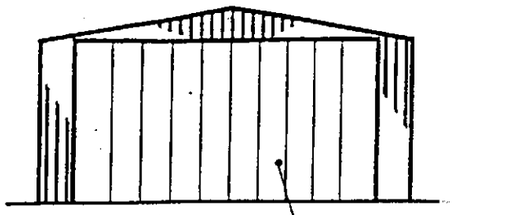
BUDGET GARAGES LTD

SHEET 4

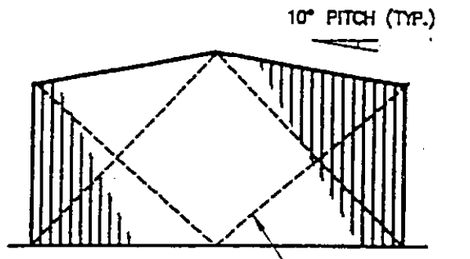
STEEL FRAMED GARAGES

CONCRETE FLOOR SLAB - FOOTINGS OR TIMBER PILES

Distributors: BUDGET GARAGES LIMITED 5A Ryan Place, P O Box 76 318, Manukau City, Auckland. Phone 09 262 2803, Free Phone 0 800 103 545. Fax 09 262 2798

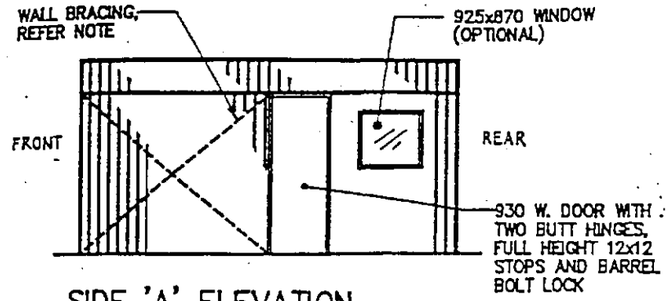


FRONT ELEVATION



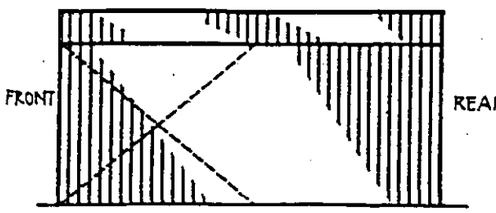
REAR ELEVATION

1 PERSONELL DOOR MAY BE INSTALLED IN THIS WALL PROVIDED THE NUMBER OF BRACING SETS IS MAINTAINED AS SCHEDULED
2 WALL BRACING (2 BAYS) EX. G550 STRAPS:-
S42 - 6-12m L. GARAGE - 21x0.8 STRAPS 3 SCREWS/CONN.
15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.
S50 - 6-9m L. GARAGE - 50x0.8 STRAPS 3 SCREWS/CONN.
12-15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.



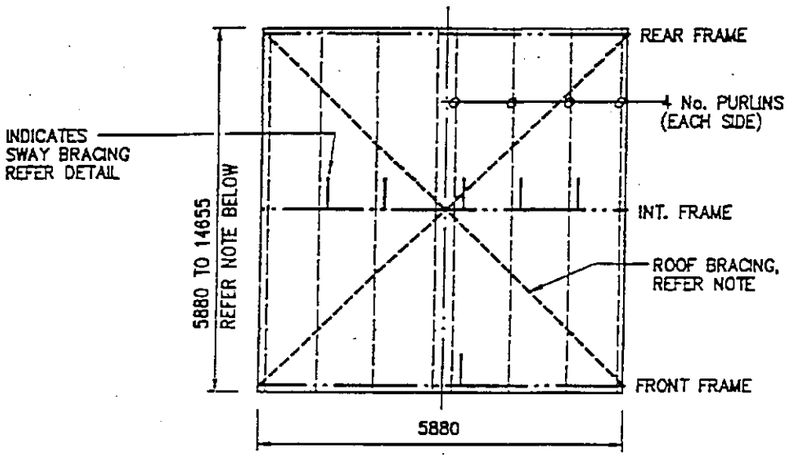
SIDE 'A' ELEVATION

WALL BRACING EX. G550 STRAPS:-
S42 - 6-9m L. GARAGE - 1 BAY OF 21x0.8 STRAPS 3 SCREWS/CONN.
12-15m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 2 SCREWS/CONN.
S50 - 6m L. GARAGE - 1 BAY OF 50x0.8 STRAPS 5 SCREWS/CONN.
9-12m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.
15m L. GARAGE - 3 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.



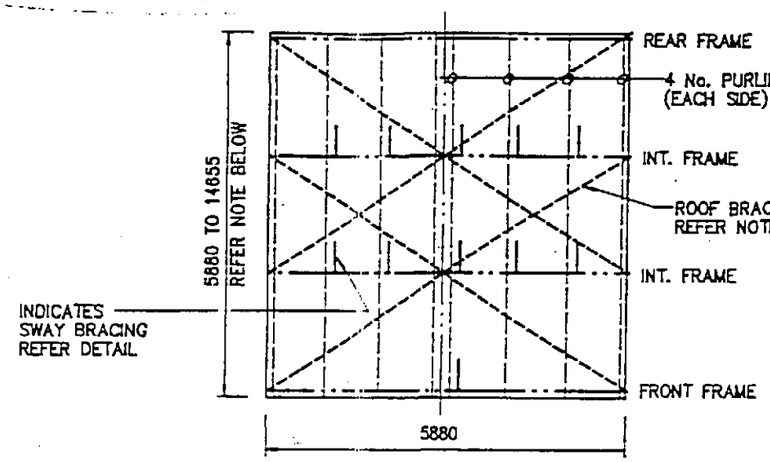
SIDE 'B' ELEVATION

WALL BRACING REFER SIDE 'A' ELEVATION



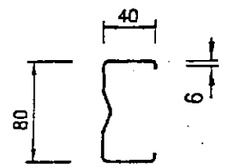
FRAMING PLAN - S42

1 S42, 6m WIDE GARAGES MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 3000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
2 ROOF BRACING EX. G550 STRAPS:-
6-12m L. GARAGE - 21x0.8 STRAPS (3 SCREWS/CONN.)
15m L. GARAGE - 50x0.8 STRAPS (3 SCREWS/CONN.)

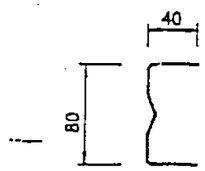


FRAMING PLAN - S50

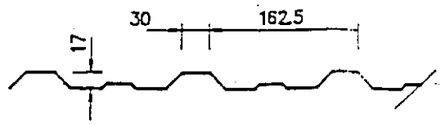
1 S50, 6m WIDE GARAGE MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 2000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
2 ROOF BRACING EX. G550 STRAPS:-
6-9m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.
12-15m L. GARAGE - 50x0.8 STRAPS 5 SCREWS/CONN.



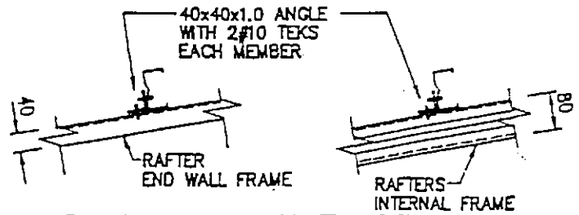
TYPICAL SECTION INT. & REAR FRAMES



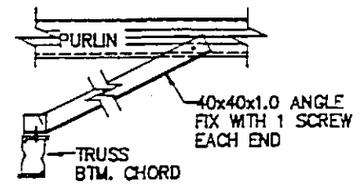
TYPICAL SECTION FRONT FRAME ONLY



SHEETING PROFILE 0.35 T.C.T.



FOR PURLIN SPACING REFER FRAMING PLANS
PURLIN FIXING



TYPICAL SWAY BRACING DETAIL

© spic-n-span 1995

A	RELEASED FOR BUILDING APPROVAL	JULY 1996
SUFF	REVISION	DATE

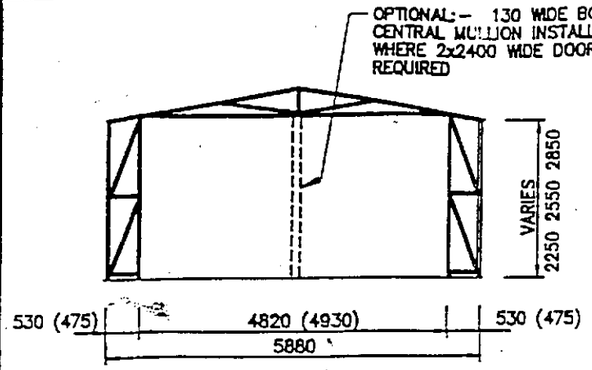
DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
PO Box 76318, MANUKAU CITY, AUCKLAND
208 CONSTANCE STREET, FORTITUDE VALLEY BRISBANE QLD. 4006 AUSTRALIA
Phone +61 7 3252 9822 Fax +61 7 3252 9844

CLIENT
BUDGET GARAGES Ltd.
5a RYAN PLACE, MANUKAU CITY, AUCKLAND
Phone (09) 262 2803 Fax (09) 262 2798
Freephone 0800 10 35 45

PROJECT
RANGE OF GARAGES
6m WIDE FRONT ENTRY
SITE WIND SPEED
42m/s AND ~~50m~~/s
2.4m, ~~2.7m, 3.0m~~ Height

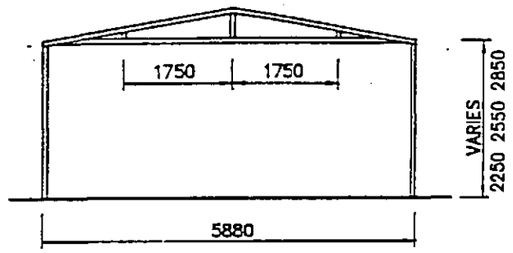
SUBJECT
ELEVATIONS, FRAMING PLANS, CONNECTION DETAILS

JOB No. 91099NZ
DWG No. 1
REVISION SUFFIX A



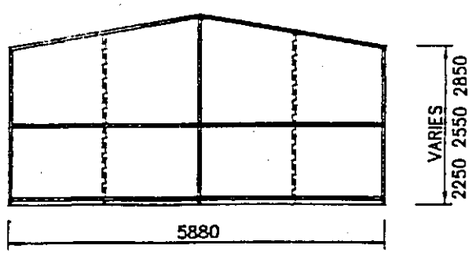
FRONT FRAME

1 ALL MEMBERS TO BE EX. 80x40 CHANNELS, 0.8 B.M.T.
2 DOOR HEAD AND DOOR MULLIONS TO BE BOXED CHANNELS



INTERNAL FRAME

1 ALL MEMBERS TO BE BOXED 80x40 CHANNELS (RAFTERS TO BE 2 / 80x40 CHANNELS)



REAR FRAME

1 REFER "REAR FRAME NOTES" FOR MEMBER SIZES AND SPACINGS

NOTE:- M10 "AVDEL TEXTRON SCREWBOLTS" MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF ALL FRAMES (SEE NOTES)

SIDE WALL GIRT NOTE

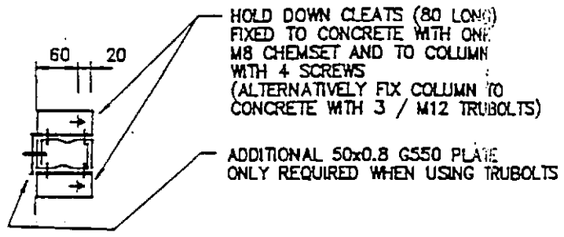
1 ALL SIDE WALL GIRTS TO BE SINGLE 80x40 CHANNELS, 0.8 B.M.T.
2 SPACING OF SIDE WALL GIRTS AS PER REAR WALL ELEAVTION.

FRONT FRAME – HOLD DOWN SCHEDULE

FIX EACH COLUMN OF FRONT FRAME WITH HOLD DOWN CLEAT/S FIXED TO CONCRETE WITH CHEMSETS AND TO COLUMN WITH SCREWS:-

2.4m HIGH GARAGE	2.7m AND 3.0m HIGH GARAGE
6m LONG; S42 – 2/CH8 (4 SCREWS) S50 – 2/CH10 (5 SCREWS)	6m LONG; S42 – 2/CH10 (6 SCREWS) S50 – 2/CH12 (8 SCREWS)
9m LONG; S42 – 2/CH10 (5 SCREWS) S50 – 2/CH12 (7 SCREWS)	9m LONG; S42 – 2/CH12 (8 SCREWS) S50 – 4/CH10 (10 SCREWS)
12m LONG; S42 – 2/CH10 (6 SCREWS) S50C – 2/CH12 (9 SCREWS)	12m LONG; S42 – 4/CH10 (10 SCREWS) S50 – 4/CH12 (14 SCREWS)
15m LONG; S42 – 2/CH12 (6 SCREWS) S50 – 4/CH10 (12 SCREWS)	15m LONG; S42 – 4/CH12 (14 SCREWS) S50 – 4/CH12 (16 SCREWS)

NOTE:- NUMBER OF SCREWS INDICATED IS THE TOTAL NUMBER PER COLUMN (DIVIDE EQUALLY BETWEEN THE NUMBER OF CLEATS REQUIRED)



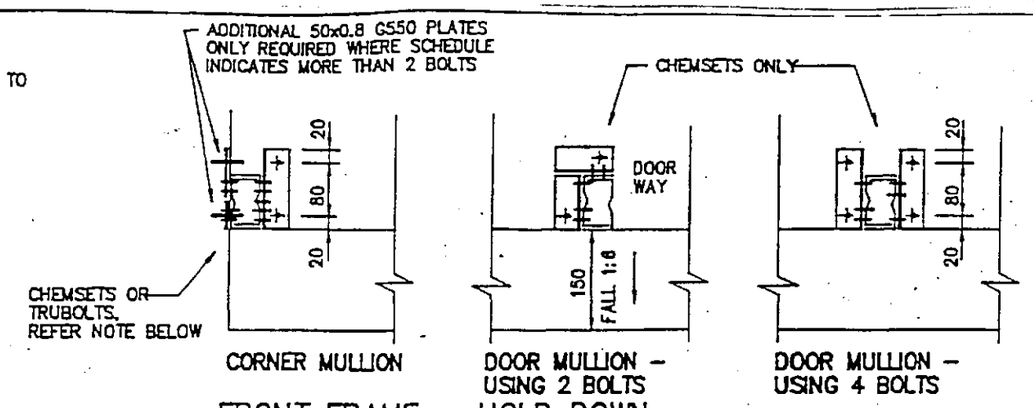
INTERNAL FRAME – HOLD DOWN

1 HOLD DOWN CLEATS TO BE EX. 40x40x2.0 ANGLE
2 BOLTS DESIGNATED CH8 TO CH12 REFERS TO M8 TO M12 CHEMSETS INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
3 M8 TO M12 CAST-IN BOLTS MAY BE USED IN LIEU OF CHEMSETS
4 M10 "AVDEL TEXTRON SCREWBOLTS", 75mm EMBEDMENT INTO CONCRETE, MAY BE USED IN LIEU OF CHEMSETS

REAR FRAME NOTES

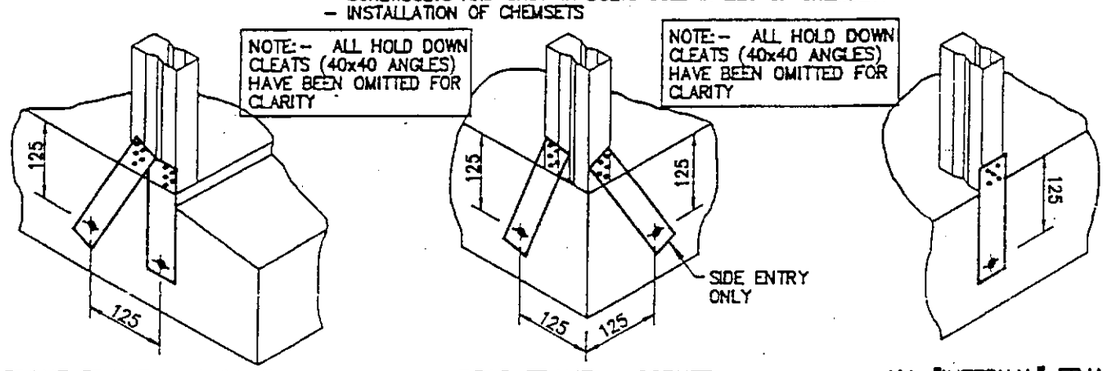
1 ALL MEMBERS EX. 80x40 CHANNELS, 0.8 B.M.T. (BOXED MULLIONS TO BE FLANGE CONNECTED WITH SCREWS AT 600 CTS.)
2 GIRT LAYOUT TO BE AS SHOWN. ALL GIRTS IN END WALL EX. SINGLE CHANNELS. (SIDE WALL GIRT LAYOUT SIMILAR).
3 CORNER MULLIONS TO BE TYPE A, ALL D.W.V., ALL HEIGHTS
4 NUMBER OF "INTERNAL" MULLIONS AS PER FOLLOWING:-

2400 H. GARAGE	1 TYPE B – S42 1 TYPE B – S50	TYPE A
2700 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50	
3000 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50	TYPE B



FRONT FRAME – HOLD DOWN

1 M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF FRONT FRAME CORNER MULLION IN FOLLOWING CASES ONLY:-
– 2.4m HIGH GARAGE: S42, 6–15m L. GARAGE; USE 3 TRUBOLTS
S50, 6–9m L. GARAGE; USE 3 TRUBOLTS
12–15m L. GARAGE; USE 4 TRUBOLTS
– 2.7–3.0m H. GAGARE: S42, 6m L. GARAGE; USE 3 TRUBOLTS
9–12m L. GARAGE; USE 4 TRUBOLTS
S50, 6–9m L. GARAGE; USE 4 TRUBOLTS
2 REFER "INTERNAL FRAME – HOLD DOWN" FOR NOTES REGARDING;
– SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS
– INSTALLATION OF CHEMSETS



HOLD DOWN – WHERE ADDITIONAL 50x0.8 G550 PLATES ARE REQUIRED

REAR FRAME CORNER – HOLD DOWN SCHEDULE

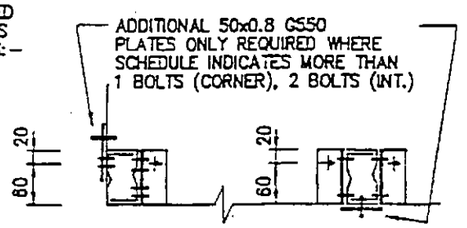
HOLD DOWN CLEAT/PLATE FIXED TO CONCRETE WITH CHEMSET/S AND TO COLUMN WITH SCREWS:-

6m LONG GARAGE:
S42 – 1/CH10 (2 SCREWS)
S50 – 1/CH10 (2 SCREWS)

9m LONG GARAGE:
S42 – 1/CH10 (3 SCREWS)
S50 – 2/CH8 (3 SCREWS)

12m LONG GARAGE:
S42 – 2/CH8 (3 SCREWS)
S50 – 2/CH10 (3 SCREWS)

15m LONG GARAGE:
S42 – 2/CH10 (4 SCREWS)
S50 – 2/CH10 (4 SCREWS)



REAR FRAME "INTERNAL" – HOLD DOWN SCHEDULE

TWO HOLD DOWN CLEATS, EACH FIXED TO CONCRETE WITH ONE CHEMSETS AND TO COLUMN WITH SCREWS:-

6–12m LONG GARAGE:
S42 – CH8 BOLT, 3 SCREWS
S50 – CH8 BOLT, 3 SCREWS

15m LONG GARAGE:
S42 – CH10 BOLT, 3 SCREWS
S50 – CH10 BOLT, 3 SCREWS

REAR FRAME – HOLD DOWN

1 M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN REFER FOLLOWING; –CORNER MULLIONS; USE 2 TRUBOLTS
–"INTERNAL MULLIONS"; USE 3 TRUBOLTS
2 TREFER "INTERNAL FRAME – HOLD DOWN" FOR NOTES REGARDING;
– SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS
– INSTALLATION OF CHEMSETS

© spic-n-span 1995

SUFF	REVISION	DATE
A	RELEASED FOR BUILDING APPROVAL	JULY 1995

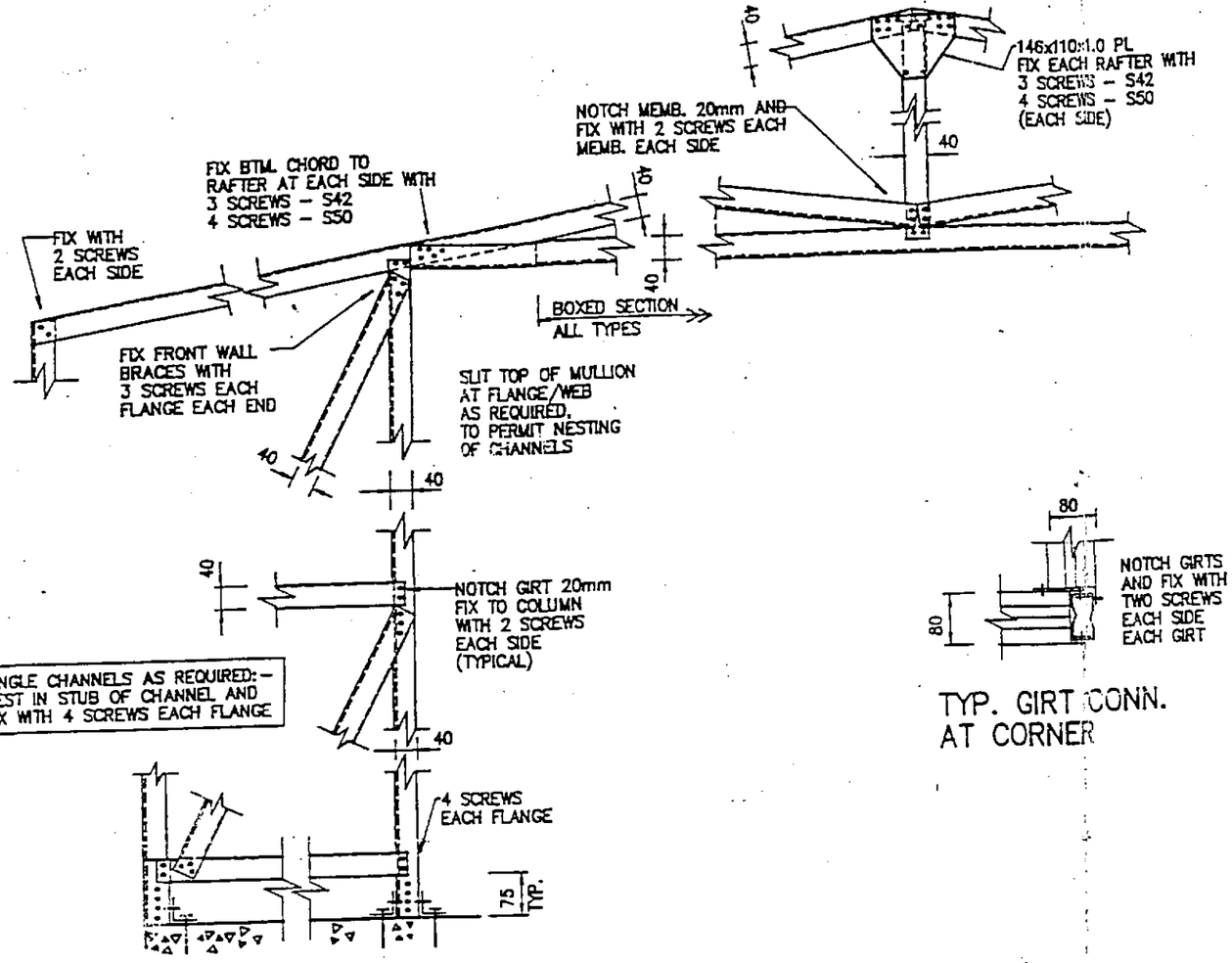
DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
PO Box 76318, MANUKAU CITY, AUCKLAND
208 CONSTANCE STREET, FORTITUDE VALLEY
BRISBANE QLD. 4006 AUSTRALIA
Phone +61 7 3252 9822 Fax +61 7 3252 9844

CLIENT
BUDGET GARAGES Ltd.
5a RYAN PLACE, MANUKAU CITY, AUCKLAND
Phone (09) 262 2803 Fax (09) 262 2798
Freephone 0800 10 35 45

PROJECT
2.4m, 2[redacted] Height
RANGE OF GARAGES
6m WIDE FRONT ENTRY
SITE WIND SPEED
42m/s AND [redacted]m/s

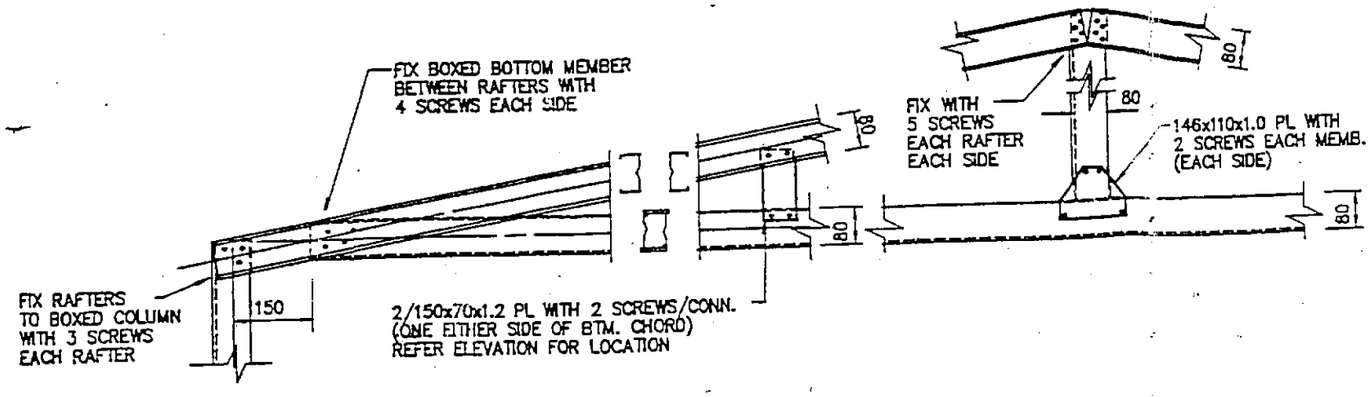
SUBJECT.
DETAILS OF FRAMES, HOLD DOWN DETAILS

JOB No. 91099NZ
DWG No. 2
REVISION SUFFIX A



FRONT FRAME – CONNECTION DETAILS

TYP. GIRT CONN.
AT CORNER



INTERNAL FRAME – CONNECTION DETAILS

GENERAL NOTES

1 ALL WORK SHALL CONFORM TO THE NEW ZEALAND BUILDING CODE.
2 DRAWINGS SHALL NOT BE SCALED FOR ANY FABRICATION OR ERECTION DETAILS.
3 AT SET OUT, DIAGONALS MUST BE CAREFULLY CHECKED TO ENSURE BUILDING IS SQUARE.

LOADINGS

1 STRUCTURE HAS NOT BEEN DESIGNED TO CARRY OCCASIONAL LOADING AS STIPULATED IN 3.8.3 OF AS 1170.1.
2 WIND LOAD IN ACCORDANCE WITH NZS 4203–1992
D.W.V's REFERRED TO ON DRAWINGS ARE:
–S42, ULTIMATE SITE WIND SPEED OF 42.5m/s
–S50, ULTIMATE SITE WIND SPEED OF 50.4m/s
3 ROOF LIVE LOAD:– 0.25 kPa
4 MAXIMUM SNOW LOAD SHALL BE 0.7 kPa. HEAVIER SNOW LOAD WILL NEED EXTRA PURLINS.
5 BUILDING SITES ABOVE 1000m ABOVE SEA LEVEL WILL NEED SPECIFIC DESIGN.

CONCRETE

1 SERVICES OF AN EXPERIENCED CONSULTING ENGINEER SHOULD BE ENGAGED TO ADVISE ON SUITABILITY OF SOIL CONDITIONS.
2 CONCRETE SHALL HAVE MAXIMUM AGGREGATE SIZE OF 20 mm, SLUMP OF 80±20 AND ULTIMATE COMPRESSION STRENGTH AT 28 DAYS OF 20 MPa.
3 CONCRETE SHALL BE PLACED IN ONE CONTINUOUS OPERATION AND BE COMPACTED BY EXTERNAL VIBRATION OR HAND TAMPING.
4 FOOTING EXCAVATIONS SHALL BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL BEFORE PLACING CONCRETE.
5 FOUNDING MATERIAL SHALL HAVE SAFE BEARING CAPACITY OF 75 kPa.
6 POUR SLAB ON 50 mm COMPACTED SAND AND 25um POLYTHENE WATERPROOF MEMBRANE (LAPPED 200 AND SEALED WITH APPROPRIATE TAPE).

STEELWORK

1 ALL STRUCTURAL FRAMING MEMBERS SHALL BE G550 GRADE STEEL AND ALL CLEATS SHALL BE G450 GRADE STEEL GALVANIZED TO MIN Z200.
2 ROOF AND WALL SHEETING SHALL BE G550 GRADE STEEL PROTECTED WITH ZINCALUME AZ150.
3 EVERY CLADDING SHEET IS TO BE FIXED AT RIDGE PURLINS AND EAVES WITH ONE SCREW AT EVERY PAN. AT OTHER PURLINS, GIRTS ETC. FIX WITH ONE ONE SCREW AT EVERY SECOND PAN. ALL SCREWS INTO ROOF SHEETING TO HAVE NEOPRENE WASHERS.
4 PURLINS AND GIRTS EX. 80x40 LIPPED, CRIMPED CHANNELS
5 AT FRONT, INTERNAL AND REAR FRAMES CONNECT GIRTS WITH 2#10 SCREWS PER FLANGE PER MEMBER U.N.O. SCREWS TO HAVE MINIMUM EDGE DISTANCE OF 6mm AND A MINIMUM PITCH OF 12mm.
6 SCREWS TO BE WAFERTEKS No. 10 U.N.O.MANUFACTURED BY DEUTSCHER (OR EQUIVALENT).
7 FRAME AROUND PERSONNEL DOOR EX. 80x40x0.8 UNLIPPED CHANNELS. FIX MULLIONS TO FLOOR WITH 40x40x0.8 CLEAT AND 1/M10 DYNABOLT. –FLANGE CONNECT MEMBERS WITH 2 SCREWS EACH FLANGE. (FRAME AROUND WINDOW OPENING SIMILARLY)
8 PERSONNEL DOOR FRAMED EX. 40x40 CHANNEL AND CLAD WITH STANDARD SHEETING PROFILE.
9 RIDGES, BARGES AND ALL PENETRATIONS TO BE FLASHED WITH 0.4mm ZINCALUME FINISHED STEEL.
10 GUTTER AND DOWNPIPES TO BE FITTED AND DISCHARGED TO EXISTING STORMWATER SYSTEM. SPLICE GUTTER AT CENTRE OF BUILDING. PROVIDE TWO SCREWS INTO EACH WEB AND SEAL WITH SILICONE.
11 BOXED MEMBERS TO BE FLANGE CONNECTED WITH #10 TEKSCREWS AT 600 CTS.
12 STEELWORK SHALL ALL COMPLY WITH THE REQUIREMENTS OF:–
NZS 4203 WIND LOADING CODE
AS 1170 PARTS 1 & 2 LOADING CODES
NZS 3404 STEEL STRUCTURE STANDARD
AS 1538 COLD FORMED STEEL STRUCTURE CODE
AS 1562 DESIGN AND INSTALLATION OF METAL ROOFING
AS 1111/1112 METRIC HEXAGON COMMERCIAL BOLTS AND SCREWS
AS 2313 GUIDE TO THE PROTECTION OF IRON AND STEEL
AS 3566 SELF DRILLING SCREWS FOR BUILDING & CONSTRUCTION INDS

I certify that if constructed in accordance with these drawings the project will be structurally adequate complying with all relevant Australian and New Zealand Standards and Codes of Practice.

D.B. NEWPORT
M.I.E. (Aust.)
R.P.E.Q. (1155)
N.E.E.P. 3080 (N.T.)
EC–1779 (VIC.)

© spic–n–span 1995

A	RELEASED FOR BUILDING APPROVAL	JULY 1996
SUFF	REVISION	DATE

DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
PO Box 76318, MANUKAU CITY, AUCKLAND
208 CONSTANCE STREET, FORTITUDE VALLEY
BRISBANE QLD. 4006 AUSTRALIA
Phone +61 7 3252 9822 Fax +61 7 3252 9844

CLIENT
BUDGET GARAGES Ltd.
5a RYAN PLACE, MANUKAU CITY, AUCKLAND
Phone (09) 262 2803 Fax (09) 262 2798
Freephone 0800 10 35 45

PROJECT
RANGE OF GARAGES
6m WIDE
SITE WIND SPEED
42m/s AND 50m/s
2.4m, 2[illegible]m Height

SUBJECT
CONNECTION DETAILS
AND NOTES

JOB No. 91099NZ
DWG No. 3
REVISION SUFFIX A

SOUTH TARANAKI DISTRICT COUNCIL

RESOURCE CONSENT APPLICATION

AFFECTED PERSON'S CONSENT FORM

Code: GS.6

The applicant ... Karen & Lewis Smith ... is seeking consent for the following proposal:

To build a garage

[State the activity or building proposed]

At 2 Erin Street Hawera

[state the address where activity or building is to take place]

As your property may be affected by the proposal, you have the right to either:

(i) Consent to the proposal, in which case Council may not take into account any potential adverse effect arising out of the proposed activity or work that may affect your property; or

(ii) Not consent, in which case, Council will consider the proposal in terms of all potential effects including those that may affect your property.

The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

(1) The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.

(2) The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:

(a) Traffic generation
(b) Noise
(c) Odour
(d) Vibration
(e) Air pollution
(f) Shading, loss of daylight and sunlight
(g) Loss of privacy

(3) The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.

If you are happy to consent to the proposal **please sign the attached plan and sign this form here:**

W A Cooper. C. A. Cooper.

Signature

W. A. Cooper C. A. Cooper

Name

7 ERIN ST

Address

HAVE YOU SIGNED THE PLAN.

(If you are a joint owner, both partners must sign this consent.)

If you do not wish to consent, do not sign.

If you need any further information, please telephone or call at the Planning Department at the Council offices.

SOUTH TARANAKI DISTRICT COUNCIL

RESOURCE CONSENT APPLICATION

AFFECTED PERSON'S CONSENT FORM

Code: GS.6

The applicant/s ...Karen & Lewis Sutton... is seeking consent for the following proposal:

To build a garage

[State the activity or building proposed]

At 2 Erin Street Hawera

[state the address where activity or building is to take place]

As your property may be affected by the proposal, you have the right to either:

(i) Consent to the proposal, in which case Council may not take into account any potential adverse effect arising out of the proposed activity or work that may affect your property; or

(ii) Not consent, in which case, Council will consider the proposal in terms of all potential effects including those that may affect your property.

The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

(1) The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.

(2) The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:

(a) Traffic generation
(b) Noise
(c) Odour
(d) Vibration
(e) Air pollution
(f) Shading, loss of daylight and sunlight
(g) Loss of privacy

(3) The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.

If you are happy to consent to the proposal **please sign the attached plan and sign this form here:**

H.P. Clark by clark.
Signature

Helen Clark. Graham Clark
Name

5 Erin St. Hawera
Address

HAVE YOU SIGNED THE PLAN.

[If you are a joint owner, both partners must sign this consent.)

If you do not wish to consent, do not sign.

If you need any further information, please telephone or call at the Planning Department at the Council offices.

SOUTH TARANAKI DISTRICT COUNCIL

RESOURCE CONSENT APPLICATION

AFFECTED PERSON'S CONSENT FORM

Code: GS.6

The applicants Karen & Lewis Sutton are seeking consent for the following proposal:

To build a garage

[State the activity or building proposed]

At 2 Erin Street Hawera

[state the address where activity or building is to take place]

As your property may be affected by the proposal, you have the right to either:

(i) Consent to the proposal, in which case Council may not take into account any potential adverse effect arising out of the proposed activity or work that may affect your property; or

(ii) Not consent, in which case, Council will consider the proposal in terms of all potential effects including those that may affect your property.

The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

(1) The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.

(2) The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:

- (a) Traffic generation
- (b) Noise
- (c) Odour
- (d) Vibration
- (e) Air pollution
- (f) Shading, loss of daylight and sunlight
- (g) Loss of privacy

(3) The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.

If you are happy to consent to the proposal please sign the attached plan and sign this form here:

W & Ellingham M.A. Ellingham

Signature MARGARET AUDREY HARDING.

WILLIAM HENRY ELLINGHAM

Name

5A ERIN ST HAWERA.

Address

HAVE YOU SIGNED THE PLAN.

[If you are a joint owner, both partners must sign this consent.)

If you do not wish to consent, do not sign.

If you need any further information, please telephone or call at the Planning Department at the Council offices.

SOUTH TARANAKI DISTRICT COUNCIL

RESOURCE CONSENT APPLICATION

AFFECTED PERSON'S CONSENT FORM

Code: GS.6

The applicant ....Karen & Lewis Sutton.... is seeking consent for the following proposal:

To build a garage

[State the activity or building proposed]

At 2 Erin Street Hawera

[state the address where activity or building is to take place]

As your property may be affected by the proposal, you have the right to either:

(i) Consent to the proposal, in which case Council may not take into account any potential adverse effect arising out of the proposed activity or work that may affect your property; or

(ii) Not consent, in which case, Council will consider the proposal in terms of all potential effects including those that may affect your property.

The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

(1) The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.

(2) The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:

- (a) Traffic generation
- (b) Noise
- (c) Odour
- (d) Vibration
- (e) Air pollution
- (f) Shading, loss of daylight and sunlight
- (g) Loss of privacy

(3) The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.

If you are happy to consent to the proposal please sign the attached plan and sign this form here:

D J Anderson

Signature

Daryl & Vera ANDERSON

Name

4 Erin Street Hawera

Address

HAVE YOU SIGNED THE PLAN.

[If you are a joint owner, both partners must sign this consent.)

If you do not wish to consent, do not sign.

If you need any further information, please telephone or call at the Planning Department at the Council offices.

SOUTH TARANAKI DISTRICT COUNCIL

RESOURCE CONSENT APPLICATION

AFFECTED PERSON'S CONSENT FORM

Code: GS.6

The applicant ....Karen & Lewis Sutton.... is seeking consent for the following proposal:

To build a garage

.....

[State the activity or building proposed]

At 2 Erin Street Hawera

[state the address where activity or building is to take place]

As your property may be affected by the proposal, you have the right to either:

(i) Consent to the proposal, in which case Council may not take into account any potential adverse effect arising out of the proposed activity or work that may affect your property; or

(ii) Not consent, in which case, Council will consider the proposal in terms of all potential effects including those that may affect your property.

The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

(1) The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.

(2) The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:

(a) Traffic generation
(b) Noise
(c) Odour
(d) Vibration
(e) Air pollution
(f) Shading, loss of daylight and sunlight
(g) Loss of privacy

(3) The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.

If you are happy to consent to the proposal **please sign the attached plan and sign this form** here:

P G Jennings
Signature

Phyllis G. JENNINGS
Name

2A Erin Street Hawera
Address

HAVE YOU SIGNED THE PLAN.

[If you are a joint owner, both partners must sign this consent.)

If you do not wish to consent, do not sign.

If you need any further information, please telephone or call at the Planning Department at the Council offices.

RM 990009

QUALITY CONTROL SHEET
NON-NOTIFIED APPLICATIONS, LAND USE AND SUBDIVISION

RECEIVED:	9/2/99	OFFICER:	Leanne Brown

Consents Manager's comments to officer:

Chairman will need to decide whether Judicial deals with this

Dated: 10/2/99

INFORMATION CHECK AND REVIEW	DUE:	12/2/99

1. Application form completed/site plan included	☑ Yes	☐ No
2. Written description of proposal complete and adequately defines consent being sought and approved.	☑ Yes	☐ No
3. Assessment of effects is adequate	☑ Yes	☐ No
4. Neighbours' consents checked.	☑ Yes	☐ No
5. Neighbours' consents are adequate/ not tagged/have consented to application being sought adequately	☑ Yes	☐ No
6. Neighbours have signed plans/written description	☑ Yes	☐ No

Completed: 12.2.99

REQUEST FOR MORE INFORMATION (DUE WITHIN 24 HOURS OF ABOVE COMPLETED DATE.

Further information requested on the following matters:

1. .....
2. .....
3. .....
4. .....
5. .....

COMPUTER AND BOOK UPDATED:	Completed:
☐ Yes ☐ No	

COMMENTS FROM OTHER DEPARTMENTS:		
1. Application discussed with Licensing Dept	☐ Yes	☐ No
Engineering Division (Prior to returned form, in respect of request for more information)	☐ Yes	☐ No
	Completed:	

COMMENTS FROM OTHER DEPARTMENTS	DUE:	
1. Comments received from Department are adequate	☐ Yes	☐ No
2. Information discussed with other Departments	☐ Yes	☐ No

3. Comments from Consents Officer:

.....

.....

.....

.....

.....

SITE INSPECTION COMPLETED:	DATE	10-2-99
Meeting with client	☐ Yes ☑ No	Completed:

Comments from Officer:

.....

.....

.....

.....

.....

REPORT:	DUE:	19/2/99

1. Inside application folder report completed ☐ Yes ☐ No
2. Typed report completed ☑ Yes ☐ No
3. Reasons provided
   - (a) Objective/policy based ☑
   - (b) Neighbour/s consent based ☑
   - (c) Environmental based ☑
   - (d) Subdivision section based ☐
4. Conditions drafted ☑ Yes ☐ No
5. Conditions checked by other Departments where required. ☐ Yes ☐ No

COMPLETED:	DATE:	19.2.99

DOCUMENTATION CHECK:

1. File notes typed and attached ☑
2. Correspondence blue copies attached. ☑
3. Report clearly written/typed – report attached ☑
4. Neighbours' consents attached. ☑
5. Neighbours; consents map attached. ☑
6. Application details attached. ☑
7. Other Departments comments and reports attached. ☐
8. All duplicated material removed from file. ☑
9. No draft reports, included ☐
10. Draft letter of decision attached. ☑
11. Monitoring sheet completed. ☑
12. Invoicing sheet completed. ☑
13. Non-notified section front cover of application completed. ☐

COMPUTER AND BOOK UPDATED:	Completed:
☐ Yes ☐ No	

SENT TO CONSENTS MANAGER:	DATE:	19.2.99

CONSENTS MANAGER'S COMMENTS:

.....

.....

.....

APPROVAL:	DATE:	22.2.99

File sent to Administration: 22.2.99
Decision letter sent: 23.2.99

FINAL CHECK:	
File tidy	☑
File placed in cabinet	☐

FINAL COMMENTS:

.....

.....

.....

.....
Signature of Officer

1.3.99
.....
Date

Copy of Quality Control Sheet to Consents Manager ☑

Comments on Effectiveness of District Plan:

.....

no provision for garages in front yards

.....



LB:JG2
File Ref: RM990009

1 March 1999

Mr and Mrs Sutton
2 Erin Street
HAWERA

Dear Mr and Mrs Sutton

Re: **RESOURCE CONSENT APPLICATION**

Your application was considered by the Chairman of the Judicial Committee and the Director Environment and Community Services under delegated authority on 22 February 1999, and they have resolved as follows:

THAT consent be granted to Lewis and Karen Sutton to erect a garage in the front yard of their property at 2 Erin Street, on land legally described as Lot 12, DP 2608, pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991

For the following reasons:

1. All surrounding neighbours' consent has been obtained.
2. The nature of the applicants' site does not practically allow for the location of the garage at the rear of the dwelling.
3. The proposed garage will not be inconsistent with the amenity values of the surrounding residential environment.

Subject to the following conditions:

1. The garage be constructed in accordance with the site plan submitted – No. 220299.
2. The height of the garage must not exceed 4 metres in accordance with the Proposed District Plan's performance standards.
3. That the vehicle crossing nearest the west boundary of the property not be used to either enter or exit the garage.

Please note that this decision relates to the resource consent only. You still need to obtain a building consent for your proposal. We would advise you to consult with one of our Building Control Officers.

Under Section 357 of the Resource Management Act 1991, you may object to the terms of this consent.

Should you have any queries as to the above decision, please do not hesitate to contact the writer.

Yours sincerely

Leanne Brown
PLANNER

RESOURCE CONSENT/SURVEY PLAN MONITORING

NAME: Mr & Mrs Sutton FILE No: RM/990009

CONSENT MAPPED? YES ☐

MAINTENANCE SCREEN: MFT

PLEND CODES:

		✓			✓
01	Subject to reserves fund contribution		10	Subject to street lighting	
02	Subject to development levy		11	Subject to amalgamation condition	
03	Subject to right of way easement		12	Subject to financial contribution for works	
04	Subject to water easement/connection		13	Subject to road widening	
05	Subject to sewer easement/connection		14	Subject to footpath construction	
06	Subject to stormwater easement/drainage		15	Subject to esplanade condition	
07	Construction of crossing/ driveway		16	Subject to underground power/gas	
08	Subject to specific on site condition (s)		17	Subject to engineering certification	
09	Subject to planning bond		18	Subject to receipt of final survey plan in accordance with approved scheme plan	

MONITORING SCREEN:

DONE DATE: 22/7/99 (Date Completed)

REQUIRED DATE: 23/8/99 (Date to monitor) 23.7.99

Planning Officer:		Building Officer:	
Details:			
1	- height of building		
2	conditions met		
3	inspected by Henry		
4			
5			
6			

For Data Entry/Computer Update User Only:

DATA ENTRY INITIALS: DATE ENTERED: 21/3/99

MORE INFO REQUESTED: ___/___/___ COMPUTER UPDATED: YES ☐

MORE INFO RECEIVED: ___/___/___ COMPUTER UPDATED: YES ☐

BOOK REGISTER UPDATED: ___/___/___ COMPUTER UPDATED: YES ☐

APPLICANT NOTIFIED: 23/2/99 COMPUTER UPDATED: YES ☑

GRANTED: 22/2/99 COMPUTER UPDATED: YES ☑

INVOICED 223/224? YES ☐

INVOICED RESOURCE CONSENT APPLICATION FEES? YES ☑

SOUTH TARANAKI DISTRICT COUNCIL
PRIVATE BAG 902 HAWERA TELEPHONE (06) 278-8010 FACSIMILE (06) 278-8757

SERVICE CENTRES:
P.O. Box 142 ELTHAM
P.O. Box 15 MANAIA
P.O. Box 19 OPUNAKE
P.O. Box 28 PATEA
58 Weraroa Rd. WAVERLEY
AGENCY
57 Victoria St. KAPONGA

GST REG No. 52-769-477
CUST No. RM990009

LM & KM SUTTON
2 ERIN STREET
HAWERA

1/03/99

TAX INVOICE 45764

QTY	DESCRIPTION	RATE	AMOUNT	
	ADMINISTRATION FEE		15.50	*
	DECISION LETTER		21.50	*
	NON-NOTIFIED DECISION FEE		90.00	*
	PLANNING REPORT		86.00	*
(* INCL GST $23.67)		TOTAL	$213.00	

FILE COPY

LESS PAID
$ 150.00

Paid 26-3-99
Rec. 44877 Balance $ 63.00

Please detach here and send this portion with your remittance

SOUTH TARANAKI DISTRICT COUNCIL

$63.00

LM & KM SUTTON 1/03/99 RM990009 /45764 ~~213.00~~

Receipts for mail remittances issued on request only

Plan Change No. RM990009

Land Use Consent No.

Subdivision Consent No.



Applicant: LM & KM Sutton Solicitor/Advisor:

Property: 2 Erin Street, HAWERA

Described: 12340/466/00

Proposal: (5) Erect (3) Garage in (2) front yard

Application Received 9/2/99 Receipt No: 440764

Deposit Paid 9/2/99

Decision For Application Type

Notified

Non-Notified

Eng/Insp Date Due Back:

Add Info

NOTIFICATION/NON-NOTIFICATION

Type of Resource Consent: landuse

Activity: Constructing a garage in the front yard of the property.

Reasons for ~~Notification or~~ Non-Notification: The affects on the surrounding environment are considered minor & all affected neighbours consent has been obtained. It is recommended that this be dealt with as a non-notified application.

Consents Manager

Approved/Not Approved

Approved to deal with under delegated authority by Chairman of Judicial committee 17th/2/99

I. Bardsley
Chairman, Judicial Committee

I. W. McDonald
Director Environmental Services

CONSENT COMPLETION		
CONSENT INVOICED		
BOND - EXECUTED		
- COPY ON FILE		
- COPY TO CLIENT		
- PAYMENT RECEIVED	REC NO	
- INVOICED		
- REFUNDED		
MONITORING REQUIRED	MONITORING FORM ATTACHED	
HARD COPY AND COMPUTER UPDATED		

Report by: ..... **Applicant:** .....

Address of Property: .....

..... **Zone:** .....

Statutory and District Plan Requirements: .....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

Evaluation: This application does not compromise -

a) Any relevant policies or objectives of the plan or proposed plan;
b) Any relevant rules of a plan or proposed plan;
c) All affected neighbours consent has been obtained;
d) There will be no effects beyond the immediate vicinity of the site.

Recommendation: .....

.....

.....

.....

.....

.....

For the Following Reasons:

1) .....

.....

2) .....

.....

3) .....

.....

Subject to the Following Conditions:

1) .....

.....

2) .....

.....

3) .....

Consents Officer

Approved/Not Approved

.....

I. Bardsley
Chairman, Judicial Committee

.....

I. W. McDonald
Director Environmental Services

RESOURCE CONSENT APPLICATION
CHARGE OUT SHEET

Schedule of Work

Date	Activity	Officer	Charge Out	Hours	Amount
9/2	Admin	SJ.			5.50
	Non-Notified Dec Fee				900
22.2	Report	LB	86	1hr	86-
22.2	Letter	LB	86	1/4 hr	~~121.50~~
					$213.00

REPORT TO:	Chairman, Judicial Committee and Director Environmental Services
FROM:	Consents Officer [Leanne Brown]
SUBJECT:	***GARAGE SITUATED IN FRONT YARD L. AND K. SUTTON***

File No:
Ref: WB:LB26
Date: 23 February 1999

(This report should not be construed as Council policy until adopted by full Council)

Council has received an application for resource consent from Lewis and Karen Sutton. The applicants are proposing to construct a new garage in the front yard of their property at 2 Erin Street, Hawera .

A site inspection was completed on 23 February 1999.

DISTRICT PLAN REQUIREMENTS

Hawera Transitional District Plan

Zone : Residential

8.15 Predominant Uses

(1) Accessory buildings for any of the foregoing; provided that the following conditions shall apply:

1. All accessory buildings shall be located in the rear yard and shall be sited no closer than 600 mm from all boundaries provided that on a corner site the accessory building must be sited at least 3.0 metres back from the street boundary and may be sited within the rear yard, or the side yard that is not adjacent to the street, as long as a 3.0 metre separation distance can be maintained from the dwelling.

4. No accessory building shall exceed 3.5 metres in height.

The proposal fails to meet with performance standard 8.15(i)1 and therefore it must be considered as a conditional use.

Proposed District Plan

Zoning - Residential

4.01.4 Discretionary Activities

(a) Any activity other than an activity listed Sections 4.01.5 or 4.01.6 below which cannot meet the performance standards set out or referred to in Sections 4.02 and 4.03 below which and has not been granted a resource consent as a controlled activity

4.02 Performance Standards

4.02.1 Bulk and Location

2. Accessory buildings on a front site (directly adjacent to a public street) may be located up to 1 metre from rear and side yards.

7. No part of any building may extend above ground level more than 3 metres plus the distance between that part of the building being measured and the nearest site boundary.

Relevant Policies and Objectives

2.05 Residential Zone

The following objectives and policies apply to areas zoned Residential and are in addition to the general objectives and policies contained in Section 2.01.

2.05.1 Objectives

(a) Maintain and improve the character and amenity values of residential neighbourhoods ensuring:
- activities to not detract from those amenity values
- open street frontages
- front yards and public places are landscaped
- off street parking

2.05.2 Policies

(b) To encourage the landscaping of yards, private and public open spaces, and street frontages.

2.05.6 Anticipated Environmental Results

The anticipated environmental results are:

- The maintenance and, where possible, the enhancement of the existing character and amenity values of the residential environment;
- A safe, pleasant well-landscaped public environment.

It should be noted that more weight is now given to the provisions relating to accessory buildings under the Proposed District Plan as the hearings for this plan are now complete. This report will therefore only consider in detail the provisions of this plan.

EVALUATION

The applicants are proposing to construct a new garage in the front yard of their property at 2 Erin Street, Hawera. The garage will be 6m. x 6 m. in size and situated 1 metre from the south and west boundaries of the property. The height of the garage has not been specified. However, it is not anticipated to exceed 4 metres and this will be controlled through consent conditions if granted.

There are two existing vehicle crossings servicing the property. It is proposed that the vehicle crossing nearest the eastern boundary of the property will be utilised. This will mean that the entrance to the garage will not be on the front boundary but that vehicles will need to turn within the boundaries of the property to drive into the proposed garage. (Refer to site plan attached.) The use of only one vehicle crossing will be addressed through consent conditions, if granted.

The applicants wish to construct a garage on their property to increase the property's value as well as provide security for vehicles. They have indicated in their application that they have considered alternative sites for the garage, but that it is not possible to locate the garage to the rear of their house as they section is long and narrow with the dwelling situated at the centre of the property, and it is not possible for a vehicle to gain access to the rear yard down either side of the house (one side has 2 metres of free space and the other is blocked by a single garage attached to the house). The applicants have also indicated that they would be happy to provide either landscaping or a fence along the front boundary of the property, to increase the amenity values of the area and help screen the garage.

Under the Proposed District Plan, the location of garages in the front yards of properties must be considered as a Discretionary Activity. Council may either grant or decline discretionary activities based on Section 104 for the Resource Management Act 1991. Under Section 104, Council must have regard to:

(a) Any actual and potential effects on the environment allowing the activity;
(b) Any relevant objectives, policies, rules or other provisions of a plan or proposed plan.

The policies and objectives of the residential zone do not specifically exclude garages from locating in the front yards of properties. However, they are aimed at providing for open street frontages and maintenance and enhancement of the existing character and amenity values of the residential environment.

The applicants' property is located in a residential area which contains a number of garages situated in the front yards of sections, and consent has been obtained from all surrounding landowners in respect of the proposal. The proposed garage will be situated 1 metre back from the front boundary and, given the nature of the surrounding residential environment, the visual effects of this proposal are considered minor. It is therefore considered that this proposal will not detract from the existing character and amenity values of the surrounding residential environment.

RECOMMENDATION

THAT consent be granted to Lewis and Karen Sutton to erect a garage in the front yard of their property at 2 Erin Street, on land legally described as Lot 12, DP 2608, pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991

For the following reasons:

1. All surrounding neighbours' consent has been obtained.

2. The nature of the applicants' site does not practically allow for the location of the garage at the rear of the dwelling.

3. The proposed garage will not be inconsistent with the amenity values of the surrounding residential environment.

Subject to the following conditions:

1. The garage be constructed in accordance with the site plan submitted – No. 220299.
2. The height of the garage must not exceed 4 metres in accordance with the Proposed District Plan's performance standards.
3. That the vehicle crossing nearest the west boundary of the property not be used to either enter or exit the garage.

Leanne Brown
CONSENTS OFFICER

[Seen by]
Graham Young
ENVIRONMENTAL SERVICES MANAGER

Approved/Not Approved

.....
Ian Bardsley
CHAIRMAN
JUDICIAL COMMITTEE

.....
Ian McDonald
DIRECTOR ENVIRONMENT AND COMMUNITY SERVICES

ERIN STREET
GOODSON PLACE
D & V Anderson
Proposed Garage
P Jennings
W & C Cooper
G & H Clark
W & M Ellingham
CAMERON STREET
APLEN STREET

Rates Property Enquiry

SOUTH TARANAKI DISTRICT

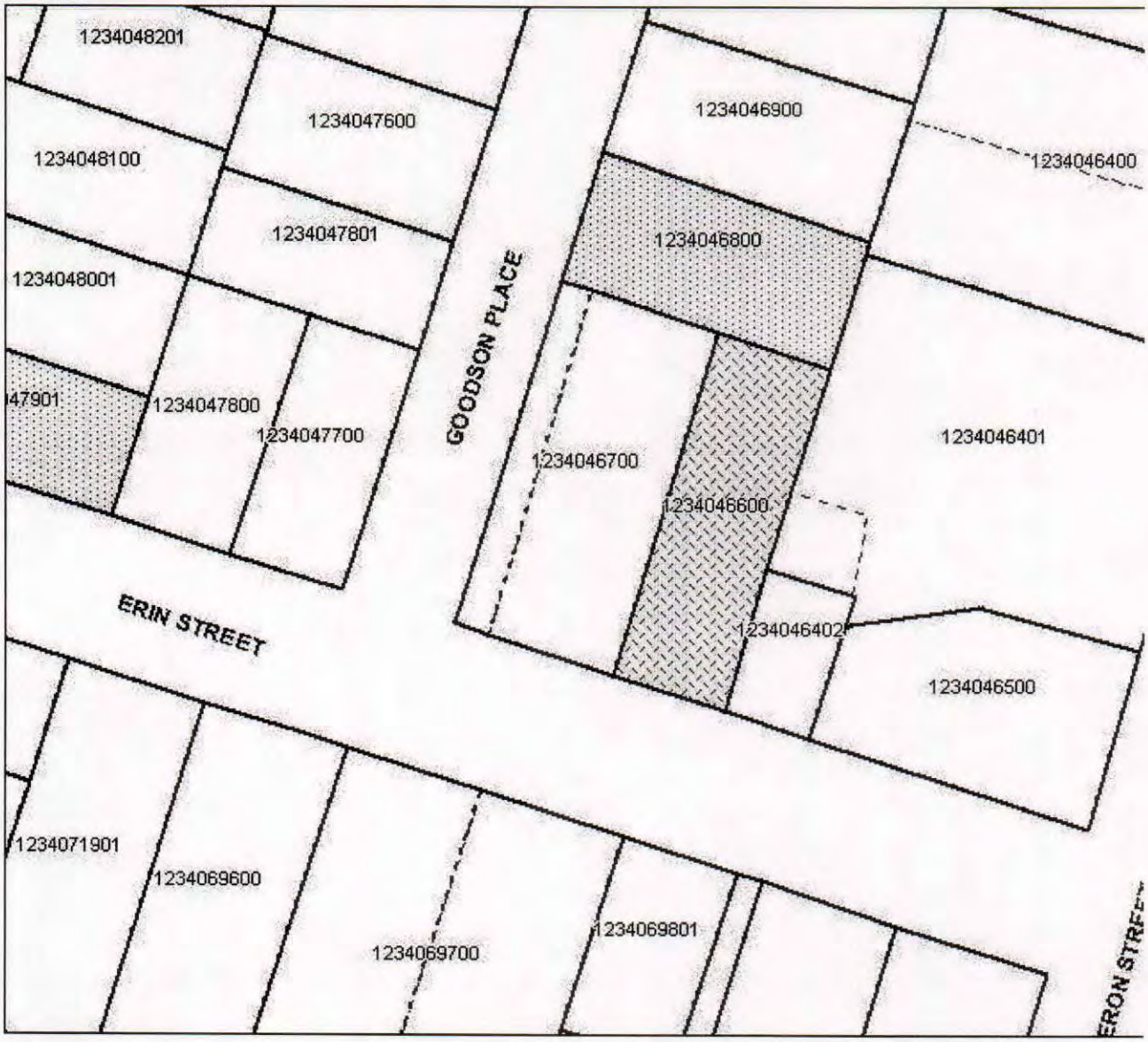
Occupier	SUTTON LEWIS MARTIN	Roll Number	12340
	SUTTON KAREN MARIE	Property No	46600
Occupier Address	2 ERIN ST	Alpha Code	
	HAWERA	Valuation Date	
		Area	0.0809 Ha
Owner		Zone	9A
		Use	91
Owner Address		Cat	RD3B
Location: (GIS)	2 ERIN ST, HAWERA		
Legal Description	LOT 12 DP 2608		
Cert of Title	140/14		

Valuations

Land Value	$ 34,000	Special LV		New Land Val	$ 34,000
Improvements	$ 146,000	Tree Value		New Impr Val	$ 146,000
Capital Value	$ 180,000	Special CV		New Capital Val	$ 180,000
Rentable Value		Special RV		New Area (Ha)	0.0809

Rates

Annual Rates	$ 1,197.10
Current Instalment	$ 299.30
Instalments Charged So Far This Year	$ 897.80
Arrears For Previous Years	$ 0.00
Balance Owing	$ 0.00
Clearance Amount	$ 299.30


1234048201
1234047600
1234048100
1234047801
1234048001
47901
1234047800
1234047700
GOODSON PLACE
1234046900
1234046400
1234046800
1234046700
1234046600
1234046401
1234046402
1234046500
ERIN STREET
1234071901
1234069600
1234069700
1234069801