

Enhancing the quality of the environment



# ENVIRONMENTAL SERVICES

WANGANUI DISTRICT COUNCIL

## APPLICATION for P.I.M / Building Consent

This application is for a: (tick the appropriate box)

- Project Information Memorandum - PIM (preliminary application for a Building Consent)
- Building Consent
- Alteration to Approved Plan

BC 14224

36757

### (A) Owner

Name: GERARD AND CATHERINE WILLS

Mailing Address: PO BOX 550, WANGANUI

Phone: 06-345 2346 Fax: 025 463 375 MOBILE

### (B) Designer

Name: .....

Mailing Address: .....

Phone: ..... Fax: .....

### (C) Builder

Name: GRAEME READE

Mailing Address: Brunswick Rd, WANGANUI

Phone: ..... Fax: .....

### (D) Craftsman Plumber

### (E) Registered Drainlayer

CONTACT PERSON i.e. (A) B C D E (Circle one)

### Project

Description of PROJECT and USE: 2 car garage & workshop

### Project Location

Street Address/Rural No.: 1656A KAIXOKOPU ROAD WESTMERE

### Durable Life of Project (i.e. 5, 15, 50+ years)

### Value of Project Work

(include all labour & materials)

\$ 10-000 (Incl. G.S.T)

Consent Fees to be paid by ? .....

Code Compliance Certificate to be sent to? PO Box 550, WANGANUI

### Floor Area of Project

New Residential Dwellings or New Commercial Only ..... m<sup>2</sup>

Signed by (or on behalf of) the applicant

Signature: [Signature]

owner, builder, plumber, designer, agent (circle appropriate one)

Date: 10/9/1999

### Office use only

### LEGAL DESCRIPTION

WDC Property No. 26132  
Valuation Roll No. 12880-459-02  
Lot(s) 2 DP 79913  
Section ..... Block .....  
Survey District .....

### FEES APPLICABLE

Building Consent Application	\$ 100-00
Building Consent Issue	\$
P.I.M.	\$
Non-Notified Appl. Fee	\$
Prepaid Crossing	\$
Prepaid Sewer Connection	\$
Prepaid Water Connection	\$
Stormwater Connection	\$
Building Research Levy	\$
BIA Levy	\$
Additional Charges	\$

Total Fees (Incl. G.S.T) \$

PTO

The information will be included in a Public Register of Consents issued which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the Owner of trade advertising

101 Guyton Street P.O. Box 637 Wanganui New Zealand Phone 06 349 0001 Fax 06 349 0536

● PARKING ● ANIMAL CONTROL ● TOWN PLANNING ● LIQUOR LICENSING ● BUILDING CONTROL ● ENVIRONMENTAL HEALTH

## Project Details

The project involves the following:

(tick each applicable box, if any, and attach two (2) copies of any relevant information)

- (1)  Location in relation to legal boundaries, and external dimensions of new, relocated or altered buildings
- (2)  New provisions to be made for vehicular access and on-site parking, ie: a new crossing
- (3)  Provisions to be made in building over or adjacent to any road or public place, ie: hoardings, signs
- (4)  New provisions to be made for disposing of stormwater and wastewater
- (5)  Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- (6)  New connections to public utilities, ie: new drainage or water connections
- (7)  Provisions to be made for any demolition work, ie: the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- (8)  Any cultural heritage significance of the building or building site, including whether it is on a marae

## Project Documents (provided with this application)

- Plans & Specifications
- (22)  Producer Statements (ie: truss design, design review) - specify: .....
- (23)  Other Documents - specify: .....

## Inspections

- (26)  By Wanganui District Council
- (27)  Other - specify (ie: Design Engineer): .....

Unit	for office use only						
	Checks				Inspections	Approved	
	Initials	Date	Initials	Date		No.	Initials
Administration	CS	10/9					
Planning						MMR	15/9
Building						GW	14/9/99
Drainage							
Water							
Structural							
Plumbing/Drainage	CS	14/9			1 x inspection - 6/11/99	CS	15/9
Roading	CS	22/9/99					
Health							
Dangerous Goods							
Approved for issue of P/M/Building Consent							
District Building Controller: <i>[Signature]</i>							Date: 22 SEP 1999

# Development Checksheet

## Residential

Property Address:						
Project:				Site Area:		
	Operative Plan			Proposed Plan <i>Rural</i>		
Rule	Required	Provided	O.K.	Required	Provided	O.K.
Coverage						
Maximum Height				10m	31.85m	✓
9m x 9m Triangle						
Front Boundary				10m	40.1m	✓
Side Boundary				11	8.8m	✗
Side Boundary				11	23m+	✓
Rear Boundary				11		✓
Separation of Units						
Outdoor Living						
Storage						
Parking						
Access					<b>APPROVED</b>	
Dimensions/ Easements					12 - <b>14224</b>	

Consent No.

Comments:

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**RESOURCE MANAGEMENT ANALYSIS - BUILDING CONSENTS**

Building consent application number:

14224

Date:

14/9/99.

OFFICER	TIME	COST	COMMENTS
mmc	20 min	\$20,00	approved with consent

Analysis only (District Plan)	✓
Additional information (s92)	
Consent Required (s94)	✓
Decision Issued (s105)	✓

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Consent No.

RESOURCE MANAGEMENT ACT 1991  
APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88  
(LAND USE CONSENT/~~COASTAL PERMIT~~)

To: Wanganui District Council.

I, Gerard Martin Wills  
apply for the resource consent(s) described below:

- The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:  
GERARD WILLS AND CATHERINE WILLS
- The location to which this application relates is:  
1656A KAIKOKOPU ROAD  
RD 1 WESTMERE, WANGANUI
- The type of resource consent(s) sought is/are: LAND USE
- A description of the activity to which the application relates is:  
Building a garage for two cars  
and a small workshop. - All one building.  
Concrete floor, wooden construction, steel roof.
- The following additional resource consents are required in relation to this proposal and have or have not been applied for: N/A
- I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule of the Act.
- I attach other information (if any) required to be included in the application by the district or regional plan or regulations.
- I attach information in accordance with Section 88(7) of the Act to show the area proposed to be reclaimed, including its size and location, and the proportion of the area (if any) to be set apart as an esplanade reserve.

Address for service of applicant:

PO Box 550  
WANGANUI  
Telephone No. 06-345 2346  
Facsimile No. 021-694 375

14 MARCH 1999  
Date

J M Wills  
Signature  
(of applicant or person authorised to sign  
on behalf of applicant).

Annexures

- An assessment of the effects on the environment in accordance with the Fourth Schedule to the Act.
- Any other information required by the district plan or regional plan or Act or regulations to be included.
- Other information in accordance with Section 88(7) of the Act.

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Resource Management Act 1991  
**CONSENT OF AFFECTED PERSONS**  
(In Relation to a Resource Consent Application - Land Use)

Name Of Affected Party: D. E. STREBENER

Address of Affected Party: 1656 KAIKOKOPU RD  
WESTMERE R. D. 1

**TO THE WANGANUI DISTRICT COUNCIL**

I/We being the OWNER/OWNERS of the property situated at the above address have no

objection to the activity of building a garage which will  
be approx 8 metres from our common boundary.  
(description of proposed activity)

proposed by my/our adjoining owners being Gerald and Catherine Wills

(name of person/persons proposing the activity)

on the adjoining property being 1656A KAIKOKOPU ROAD, WANGANUI  
(address of site of application)

providing the activity is undertaken in accordance with the details in the attached application form, site plan and additional information.

I/We also acknowledge that in granting this approval the Council shall take no account of the effect of the adjoining activity on my/our property when considering the application.

Signed: D. E. Streben

Date: 30-8-99

Signed: Catherine Wills

Date: 30-8-99

(All owners must sign this form)

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**ADVICE TO AFFECTED PERSONS**

The Wanganui District Council recommends that any persons requested to sign this form should clearly identify the effect of the request upon their property before signing. It is also suggested that a copy of the application form and any site plan should be attached to this form and also signed and dated in a clear place.

If any aspect of the proposed application is of concern, this should be discussed and resolved with the adjoining owner prior to signing this form.

If any further explanation of your rights is required, please contact the District Planner, Environmental Services, Wanganui District Council, Guyton St, Phone (06) 3458529.

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**Wanganui District Council  
Resource Consent Application  
Non Notified – Minor Non Compliance**

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**File Number:** BC 14204

**Applicant:** Mr Gerarld and Catherine Wills

**Application:** To erect a garage and workshop closer to the side boundary than permitted under the transitional and proposed Wanganui District Plans.

**Valuation Ref:**

**Location:** 1656A Kaikokopu Rd

**Legal Description:** Lot 2 DP 79913

**Zoning:** Proposed Wanganui District Plan - Rural

**Type of Activity:** Transitional Wanganui District Plan - Restricted Discretionary

**Fee:**

**Date:** 13 September 99

**1.0 INTRODUCTION:**

An application has been received for a land use consent to build a garage in non-compliance with the distance to boundary requirements of the Transitional Wanganui District Plan. The location of the proposed activity is at the rear of 1656A Kaikokopu Rd being Lot 2 DP 79913. The garage is to be erected 8.8 metres from the side boundary.

**2.0 RESOURCE MANAGEMENT ACT:**

**2.1 When considering an application for a resource consent the consent authority shall have regard to Section 104 (1) of the Resource Management Act 1991.**

**What are the actual and potential effects on the environment of allowing the activity?**

**2.2 Assessment:**

The activity proposed has the potential to adversely effect the environment in terms of the visual effects on neighbouring properties.

**2.3 Consideration:**

The application included consultation with and a positive response from all of the affected parties the consent authority considered could be adversely affected by the granting of consent. Therefore in terms

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of the possible visual effects on these properties they can not be considered in this application.

**2.4 If the application is for a non-complying activity does it meet at least one of the provisions of Section 105 (2A) (b)?**

The application is not for a non-complying activity.

**2.5 Explain what relative weight you have given to the provisions of the Transitional District Plan and the Proposed Plan, in your consideration of this application.**

I have given greater weight to the Proposed Plan because:

1. All the provisions of that Plan, relevant to this application, have passed the point of challenge.
2. The Proposed Plan has been prepared under the Resource Management Act 1991 whereas the Transitional Plan was written under the Town and Country Planning Act 1974.

**2.6 Are there any other matters which are relevant and reasonably necessary to determine the application (including Part II matters)?**

There are no other matters which are relevant to the application.

**2.7 District Plan  
How do any relevant Objectives, Policies or other provisions of the Transitional or Proposed Plan relate to the Proposal?**

The proposal is not contrary to the Objectives, Policies and other provisions of the Proposed Plan.

**3.0 RECOMMENDATION:**

That pursuant of section 9, 105, and 108 of the Resource Management Act 1991, the Wanganui District Council grants its consent to an application for land use consent for a Discretionary Activity in accordance with the Proposed Wanganui District Plan for the erection of a garage and workshop on Lot 2 DP 79913, at 1656A Kaikokopu Rd, Wanganui, subject to the following conditions:

1. The activity be carried out in general accordance with the information submitted in support of this proposal.
2. Charges set in accordance with Section 36(1)(c) of the Resource Management Act 1991 shall be paid to the consent authority for the carrying out of its functions in relation to the administration, monitoring and supervision of this resource consent and for the carrying out of its functions under Section 35 of the Act.

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**4.0 GROUNDS FOR CONSENT:**

After considering Part II of the Resource Management Act 1991, the following are the reasons for this decision:

1. The consent of all adversely affected parties has been gained.
2. There are no adverse environmental effects which need to be considered while assessing this application.

**Melanie McTaggart**  
**Resource Management Planner**

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**Consent No.**

13 September 99

G and C Wills  
1656A Kaikokopu Rd  
WANGANUI



**ENVIRONMENTAL**  
SERVICES  
WANGANUI DISTRICT COUNCIL

Dear Gerald and Catherine

**Resource Consent: 1656A Kaikokopu Rd, Wanganui**

I refer to your resource consent application for the erection of a garage at 1656A Kaikokopu Rd Road, Wanganui. The application has been considered as a non-notified application, and the following consent granted.

Pursuant to Sections 9, 105 and 108 of the Resource Management Act 1991, the Wanganui District Council grants its consent to an application for a land use consent for a Discretionary Activity in terms of the Proposed Wanganui District Plan to erect a garage 8.8 metres from the side boundary on Lot 2 DP 79913, subject to the following conditions:

3. The activity be carried out in general accordance with the information submitted in support of this proposal.
4. Charges set in accordance with Section 36(1)(c) of the Resource Management Act 1991 shall be paid to the consent authority for the carrying out of its functions in relation to the administration, monitoring and supervision of this resource consent and for the carrying out of its functions under Section 35 of the Act.

After considering Part II of the Resource Management Act 1991, the following are the reasons for this decision:

1. The environmental effects of this proposal will be minor.
2. Consent of adversely affected parties has been obtained.
3. The proposal is not contrary to the relevant objectives, policies and other provisions in the proposed and transitional Wanganui District Plan.
4. The proposal meets the requirements of the Resource Management Act 1991.

Yours faithfully

Melanie McTaggart  
Resource Management Planner

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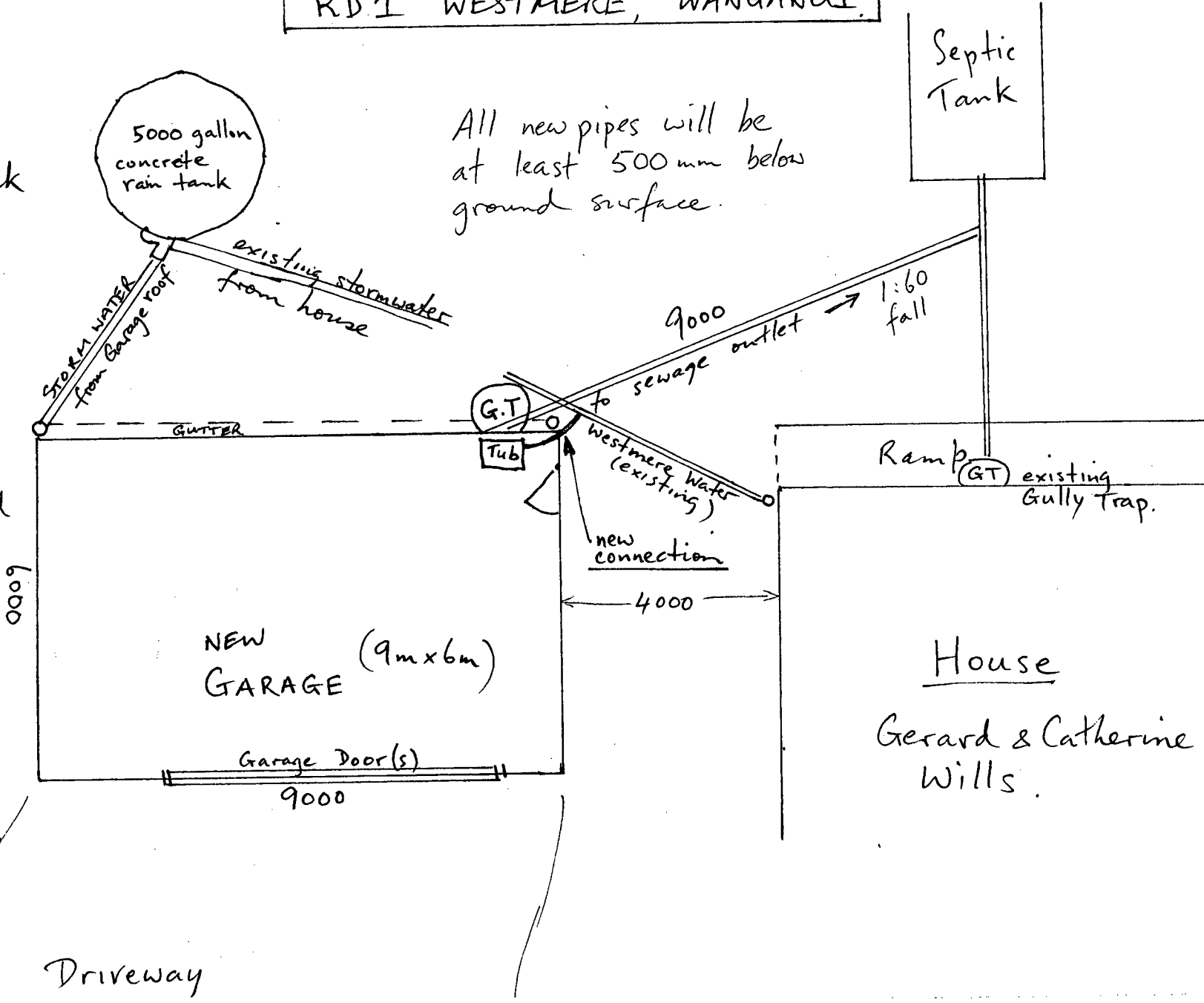
Plumber: Gavin Ure  
 Builder: Graham Reade

1656A KAIKOKOPU ROAD  
 RD 1 WESTMERE, WANGANUI.

Purpose:

1. Take rainwater from roof of new garage to existing water tank
2. Supply water to tub using Westmere water supply
3. Water from tub to sewage. Only a very small usage of water is envisaged

All new pipes will be at least 500mm below ground surface.



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 WANGANUI DISTRICT COUNCIL  
 21 SEP 1999

# Wall Bracing Calculation Sheet B

## Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A		A1	CP5	1.700	94	159		
		A2	CP5	0.900	94	84		
B		B1	diagonal brace	2.000	42	100		
		B2	"	"	42	100		
C								
D								
E								
<b>Totals Achieved</b>					W	443	E	
From Sheet A		Totals Required			W	222	E	
Wreq/Ereq =		* 1.46						

\*If Wreq/Ereq is 1 or less complete E column only  
 If Wreq/Ereq is 1.5 or more complete W column only  
 Otherwise complete both W and E

## Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M		M1	diag. brace	2.000	42	84		
		M2	"	"	42	84		
N		N1	CP5	0.900	94	84		
		N2	CP5	1.000	94	94		
		N3	CP5	1.000	94	94		
O								
P								
Q								
<b>Totals Achieved</b>					W	440	E	
From Sheet A		Totals Required			W	396	E	
Wreq/Ereq =		* 1.46						

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# Wall Bracing Calculation Sheet A

## Job Details

box 1

Name MR Wills  
 Street and Number Kaikokopu Rd.  
 Lot and DP Number \_\_\_\_\_  
 City/Town/District Wanganui.  
 Location of Storey:  Single  upper of two  lower of two  
 Building height to apex 3.9 m Roof weight  light  heavy  
 Roof height above eaves 1.5 m Cladding weight  light  heavy  
 Stud height 2.4 m Room in roof space  y/n  
 Average roof pitch \_\_\_\_\_  
 Building length BL = 9 m Gross Building \_\_\_\_\_  
 Building width BW = 6 m Plan Area, GPA = 54 m<sup>2</sup>

**Note:** When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.  
**Note:** For heavy roofs use the roof plan at eaves level to determine GPA.

## Wind Zone

box 2

Region: R1  0  1 Terrain: Inland  0  1 Coastal  1 Exposure: Sheltered  0  1 Exposed  1 Topography: Gentle  0  1 Moderate  1 Extreme  3  
 Total points 1  
 Wind zone:  Low (0)  Medium (1)  High (2)  Very high (3)  Specific Design (4)

## Earthquake zone

box 3

From figure EQ1 select Earthquake Zone:  A  B  C

## BU's required Wind

box 4

From Table W1A/W1B  
 W along = 37 BU's/m  
 W across = 44 BU's/m  
 Total wind load,  
 W ALONG:  
 W along x BW = 222 BU's  
 W ACROSS  
 W across x BL = 396 BU's

## BU's required Earthquake

box 5

From Table EQ1  
 E = 2.7 BU's/m<sup>2</sup>  
 Note: For a room in the roof space use E+1  
 Total earthquake load,  
 EQ ALONG and EQ ACROSS:  
 E x GPA BU's = 146 BU's

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Consent No.

Job: READE Qty: 2 Client: G Reade  
Truss: EN01 Ply: 1 Phone:  
Description: Wells

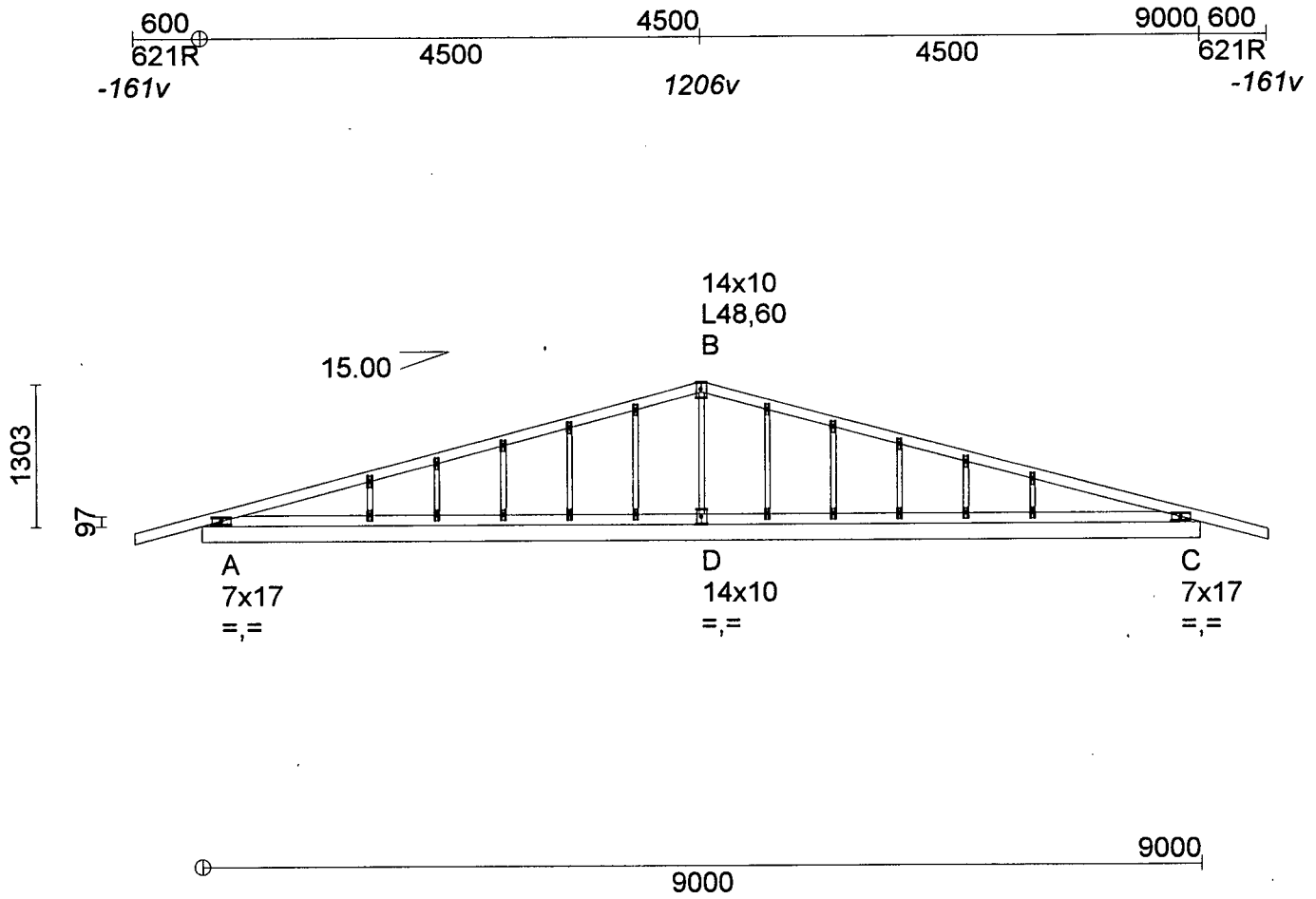
Site: G Wells

Phone:

MiTek 2000 2.100 g6c

Gang Nail Group Ltd.

Wed Sep 02 13:20:04 1998



Designed

No Camber calculated.  
Overall Truss Height: 1464

====<<< PLATES >>>====

80/GN10-3x10

8/GN10-7x17

8/GN10-14x10

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Consent No.

Job: READE Qty: 4 Client: G Reade  
 Truss: T01 Ply: 1 Phone:  
 Description: Wells

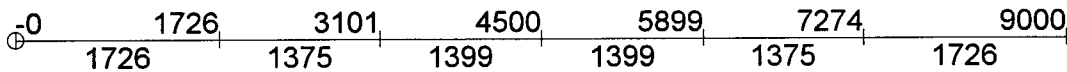
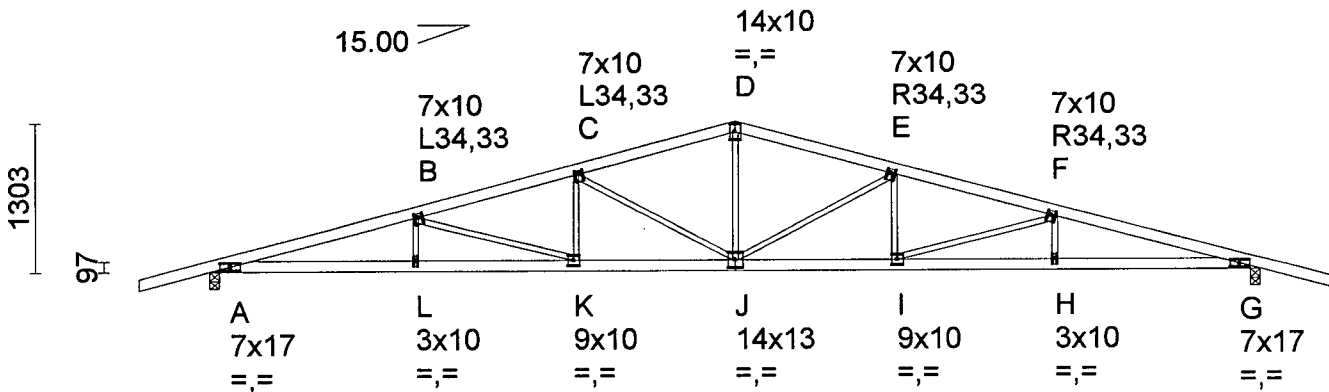
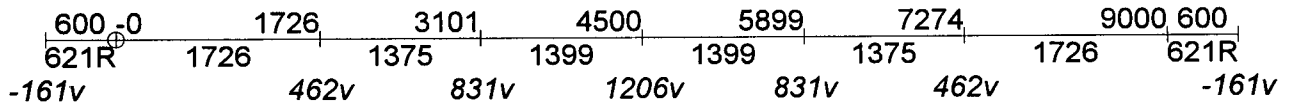
Site: G Wells

Phone:

MITek 2000 2.100 g6c

Gang Nail Group Ltd.

Wed Sep 02 13:20:03 1998



Designed with warnings

Fabricator adjusted camber at joint J = 10 mm.  
 Overall Truss Height: 1464

== Fixing Selection Loads (kN) ==

Loads	A	G
Down	5.109	5.109
Uplift	7.399	7.399

====<<<< PLATES >>>>====

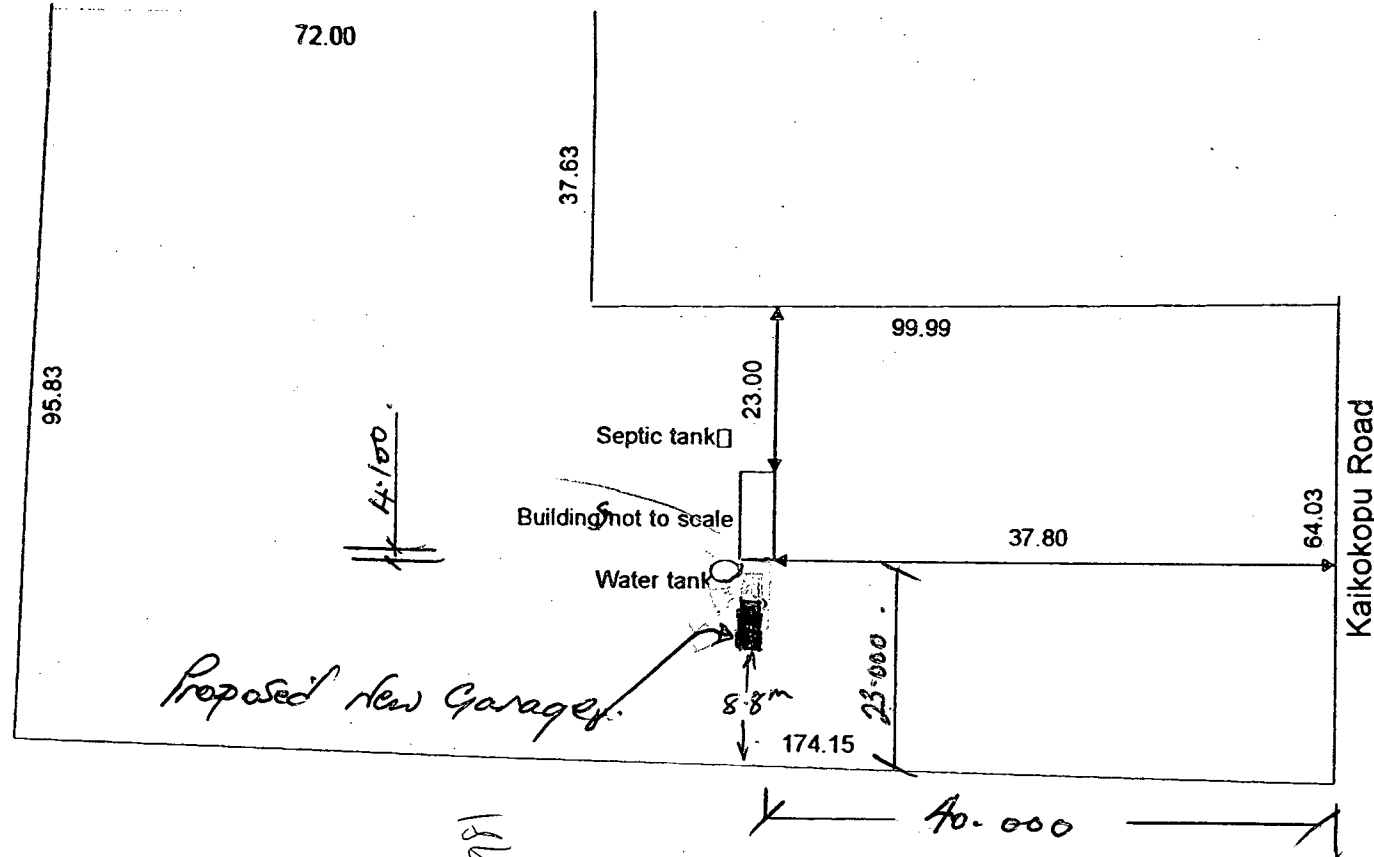
16/GN10-3x10	32/GN10-7x10	16/GN10-7x17	16/GN10-9x10
8/GN10-14x10	8/GN10-14x13		

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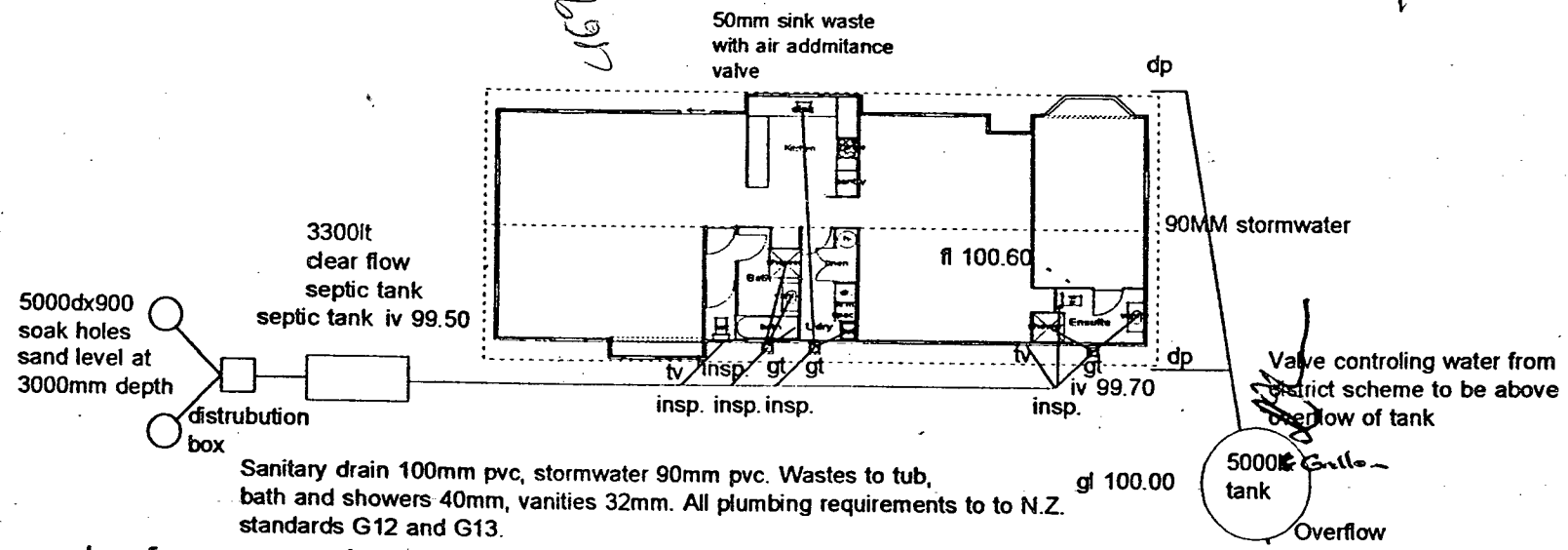
- 14224

Consent No.

*Site Plan Proposed Garage*



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Sanitary drain 100mm pvc, stormwater 90mm pvc. Wastes to tub, bath and showers 40mm, vanities 32mm. All plumbing requirements to N.Z. standards G12 and G13.

Site and drainage plan for proposed new home for Mr. and Mrs. G. Wills Lot 2 D.P. 79913 Kaikokopu Road Wanganui  
 Drainage plan scale 1=100

## INFOSHEET : International Settings (Continue)

### CURRENCY FORMAT

This option shows how currency will be displayed in applications. That is the placement of the symbol to the currency amount, how negative amounts of currency is to be displayed, the symbol that will be used to indicate that the amount is currency and the number of decimal places that the amount will display. For example if the country is Australia, then by default the currency is formatted as Symbol Placement: \$ 1, Negative (\$1.00), Symbol \$ and Decimal Digits 2.

### TIME FORMAT

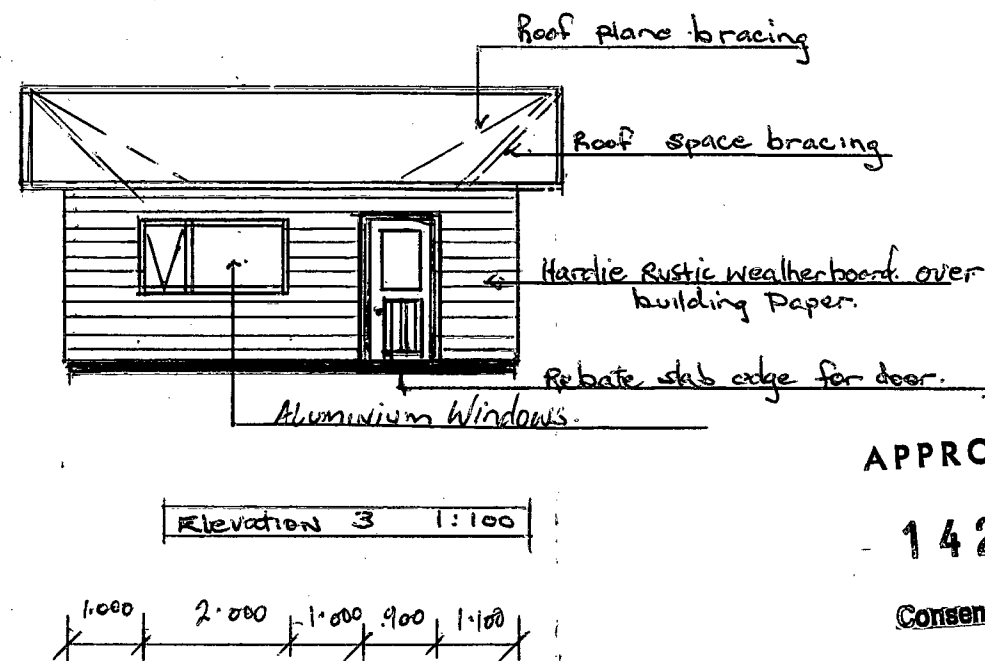
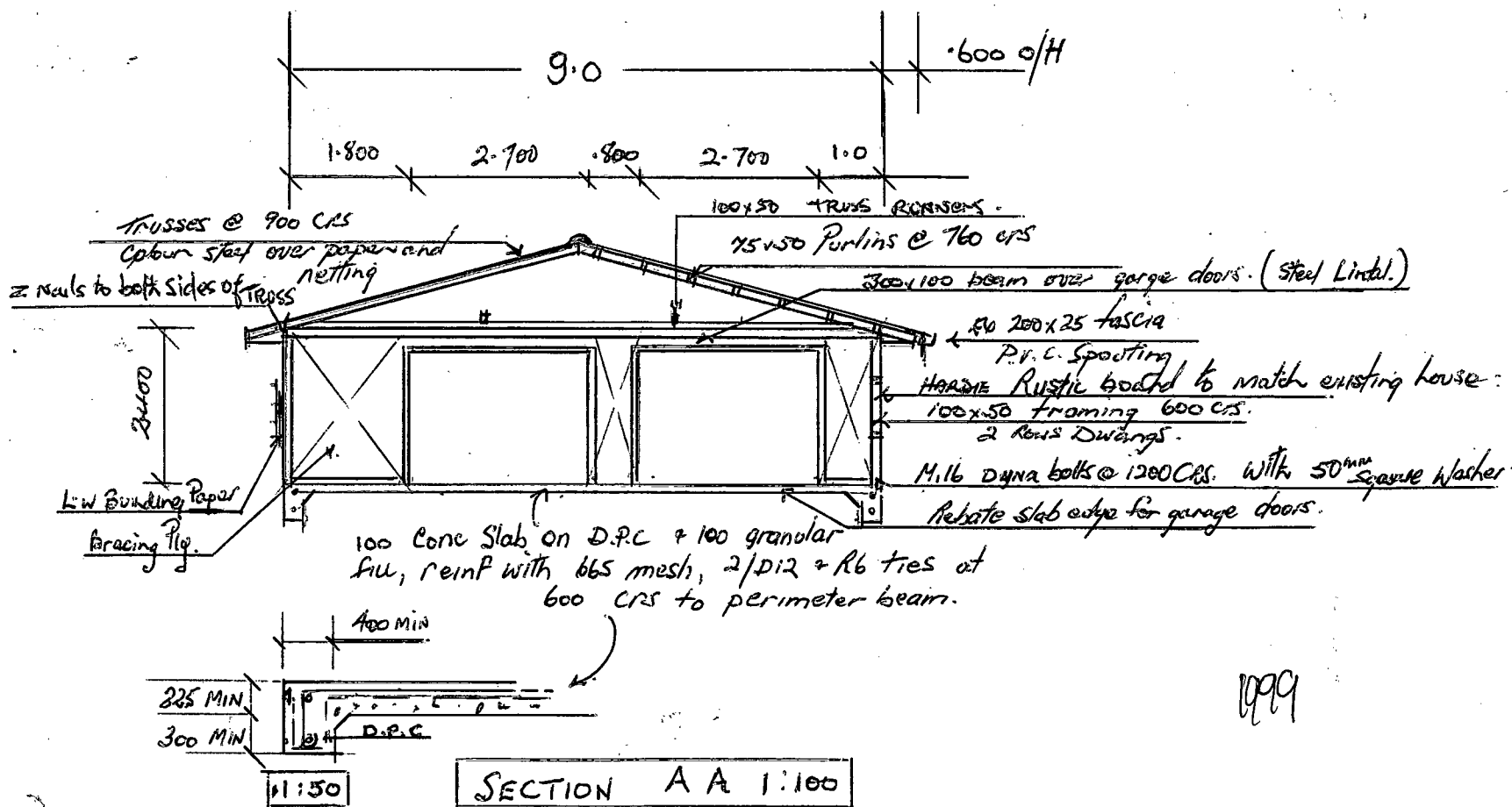
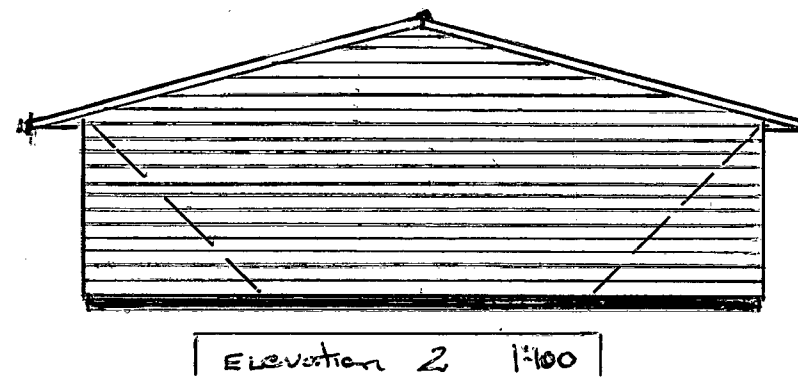
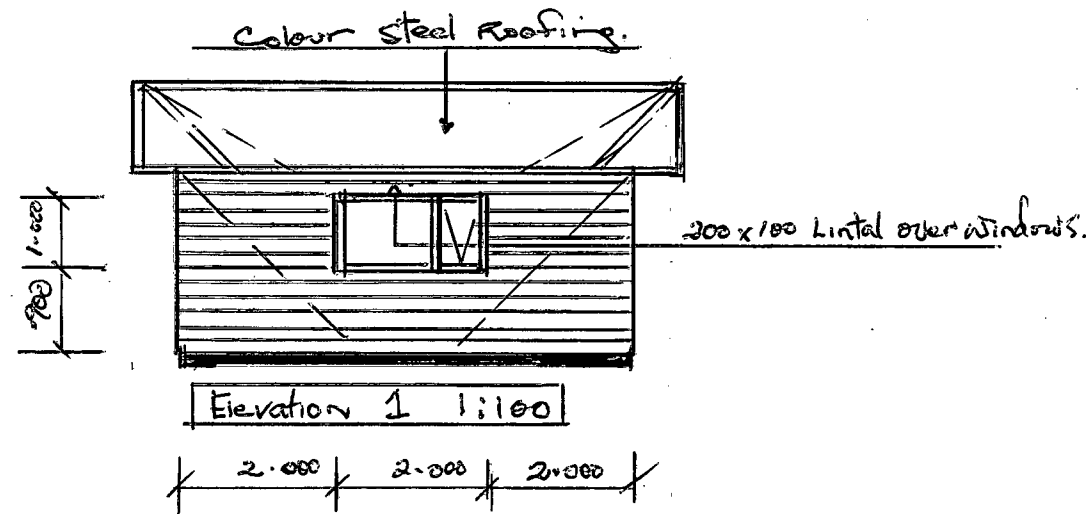
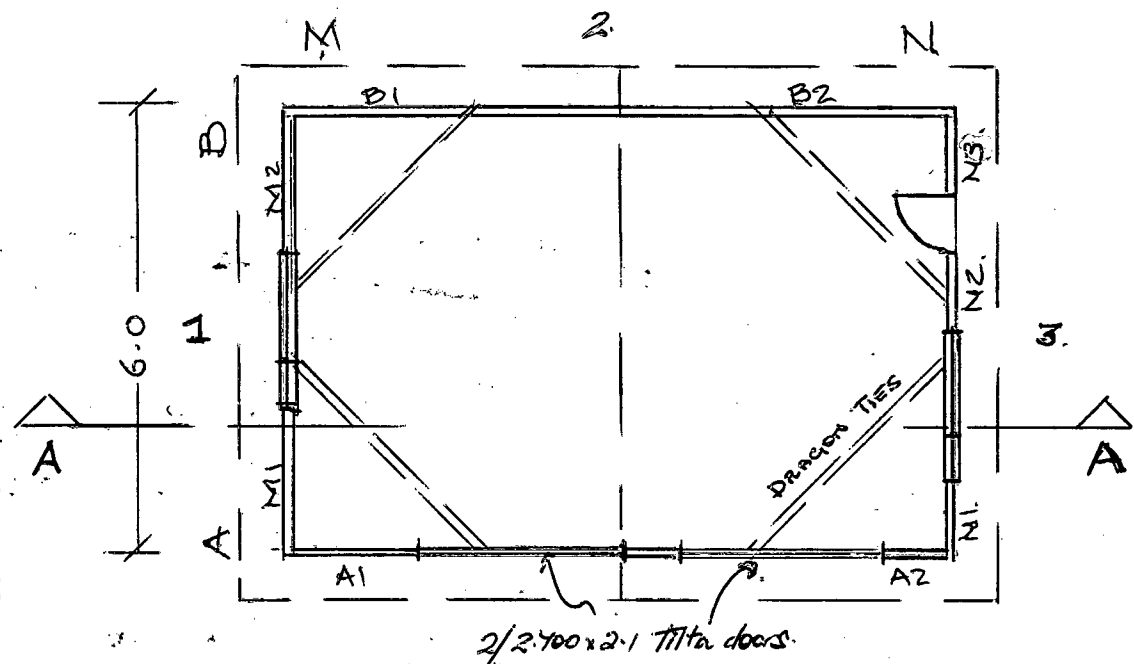
This option displays how Windows will display the time. You can specify the time in 12hour or in 24hour format, the separator between the hours and the minutes and to suppress the leading zero or not. For example, if the time is 9:45 at night, then in 12 hour it can be 9:45pm and in 24 hour 21:45. The symbol for the separator is :, so the time will display 9:45, if the symbol was \$ then it would show 9\$45. To suppress the leading zero or not the time could be displayed as 09:45 or 9:45.

### NUMBER FORMAT

This option shows how Windows will display numbers in applications. You can specify what symbol will be used to separate thousands, ie the comma used in 1,000. What symbol will be used as the decimal separator, ie the full-stop used in 100.00, how many decimal places will be displayed, currently set at 2 ie 100.00, and to suppress the leading zero it 0.7 or .7.

Dave Hall - 193c Gt North Road 3456151

Proposed Garage = Mr ~~WILSON~~  
 Kaikokapu Rd. Wanganui



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Consent No.

1999