

Wanganui District Council

Building a better community with the people of the Wanganui District

Fill in all relevant details. Attach two (2) copies of all documents

PLEASE TICK APPROPRIATE BOX

This application is for a:

- ☒ BUILDING CONSENT
☐ PROJECT INFORMATION MEMORANDUM (P.I.M)
☐ BUILDING CONSENT AS PER P.I.M No. _____

OWNER

Name: ROBERT COLLEY 54972
 Mailing Address: 33 TONGAREIRO ST.
 Ph: 3446708

PROJECT

Description of Project and Use: New Home
including Garage

CONTACT PERSON

ROBERT COLLEY
33 TONGAREIRO ST.
 Phone: 3446708 Fax: _____
 Work 3458167

INTENDED LIFE OF PROJECT

- ☒ Indefinite, but not less than 50 years
☒ Other - specified as: X years

VALUE

Value: \$ 190,000 (Incl. G.S.T)

PROJECT LOCATION

Street Address/Rural No.: 14
HOLDENWORTH DRIVE

NEW RESIDENTIAL DWELLINGS OR NEW COMMERCIAL ONLY

Floor Area: 280 M²

Office use only

LEGAL DESCRIPTION

Property Number: 23023
 Valuation Roll Number: 75249
 Lot(s): 79 DP: 75249 Section: _____
 Block: _____ Survey District: _____

KEY PERSONNEL

Consent fees to be paid by: Owner
 Builder(s): FEA Brian Coley (ms)
 Registered Drainlayer: Bill Campbell
 Registered Plumber: Bill Campbell
 Building Certifier: _____

FEES APPLICABLE

BUILDING CONSENT	\$1,020.00
P.I.M	\$
NON NOTIFIED APP. FEE	\$120.00
PREPAID CROSSING	\$410.00
PREPAID SEWER CONNECTION	\$2,000.00
PREPAID WATER CONNECTION	\$6,000.00
STORMWATER CONNECTION	\$6,000.00
DRAINAGE LEVY	\$
DEVELOPMENT LEVY	\$
BUILDING RESEARCH LEVY	\$190.00
BIA LEVY	\$152.00
	25.00
TOTAL FEES (Incl. G.S.T)	\$1917.00

Signed by or for and on behalf of the applicant:

Signature: Kale

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

Date: 25/10/94

PART B: PROJECT DETAILS (omit if a PIM has been applied for separately)

The project involves: (tick each applicable box, if any, and attach relevant information in duplicate).

- (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: 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 watermain.
- (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.

PART C: PROJECT DETAILS (complete in all cases)

Documents provided with this application:

- ☒ Plans and specifications
- (21) ☒ Producer Statements (ie: design certificate, design review, truss certificates, etc)
- (22) ☐ Other documents (ie: accreditations, etc)

Inspections proposed:

- (26) ☒ By W.D.C
- (27) ☐ Other - specify (ie: Design engineer, etc)

for office use only													
DEPT.	CHECKS					INSPECTIONS			ADTNL CHGS		P.W.R	APPROVED	
	INITIALS	DATE	INITIALS	DATE	TIME	NO.	TIME	TOTAL	TYPE	AMOUNT	NO.	INITIALS	DATE
ADMINISTRATION	AD	25/10			10				CC	\$25			
PLANNING	REB	1/11			30				R.C	120		REB	14/12
BUILDING				1/11	60	6		215				REB	14/12
DRAINAGE ENGINEER				14/12	60	1							15/12
WATER ENGINEER					15	1							15/12
STRUCTURAL ENGINEER													
PLUMBING & DRAINAGE	SP	3/11	1/11	16/12	30	5	10	220				SP	16/12
TRAFFIC ENGINEER													
HEALTH													
DANGEROUS GOODS													
Totals	Total check time (minutes)					Total (min)					Total \$		
Approved for issue of PIM/Building Consent											G.S.T \$		
District Building Controller: <i>quillman</i>											Date: 19 DEC 1994		
											TOTAL \$		

BUILDING PERMIT CHECK LIST

Property reference 23023 LOT 79 14 Haldsworth				
Type of Building				
Net Site Area		Zoning	Reserves	
REQUIREMENTS		REQUIRED	PROVIDED	O.K.
1.	Coverage	35 MAX.	$\frac{280}{838} = 33.4\%$	✓
2.	Density			
3.	Height	7 MAX.	5-8	✓
4.	Front Yard (including Beautification)	5.	10	✓
5.	Side Yards	1 @ 3 1 @ 1.5.	3-0 1.5	✓ ✓
6.	Rear Yards	8	6 Require 2/c.	✓
7.	Outdoor Living Space			
8.	Storage Area			
9.	Service Area			
10.	Car Spaces			
11.	Vehicular Access			✓
12.	Loading Bays / Crossings / Distance from Intersection			
13.	Trees / Historic Places			
14.	Proposed Road / Service Lane			
15.	Road Widening & BLR			
16.	Easements / Site Dimensions			
17.	Floor Area Ratio			
18.	View Protection Plane			
19.	Sunlight Protection Plane			
20.	Services			
Design Approval Required Yes / No Date: _____				
Dispensations Required in respect of No's: _____				
Dispensation Approved / Declined Reason: _____				

NON-NOTIFIED LAND USE CONSENT
FOR A NON-COMPLYING/DISCRETIONARY ACTIVITY

Robert Coley
14 Holdsworth Drive

Pursuant to Sections 94(2), 104 and 105(1)(b) of the Resource Management Act 1991 the Wanganui District Council grants to R. COLEY Resource Consent as listed in the schedule hereto and in accordance with the plans attached on the property described as LOT 79 DP 75249

SCHEDULE

REQUIREMENT

Rule: Rear yard
intrusion

CONSENT

to build new
dwelling within
6m of the rear
boundary.

~~SUBJECT TO THE FOLLOWING CONDITION/S:~~

CONSENT IS GRANTED ON THE GROUNDS THAT:

The appropriate neighbours have consented to
the proposal.

APPROVED ON THE 14-12-94

PP [Signature]

PLANNING MANAGER

LOT 79
DP 838 m²

bdy 4.43
bdy 4.13
bdy 15.47
bdy 15.89
bdy 8.51

3.0m
6.0m
1.5m
1.5m

WC

260 690ME

260 725ME

260 800ME

260 879ME

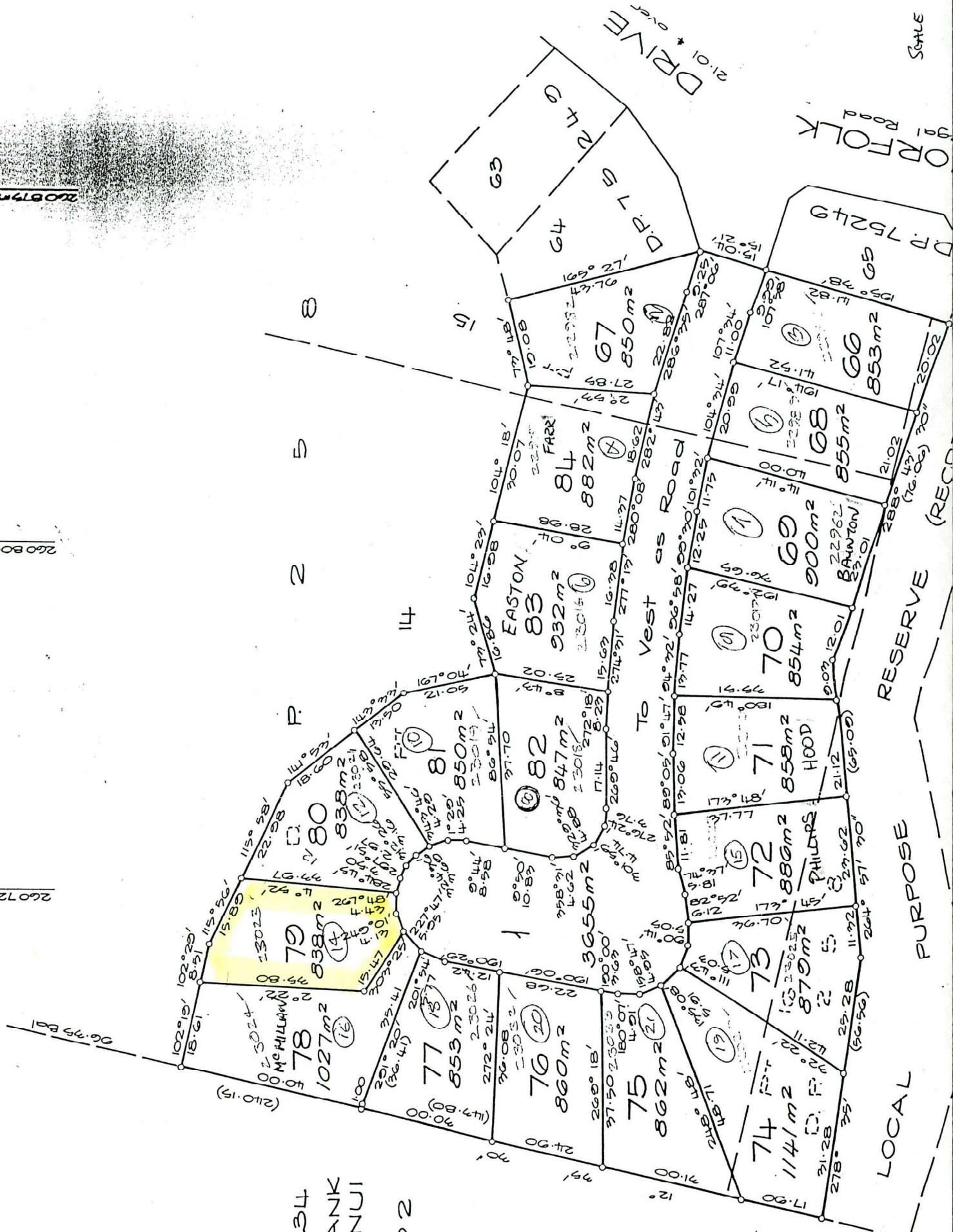
434
BANK
ANUI
102

DRIVE
21.01 * over

ORFOLK
991 Road

SCALE 1 : 750.

LOCAL
PURPOSE
RESERVE (REC)



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

Name of Affected Party:
Address of Affected Party :
.....
.....

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 CREATING A New RESIDENCE
ENCROACHING ON THE ROAD 8m ROAD 1000
(description of proposed activity)

proposed by my/our adjoining owners, being K. Lacey
(name of person/persons proposing the activity)

on the adjoining property, being 14 HORWOOD DRIVE
(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: [Signature]

Date: 7-11-94

Signed:

Date:

(All owners must sign this form)

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 Planning Manager, Planning Services Unit, Wanganui District Council, Guyton Street. Phone (06) 345 8529.

RESOURCE MANAGEMENT ACT 1991
APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88
(LANDUSE CONSENT / COASTAL PERMIT)

To the Wanganui District Council.

I, R. G. G. G. apply for the resource consent(s)
described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:
.....
.....
2. The location to which this application relates is:
.....
.....
3. The type of resource consent(s) sought is / are:
.....
.....
4. A description of the activity to which the application relates is:
.....
.....
5. The following additional resource consents are required in relation to this proposal and have *or* have not been applied for:
.....
.....
6. I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act.
7. I attach other information (if any), required to be included in the application by the district or regional plan or regulations.
8. 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:

33 Towanui St.
Wg.

Telephone No.: 3446705
Facsimile No.:

R. G. G. G.
Signature
(of applicant or person authorised to sign on behalf of applicant)

7-11-94
Date

Annexures:

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

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

Name of Affected Party: STEEL FRAMED HOUSE
Address of Affected Party: 16 HODGKINSON DRIVE
WANGANUI

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 ERECTING A NEW RESIDENCE
ENCROACHING ON THE ROADSIDE 8m CAR YARD
(description of proposed activity)

proposed by my/our adjoining owners, being R. LOVELL
(name of person/persons proposing the activity)

on the adjoining property, being 14 HODGKINSON DRIVE
(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: [Signature]

Date: 23-11-94

Signed: _____

Date: _____

(All owners must sign this form)

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 Planning Manager, Planning Services Unit, Wanganui District Council, Guyton Street. Phone (06) 345 8529.

RESOURCE MANAGEMENT ACT 1991
APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88
(LANDUSE CONSENT / COASTAL PERMIT)

To the Wanganui District Council.

I, R. Lacey apply for the resource consent(s)
described below:

1. The names and addresses of the owner and occupier (other than the applicant) of
any land to which the application relates are as follows:

.....
.....

2. The location to which this application relates is:

14 Hordwath Drive

3. The type of resource consent(s) sought is / are:

LAND USE

4. A description of the activity to which the application relates is:

ERECTING A NEW RESIDENCE ENROACHING ON THE
REQUIRE 8m ROAD YARD

5. The following additional resource consents are required in relation to this proposal
and have or have not been applied for:

.....
.....

6. I attach an assessment of any effects that the proposed activity may have on the
environment in accordance with the Fourth Schedule to the Act.

7. I attach other information (if any), required to be included in the application by the
district or regional plan or regulations.

8. 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:

33 TONAMIRO ST

R. Lacey
Signature
(of applicant or person authorised to sign on
behalf of applicant)

Telephone No.: 3446708 .

Facsimile No.:

7-11-90
Date

Annexures:

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

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

Name of Affected Party: W.A + D.P. McMILLAN
Address of Affected Party: 79 PEAT ST (RE 16 HOLDSWORTH DR)
WANGANUI

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

ERECTING A NEW RESIDENCE
ENCROACHING ON THE REDUCED 8M REAR YARD
(description of proposed activity)

proposed by my/our adjoining owners, being

R Coley
(name of person/persons proposing the activity)

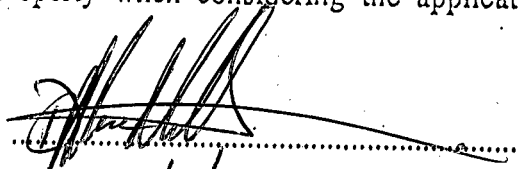
on the adjoining property, being

14 Holdsworth Drive
(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.

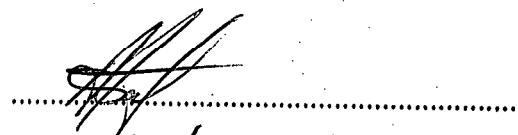
Signed:



Date:

6/11/94

Signed:



Date:

6/11/94

(All owners must sign this form)

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 Planning Manager, Planning Services Unit, Wanganui District Council, Guyton Street. Phone (06) 345 8529.

RESOURCE MANAGEMENT ACT 1991
APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88
(LANDUSE CONSENT / COASTAL PERMIT)

To the Wanganui District Council.

I, R. Coley apply for the resource consent(s)
described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:

.....
.....

2. The location to which this application relates is:

14 Holdsworth Drive, Wgi

3. The type of resource consent(s) sought is / are:

land use

4. A description of the activity to which the application relates is:

Erecting a new residence, encroaching on the
required 8m Rear Yard.

5. The following additional resource consents are required in relation to this proposal and have or have not been applied for:

.....
.....

6. I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act.

7. I attach other information (if any), required to be included in the application by the district or regional plan or regulations.

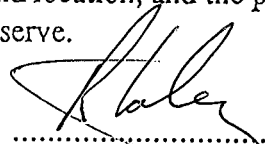
8. I attach information in accordance with section 88 (7) of the Act to show the area proposed to be reclaimed, including its size and location, and the proportion of the area (if any) to be set apart as an esplanade reserve.

Address for service of applicant:

33 Tongariro Street
Wgi

Telephone No.: 34 46 708

Facsimile No.:


.....
Signature

(of applicant or person authorised to sign on
behalf of applicant)

2-11-94

Date

Annexures:

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

05 December 1994

Mr R I Coley
33 Tongariro Street
WANGANUI

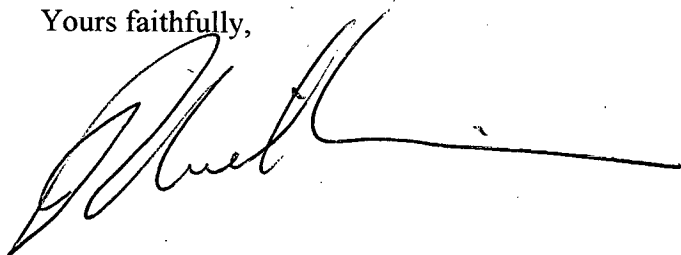
Dear Sir,

re: **Residence**

I have been through the letter sent to you by the District Building Controller and make the following comments on the points raised:

1. I can not understand why Resource Consent is required from the adjoining neighbours because the yard requirements conform to the dimensions I received from the District Planner.
2. Foundation details are to be as shown and noted on the drawings. This conforms with NZS 3604:1990.
3. I incorrectly inserted the floor area instead of the roof area. A modified bracing schedule is enclosed.
4. Braces D2 and P1 do comply. I refer to Cl K2.5b which has been used.
5. Multiple floor pours create a very uneven slab finish. An acceptable solution to separate pours is to use crack control strips or sawcuts.
6. The truss manufacturers may operate differently in your area, but in most areas they will not produce a design certificate until such time as a firm order has been placed. My experience has been that the Territorial Authority will endorse the Building consent accordingly.
7. Details of the drainage and levels as requested is enclosed.

Yours faithfully,



ALLAN WILLIAMSON

05 December 1994

Mr R I Coley
33 Tongariro Street
WANGANUI

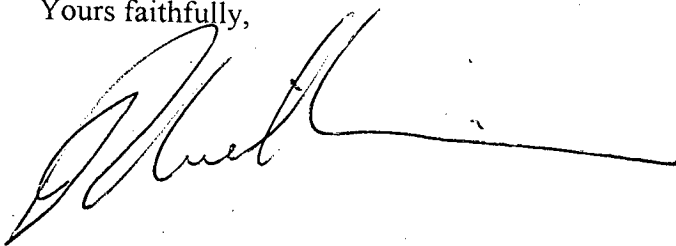
Dear Sir,

re: **Residence**

I have been through the letter sent to you by the District Building Controller and make the following comments on the points raised:

1. I can not understand why Resource Consent is required from the adjoining neighbours because the yard requirements conform to the dimensions I received from the District Planner.
2. Foundation details are to be as shown and noted on the drawings. This conforms with NZS 3604:1990. ✓
3. I incorrectly inserted the floor area instead of the roof area. A modified bracing schedule is enclosed. ✓
4. Braces D2 and P1 do comply. I refer to Cl K2.5b which has been used. *correct DM*
5. Multiple floor pours create a very uneven slab finish. An acceptable solution to separate pours is to use crack control strips or sawcuts. *accepted DM*
6. The truss manufacturers may operate differently in your area, but in most areas they will not produce a design certificate until such time as a firm order has been placed. My experience has been that the Territorial Authority will endorse the Building consent accordingly. *to supply prior to placing trusses*
7. Details of the drainage and levels as requested is enclosed.

Yours faithfully,



ALLAN WILLIAMSON

Regulatory Services

WANGANUI DISTRICT COUNCIL

Our Reference:

PIM7868 19 DEC 94

Inspectorate

101 Guyton St
PO Box 637
Wanganui
New Zealand
Ph. 06 345 8529
Fax 06 347 7800

Project Information Memorandum Number 7868 Section 31, Building Act 1991

Applicant

R I COLEY
33 TONGARIRO ST
WANGANUI 5001

Project Location

14 HOLDSWORTH DR
WANGANUI 5001

Assessment Number/Legal Description

1318516612
LOT 79 DP 77729

Project Description

New building(exclude domestic garages & outbldgs)

Intended Use :

ERECT A DWELLING WITH ATTACHED GARAGE

Intended Life : 1 years

Estimated Value : \$190000.00

This project information memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent (Number 7868), which has been granted.

This Project Information Memorandum Includes :

- nil

Comments :

- SS CON AT 4.7M RH BDY(1.2M DEEP), S/W TO KERB AT 5.1M RH BDY
- 15 MM WATER CONNECTION AT 3.7M RH BDY

- Building Control
- Animal Control
- Environmental Health
- Liquor Licensing
- Parking

Continued...

Regulatory Services

WANGANUI DISTRICT COUNCIL

Our Reference:

PIM7868 19 DEC 94

101 Guyton St
PO Box 637
Wanganui
New Zealand
Ph. 06 345 8529
Fax 06 347 7800

Inspectorate

Project Information Memorandum Number 7868 Section 31, Building Act 1991

Signed for and on behalf of the Wanganui District Council :


Name : J.W. Hogg

Position : District Building Controller Date : 19 DEC 94

- Building Control
- Animal Control
- Environmental Health
- Liquor Licensing
- Parking

Regulatory Services

WANGANUI DISTRICT COUNCIL

Our Reference: Inv. BC2839 (7868)
21 DEC 94

101 Guyton St
PO Box 637
Wanganui
New Zealand
Ph. 06 345 8529
Fax. 06 347 7800

Invoice

GST Registration no. 51.668.324

Owner

54972
R I COLEY
33 TONGARIRO ST
WANGANUI 5001

Project Location

14 HOLDSWORTH DR
WANGANUI 5001

Assessment Number/Legal Description

1318516612
LOT 79 DP 77729

Project Description

New building(exclude domestic garages & outbldgs)

Intended Use :

ERECT A DWELLING WITH ATTACHED GARAGE

Intended Life : 1 years

Estimated Value : \$190000.00

Invoice Details

Code Compliance Certificate	\$25.00
Resource consent, Town plan	\$120.00
Housing >\$100,000 &<\$200,000	\$1020.00
Crossing, unreinforced	\$410.00
BRANZ Levy, \$1 per \$1000(\$20000 & OVER)	\$190.00
BIA Levy \$.80 per \$1000(\$20000 & over)	\$152.00
This invoice includes GST of \$213.00	\$1917.00

21Dec94 25408*111111 \$1917.00 T/MG

- Building Control
- Animal Control
- Environmental Health
- Liquor Licensing
- Parking

WANGANUI DISTRICT COUNCIL

CONSTRUCTION OF RESIDENTIAL CROSSING FOR PRIVATE CARS

"SELF INSTALLED" CROSSINGS

I the undersigned having paid the required deposit and recieved a copy of the drawings and specification setting out the construction details of a concrete residential car crossing and also the requirements of Council as to the conduct of such construction hereby agree to comply with these details and requirements. If, for any reason, circumstances arise which prevent me from so complying I agree that I will inform the Operations Business Unit of the situation so that alternative arrangements may be made.

Signed

Address .re... 14. Holdsworth Drive.....

PWR NO .3956..... Date 21.12.94.....

bdy 33.97

Nº 14 Holdsworth Dr.

sewer
stormwater

bdy 4.43

water connection

sewer connection Inv
stormwater connect
Inv 176.92

GL 178.56

bdy 4.13

LOT 79
DP
838 m²

DOUBLE
GARAGE

bdy 15.47

Quote

\$410-00

Graham Dyhrberg 2/12/94.



GT

1.5m

1.5m