



Southland District Council

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If calling please ask for Mr B Halligan

File Reference:

60/3/94/94

84/427

21 April 1994

Mr G N McBride
47 Hunter Street
EDENDALE

ALLAN 
*Could you please put
with building consent
file. Thanks
Allan*

Dear Sir

Resource Consent 94/94 - McBride - Proposed Garage, Edendale

I acknowledge receipt at the Planning and Resource Management Department of the above resource consent application and associated information.

I advise that this application has now been considered by the Council's Planning and Resource Management Department staff under delegated authority vested by the Council pursuant to Section 34 of the Resource Management Act 1991.

It has been resolved as follows with respect to this matter:

"That pursuant to Sections 94 and 104 of the Resource Management Act 1991, the Council considers the application of Mr G N McBride to construct a garage only on his residential property in Hunter Street, Edendale (legal description is Lot 109, DP 106) to be an application for a land use consent as a non-complying activity. A resource consent is required as the garage will be the only building on the site. The District Plan permits garages to be constructed as of right on residential properties only where there is already a dwelling on the site.

Pursuant to Section 105 of the Act, the Council resolves to grant resource consent to this application, as per the plans submitted with the building consent application, subject to the following conditions being imposed pursuant to Section 108 of the Act:

- (1) That the applicant shall ensure that his activities in the proposed garage do not cause a nuisance to adjoining property owners.
- (2) That the garage is for Mr McBride's own private use only. If, at some future stage, the section is sold by Mr McBride and the purchaser wishes to use the building for anything other than a private residential garage, then the purchaser should contact the Council in order to ascertain whether a separate resource consent application is required.

Pursuant to Section 113 of the Act, the reasons for this approval are:

- (a) The written approvals of the adjoining property owners to the building, and the approval of the Winton Community Board, have been obtained.
- (b) The Council is satisfied that the adverse effect of the proposal will be minimal. The applicant proposes to utilise the garage for the storage of his hobby equipment (wood turning), caravan, tools and trailer, as he has insufficient storage at his nearby property at 47 Hunter Street, Edendale. The proposed building will be sited on the property in such a way that a dwelling could easily be sited on the rear of the section at some future stage".

Your building consent application has now been approved by the Planning and Resource Management Department and is circulating through the other departments of the Council. You will be advised when this is ready to issue.

Thank you for your co-operation in this matter.

Yours faithfully

B Halligan
PLANNING OFFICER

COLOUR-GARAGE (SKYLINE)

NOTE:

Galv. Steel components referred to below in spouting to ext. sheathing are made of Galv. Steel with baked on silicone polyester paint, known as 'COLOR STEEL' or 'COLOR COTE' (Trade Terms)

FOUNDATIONS:

75mm thick concrete slab with reinforced footings, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.

DAMPCOURSE:

2 ply d.p.c. under all plates.

FRAMING:

All timber is boric treated machine gauged Pinus Radiata.
All framing is housed, i.e. studs checked into plates and nogs checked into studs.
100 x 50 studs @ 600 centres, top & bottom plates and nogs are all 100 x 50.

WALL BRACES:

For sheet metal weatherboards refer to "Bracing resistance of Skyline Buildings Ltd." established by Auckland Uniservices Ltd. .

ROOF TRUSSES:

Design series: Gang nail — 12032A and 4260 Pryda — A2579, 12.5° pitch.
Trusses up to 6m wide spaced @ 2400 centres (Max.)
Trusses over 6m wide spaced @ 1800 centres (Max.)

PURLINS:

100 x 50 on edge @ 1100 centres.

TRUSS STIFFENERS:

100 x 50 on edge up to 6m garage width — 1 row over 6m garage width — 2 rows.

SIDE ENTRY DOOR BEAM:

2 x 150 x 50 spiked together.

DRAGON TIES:

75 x 50 on flat @ 45° angle over topplates at each corner up to 7.2, garage length, over 7.2m length additional dragon ties at either side of centre truss.

SPOUTING:

.55 (24 GA) Galv. gutters fixed to two sides of building .

DOWNPIPES:

.40 (26 GA) 65 x 50 Galv. steel, 1 off per gutter.

RIDGING:

.40 (26 GA) Galv. steel,

ROOFING:

.40 (26 GA) Galv. steel long run :
ribbed roofing.

DOORS:

Side Door — Timber frame, Galv. steel clad each side.
Main Doors — .40 (26 GA) Galv. steel overdoors or Galv. steel roller doors.

EXTERIOR SHEATHING:

.40 (26 GA) Galv. steel weatherboards, 155mm profile.
1m profile.

The provisions of the Southland District Council Bylaws override anything that is incorporated in this Specification, and must be complied with.

DISTRIBUTOR:

SKYLINE

222-50
112.