ENVIRONMENTAL SERVICES
WANGANUI DISTRICT COUNCIL

APPLICATION
for
P.I.M / Building Consent

Enhancing the quality of the environment

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 147324

(A) Owner 2743

Name: P & B. GOSNELL

Mailing Address: 60 MARYBANK RD. WANGANUI

Phone: 345 4037 Fax:

(B) Designer

Name: P HARRISON 1601

Mailing Address: 66 MARYBANK RD WANGANUI

Phone: 347 8044 Fax:

(C) Builder

Name: TO BE NOMINATED

Mailing Address:

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: HOUSE EXTN TO BE USED AS DBLE GARAGE.

Project Location

Street Address/Rural No. 60 MARYBANK RD

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

50 + YEARS

Value of Project Work
(include all labour & materials)

$ 12500-00 (Incl. G.S.T)

Consent Fees to be paid by ? A

Code Compliance Certificate to be sent to? A

Floor Area of Project

New Residential Dwellings or New Commercial Only 45.5 m²

Signed by (or on behalf of) the applicant

Signature:

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

Date: 26/02/2000

Office use only

LEGAL DESCRIPTION

WDC Property No. 18645
Valuation Roll No. 13070-030-04
Lot(s) 5 DP 52264
Section Block
Survey District

FEES APPLICABLE

Building Consent Application	$
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 wastewaster
(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): .....

for office use only

Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date	No.	Initials	Date
Administration	[illegible]	28/2/00					
Planning	[illegible]	29/2/00					
Building	GW	2/3/00				GW	29/3/00
Drainage							
Water							
Structural							
Plumbing/Drainage						GW	2/3/00
Roading							
Health							
Dangerous Goods							

Approved for issue of PIM/Building Consent

District Building Controller: [signature] Date 30 MAR 2000

owner, builder, plumber, designer, agent

(circle ...

RESOURCE CONSENT REQUIRED

New file 4/101 ... ... has been established

...ROLL NO. 73070-030-04

Development Checksheet

Residential

Property Address: 66 Marybank Road						
Project: house extn - garage			Site Area: 1670			
	Operative Plan Res			Proposed Plan ~~Res~~ Rural Settlement		
Rule	Required	Provided	O.K.	Required	Provided	O.K.
Coverage	Wang. County Council.		—	40%	451S + 338 / 1670 = 22%	✓
Maximum Height			—	10m	38m	
9m x 9m Triangle			—			—
Front Boundary	5m	1.6m	✓ ~~X~~ X	45° recession plane		✓
Side Boundary	1.5m	2.6m	✓	"		✓
Side Boundary	3m		✓	"		✓
Rear Boundary	8m Setback		✓	"		✓
Separation of Units			—			—
Outdoor Living			—			—
Storage			—			—
Parking			—		APPROVED 14754 Consent No.	—
Access			—			—
Dimensions/ Easements			—			—

Comments: Resource consent required to build within 5m of the front boundary.

RESOURCE MANAGEMENT ANALYSIS – BUILDING CONSENTS

Building consent application number:

Date:

OFFICER	TIME	COST	COMMENTS

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

Enhancing the quality of the environment

02 MAR 00

ENVIRONMENTAL SERVICES
WANGANUI DISTRICT COUNCIL

MR P B GOSNELL
60 MARYBANK RD
R D 2
WANGANUI 5021

Dear Sir or Madam

RE : 60 MARYBANK RD
CONSTRUCT A GARAGE ADDITION TO EXISTING DWELLING

I acknowledge receipt of your building application for the above work. A perusal of the plans and specifications raises the following comments.

- Please show finished floor level to finished ground level. (GW)
- Please supply construction details of all head, side and sill flashings to all windows. (GW)
- Please supply a truss design and layout plan. (GW)

Receipt of your advice regarding the above comments will enable your application to be further considered. Please quote project number 14754.

Yours faithfully

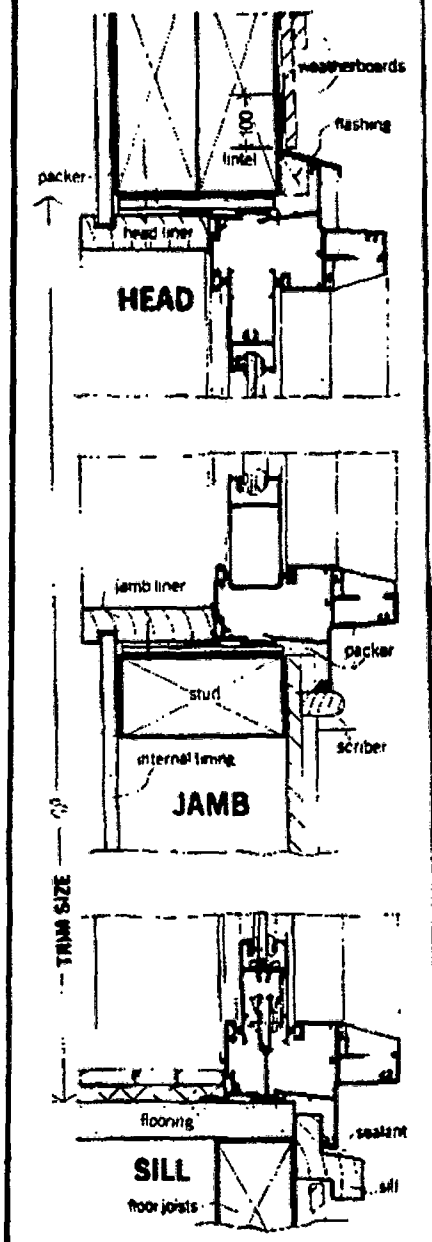
GRAHAM WAIT - Building Control Officer

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

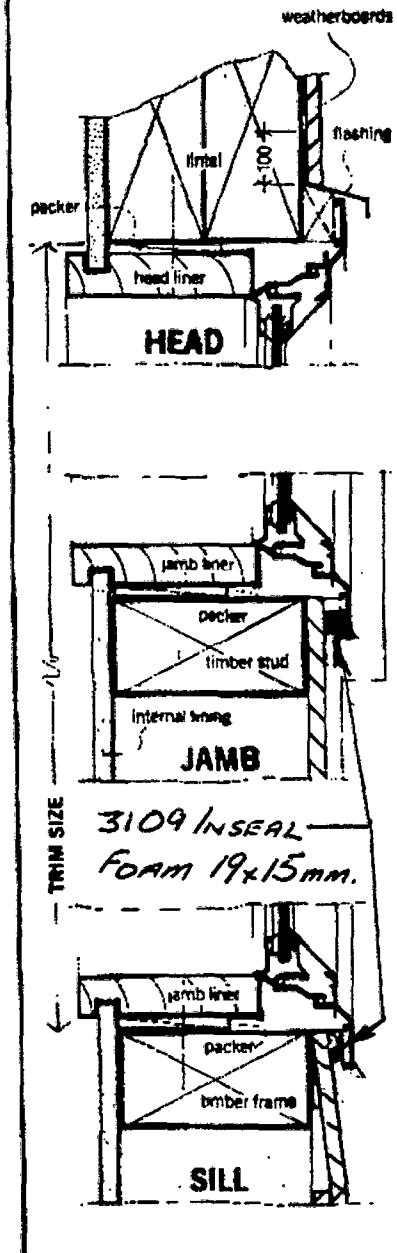
CONSTRUCTION DETAILS

WEATHERBOARD

DOOR



WINDOW



NOTE :

1) FINISHED FLOOR LEVEL IS TO BE. 150mm ABOVE FINISHED GROUND LEVEL
2) TRUSS DESIGN & LAYOUT PLAN WILL BE SUPPLIED TO COUNCIL BEFORE CONSTRUCTION BEGINS.

APPROVED
14754
Consent No.

PROJECT N° 14754.

GARAGE EXTENSION
P & B GOSNELL
60 MARYBANK ROAD
WANGANUI

Fax

ENVIRONMENTAL SERVICES
WANGANUI DISTRICT COUNCIL

Date: 9.6.00

No. of pages: 1.
(incl. cover sheet)

To: PETER COGNELL (2nd fax)

From: JEFF JAMIESON

Fax: 344 2260

Phone: 349 0543 EXT 8010
Fax: (06) 349 0536

☐ Urgent ☐ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

RE: GARAGE ADDITION B|C # 147564

PETER

WOULD YOU PLEASE ENSURE YOUR CONCRETE PLACER COMPLETES ITEM 2 (AS PREVIOUS FAX)

eg. STARTERS INTO EXISTING BLOCKWORK FOUNDATION ARE REQUIRED FOR THE 2 RODS TO THE BOTTOM OF EACH FOUNDATION
(THE TOP HAS BEEN DONE — THE BOTTOM NOT).

PLEASE ENSURE THAT THERE ARE SUFFICIENT 'CHAIRS' TO SUPPORT ALL STEEL

REGARDS
JEFF

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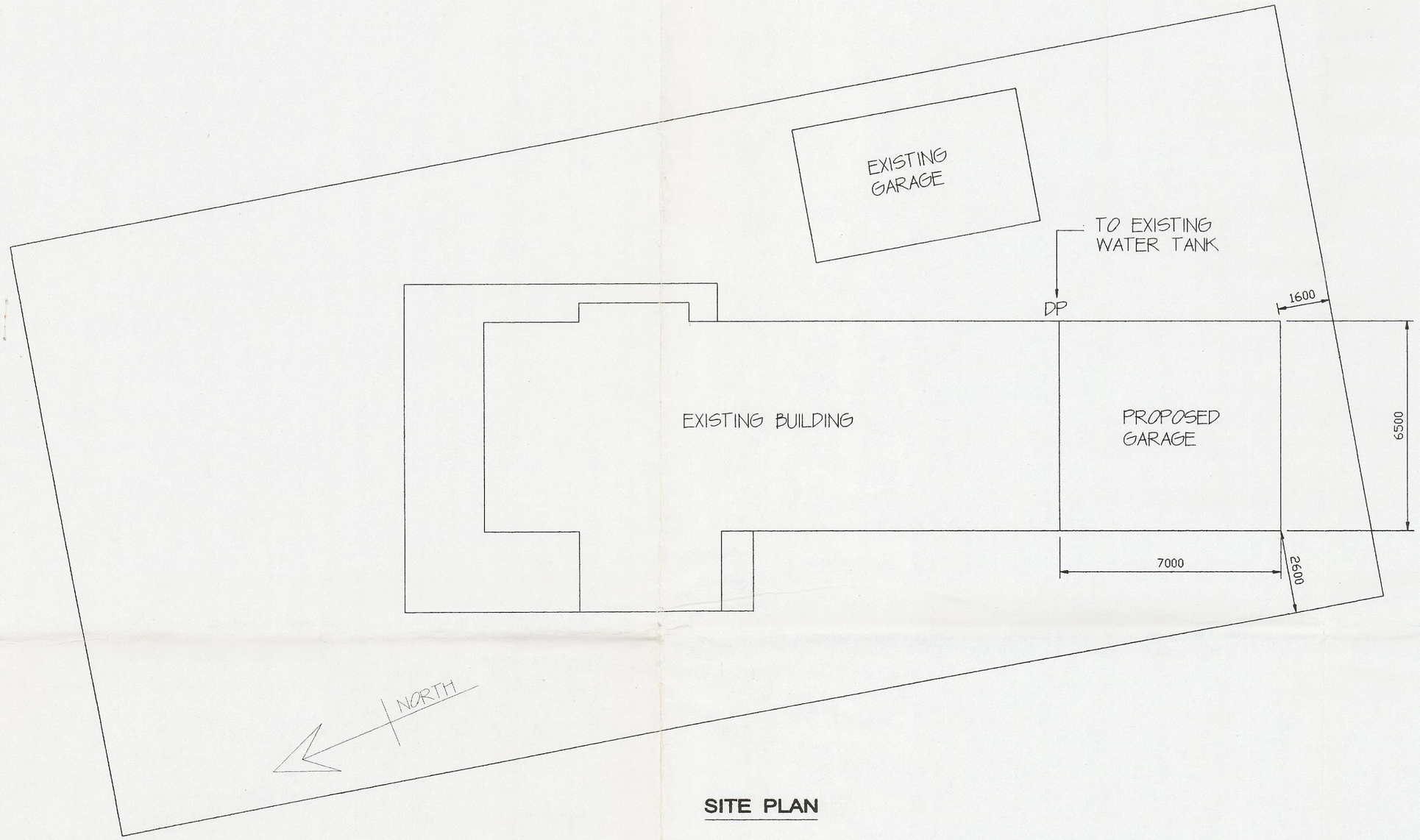
101 Guyton Street, PO Box 637, Wanganui, New Zealand



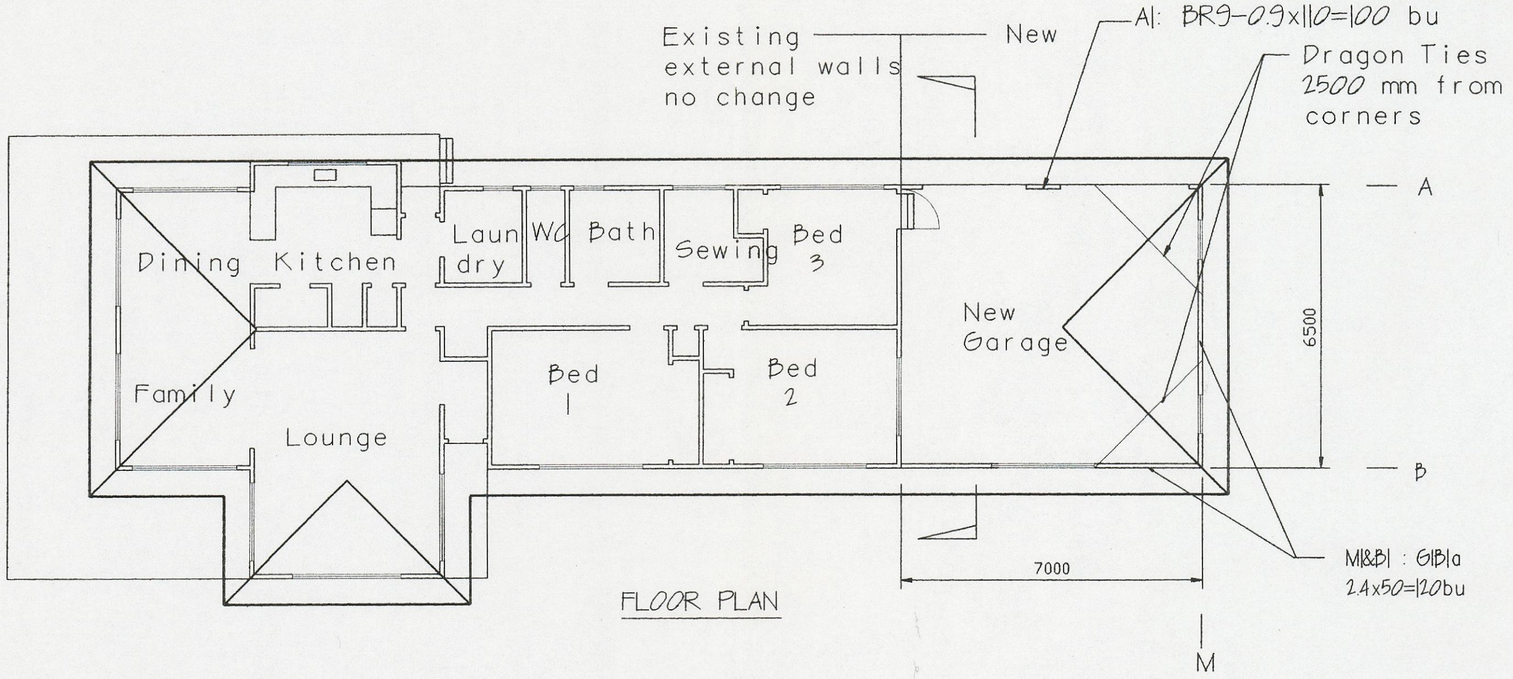
SITE PLAN

APPROVED
14754
Consent No.

SCALE- 1 : 100

GARAGE EXTENSION FOR
P & B GOSNELL
60 MARYBANK ROAD
WANGANUI

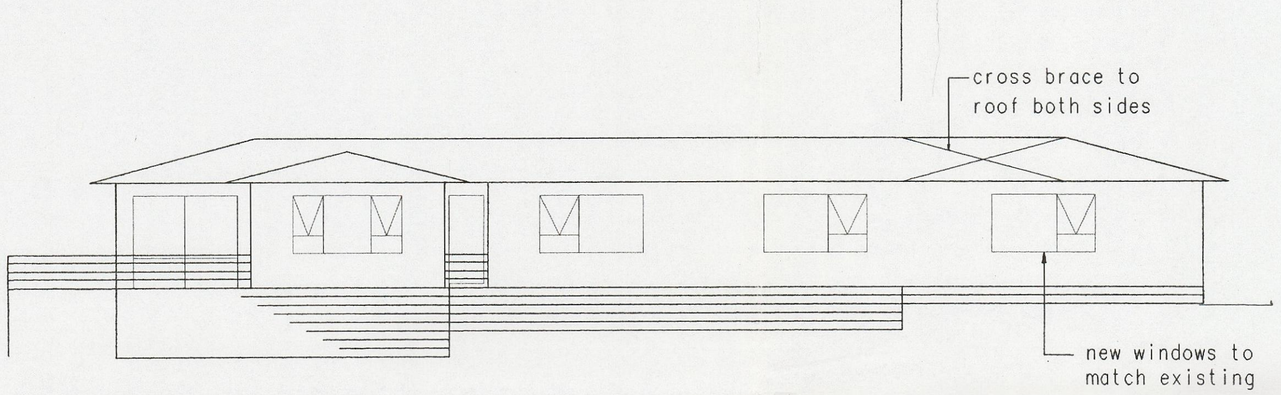
DRAWN BY P HARRISON
1/8/00



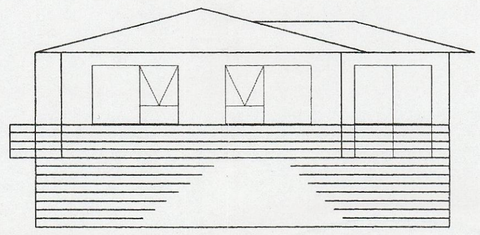
FLOOR PLAN

NOTE:

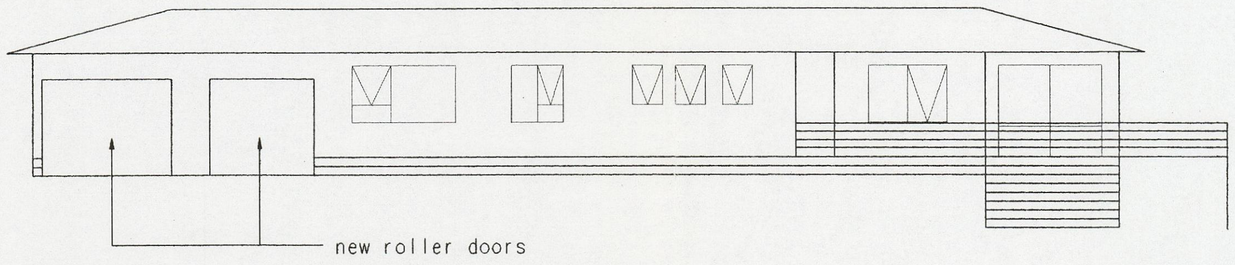
If PLY is to be used for Bracing in place of Gibboard, then it must equal or better the bu's shown for BR9, M1 and B1 and Comply with NZBC and NZS 3604: 1999



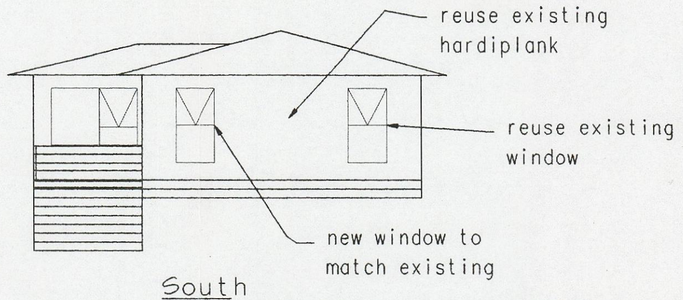
West



North



East



South

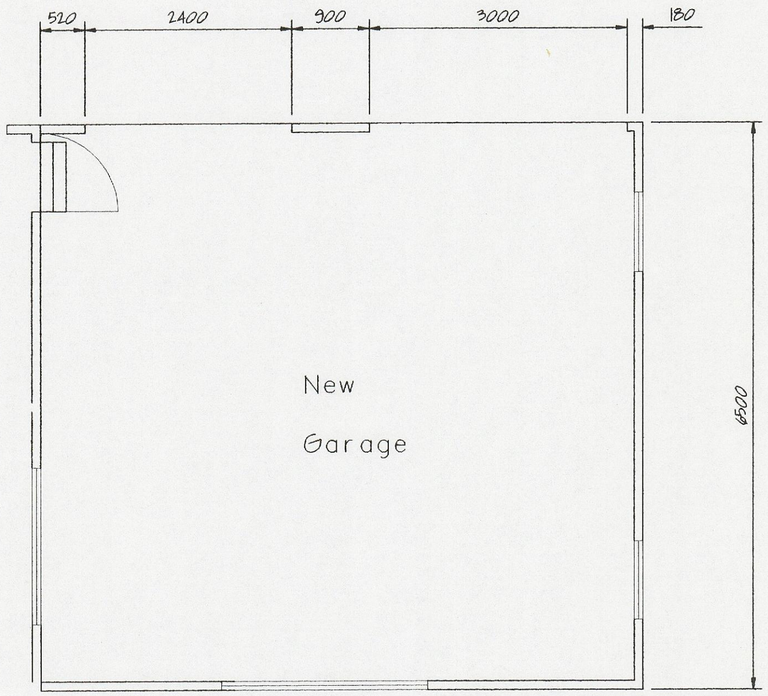
ELEVATIONS

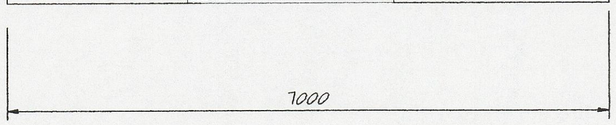
SCALE- 1:100

APPROVED
14754
Consent No.

GARAGE EXTENSION FOR
P & B GOSNELL
60 MARYBANK ROAD
WANGANUI

DRAWN BY P HARRISON





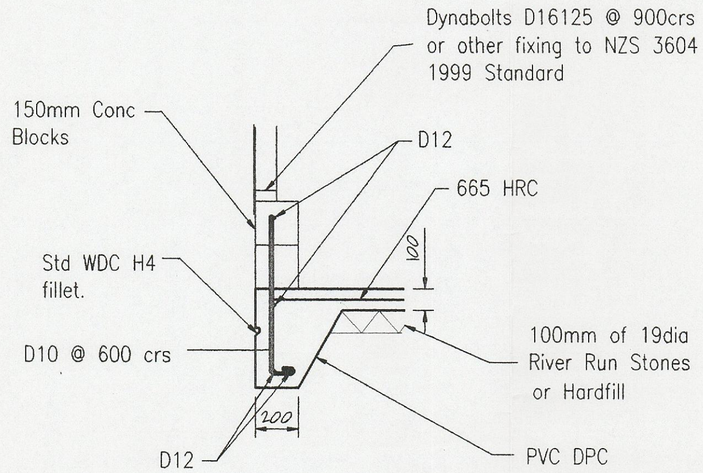
LAYOUT PLAN

SCALE – 1 : 50

All Building will comply with NZS 3604: 1999 and all Local Body Council requirements.
D12 reinforcing rods will tie in with existing Foundations as required by NZS 3604: 1999

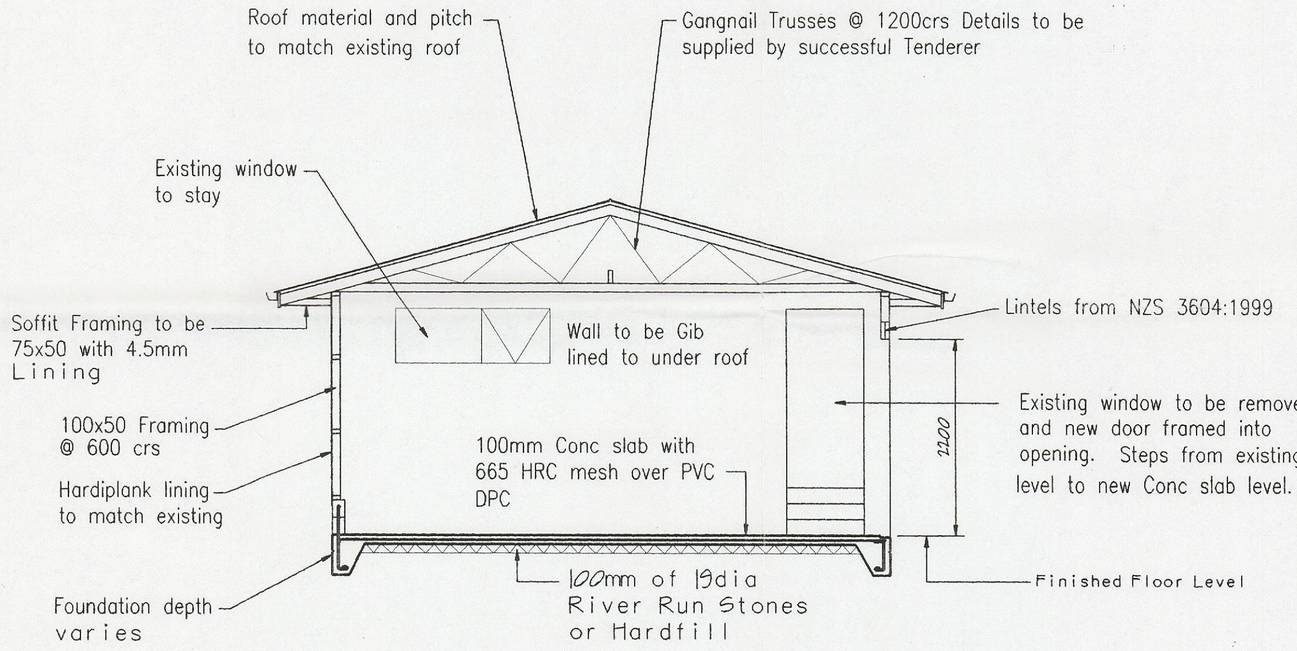
Final CONC Slab Level to be decided on site.
All Drawings done with data supplied by owner

All Conc Blocks used are to be 150mm series



FOOTING DETAIL

SCALE – 1 : 20



SECTION

SCALE – 1 : 50

APPROVED
14754
Consent No.

GARAGE EXTENSION FOR
P & B GOSNELL
60 MARYBANK ROAD
WANGANUI

DRAWN BY P HARRISON
1/2000

Fax

ENVIRONMENTAL SERVICES
WANGANUI DISTRICT COUNCIL

Date: 6.6.03

No. of pages: 1
(incl. cover sheet)

To: PETER CROSNELL

From: JEFF JAMIESON

Phone: 349 0543 EXT 8010
Fax: (06) 349 0536

Fax: 344 2260.

☐ Urgent ☐ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

RE: GARAGE ADDITION B/C # 14754.

FOLLOWING MY INSPECTION TODAY, THERE ARE A FEW ITEMS TO COMPLETE BEFORE POURING THE SLAB.

1. STARTERS REQUIRED FOR SLAB (INTO EXISTING BLOCKWORK) D10 @ 600 c/c EPOXIED.
2. STARTERS REQUIRED FOR FOOTING 3 - D12 EACH SIDE EPOXIED INTO BLOCKWORK & PROJECT APPROX 500 - 600 mm & TIED TO PERIMETER STEEL
3. COMPLETE HRC MESH AND SIT ON REO. CHAIRS
4. COMPLETE TAPING OF POLYTHENE.
5. COMPLETE/INSTAL 1 - D12 TO TOP OF SLAB/FOOTING.

REGARDS
JEFF.

P.S. CAN YOU PLEASE LEAVE THE PLANS & INSPECTION SHEET ON SITE TO SIGN.

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101 Guyton Street, PO Box 637, Wanganui, New Zealand

file copy

Wanganui District Council

Building a better community with the people of the Wanganui District

Our Reference: 4/101/402

If calling contact: Melanie McTaggart

14 March 2000

Peter and Barbara Gosnell
60 Marybank Road
WANGANUI

Dear Peter and Barbara

Resource Consent: 60 Marybank Road, Wanganui

I refer to your resource consent application for the extension of an existing dwelling to be used as a double garage at 60 Marybank 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 restricted discretionary activity in accordance with the transitional and proposed Wanganui District Plans for the building of an extension to an existing dwelling at 60 Marybank Road, Wanganui, being Lot 5 DP 54264 subject to the following conditions:

1. The activity shall be 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.

   Section 36(1)(c) of the Act provides that the Council may from time to time fix charges payable by the holders of resource consents.

101 Guyton Street, P.O. Box 637, Wanganui, New Zealand
Telephone (06) 349 0001, Facsimile (06) 349 0000

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.

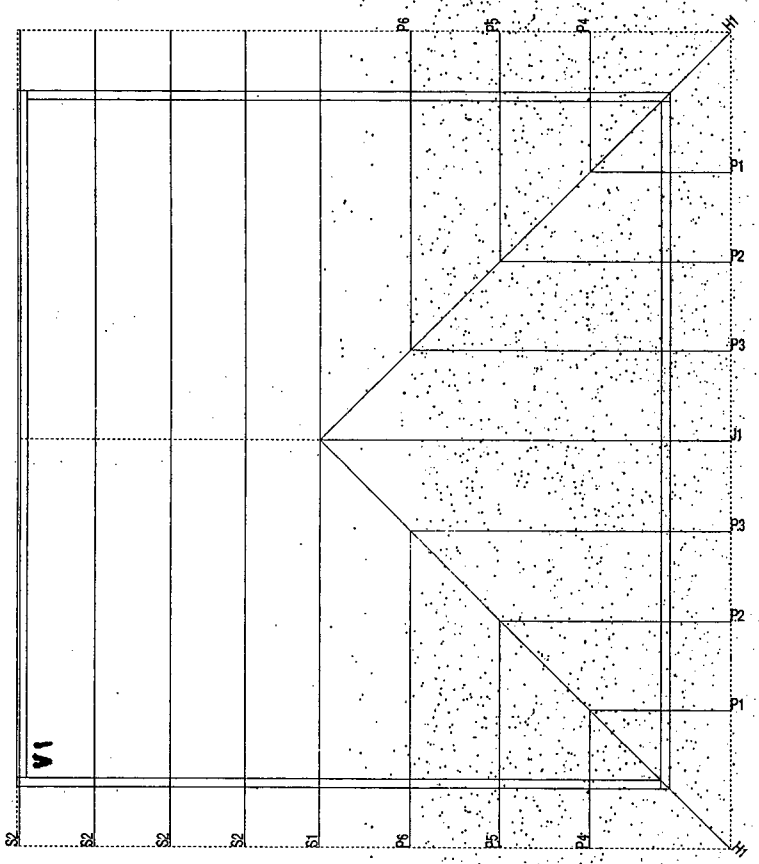
2. Affected parties have given their approval.

3. The proposal is not contrary to the relevant objectives, policies and other provisions in the proposed Wanganui District Plan.

4. The proposal meets the requirements of the Resource Management Act 1991.



Bob Davies
Environmental Services Manager



V4
V3
12
V1

pryda roof truss design	Customer : P&B GOSNELL Site Address: :	Roofing: Metal Tile Pitch : 15.00 deg Spacing: 900 mm Design Wind Velocity: 40.97 (m/s)	Job Ref: 48 Scale 1:75

ADVICE OF COMPLETION OF BUILDING WORK

Section 43 (1), Building Act 1991

To: Wanganui District Council

Under Building Consent No: .....

From [Owner]:

Name: .....

Mailing Address: .....

.....

.....

You are hereby advised that:

☐ All
☐ Part only as specified in the attached particulars

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

You are requested to issue:

☐ A final
☐ An interim

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

The attached particulars include:

☐ Building Certificates
☐ A Code Compliance Certificate issued by a building certifier
☐ Producer Statements

Signed by or for and on behalf of the owner:

Name: .....

Position: ..... Date: / /

Building Consent Inspection Sheet

60 MARYBANK RD BC14754

- This sheet must be kept on site at all times until completion.
- Failure to request inspections will risk the non-issuing of a code compliance certificate - The structure may be deemed non-complying.
- This form MUST be returned to the W.D.C. Inspectorate office upon completion.

Any inspection time required over and above that allowed may incur a further charge.

When to request an Inspection (24 hours notice must be given)	Stages and Components to be Inspected	Date	Signature	O.K. to Proceed Y/N	Comments
Prior to pouring slab	Concrete Slab				
	DPC - ie: polythene				
	Mesh reinforcing (if any)				
	Rebates				
At completion of linings and before fixing of skirting,cornices etc	post line				
	structure				
at completion of work	Final (Combined)				
	Building				
	Plumbing				

Final Inspections - Building Components Deemed Completed

Item	Signature	Date
Building		
Plumbing		
Drainage		