

151 Gt Nth Rd



Wanganui District Council
BCA QM System

Building Consent File – Front Cover

BCA T-33C page 1 of 1
v5 18/02/08

Building Consent File Content/Checklist

DBH Building Category

Consent number: **7/0244**

(Type 1, 2 or 3)

	Description	Added to file	Comment & Reference
1.	Consent Application	2-3-07	
2.	Pre-Vet Checksheet	✓	
3.	Plans & Specifications	✓	
4.	Bracing Calculations		
5.	PIM : C/T : Consent Notes		
6.	Regional Authority Consent (Dams)		
7.	Fire Design		
8.	DRU – NZFS		
9.	Consultant Reports		
10.	Producer Statements PS1, PS2, PS4		
11.	Engineering Calculations		
12.	Peer Review		
13.	Relocate: Condition Reports		
14.	Truss Layouts		
15.	FIR		
16.	Correspondence	✓	
17.	Copy of Invoice(s)	✓	
18.	Compliance Assessment Checksheets		
19.	Photos		
20.	Notice to Fix / Enforcement Action		
21.	DBH Notification (Warnings etc)		
22.	Amendments/Alterations to Existing		
23.	Historic Places Trust Approval letter		
24.	Request for Further Information letter(s)	✓	
25.			
26.			
27.	Building Consent (signed copy) Including Conditions	✓	
28.			
29.			
30.	Inspection Checksheets	✓	
31.	Supporting As-Built documentation		
32.	Energy Work Certificates - Electrical		
33.	Energy Work Certificates - Gas		
34.	Vehicle Crossing Producer Statement		
35.			
36.			
37.			
38.	Application for C.C.C.	✓	
39.	C.C.C. Assessment Checklist	✓	
40.	Code Compliance Certificate	8.6.09	

**JOB COMPLETED
CCC ISSUED**

LARGE PLANS HELD IN: (PLAN TUBE or FILE BOX?) ☐

LARGE PLANS LOCATED IN:

G18 FILE ROOM ☐

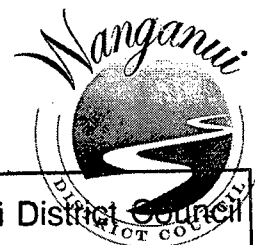
or BASEMENT ☐

1 ~~1~~ X TOWNHOUSES

CHRIS CARTER 2nd SET 6-3-07

Amendments sent Water 13/4/07

2/5/07
str



Wanganui District Council

- 2 MAR 2007

RECEIVED

APPLICATION FOR

☐ PROJECT INFORMATION MEMORANDUM AND/OR

☒ BUILDING CONSENT OR

☐ ALTERATION TO EXISTING BUILDING CONSENT

(Please tick appropriate box)

Building Consent or PIM No:

BC0007/0244

Section 32 or Section 45, Building Act 2004

The Building Street Address: 151 GREAT NORTH RD ST JOHNS HILL WANGANUI.		The Owner Owners Name: GRAHAM + KAREN CROCKETT Contact Person: GRAHAM Mailing Address: 151 GREAT NORTH ROAD ST JOHNS HILL WANGANUI	
Legal Description: Lot: 1 DP: 18259		Street Address: 151 GREAT NORTH ROAD (Registered Office) ST JOHNS HILL WANGANUI	
WDC Property No: 18042		Phone: 3457410 Mobile: 021 2382789	
Building Name: _____ (if applicable)		Fax: 3457410 Afterhours: 3457410	
Level/Unit No: _____ (if applicable)		Email: gncrockett@hotmail.com	
Area: (New) 474 m ²		Website: _____	
Current Use: Residential		Contact Person Name: GRAHAM CROCKETT Phone: 3457410 Mobile: 021 2382789 Fax: 3457410 Afterhours: 3457410 Email: gncrockett@hotmail.com Website: _____	
Year first constructed: _____ (if applicable/or approx, year)		Relationship to Owner: _____ First Point of Contact: <u>The Owner</u> (please circle one) The Agent	
Agent (please fill in if owner not applying) Name: _____ Mailing Address: _____ Street Address: _____			
The Project Description of Building Work: Construction of two houses with attached double garages			
Will the building result in a change of use: YES <u>NO</u> (please circle one)			
If yes, please provide details of new use: _____			
Intended life of the building if less than 50 years: 50 yrs			
Building Consent Numbers of those building consents previously issued for this project (staged project): _____			
Estimated value of building work including GST \$: 380,000.00 \$534K			

The information provided 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

The following evidence of ownership is attached to this application: Please tick those that are applicable

1. Certificate of Title ☐
2. Lease Agreement ☐
3. Agreement for Sale and Purchase ☐
4. Other... (please give details) ☒

Signature of owner/agent on behalf of and with authority of the owner - (please delete one)

[Signature]

Dated: 02/03/07

Consent Fee to be paid by: (please circle one)

Owner Builder Plumber Designer Agent

Code Compliance Certificate to be sent to: ERIC CROCKETT

Project Information Memorandum

The following matters are involved in the project:

(please tick the appropriate project)

- | | |
|--|---|
| ☒ Subdivision | ☐ Alterations to land contours |
| ☒ New or altered connections to public utilities | ☒ New or altered locations and/or external dimensions of buildings |
| ☒ New or altered access for vehicles | ☐ Building work over or adjacent to any road or public place |
| ☒ Disposal of stormwater and waste water | ☐ Building work over existing drains or sewers or in close proximity to wells or water mains |
| ☐ Other matters known to the applicant that may require authorisation from the Territorial Authority as listed below: | |
| ☐ | ☐ |

Attachments

2 copies of all documentation required – (3 required if for NZFS-DRU)

The following documents are attached to this application: (please tick those that are applicable)

- | | |
|--|--|
| ☒ Plans and Specifications | ☐ Development Contribution Notice |
| ☐ Project Information Memorandum | ☐ Certificate |
| ☐ Copies of other Authorisations | ☐ Producer Statement |
| ☒ Truss Layout plan | ☐ Fire Design Analysis |
| ☒ Details/Calculations | ☐ Other (provide details): |

Please give Building Consent details

The following plans and specifications are attached to this application (all plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority):

[Please schedule pages/documents supplied]

Plans

Specifications

Load Bearing calculations

Hold Beam charts

Specific design of beams + posts (K L Murray Engineer Design)

Cont'd

Completion Schedule

(please tick ☐ of the appropriate boxes):

- ☐ The specified systems and features for this building are as follows:
- ☐ The following specified systems and features are being altered, added to, or removed in the course of the building work:
- ☒ There are no specified or features in this building:

Designer: HERMAN de Jonge	Name: Herman de Jonge Address: 54 Holmwood Road Kaitake, Wanganui Phone: 3471994 Mobile: 021 2857233 Fax: 3471994 Email: hdejonge@extra.co.nz
Builder: GRAHAM CROCKETT/ BASELINE CONSTRUCTION LTD	Name: GRAHAM RITCHIE CROCKETT Address: 151 GREAT NORTH ROAD WANGANUI Phone: 3457410 Mobile: 021 2382789 Fax: 3457410 Email: gncrockett@hotmail.com
Craftsman Plumber: G BRISTOL & SONS	Name: Ian Bristol Licence No: Address: 18 Hardy Street Wanganui Phone: 3453764 Mobile: 027 4459148 Fax: 3455883 Email: —
Registered Drainlayer: G. BRISTOL & SONS	Name: Ian Bristol Licence No: Address: 18 Hardy Street Wanganui Phone: 3453764 Mobile: 027 4459148 Fax: 3455883 Email: —
Electrician: ADRIAN BARNES ELECTRICIANS LTD	Name: Adrian Barnes Licence No: Address: 127 Guyton Street Wanganui Phone: 3488461 Mobile: 027 4421676 Fax: — Email: —
Other:	Name: _____ Address: _____ Phone: _____ Mobile: _____ Fax: _____ Email: _____

OFFICE USE ONLY

BCA		Fees	\$
Date application received:	2.3.07	Building Consent Application CHARGE	\$ 700.00
Receiving Officer:	GRH	Building Consent Issue	
Receipt No:		PIM	
Date of receipt:		Building Levy (DBH)	
		BRANZ Levy	
		Stormwater Connection	
		Vehicle Crossing	
		Sewer Connection	
		Water Connection	
		- Fordell Connection (application chge)	
		Development contribution levy	\$ 1890.28
		NZFS Alternative Solution	
		Resource Consent	
		Relocation Bond	
		Other	
		Total:	\$

Processing

Unit	Checks				Inspections No.	Approved	
	Initials	Date	Initials	Date		Initials	Date
Administration	GRH	6.3.07	GRH	02/05/07			
Planning	VMTJ	7.3.07				VJ.	3.5.07.
Fire Design (referred to NZFS)	VMTJ	17.4.07					
Building	BL	12.3.07				BL	16.4.07
Drainage (utilities)						CC.	19.4.07.
Water (utilities)						CC	19.4.07.
Fordell Water Scheme (utilities)							
Structural							
Plumbing/Drainage	7	20.3.07				7	4.5.07
Roading		24.4.07					
Health							
Dangerous Goods							

Approved for issue of PIM/Building Consent

Approving Officer:

Date:

11, MAY 2007

Notes:

Peer reviewed. 

22 MAR 2007

CHRIS CARTER 2nd SET 6.3.07
MOUNTAIN SET NO 13462



RECEIVED - 3 MAY 2007

APPLICATION FOR

- ☐ PROJECT INFORMATION MEMORANDUM AND/OR
☒ BUILDING CONSENT OR
☐ ALTERATION TO EXISTING BUILDING CONSENT

(Please tick appropriate box)

Building Consent or PIM No: BC0007/0244 ✓

Section 32 or Section 45, Building Act 2004

The Building

Street Address: 151 GREAT NORTH RD
ST JOHNS HILL
WANGANUI

Legal Description: Lot: 1
DP: 18259

WDC Property No: 18042

Building Name:
(if applicable)

Level/Unit No:
(if applicable)

Area: (New) 474 m²

Current Use: Residential

Year first constructed:
(if applicable/or approx, year)

Agent (please fill in if owner not applying)

Name:
Mailing Address:

Street Address:

The Owner

Owners Name: GRAHAM + KAREN CROCKETT

Contact Person: GRAHAM

Mailing Address: 151 GREAT NORTH ROAD
ST JOHNS HILL
WANGANUI

Street Address: 151 GREAT NORTH ROAD
(Registered Office) ST JOHNS HILL

WANGANUI

Phone: 3457410 Mobile: 021 2382789

Fax: 3457410 Afterhours: 3457410

Email: gncrockett@hotmail.com

Website:

Contact Person

Name: GRAHAM CROCKETT

Phone: 3457410 Mobile: 021 2382789

Fax: 3457410 Afterhours: 3457410

Email: gncrockett@hotmail.com

Website:

Relationship to Owner:

First Point of Contact: The Owner
(please circle one) The Agent

The Project

Description of Building Work: Construction of two houses with attached
double garages

Will the building result in a change of use: YES (NO) (please circle one)

If yes, please provide details of new use:

Intended life of the building if less than 50 years: 50 yrs

Building Consent Numbers of those building consents previously issued for this project (staged project):

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2. Lease Agreement ☐
3. Agreement for Sale and Purchase ☐
4. Other... (please give details) ☒

Signature of owner/agent on behalf of and with authority of the owner - (please delete one)

Graham Crockett

Dated: 02/03/07

Consent Fee to be paid by: (please circle one)

Owner Builder Plumber Designer Agent

Code Compliance Certificate to be sent to: GRAHAM CROCKETT

Project Information Memorandum

The following matters are involved in the project: (please tick the appropriate project)

- | | |
|--|---|
| ☒ Subdivision | ☐ Alterations to land contours |
| ☒ New or altered connections to public utilities | ☒ New or altered locations and/or external dimensions of buildings |
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| ☐ | ☐ |

Attachments

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|--|--|
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| ☐ Project Information Memorandum | ☐ Certificate |
| ☐ Copies of other Authorisations | ☐ Producer Statement |
| ☒ Truss Layout plan | ☐ Fire Design Analysis |
| ☒ Details/Calculations | ☐ Other (provide details): |

Please give Building Consent details

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[Please schedule pages/documents supplied]

Plans

Specifications

Wall Bracing calculations

Roof Beam charts

Specific design of beams + posts (K.H. Murray Engineer Design)

Cont'd

Completion Schedule

(please tick one of the appropriate boxes):

- ☐ The specified systems and features for this building are as follows:
- ☐ The following specified systems and features are being altered, added to, or removed in the course of the building work:
- ☒ There are no specified or features in this building:

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Builder: GRAHAM CROCKETT/ BASELINE CONSTRUCTION LTD	Name: GRAHAM RITCHIE CROCKETT Address: 151 GREAT NORTH ROAD WANGANUI Phone: 3457410 Mobile: 021 2382789 Fax: 3457410 Email: gncrockett@hotmail.com
Craftsman Plumber: E BRISTOL & SONS	Name: Ian Bristol Licence No: Address: 18 Hardy Street Wanganui Phone: 3453764 Mobile: 027 4459148 Fax: 3455883 Email: —
Registered Drainlayer: E. BRISTOL & SONS	Name: Ian Bristol Licence No: Address: 18 Hardy Street Wanganui Phone: 3453764 Mobile: 027 4459148 Fax: 3455883 Email: —
Electrician: ADRIAN BARNES ELECTRICIANS LTD	Name: Adrian Barnes Licence No: Address: 127 Guyton Street Wanganui Phone: 3488461 Mobile: 027 4421676 Fax: — Email: —
Other:	Name: _____ Address: _____ Phone: _____ Mobile: _____ Fax: _____ Email: _____

OFFICE USE ONLY

BCA		Fees	\$
Date application received:	2-3-07	Building Consent Application charge	\$ 700.
Receiving Officer:	CBH	Building Consent Issue	
Receipt No:		PIM	
Date of receipt:		Building Levy (DBH)	
		BRANZ Levy	
		Stormwater Connection	1
		Vehicle Crossing	
		Sewer Connection	1
		Water Connection	1
		- Fordell Connection (application chge)	
		Development contribution levy	
		NZFS Alternative Solution	
		Resource Consent	
		Relocation Bond	
		Other	
		Total:	\$

Processing

Unit	Checks				Inspections No.	Approved	
	Initials	Date	Initials	Date		Initials	Date
Administration	CBH	6-3-07	<i>[Signature]</i>	2/5/07			
Planning							
Fire Design (referred to NZFS)							
Building							
Drainage (utilities)	<i>[Signature]</i>	7/3/07	<i>[Signature]</i>	8/19/4		<i>[Signature]</i>	9/5/07
Water (utilities)	<i>[Signature]</i>	7/3/07				<i>[Signature]</i>	19/4/07
Fordell Water Scheme (utilities)							
Structural							
Plumbing/Drainage							
Roading							
Health							
Dangerous Goods							

Approved for Issue of PIM/Building Consent

Approving Officer:

Date: / /

Notes:

Wanganui District Council

Wanganui, New Zealand

Phone (06) 349 0001

Visit our Web Site www.wanganui.govt.nz

OFFICIAL RECEIPT

Receipt No 600004

2/03/2007

Receipt No 209355

TO Baseline Const Ltd

Type	Reference	Amount
GL Receipt	NOGPRECONSENT	\$700.00
	151 Great North Rd	
GL Receipt	SUBDIVCER1	\$500.00
	151 Great North Rd	
Total:		\$1,200.00

Amounts Tended

Cheque \$1,200.00

Total \$1,200.00

Rounding \$0.00

Change \$0.00

Printed 2/03/2007 3:23:58 p.m.

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



PREPAID - TAX INVOICE

GST Number 51-668-324

Payers Name:

GRAHAM CROCKETT
151 GREAT NORTH RD
WANGANUI

For Building Consent:

Reference No:

Date: 2-3-07

YOUR APPLICATION WILL NOT BE PROCESSED UNLESS THE FEE IS PAID

Location of project

Description of project

151 GREAT NORTH RD

Reference	Details	Amount (Incl GST)
-----------	---------	-------------------

1.	Building Consent Project Type – application fee (see over) SC	\$ 700.00
----	---	-----------

2.	Resource Consent - deposit	
----	----------------------------	--

- Land use - Non-Notified

\$

- Subdivision - Notified SUBDIVISION FEES

\$ 500.00

3.	Other - Aerial photographs @ \$5.00 each	\$
----	--	----

	- Plan Searches @ \$5.00 each	\$
--	-------------------------------	----

	- Rural Rapid Numbers (New) @ \$40.00 each	\$
--	--	----

	- Large Plan photocopying A2 @ \$4.00 each,	\$
--	---	----

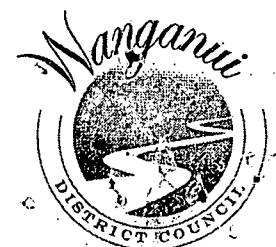
	A0 – A1 @ \$6.00 each.	\$
--	------------------------	----

Total application fee/deposit

\$1200.00

WHEN PAID THIS FORM WILL BE PART OF YOUR CONSENT APPLICATION AND MUST BE ATTACHED TO THE CONSENT APPLICATION BEFORE IT WILL BE PROCESSED.

PLEASE RETURN TO CUSTOMER SERVICES



BUILDING CONSENT FEES – ESTIMATED COSTS

Effective from 20 June 2006

There are two fees to be Paid:

1. An Application Fee when the plans are submitted

(The Application Fee covers the administration costs and initial assessment of the plans).

2. A Consent Issue Fee when the consent is uplifted.

(The Consent Issue Fee is estimated to cover the balance of the charges, which may vary in total, depending upon the quality of the plans submitted and the number of inspections required). The Consent Issue Fee as shown is an estimate, and all figures include GST.

Please note: s.217 of the Building Act 2004 requires Council to make all the Building Consent information available to the public, as official information.

PROJECT TYPE		APPLICATION FEE	+	CONSENT ISSUE
PIM	Project Information Memorandum	\$105	+	At cost
SIGNS	Signage (temporary signs are \$35 only)	\$40	+	At cost
PDonly	Stormwater Separation	\$40	+	At cost
1H	Inbuilt Solid Fuel Heaters (total payable on application)*	\$235	+	NIL
2H	Free Standing Solid Fuel Heaters (total payable on application)*	\$180	+	NIL
1A	Ancillary Building Work (requiring only 1 inspection)- (valve vented cylinders \$100 full fee)	\$80	+	\$105
1AD	Demolition (total payable on application)	\$200	+	NIL
1S	Solar Hot Water Heating Installation (requiring only 1 inspection)	\$200	+	NIL
2A	Minor Building Work (requiring only 2 inspections), e.g. Pergolas, Carports	\$100	+	\$150
3A	Fire Reinstatement	\$100	+	\$150
1B	Minor Building Work accessory to the main building, e.g.: unserviced outbuildings, garages	\$100	+	\$190
2B	Minor Building Work other than 1B up to \$20,000 limit in value. e.g.: serviced outbuildings, sleepouts, alterations, additions, relocated buildings	\$200	+	\$350
1C	Additions/Alterations to private residential dwellings where the value of the work is between \$20,000 - \$50,000	\$300	+	\$450
2C	Additions/Alterations to private residential dwellings where the value of the work is over \$50,000	\$400	+	\$645
3C	New Residential dwellings where the value of the work is under \$100,000	\$500	+	\$420
4C	New private residential dwellings where the value of the work is between \$100,000 - \$200,000	\$600	+	\$545
5C	New residential dwellings where the value of the work is over \$200,000	\$700	+	\$900
1D	Additions/Alterations to (other than residential) buildings where the value of the work is between \$20,000 - \$50,000	\$300	+	\$495
2D	Additions/Alterations to (other than residential) buildings where the value of the work is between \$50,000 - \$100,000	\$400	+	\$510
3D	Additions/Alterations to (other than residential) buildings where the value of the work is over \$100,000	\$500	+	\$900
4D	New (other than residential) buildings where the value of the work is under \$200,000	\$600	+	\$600
1E	New (other than residential) buildings where the value of the work is between \$200,000 - \$500,000	\$900	+	\$1300
2E	New (other than residential) buildings where the value of the work is between \$500,000 - \$1,000,000	\$1100	+	At cost
3E	New (other than residential) buildings where the value of the work is over \$1,000,000	\$1340	+	At cost
1F	Farm buildings	\$60	+	\$220

*Rural consents for solid fuel heaters will continue to incur an application fee as above plus a Consent Issue Fee which will be assessed on estimated travel and inspection times. If a second hand heater is to be installed but no manufacturers specifications are supplied, then additional charges will result if we have to search for the material. Alternatively the heater will have to be installed to conform with AS/NZS 2918: 2001.

Other Charges please refer over

FILE NOTE:
ASSESSMENT OF BUILDING CONSENT

Applicants Name	Graham Crockett
Activity/Use	two new dwellings
Date	7/3/07
BC#	Bum07/0244
Address	151 Great North Road.
Subject	Activities in Residential zones

THIS NOTE RECORDS THE INITIAL ASSESSMENT MADE OF THE CONSENT APPLICATION. IT ASSESSES WHETHER THE APPLICATION INCLUDES ALL OF THE INFORMATION REQUIRED TO PROCESS THE RESOURCE CONSENT FURTHER.

Zone:	Residential	Residential
Road Classification:		2919m ²
Site Area:		<40%
Site Coverage:	40%	state highway
Maximum Height:	10 metres	House A 7.0m House B 7.0m
Structures (Height Recession Plane):	Front Boundary	6.0m req 0.6m act 2m (notational)
	Side Boundary ^{roughly} 3.6m 3.6m	req 3.3m act 3.1m req 3.3m act 3.1m breach by 0.3m
	Side Boundary	act 7.1m req 1.6m act 1.0m breach 1.3m breach RCA
	Rear Boundary	34.5m 11m
	(plus exemptions)	no exemptions
Multi Unit Development (detached):	Height recession plane applies from a notational boundary	-
Accessory Building	Garage or accessory building located in front of principal building	-
Conjoined multi unit developments and residential care facilities	D= L = 3H/10 i. Site amenity 30m2 ii. Upper story units iii. Storage space	-

Noise:		—
Light:		—
Advertising:		—
Access:	Minimum 1 access to be provided 3.5 metres maximum	✓
Parking:	1 per dwelling unit	✓
Easements		—
Development Contribution	The value of 20m ² of land for each additional household unit created	—

Decision and any other matters not contained in table above including further information for building consent purposes:

Proposal breaches HRP on SE side boundary by 0.3m for both dwelling and the NW side boundary for House B by 0.6m

MM Jones
17.4.07

Further Information Received? Yes/No
Decision:

Proposal complies with District Plan requirements with exception of HRP for House B on the NW boundary.

Is resource consent required? Yes/No
Letter sent out? Yes/No

Date: Applicant has applied for a Resource Consent

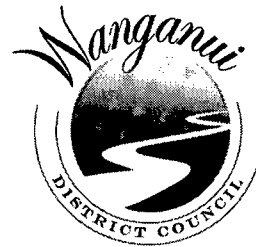
File Number: 4/101/

Assessed as:

Restricted Discretionary Activity Breaches:

Non-complying Activity Breaches

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



TOTAL INSPECTION TIME REPORT

Building Consent Number BCon07/0244

Total Estimated Inspection Time	1540
Total Actual Inspection Time	0
Inspection Time Difference	1540
At BC Issue	Time to be charged.
At Completion	Positive amount = time to be credited Negative amount = time to be charged

Signed for and on behalf of the Wanganui District Council

596



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location 151 Great North Rd WANGANUI 5001	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:		BCon07/0244
Applicant Mr GN Crockett 151 Great North Rd WANGANUI 5001	Description of Work Construct Two houses with attached Double Garages		
Builder Mr GN Crockett 151 Great North Rd WANGANUI 5001	Plumber Mr IJ Bristol 18 Hardy St WANGANUI 5001	Drainlayer Mr IJ Bristol 18 Hardy St WANGANUI 5001	

SUMMARY OF CONDITIONS

Building Consent Number BCon07/0244

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
PIMconnect	Existing 15mm Water supply Connection is 0.7m from Left hand boundary. Existing 100mm Stormwater Connection is 3.5m from Left hand boundary. Existing 100mm Sanitary Sewer Connection is 1.5m from Left hand boundary (approx 1m deep at bdy).

Building Consent Conditions

Code	Condition
BC4Pbg	All plumbing and drainage work is to comply with the New Zealand Building Code clauses G1/G12 and G13 or AS/NZS 3500.
BCnzbce1	That the storm water is to be disposed in accordance with E.1. of the New Zealand Building Code.
BCsmokes	Smoke alarms are to be installed in accordance with 'F7' of the New Zealand Building Code. New smoke alarms must incorporate a 'hush' facility.

Your project's inspections are listed on the next page...



Inspections Record For Building Consent Number BCon07/0244

Inspection	When to Request	Date	Inspector	Complies with Code	Reinspect	Notes
CONCRETE SLAB INSPECTION	Prior to placing Concrete	14-5-07	BL	N	Yes	lang1033 House A rebate to compl + piers @ 1.20m on engine all but back wall
FRAMING INSPECTION	When all framing is complete.	21-6-07	BL	Y	N	lang1033 House A\lang5129 Front house Includes external bracing all ok to root a slab.
EXTERIOR CLADDING PRELINE INSPECTION	Before Substrate/Cladding Is Fixed	16/7/07	D Hall	Yes	N.	lang1033 House A\lang5129 insp # 0110.
BRICK MASONRY INSPECTION	When bricks have been laid to sill height.	14/8/07	D. Hall	Yes.	—	lang1033 House A\lang5129 insp # 0112.
BUILDING PRELINE INSPECTION	Before covering up					lang1033 House A
POST LINE INSPECTION	To inspect fixings. Prior to covering up.					lang1033 House A
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion					lang1033 House A\lang5129
CONCRETE SLAB INSPECTION	Prior to placing Concrete					House B
FRAMING INSPECTION	When all framing is complete.					lang1033 House B
EXTERIOR CLADDING PRELINE INSPECTION	Before Substrate/Cladding Is Fixed					lang1033 House B\lang5129
BRICK MASONRY INSPECTION	When bricks have been laid to sill height.					lang1033 House B

101 Guyton Street
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Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



BUILDING PRELINE INSPECTION	Before covering up					lang1033 House B		
POST LINE INSPECTION	To inspect fixings. Prior to covering up.					lang1033 House B\lang5129		
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion					lang1033 House B\lang5129		
PLUMBING PRELINE INSPECTION	Before covering up					lang1033 unit A		
PLUMBING PRELINE INSPECTION	Before covering up					lang1033 unit B		
SOIL STACKS INSPECTION	Before covering up					lang1033 unit A		
SOIL STACKS INSPECTION	Before covering up					lang1033 unit B		
SANITARY DRAINS INSPECTION	Before backfilling drains					unit A		
SANITARY DRAINS INSPECTION	Before backfilling drains					unit B		
STORMWATER DISPOSAL INSPECTION	Before backfilling drains					unit A		
STORMWATER DISPOSAL INSPECTION	Before backfilling drains					unit B		
CONCRETE FOUNDATION INSPECTION	Prior to placing Concrete					House B		
CONCRETE FOUNDATION INSPECTION	Prior to placing Concrete					House A		

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BUILDING CONSENT NUMBER BCon07/0244

Section 51, Building Act 2004

Mr GN Crockett
151 Great North Rd
WANGANUI 5001

Project
Information **BCon07/0244**
Memorandum No:
Issue Date:

Project Location	Assessment Number/Legal Description
151 Great North Rd WANGANUI 5001	LOT 1 DP 18259 0.2919 Ha
Type of Work	Description of Work
New Residential Dwellings - \$200001 & over	Construct Two houses with attached Double Garages
Intended Life	Estimated Value (\$)
50 Years	534000.00

This building consent is a consent under the Building Act 2004 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It 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 attached pages headed 'Conditions of Building Consent Number BCon07/0244'

Signed for and on behalf of the Wanganui District Council

D M Hall
Senior Building Control Officer

Date: 09 May, 2007



CONDITIONS OF BUILDING CONSENT NUMBER BCon07/0244

Section 51, Building Act 2004

This Building Consent is issued Subject to the following conditions:

- All plumbing and drainage work is to comply with the New Zealand Building Code clauses G1/G12 and G13 or AS/NZS 3500.
- That the storm water is to be disposed in accordance with E.1. of the New Zealand Building Code.
- Smoke alarms are to be installed in accordance with 'F7' of the New Zealand Building Code. New smoke alarms must incorporate a 'hush' facility.
- The Building Consent, conditions, inspection sheet, and approved plans must be kept on site at all times until completion of the project.
- Failure to request inspections will risk the non-issuing of a code compliance certificate and the structure may be deemed non-complying.
- Any inspection time required over and above that allowed may incur a further charge.



PROJECT INFORMATION MEMORANDUM NUMBER BCon07/0244

Section 34, Building Act 2004

Mr GN Crockett
151 Great North Rd
WANGANUI 5001

Issue Date:

Project Location	Assessment Number/Legal Description
151 Great North Rd WANGANUI 5001	LOT 1 DP 18259 0.2919 Ha
Category	Description of Work
New Residential Dwellings - \$200001 & over	Construct Two houses with attached Double Garages
Intended Life	Estimated Value (\$)
50 Years	534000.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon07/0244), which has been granted.

This Project Information Memorandum is subject to the following conditions:

- Existing 15mm Water supply Connection is 0.7m from Left hand boundary.
- Existing 100mm Stormwater Connection is 3.5m from Left hand boundary.
- Existing 100mm Sanitary Sewer Connection is 1.5m from Left hand boundary (approx 1m deep at bdy).
- All work on the project must comply with the requirements of the NZ Building Code.

Signed for and on behalf of the Wanganui District Council

A handwritten signature in black ink, appearing to read 'D M Hall'.

D M Hall
Senior Building Control Officer

Date: 09 May, 2007



23 March 2007

**Mr GN Crockett
151 Great North Rd
WANGANUI 5001**

Dear Sir or Madam:

1st Request for further information on Application.

Project Number: BCon07/0244
Project Location: 151 Great North Rd WANGANUI 5001
Project Description: Construct Two houses with attached Double Garages

The documentation supplied for the above project has been reviewed and raises the following comments:

1. The proposal breaches the Height Recession Plane on the SE side boundary by 0.3metres for both dwellings and the NW side boundary for House B by 0.6metres. Please amend plans or alternatively apply for Resource Consent. Please also note there will be a development contribution charged on this building consent for the sum of \$1890.28 in accordance with the LTCCP adopted on the 25th of September 2006. (Vanessa Jones - Resource Management Planner)
2. Please provide following levels: Floor levels, crown of road, ground and invert levels at the head of drains and at the boundary.
Please show new water connections on site plan. (clear of vehicle crossings)
(Chris Carter - WDC IG)
- ✓ 3. Please include the truss design certificate and layout for both houses. (Bill Leslie – Building Control Officer)
- ✓ 4. Please include all lintel sizes outside of NZS3604 in this case the garage doors. (Bill Leslie – Building Control Officer)
- ✓ 5. Please see NZS3604 table 7.1, the upper floor joists are over spanned, both houses. (Bill Leslie – Building Control Officer)
- ✓ 6. Also there is a .240x.90 lintel supporting joists (beam B) is stated as being 2.2m long by the engineers calculations, it may be a drawing era but it doesn't appear to land on that short wall as indented, please clarify, same for both house. (Bill Leslie – Building Control Officer)
- ✓ 7. All new dwelling now require a Risk Matrix assessment to accompany Consent application. (Bill Leslie – Building Control Officer)
- ✓ 8. Please include all roof/wall & different material intersection details. (Bill Leslie – Building Control Officer)



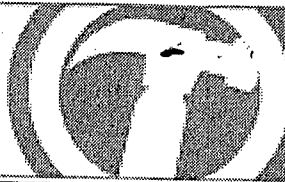
- ✓ 9. Please include door & window flashing details for all materials. (Bill Leslie – Building Control Officer)
- ✓ 10. Please clarify, don't you mean 20mm particle board flooring. (Bill Leslie – Building Control Officer)
- ✓ 11. There appears to be a post beam set up by the front doors, please detail. (Bill Leslie – Building Control Officer)
- Gas ✓ 12. Please confirm, is that a solid fuel heater indicated on the plans? (Bill Leslie – Building Control Officer)
- X 13. Please provide a specific set of specification for this job, eg. you have indicated you intend to reuse the water heater off the portacom. (Chris Gould - P&D Officer).
- X 14. Please confirm type of soil stack system you are using, you have shown the 1st floor bathroom wastes being combined, this may require venting. (Chris Gould P&D Officer)
- X 15. Please show how the waste pipes from the 1st floor bathroom / ensuite comply with NZS3604 section 7 for the notching of joists. (Chris Gould P&D Officer)
- ✓ 16. Please confirm there is sufficient space in the roof to run the soil pipe and show this on the plan. (Chris Gould P&D Officer)
- ✓ 17. All over length waste pipes (max. 3.5m) are to be vented or sized appropriately. (Chris Gould - P&D Officer)
- ✓ 18. Please provide E1 calculations for s/water pipe sizing, this is include all roof and hard surface areas to be picked up . (Chris Gould P&D Officer)
- ✓ 19. Please show the location of the hot water supply on the plan. (Chris Gould P&D Officer)
- 20. See Chris Carters request above, the site plan showing drainage needs to be on a larger scale so all details can be clearly seen. (Chris Gould P&D Officer)

We have placed this application on hold until we receive your advice regarding the above comments, and the issues raised have been resolved. To improve our service to you (and reduce cost) please itemise in an accompanying letter all amendments made and clearly highlight the amendments on the plans and specifications. If you have any queries please contact this office and quote Project Number BCon07/0244

Yours sincerely

Kim Glentworth
Customer Services Officer

151 Great N+L Rd
Graham crockett



Building Consent Analysis

New Dwelling/Additions

Approved = PASS

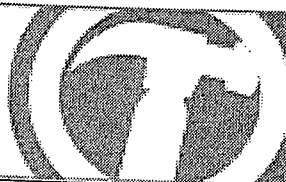
More Information Required = MIR

Not Applicable = N/A

If an element is not relevant, leave blank - skip to next element.

If a sub element is not relevant, choose N/A.

Project No:				Date			
Building Consent No:		07/0244		Date			
Consent Officer		???					
Description							
Approved Document ref.	Elements	Sub Elements	Comments	APPROVED	Result		
Site	Positioning	Siting					
	Location	Contours / Datum					
		Floor level at all entries to the building					
		Level at the top of the kerb opposite any entry to the property					
		Distance from the kerb to the boundary					
		Wind Zone	OK				
B1. Structure	Foundation	Durability Zone - ???					
		???					
		Engineers design on Architectural plans					
		Load paths addressed / pads indicated					
		Depth / Width					
		Reinforcement					
	Slab on ground / concrete floor	???					
		Engineers design on Architectural plans					N/A
		Load paths addressed / pads indicated					
		Hard fill					
		Reinforcing - Mesh cover, supplementary bars					
		Control Joints					
		Approved manufacturers specific design					
		Timber subfloor	???				
			Subfloor bracing & layout provided				
	Fixing / Connection						
	Height above ground level (550mm for particle board/450mm crawl space)						
	Ventilation						
	Timber flooring	???					
		Member sizing and loading (size/ spacing/ span)	Joist under-spanned			MIR	



Building Consent Analysis

New Dwelling/Additions

Approved = PASS

More Information Required = MIR

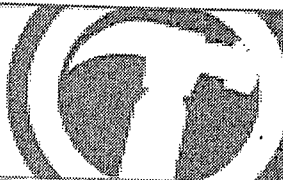
Not Applicable = N/A

If an element is not relevant, leave blank - skip to next element.

If a sub element is not relevant, choose N/A.

Project No:			
Building Consent No:			
Consent Officer	????	Date	21/02/2007
Description			

Approved Document ref.	Elements	Sub Elements	Comments	Result
		End support / fixing / bearing		✓
		Flooring material	TO clarify thickness	✓
		Lateral support, blocking		mir
	Wall	????		
		Member sizing height / size / spacing		
		Lintels – engineering design required?	Garage intel	✓
		Beams – engineering design required?	included	mir
		Fixing / Connection		
		Wall Bracing & calculation		✓
	Roof	Roof Framing		✓
		????	thru	
		Truss certificate & Layout provided		
		Member sizing (size / spacing)		mir
		Fixing / connection – uplift resistance		
		Roof Bracing		
		Ceiling framing – battens		✓
		???? crs		✓
	External Structure	Post footing / connection detailed		
		Post / beam connection –		mir
		????		mir
		Retaining wall ????		mir
		Swimming pool		N/A
		Other		"
	Barriers	Timber barrier (B1/AS2)		"
		Other approved barrier design		"
	Chimney	Masonry/concrete chimney (B1/AS3)/SED		"
B2. Durability	Concrete	Concrete strength and cover		✓
	Timber treatment	Wall/Fixings/Compatibility/Brace & Fixings		✓
		Roof/fixings/compatibility		✓
		Subfloor/fixings/compatibility		N/A



Building Consent Analysis

New Dwelling/Additions

Approved = PASS

More Information Required = MIR

Not Applicable = N/A

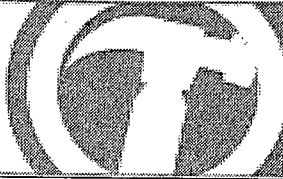
If an element is not relevant, leave blank - skip to next element.

If a sub element is not relevant, choose N/A.

Project No:			
Building Consent No:		Date	21/02/2007
Consent Officer	????		
Description			

Approved Document ref.	Elements	Sub Elements	Comments	Result
		External	Flashing details missing	
		Internal		MIR
		Enclosed structure		
	Metal / steel member	Material and coating system		N/A
	Cladding materials	Wall		
		Metal fixing		
		Roof/compatibility		
C. Outbreak of Fire	Inbuilt/Free-standing	Location		MIR
		Manufacturer's specifications provided		
	Open Fire	Construction material		
		Firebox opening size		
		Surround/hearth size		
		Chimney size		
Means of Escape from Fire		Dead end travel distance		
Spread of fire		Distance from boundary ????		
		Fire rated construction????		
Stability during fire		Collapsing away from other property		
D1. Access Route		Slip resistance		
		Landing		
		Handrail		
		Tread and riser		
		Stair dimension		
		Clear height		
		Lighting		
D2. Mechanical Installation for Access	Lift / Escalator / Moving walkway	Documentation for compliance with the Code		
E1. Surface Water	Site drainage	Secondary flow path		MIR
		Floor level above Crown road or lowest point		MIR
		Drain pipe size and gradient		MIR
		Sump / chamber		MIR
		Soakhole / Approved outfall		N/A

Plumbing



Building Consent Analysis

New Dwelling/Additions

Approved = PASS

More Information Required = MIR

Not Applicable = N/A

If an element is not relevant, leave blank - skip to next element.

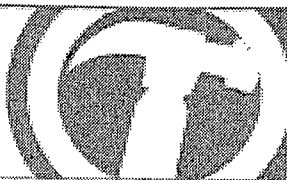
If a sub element is not relevant, choose N/A.

Project No:			
Building Consent No:		Date	21/02/2007
Consent Officer	????		

Description

Approved Document ref.	Elements	Sub Elements	Comments	Result
		Stormwater design calculation		mi/
	Roof water	Sufficient downpipe		PASS
		Internal / external gutter		NA
		Overflow relief		NA
E2. External Moisture	Floor	Floor height above ground ????		mi
		DPM under slab		✓
		Waterproofing / tanking of retaining wall		W/Lt
		Subsoil drainage		✓
		Step / threshold with deck		✓
	Wall	E2 Risk Matrix assessed	not included	mi
		Wind Barrier / Rigid Underlay / Building wrap		✓
		Cladding system specified ?????		✓
		Cavity system	to assess with matrix (will be ok)	✓
		Head, jamb & sill details	missing	mi
		External & Internal corners		✓
		Junctions - Dissimilar materials / Horizontal		✓
		Clearance of wall cladding		✓
	Roof	Roofing underlay		✓
		Profiled Metal Roof		✓
		Concrete (or) Clay Tiles		✓
		Flat Roofs/ Roof Decks / substrate		✓
		Flashings - Apron / Parapet / etc		✓
	Deck / balcony	Sill details at balcony threshold		✓
		Overflow relief		✓
		Top flashing / intersection with wall		✓
E3. Internal Moisture	Internal wet area	Wall / Floor impervious lining		✓
		Shower - tiled wall and/or floor		✓

Plumbing



Building Consent Analysis

New Dwelling/Additions

Approved = PASS

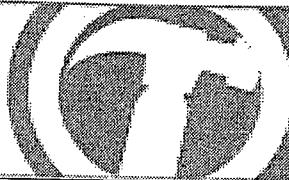
More Information Required = MIR

Not Applicable = N/A

If an element is not relevant, leave blank - skip to next element.

If a sub element is not relevant, choose N/A.

Project No:				
Building Consent No:			Date	21/02/2007
Consent Officer		????		
Description				
Approved Document ref.	Elements	Sub Elements	Comments	Result
		Waterproof membrane specified		
F1. Hazardous Agent on Site		Site investigation / report		
F2. Hazardous Building Material		Glazing - Glass, safety glass - NZS 4223		
F3. Hazardous Substances and Processes		Others (Toxic gases / Asbestos)		
		Storage / Containment (F3/AS1)		
F4. Safety from Falling	Barrier	Height / opening / unclimbable		
		Base fixing and stability		
	Opening / window	760mm from floor level		
		Restrictors required where fall hazard potential		
	Swimming pool	Fencing of swimming pool Act		
F5. Construction and Demolition Hazards		Required if more than 2 storey (refer to F5/AS1)		
F7. Warning System	Smoke alarm/Fire alarm	Location and type		
G1. Hygiene		Fixture layout		
		Door / line of privacy		
		Basin location		
G2. Laundering		Sufficient laundry facility and space		
G3. Food Preparation and Prevention of Contamination		Sink and cooking facility		
		Source of energy supply		
G4. Ventilation		Living space - opening 5% of floor area		✓



Building Consent Analysis

New Dwelling/Additions

Approved = PASS

More Information Required = MIR

Not Applicable = N/A

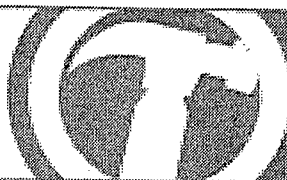
If an element is not relevant, leave blank - skip to next element.

If a sub element is not relevant, choose N/A.

Project No:			
Building Consent No:		Date	21/02/2007
Consent Officer	????		
Description			
Approved Document ref.	Elements	Sub Elements	Comments
		Mechanical ventilation	
		Natural ventilation to existing space	
G7. Natural Light		Natural lighting to existing space	
		Habitable space – 10% of floor area	
		Outside visual awareness	
G8. Artificial Light		Lighting required at access route	
G11. Gas as an energy source		Gas hobs (combustible surfaces 200mm clearance)	
G12. Water Supply		Source – ????	
		Water heating system, location	
		Tempered water / Tempering valve	
		Schematic provided (if applicable)	
G13. Foul Water	Drainage	System specified ????	
		Connection shown / layout provided	
		Drain size / material / gradient	
		Main drain vent (TV)	
		Gully trap / ORG shown	
		Drain under building	
	Sanitary Plumbing	Schematic provided/layout provided in relation to floor joists	
		Pipe size / length / gradient	
		Venting requirement	
		Discharge stack / relief valve	
		Pipe under/within floor framing	
G14. Industrial Liquid Waste	Waste water disposal designed to AS/NZS 1547	Engineer / other suitable qualified (more than 1ha)	
		System - ????	

Plumbing

APPROVED
07 / 02 / 07
Consent NO.



Building Consent Analysis

New Dwelling/Additions

Approved = PASS

More Information Required = MIR

Not Applicable = N/A

If an element is not relevant, leave blank - skip to next element.

If a sub element is not relevant, choose N/A.

Project No:			
Building Consent No:		Date	21/02/2007
Consent Officer	????		
Description			
Approved Document ref.	Elements	Sub Elements	Comments
		Soil type, profile / loading rate	
		Tank size / effluent area	
		Clearance from waterway, ground water	
H.I.		Timber frame (wall/roof/floor insulation)	
Energy Efficiency		Solid construction (wall/roof/floor insulation)	
		Specific design	
		Protection of subfloor insulation (if required)	
Misc		Specifications	generic specs to alter eg.
		Structural calculations	
		Foundation report	
		Producer Statement Design	
		Producer Statement Design - Review	
Engineering	Engineering comments		

Important Note: This checklist is a guide for use by authorised NPDC Officer only, for establishing compliance with the Building Code as part of the vetting of Building Consent application.

Application Suspended:

I confirm that I have evaluated the proposed project against all items in the checklist.



Application Approved:

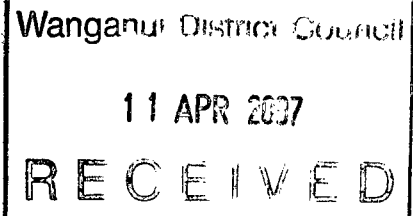
I confirm that I have evaluated the proposed project against all items in the checklist.
Based on the information provided by the applicant, the project complies with the Building Code.



Create summary

See consent on computer

Wanganui District Council
101 Guyton Street
Wanganui
11th April 2007



Project number: Bcon07/0244
Project location: 151 Great North Road WANGANUI 5001
Project description: Construct two houses with attached garages

Dear Sir or Madam

In regards to 1st request for further information on above application the following updated details are provided for all 20 points.

1/ Both houses 'A' & 'B' on th SE side boundary have been shifted 0.3 metres to comply with the height recession plane. New side meaurement now becomes 3.6 metres.

The NW side boundary measurement for house 'B' is now 1.6 metres. Please find attached Resource Consent form completed and signed by myself as owner.

Note new measurement from road frontage boundary to 'House A' is now 6.0 metres. House 'A' rear yard is now 3.6 metres and 'House B' front yard 1.0 metre.

2/ Levels and water connections.

Refer sheets 6, 13, 16.

3/ Truss design and layout.

Refer attached sheets from 'Carters'.

4/ Lintels.

Refer attached info on 'Carters' truss sheets.

5/ Floor joists overspanned.

Corrected You will need to re-check this information as sizing as shown do comply.

Refer NZS 3604:1999 Table 7.1- Floor joists.

6/ Lintel supporting joist.

This has been corrected.

Refer sheets 1, 9.

7/ Risk Matrix assessment.

Refer sheets 2, 10.

8/ Material intersection details.

Refer shets 19, 20.

9/ Door & window flashing details.

Refer sheets 19, 20.

10/ Particle Board flooring 20mm.

APPROVED

07 / 0244

Consent No.

APPROVED

07 / 0244

Consent No.

Refer sheet 5.

11/ Post beam.

Refer details sheets 1, 9, 19, 20.

12/ Gas heaters only.

13/ Plumbing specs.

Refer specifications page 11.

14/ Soil stack system.

Refer sheets 6, 13.

15/ Waste pipes first floor .

Refer changes sheets 6, 13.

Designer Herman de Jonge has discussed plumbing/waste systems with Chris Gould.

16/ Space in roof.

Refer details sheet 5.

17/ Over length waste pipes.

Refer details sheets 6, 13.

18/ Stormwater pipe sizing.

Refer details sheet 16.

19/ Hot water supply location.

Refer sheets 6, 13.

20/ Site plan enlargement.

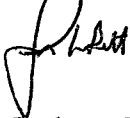
Refer sheets 6, 13.

To the best of our knowledge all requested information has now been supplied which will allow the completion of processing of the building consent.

We now await the speedy completion of these matters which in turn will allow this project to start.

Thanking you.

Yours sincerely



Graham Crockett

Wanganui District Council

11 APR 2007

RECEIVED

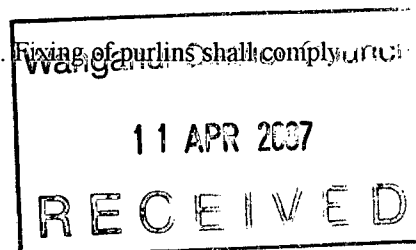
The roofing shall be colortile and installed to manufacturers specifications.

9.3.2 PURLINS.

Fix 75 x 50 mm purlins over trusses at 900 mm centres approximately. Fixing of purlins shall comply with requirements of NZS 3604:1999.

9.3.3 UNDERLAY.

Fix heavy quality building paper over battens.



10. -- PLUMBER AND SHEET METAL WORKER

10.1 PRELIMINARY.

Refer to preliminary and general for clauses relevant to this section of the works.

10.2 SCOPE.

The plumber shall provide all materials, plant and labour necessary for the proper completion of the plumbing work in conformity with the NZ Building Code, G12 AS1.

10.3 MATERIALS AND WORKMANSHIP.

All materials and fittings used in this trade shall comply with the requirements of the relevant current NZ Standard Specification or, where no such specification exists, with the requirements of the relevant current British Standard. In any event, all materials and fittings shall comply with the requirements of the local authority and with current best trade practice.

10.4 FLASHINGS.

All notched roof flashings shall be supplied and fixed by the roofing trade. All other flashings at windows, doors, penetrations through roof, etc. shall be 0.6 mm gauge galvanised steel, machine folded to the required shapes with all joints, junctions, etc. mechanically weathered, and soldered or otherwise sealed to approval.

10.5 SPOUTING AND GUTTERING.

Supply and install metal spouting and guttering of the type and size shown and fix with clips to match the profile being used all erected according to the manufacturer's recommendations. All spouting and gutters shall be fixed to fall not less than 1:600 to outlets.

10.6 PIPING.

Piping for water supplies shall be drawn copper or polybutylene piping. Standard fittings and couplings for copper and polybutylene piping shall be used including couplings linking the two materials.

10.7 COLD WATER SUPPLY.

From the supply point lay 12 mm i.d to all cold taps, including external hose taps; to water closet; and where a low-pressure supply system is used, to shower and hot water cylinder.

10.8 HOT WATER SUPPLY.

Gas Infinity hot water unit, installed at the exterior of both houses.

11 -- DRAINLAYER

11.1 PRELIMINARY.

Read and note all clauses under preliminary and general of this specification where they apply to this trade.

11.2 EXTENT OF WORK.

Work in this section of the contract comprises all surface and foul water drainage to above ground level to connect to plumber's work. Include all pipes and special fittings, construction manholes, all gully traps, terminal and back vents, soil and waste pipes. The drainlayer shall confer with the



26 April 2007

**Mr GN Crockett
151 Great North Rd
WANGANUI 5001**

Dear Sir or Madam:

2nd Request for further information on Application.

Project Number: BCon07/0244
Project Location: 151 Great North Rd WANGANUI 5001
Project Description: Construct Two houses with attached Double Garages

The documentation supplied for the above project has been reviewed and raises the following comments:

1. **Resource Consent application has been received, however a minimum deposit of \$350 for the processing of the consent is required. (Vanessa Jones - Resource Management Planner)**
2. **The following levels have been requested previously but not provided. Crown of road, ground levels at the head of drains and at the boundary.**
3. **(Chris Carter - WDC IG)**
4. **Please provide a drainage longsection or the sump lid levels and drain inverts in relation to C.O.R, kerb top etc for the s/water drains for both units. (Chris Gould P&D Officer).**
5. **Please provide an enlarged detail of the soil pipe running through the roof space to confirm there is sufficient space to allow a pipe to connect to a p/trap pan. (Chris Gould P&D Officer).**
6. **The 50mm waste water stack shown still needs to be cut through 2x 240mm beams, please show how this is to comply with NZBC 3604. (Chris Gould P&D Officer).**
7. **The over-length waste pipes still require sizing correctly or venting. (Chris Gould P&D Officer).**

We have placed this application on hold until we receive your advice regarding the above comments, and the issues raised have been resolved. To improve our service to you (and reduce cost) please itemise in an accompanying letter all amendments made and clearly highlight the amendments on the plans and specifications. If you have any queries please contact this office and quote Project Number BCon07/0244

Yours sincerely

Vicki Koubaridis
Customer Services Officer



26 April 2007

Mr GN Crockett
151 Great North Rd
WANGANUI 5001

Wanganui District Council

1 MAY 2007

RECEIVED

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APPROVED

07/0244

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sheet 16 ✓

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sheet 16 ✓

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sheet 6

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sheet 6+13 ✓

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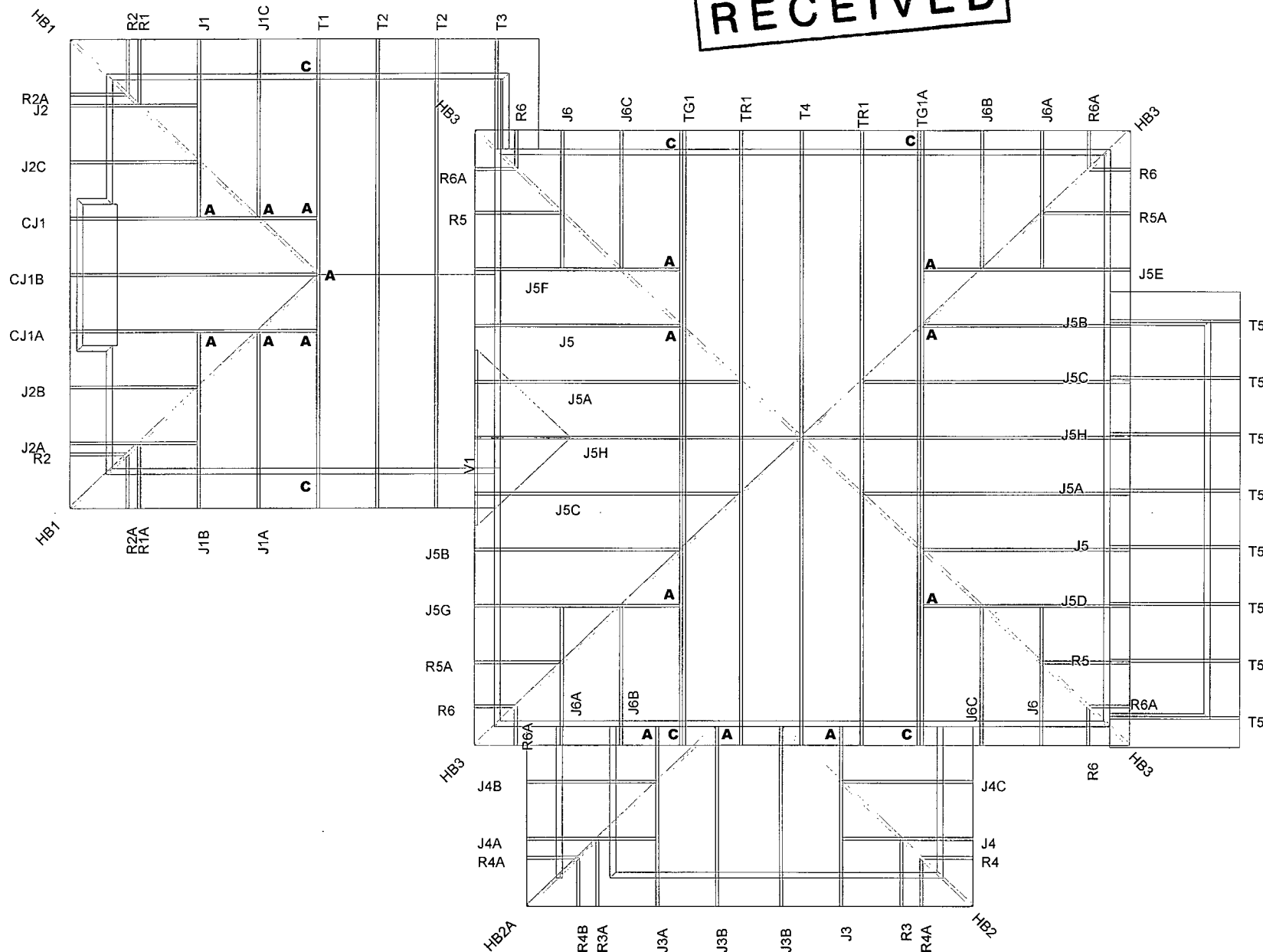
Yours sincerely

Vicki Koubaridis

Customer Services Officer

T

Wanganui District Council
23 MAY 2007
RECEIVED



CARTERS

MANUFACTURING

95 Wilson St
Wanganui
Ph (06) 348 1750

JOB No **WN70213**

Client: Baseline Construction
Job Name: House A
Address: 151 Great North Rd
Wanganui

Pitch: 17.5
Roof Material: L/w metal tile
Soffit Overhang: 450/300 mm
Wind Area: Medium
Snow Load: 0 kPa

Trusses And Rafters At 900 Centres
Unless Stated Otherwise.

This layout is to be read in conjunction
with the Architectural plans.

DRAWN BY GEOFF

DATE 23/05/07 PAGE 1 of 2

FIXINGS

A=47x90 JH
B=47x120 JH
D=47x190 JH

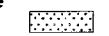


C=CT200
M=Multigrips
N=Nail On Plate
P=16kn truss to top plate fixing

CT 200

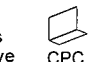


Multi Grips



Nail on plate

All other truss fixings
must have two wire dogs
Unless indicated as above



NOTE

Please contact your local CARTERS
Manufacturing Branch for any queries
regarding this layout or if any on site remedial
work is required.

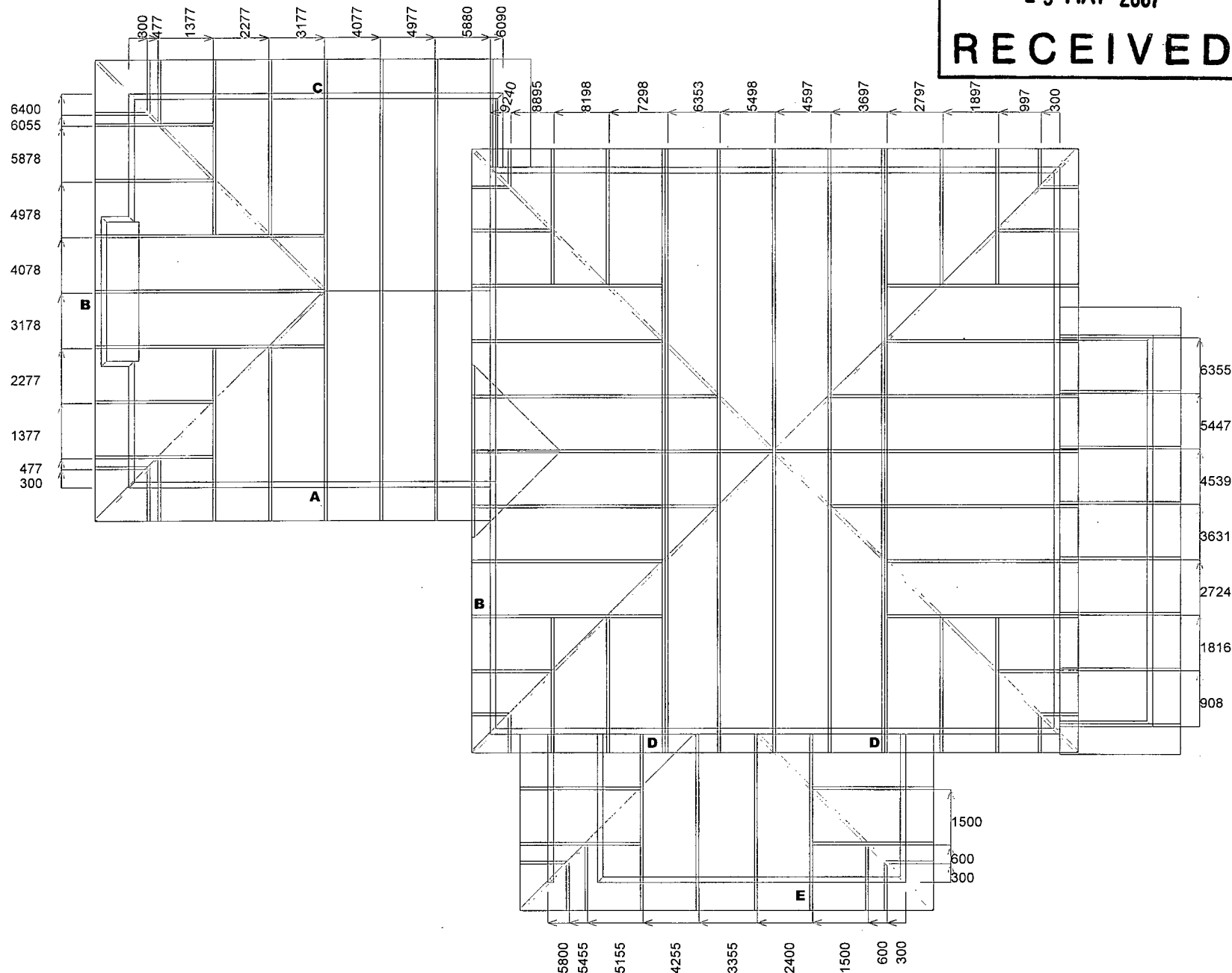
No modifications to Roof Trusses or Wall Frames
are to be undertaken without first obtaining
written authority from CARTERS Manufacturing.



See Page 2 for Dimensions,
Lintel Statement and
Roof Truss Bracing

23 MAY 2007

RECEIVED

**CARTERS****MANUFACTURING**

95 Wilson St

Wanganui

Ph (06) 348 1750

JOB No WN70213

Client: Baseline Construction

Job Name: House A

Address: 151 Great North Rd
Wanganui

Pitch: 17.5

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Soffit Overhang: 450/300 mm

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Snow Load: 0 kPa

Trusses And Rafters At 900 Centres
Unless Stated Otherwise.This layout is to be read in conjunction
with the Architectural plans.**DRAWN BY GEOFF****DATE 23/05/07 PAGE 2 of 2**These lintels have been sized as per
the GANGLAM 05/2005 and
FLITCH BEAM 01/2001
selection manuals as provided by
MiTek NZ Ltd.HYSPAN and HY90 lintels have been
sized using designIT v1.2NZ software or
selection manuals, HYSPAN Edition 2
and HY90 Edition 1, as provided by
CHH futurebuild.Unless otherwise stated all lintels are
to be selected as per NZS3604 1999.All walls shown on this layout are
considered to be load bearing.

LINTEL	SIZE	LENGTH
A	Hy90 360 x 90	4800mm
B	200 x 100	2000mm
C	250 x 100	2000mm
D	250 x 100	2200mm
E	150 x 100	1800mm

See Page 1 for
Truss Layout and
Fixings