

KAIPARA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT



Valuation reference :

124/53/1

Name of Applicant :

Rex Mcintosh

Address of Property :

68A Freyberg Rd Ruawai

1. Consent required for :

Garage

19

2. Further details sought (if required)

Y/N

19

3. (a) Kerb (etc) damage deposit application rewired

Y/N

19

5. (a) Application for PIM received

13

6

19

95

(b) Application for Consent received

19

6. (a) Issue PIM

NO

950156 17

Y/N

19

(b) Issue Consent

No

950156

Y/N

15

6

19

95

(c) OBJECTED TO RELEASE OF INFORMATION

YES

NO

(d) Receipts (various)

Y/N

✓

19

(e) One copy of plan submitted with application

Y/N

✓

19

(f) One copy of specification submitted with application

Y/N

19

(g) One copy of advice to applicant of inspection procedure

Y/N

✓

19

(h) Other (eg copy of Design Certificate, calculations etc)

Y/N

19

8. Foundation inspection carried out by County Inspector

19

10. Prelining inspection carried out by County Inspector

19

12. Plumbing and Drainage inspection carried out by County Inspector

19

13. Compliance inspection stage

19

4. Issue compliance certificate to stage

Final

6

12

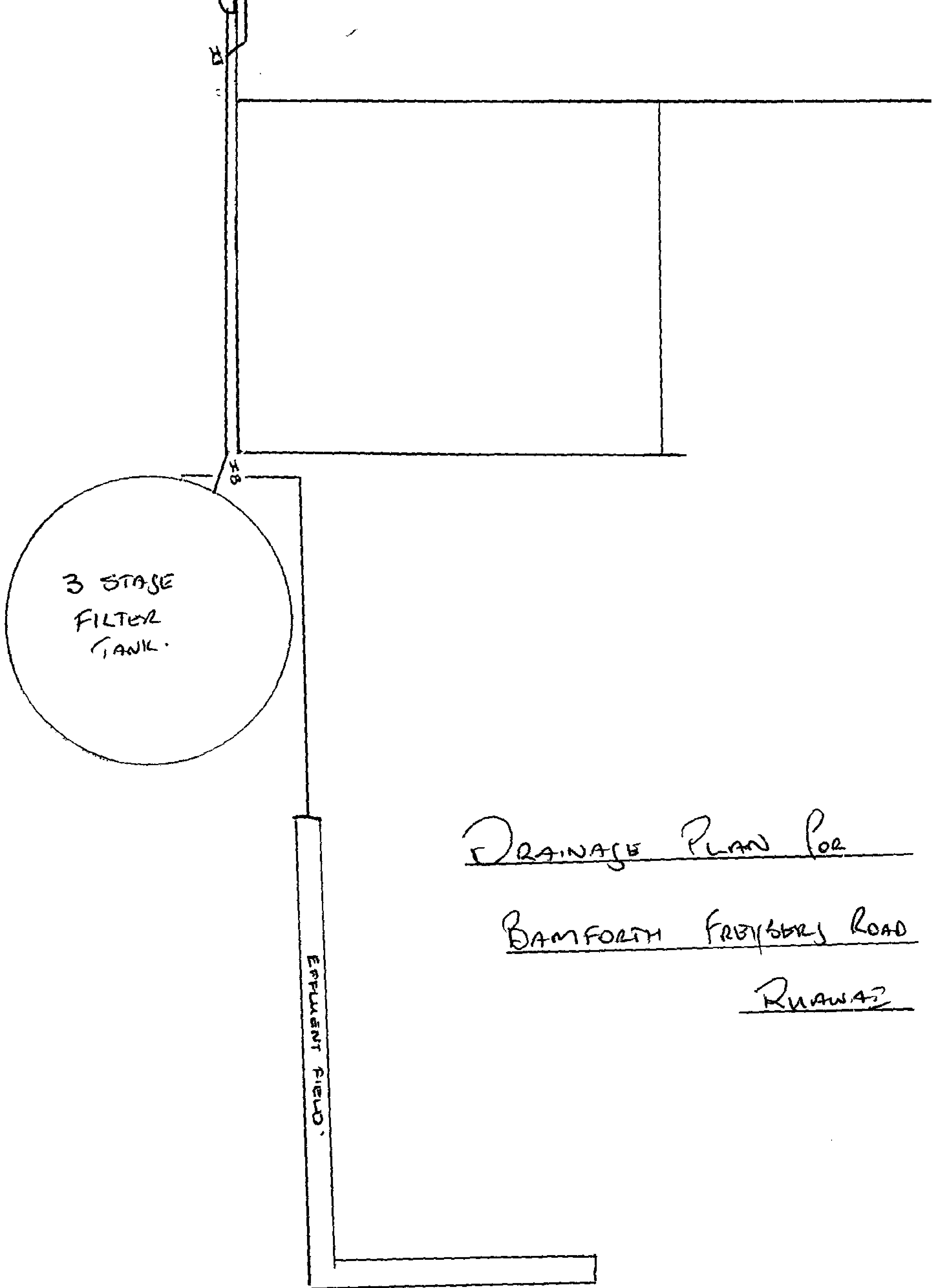
19

95

14. 6.95 Party inspection machine barrier initiated

Register Noted 15/6/95

17761



DRAINAGE PLAN FOR

BAMFORTH FRYBURY ROAD

RUNWAY

APPLICATION FOR A BUILDING CONSENT

valuation reference :

124/53/11

17761

Name of Applicant :

K L Bamforth

Address of Property :

Feyberg St Ruawai

1. Application received Dwelling 19

2. Further details sought (if required) amended foundations Y/N 19

3. (a) Kerb (etc) damage deposit application required Y/N 19

(b) Kerb (etc) damage deposit application received NO 19

4. Application accepted for processing 19

5. (a) Application for PIM received 25 1 1993

(b) Application for Consent received 19

6. (a) Issue PIM No 17 Y/N 3 2 19 93

(b) Issue Consent No C17 Y/N " " 19

(c) P & D permit No 823 Y/N ✓ 19 ✓

(d) Receipts (various) Y/N ✓ 19

(e) One copy of plan submitted with application Y/N ✓ 19

(f) One copy of specification submitted with application Y/N 19

(g) One copy of advice to applicant of inspection procedure Y/N ✓ 19

(h) Other (eg copy of Design Certificate, calculations etc) Y/N 19

7. Foundation inspection requested from section 226 R/NR 12 2 19 93

8. Foundation inspection carried out by County Inspector 8 2 19 94

9. Prelining inspection requested R/NR 19

10. Prelining inspection carried out by County Inspector 19

11. Plumbing and drainage inspection requested R/NR 3 3 19 92

12. Plumbing and Drainage inspection carried out by County Inspector 19

13. Compliance, inspection stage ----- 19

14. Issue compliance certificate to stage ----- 19

15. Application completed and approved for filing

(signed) County Inspector

19

Dargaville Office:
Private bag 1001
DARGAVILLE
Phone 0-9-439-7059
Fax 0-9-439-6756

KAIPARA DISTRICT COUNCIL
APPLICATION FOR A BUILDING CONSENT

Paparoa Office:
P.O. Box 1
PAPAROA
Phone 0-9-431-7019
Fax 0-9-431-7017

Name: K. L. Bamforth

Postal Address _____

Phone Number 09 4392426

Fax Number _____

Contact Name: Colin Buchanan

Postal Address RD 2 Kaiwaka

Phone Number 4314194

Fax Number _____

Address LOT 14 FREY Burn RD
Ruawai

Valuation Number: _____

Lot(s) 14
(Section)

DP/S
(Block)

OFFICE USE ONLY
Property ID: _____

Area of site

hectares
sq.mtrs

5. PROJECT

New Building ☒

Alteration ☐
Relocation ☐

Demolition ☐

Intended Life:

Indefinite,
but not less than
50 yrs ☐ OR

Specified as ☐ yrs

Description of Work:

Intended Use(s) (in detail)

Estimated Value

\$52000

☐ Application for building consent only, in accordance with Project Information Memorandum No: _____

☐ Application for Building Consent and Project Information Memorandum

Signed for and on behalf of the owner

Signature C. E.

Name: Colin Buchanan
(Please Print)

Date 25/1/93

OFFICE USE ONLY

TARGET DATE

1 / 1

PART B : PROJECT DETAILS

(Complete Part B only if you have not applied separately for a Project Information Memorandum)

The project involves the following matters (Tick ☐ each applicable **box**, if any, and attach **relevant** information in **duplicate**)

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (Site Plan with elevations, Topography, drawn to Scale)
- ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.
- ☐ Provisions to be made for vehicular access, including parking (To be shown on site plan)
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater (To be shown on site plan)
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains
- ☐ New Connections to public utilities i.e. water supply, stormwater system, wastewater system (Note: Council has no agreement with network utility operations to act as their agent)
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Details of any cultural heritage significance of the building or building site, including whether it is or a marae, or waahi tapu.
- ☐ Copy or reference to, of any resource consent or planning approval for this project.
- ☐ Details of volume Proposed Excavations: Include volumes for Site Preparation, Basement and Driveway.

(Complete Part C in all cases)

PART C : BUILDING DETAILS

This application is accompanied by (Tick ☐ each applicable **box**, attach relevant documents in **duplicate**)

7. ☒ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including "
8. ☐ Building Certificates
9. ☐ Producer Statements
10. ☐ References to accreditation certificates issued by the Building Industry Authority
11. ☐ References to determinations issued by the Building Industry Authority
12. ☐ Proposed procedures, if any, for inspection during construction

PART D : KEY PERSONNEL

[Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers.
Give relevant registration numbers if known]

13.

DESIGNER(S)Name BRENT OLSENAddress RD 2 Kaiwaka.Phone Number 4314 298 Fax Number _____**BUILDER**Name Colin BuchananAddress RD 2 KaiwakaPhone Number 09 4314194 Fax Number _____**DRAINLAYER**

Name _____

Address _____

Phone Number _____ Fax Number _____ Registration No: _____

PLUMBERName GT. Slater.Address View RD Mauniaturoto.

Phone Number _____ Fax Number _____ Registration No. _____

GASFITTER

Name _____

Address _____

Phone Number _____ Fax Number _____

ELECTRICIANName Kevin Hardstaff.Address RuawaiPhone Number 4392536 Fax Number _____**CERTIFIERS**

Name _____ Reg.No _____

Address _____

Phone Number _____ Fax Number _____

Certifying _____

Name _____ Reg No _____

Address _____

Phone Number _____ Fax Number _____

Certifying _____

If more than number allowed for please provide details on a separate sheet.

PART E : COMPLIANCE SCHEDULE DETAILS

E 1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Tick ☒ each applicable box and attach proposed inspection maintenance, and reponing procedures.

- ☐ Automatic Sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire and other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems. Riser
- ☐ Mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a potable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.
- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the building code in respect of the above-mentioned systems.
- ☐ None of the above.

E 2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

The building will contain the following (Tick ☒ each applicable box and attach proposed inspection maintenance, and reporting procedures].

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting.
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

14. Please answer the following questions if they apply.

What materials will be used for the: (tick boxes) and which form of energy is being installed OR is already installed?

☐ Timber ☒ Concrete ☐ Wood Products ☐ Other Framing ☒ Timber ☐ Concrete ☐ Steel ☐ Aluminium ☐ Other	Roof ☒ Steel ☐ Concrete Tiles ☐ Steel Tiles ☐ Shingles ☐ Aluminium ☐ Other Internal Linings ☒ Plaster Board ☐ Fibrous Plaster ☐ Wood Products ☐ Other	Outer Walls ☐ Brick ☐ Concrete ☐ Concrete Block ☒ Cement Board ☐ Plaster ☒ Timber ☐ Steel ☐ Aluminium ☐ Other Insulation ☐ Fibreglass ☐ Paper ☐ Wool ☒ Foil ☐ Other	Energy ☒ Electric ☐ Gas ☐ Solid Fuel ☐ Floor Electrical ☐ Ceiling Electrical ☐ Storage Electrical Cooking ☒ Electric ☐ Gas ☐ Solid Fuel

15.

Floor Area of Proposed Work:	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq.m
Floor	sq.m
Basement	sq.m
Ground Floor	sq.m 71.28 sq meters.
First Floor	sq.m 27.900, 32*
Second Floor	sq.m
Additional Floors (Total)	sq.m
Mezzanine	sq.m
Decks	sq.m 12.96.
Total	sq.m 113.57 meters
Detached Accessory Buildings:	Area Square Metres
Garage	sq.m
Carport	sq.m
Other Buildings	sq.m
Total	sq.m

FOR OFFICE USE ONLY

FEES	
	\$
FEES PAID ON APPLICATION (including GST)	
FEES PAYABLE ON APPROVAL	
PIM	180
Building Consent	425
Street Crossing	—
BRANZ Lev	52
P + D	156
Reserves Contribution	500
Footpath Deposit	—
Photocopying	—
Microfilming	—
Water Connection	—
Structural Check	—
	—
	—
	—
	—
Approval Total	\$

CONSENT NUMBER:

017

CONSENT ISSUE AUTHORITY

Receipt No. **102313**

Date of Issue **3 25 93**

Authorised By: **[Signature]**

Date Authorised: **3 2 93**

REFERRALS

	SENT	RETURNED
Structural	—	—
Fire Service	—	—
	—	—

	TO	FROM
Planning	—	—
Health	—	—
Streets	—	—
Traffic	—	—
Water	—	—
Drainage	—	—
P & D	—	—
Building	—	—
Structural	—	—

Rec 102313
\$1,313-00
25/1/93

Dargaville Office:
Private bag 1001
DARGAVILLE
Phone 0-9-439-7059
Fax 0-9-439-6756

KAIPARA DISTRICT COUNCIL
APPLICATION FOR PROJECT INFORMATION
MEMORANDUM

Paparoa Office:
P.O.Box 1
PAPAROA
Phone 0-9-431-7019
Fax 0-9-431-7017

APPLICANT*

NAME Colin Buchanan

Zone KL Bamforth

Armstrong Rd.
Ruawai

MAILING ADDRESS RD 2 Kaiwaka

Molesworth RD

Mangawhai

CONTACT (If acting on behalf of applicant print name and status in relation to applicant)

PHONE 09 431 94 194

AX'

• Under Section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT

new or relocated building New Dwelling ☐

internal alteration (approx. value) \$ 8 ☐

external addition (area) M² ☐

Intended use(s) (in detail)

Intended life:

Indefinite but not less than 50 years ☒

If less than 50 years specify years ☐

PROJECT LOCATION

STREET ADDRESS (if any) Freyburg RD

124/53/1. Ruawai

LEGAL DESCRIPTION (As shown on certificate of title or rates notice, if any)

LOT 14 DP 34458

(For example: Lot DP ; or Section,
SO Survey or Registration District ; or
Maori block number and name or combination of those.
If none apply, give what other information is necessary to identify the location)

RECEIPT No 108313 COST

PIM No

DATE PIM LODGED

DATE PIM APPROVED

DATE PIM ISSUED

PROJECT DETAILS

The project involves the following matters (Tick ☐ each applicable box, if any, and attach relevant information in duplicate)

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ New Provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☐ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in **close** proximity to wells or watermain.
- ☐ New Connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression or dust disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural **heritage** significance of the building or building site, including whether it is on a marae

Signed for and on behalf of the applicant C.E. Buchanan

NAME (please print) Colin Buchanan Date 25/1/93

STATUS (in relation to applicant) Builder

DISTRICT OFFICE

Hokianga Rd
Dargaville NZ

Telephone **09 439 7059 (5 Lines)**
Fax No **09 439 6756**

SERVICE CENTRE

State Highway 12
Paparua NZ

Telephone **09 431 7019**
Fax No **09 431 7017**

Dargaville Office: Private bag 1001 DARGAVILLE Phone 0-9-439-7059 Fax 0-9-439-6756	KAIPARA DISTRICT COUNCIL PROJECT INFORMATION MEMORANDUM NO : 17	Paparoa Office: P.O.Box 1 PAPAROA Phone 0-9-431-7019 Fax 0-9-431-7017
APPLICANT Name: <u>K L BAUFORTH</u> Mailing Address: <u>Armstrong Rd</u> <u>Ruawai</u> Contact: <u>Colin Buchanan</u> <u>RD2 Kaiwaka</u> Phone: <u>09 431 4194</u> COUNCIL CHARGES • The Council's total charges payable on the uplifting of this project memorandum, in accordance with the attached details, are; \$: _____ Receipt No: _____ <i>Note: where actual and reasonable costs exceed the charge on application, additional charges will be made.</i> PROJECT New or relocated building ☒ Alteration ☐ Intended use(s) (In detail): <u>Dwelling</u> Intended life: Indefinite but not less than 50 years ☒ Specified as _____ years ☐ Demolition ☐ PROJECT LOCATION Street address (If any): <u>Freyberg Rd</u> <u>Ruawai</u> Valuation Reference: <u>124015311</u> Legal description: <u>Lot 1</u> <u>Totipotaka SD</u>		

This project information memorandum is:

- ☐ Confirmation that the proposed building work may be undertaken subject to the provisions of the Building Act 1991 and any requirements of the building consent
- Not yet applied for ☐
No: C17 Attached

- ☐ Notification that any other authorisations must be obtained before a building consent will be issued.
- ☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

This project information memorandum includes:

- ☐ Information identifying relevant special features of the land concerned.
- ☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- ☐ Details of relevant utility systems. (Council is not acting as agents for Electrical or Gas Utility Operators)
- ☒ Details of authorisations which have been Granted.
- ☐ Details of authorisations which must be obtained before a building consent will be issued.
- ☐ Details of authorisations which have been refused.

Signed for and on behalf of the Kaipara District Council

Name: M. M. M. M.

Position: Building Inspector

Date: 3. 2. 93

INSPECTORATE

- (A) Wind Zone rating for site
- Low ☐
 Medium ☐
 High ☒
 Very High ☐
- (B) Provisions being made with regard to building over or adjacent to a road or public place are acceptable
- Hoardings
 Gantries
 Temporary Support
- (C) Provisions made for demolition are adequate
- Removal of materials from site
 Dust Extraction
- (D) The site is known to be affected by hazardous contaminants which may impact on the proposed project
- Chemical Contamination *Not known*
 Underground Tanks
 Asbestos
- (E) Licenses required to operate, subject to Building Consent being granted
- Health Licences *N/A*
 Dangerous Goods Licence

PLANNING

- (A) Proposed Project complies with District Plan Zoning
- Yes ☒
 No ☐
- (B) The bulk and location of the proposed project complies with the restrictions of the District Plan
- Yes ☒
 No ☐
- (C) Special planning restrictions known to affect the site which impact on the proposed project
- Protected Tree Restrictions *N/A*
 Historic Site Restrictions
- (D) Proposed vehicle access acceptable
- Gradient ☒
 Width
 Length
- (E) Resource Consent Required
- Nature of required consent *N/A*

ENGINEERING

- (A) The site is known to have soil conditions which will have impact on the proposed project
- Fill *Not known*
 Erosion
 Slippage
 Poor Bearing Capacity
- (B) Site is known to be prone to flooding or lies within an overland flow path *Quarries flats floor level to be 1600mms Min above ground level.*
- (C) Proposed methods for building over or near service pipes acceptable? ☒
- (D) Proposed connection to services acceptable
- Stormwater Disposal *To drain at rear*
 Foulwater Disposal *Free stage septic tank*
 Water Connection *Town supply*
- (E) Proposed location of vehicle access acceptable
- Location ☒
 Traffic implications
- (F) Restrictions which may be imposed owing to potential impact on traffic
- Signs

Dargaville Office:
Private bag 1001
DARGAVILLE
Phone 0-9-439-7059
Fax 0-9-439-6756

KAIPARA DISTRICT COUNCIL

BUILDING CONSENT No.: C 17

Paparoa Office:
P.O.Box 1
PAPAROA
Phone 0-9-431-7019
Fax 0-9-431-7017

APPLICANT

Name: KL Bamforth

Mailing Address: Armstrong Rd
Ruawai

Contact: Colin Buchanan
RD 2 Kaiwaka

Phone: 094314194 Fax: _____

Application Received: 25 / 1 / 93

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this building consent, in accordance with the attached details, are:

	\$ <u>1313</u>
FP Dep	<u>500</u>
Building Research consent	<u>425</u>
D+D	<u>52</u>
Association Levy:	\$ <u>52</u>

Total : \$ 1313

Receipt No: 102313

PROJECT

New or relocated building ☒

Alteration ☐
Intended Use(s) (*in detail*)

Intended Life:
Indefinite but not less than 50 years ☒
Specified as _____ years

Demolition

Being stage _____ of an intended _____ stager

Estimated Value (inclusive of GST):
\$ 52 000.00

PROJECT LOCATION

Street address (if any): _____

Freyberg Rd Ruawai

Legal Description: 124/53/1

LOT 13 DP 34458 BIK XT

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the New Zealand 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 conditions specified in the attached 1 pages headed "Conditions of Building Consent No. C 17"

Signed for and on behalf of the Council:

NAME Michael

POSITION Building Inspector

DATE: 3 / 2 / 93

NOTICE TO APPLICANT

1. This consent will lapse if building work has not commenced within six months from the date of issue or if reasonable progress has not been made within twelve **(12)** months after work has commenced. The consent may be extended for a further period at the discretion of the territorial authority.
2. No deviation or alteration from the original plans and specification can be carried **out** without written approval of the territorial authority and **no** building may be converted to **any** other use than that stated on the building consent.
3. **IMPORTANT** You are fully responsible for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.
4. **As** the property owner is responsible for the correct siting of all works in accordance with the N.Z. Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. Restrictions of the Erection of Buildings near Overhead **Electric Lines**:- Under the Electrical Supply Regulations **1976**, it is an offence to erect any building or structure etc. within certain prescribed distances of an overhead electric line. To enquire about these restrictions, contact the nearest office of the New Zealand Electricity Department or your local Power Supply Authority.
6. Notice that building work is ready for inspection:- **For** the purposes of Section **76** of the Building Act, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give the territorial authority:
 - (a) At least **2** working days' notice of the intended commencement of construction:
 - (b) At least 1 working days' notice of the covering up or closing in of any:-
 - (i) Drainage or plumbing:
 - (ii) Excavation for foundation:
 - (iii) Reinforcing steel for a foundation:
 - (iv) Timber required to have a specified moisture content:
 - (v) Any other building work in respect of which such notice is required **as** a condition of the building consent.

CONDITIONS OF **BUILDING** CONSENT

(and as set out on the attachments headed "Conditions of Building Consent **No 12**" if any)

Construction as per Council's policy on floor levels in Ruawai

PROJECT INFORMATION MEMORANDUM

Engineering Check-list

- (A) The site is known to have soil conditions which will have impact on the proposed project ?

~~Fill
Erosion
Slippage
Poor Bearing Capacity~~

- (B) Site is known to be prone to flooding or lies within an overland flow path ?

Not known - red floor level policies

- (C) Proposed methods for building over or near service pipes acceptable ?

- (D) Proposed connection to services acceptable ?

Stormwater Disposal ✓

Foulwater Disposal
Water Connection ✓

Will require enhanced on site disposal system to Council design

- (E) Proposed location of vehicle access acceptable ?

~~Location
Traffic implications~~

SHW12

- (F) Restrictions which may be imposed owing to potential impact on traffic ?

~~Signs~~

 28/1/93

PROJECT INFORMATION MEMORANDUM

Planning Check-list

- (A) Proposed Project complies with District Plan Zoning ?

Intended Use The land is zoned residential. Because there is no reticulated sewerage only one house is allowed as of right per site. This proposal therefore complies.

- (B) The bulk and location of the proposed project complies with the restrictions of the District Plan ?

Site Coverage OK
Daylight Restrictions OK
Volcanic Sightlines NA
Road Widening NA.

- (C) Special planning restrictions known to affect the site which ^{have an} impact _h on the proposed project ?

Protected Tree Restrictions NIL
Historic Site Restrictions NIL

- (D) Proposed vehicle access acceptable ?

Gradient N.A - state Highway
Width
Length

- (E) Resource Consent Required ?

Nature of required consent

No.

ANCHOR PILE DETAIL

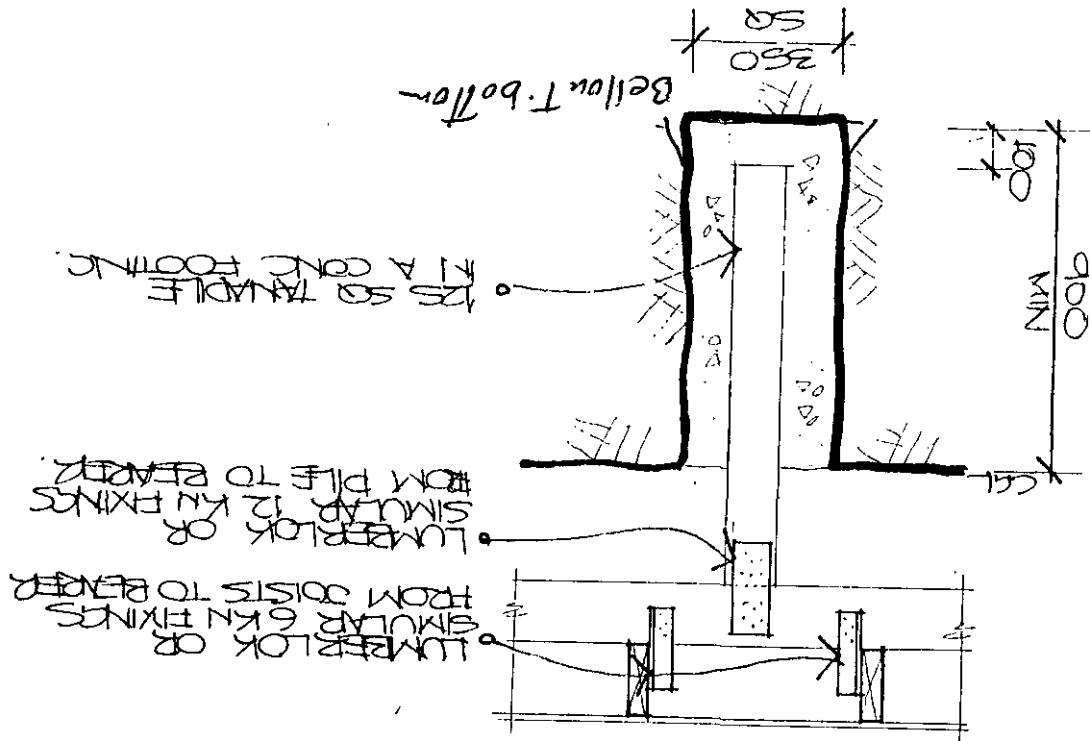
Amended Floor Detail Plan

For

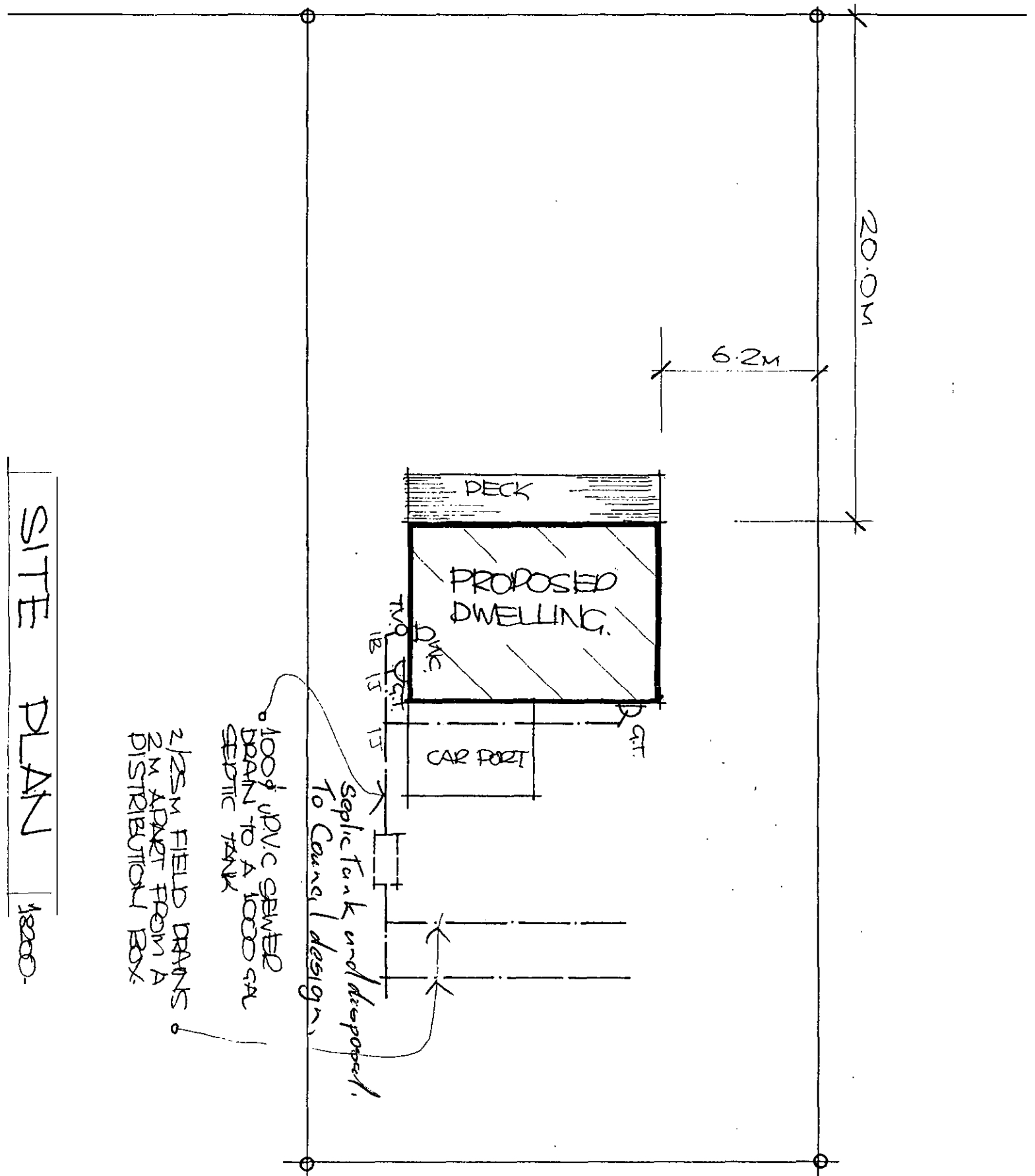
Bamfouth new Dwelling

LOT 14 Freyburg RD

Ruwai.

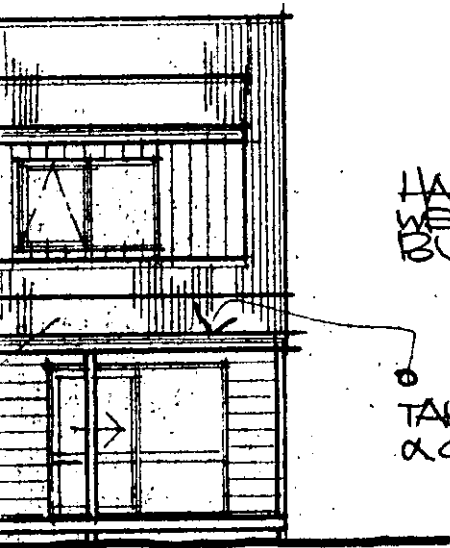


FREYBURG RD



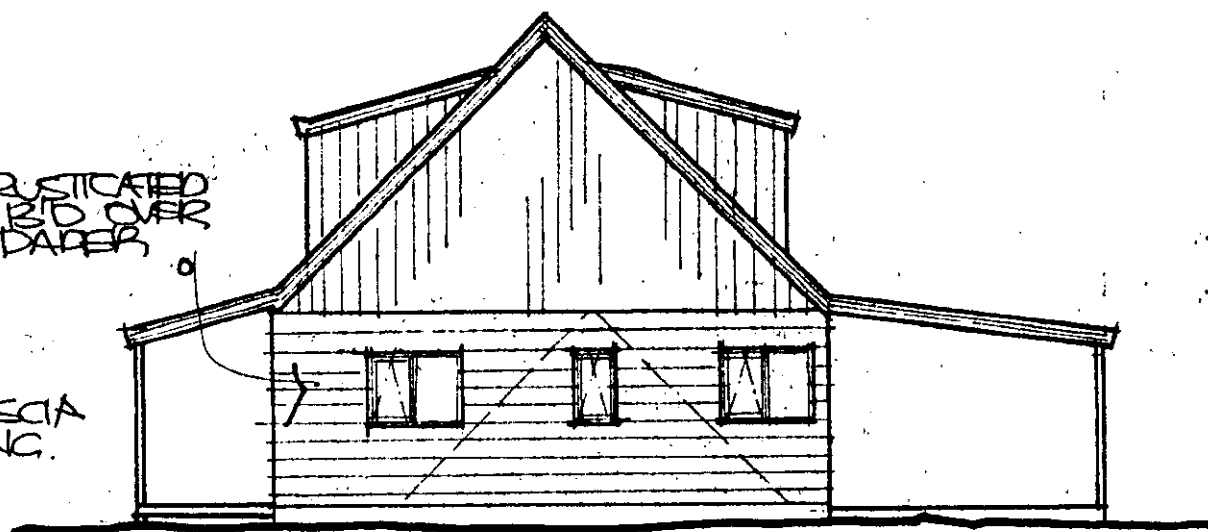
SITE PLAN

188



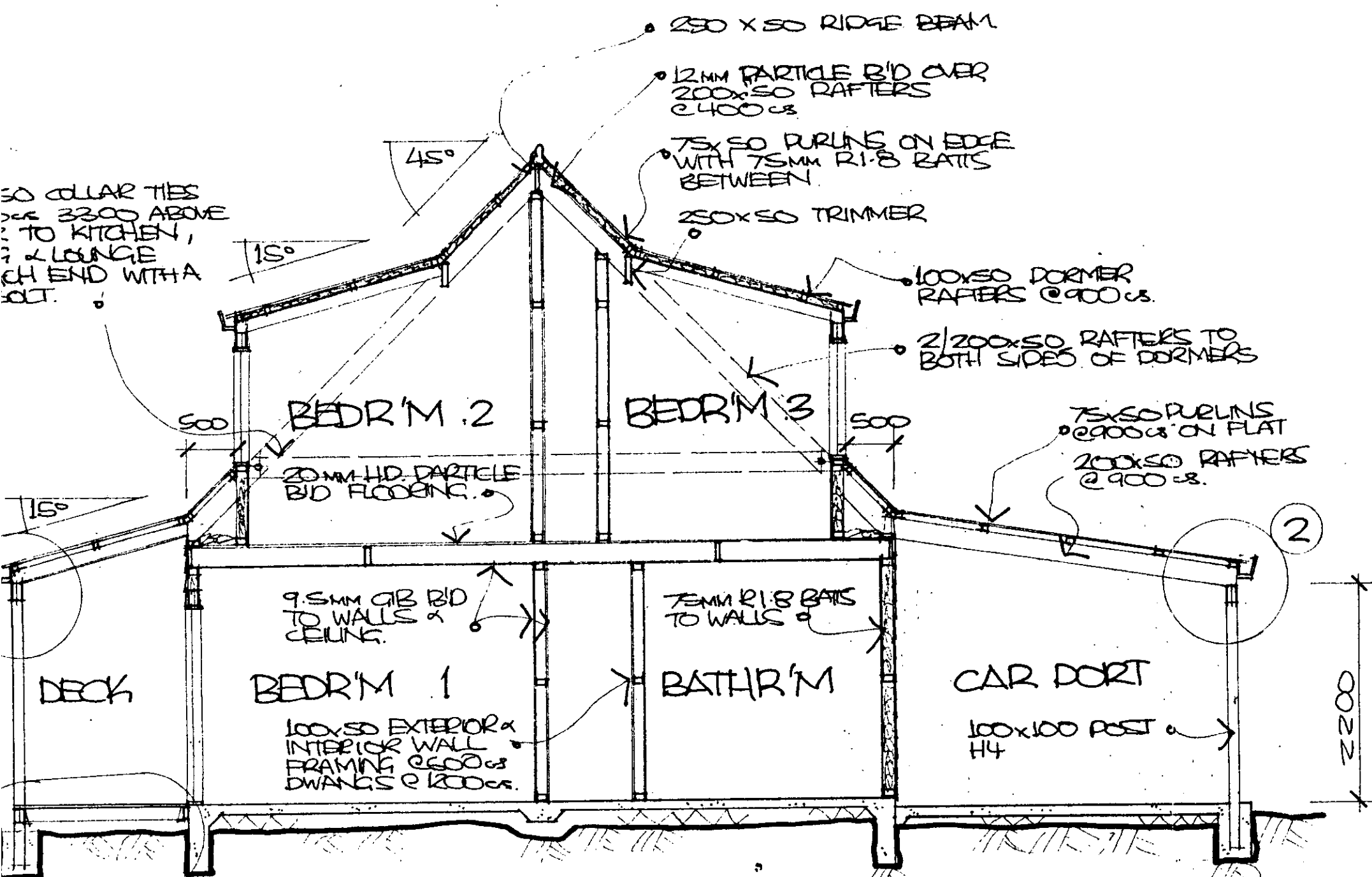
HARDES RUSTICATED
WEATHER B'D OVER
BUILDING DAPER

TAYOR FASCIA
& GUTTERING.



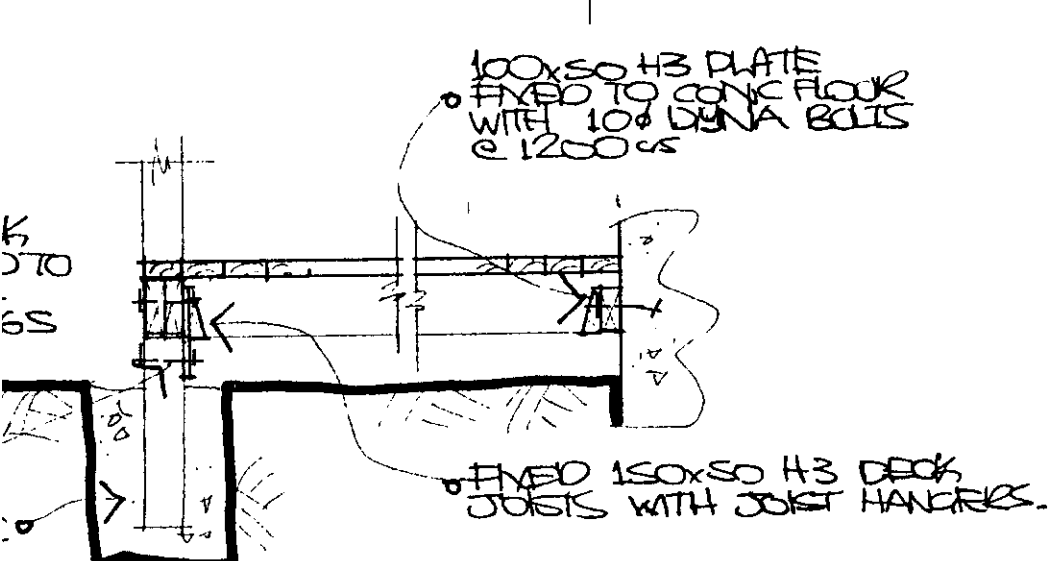
N .C 1800.

ELEVATION .D 1800.

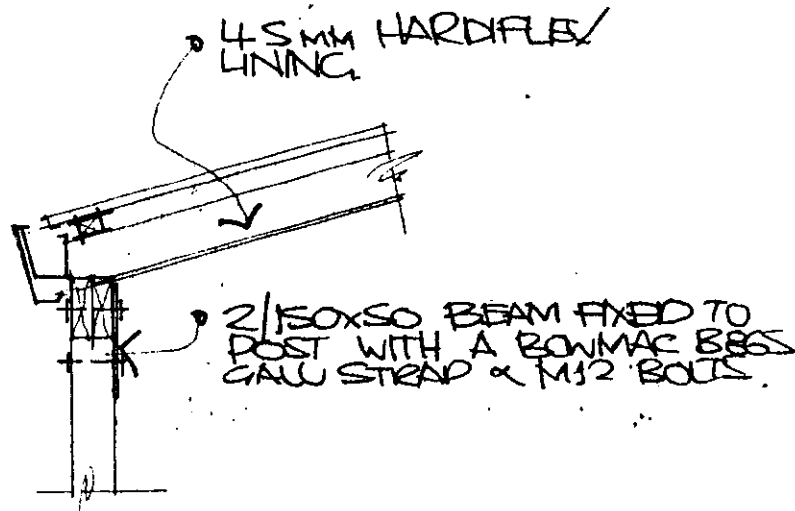


SECTION X-X

Min floor level Ruawai 600mm above
fta To will be ammended floor plan



DETAIL 1 1820

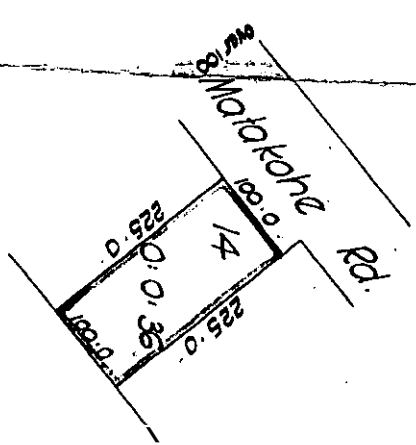


DETAIL 2 1820

124/53/1

XV Takotaka S.D.

910 m²



Scale: 2 chains = 1 inch



A. P. W. M. W. M. W.
District Land Registrar.
Assistant

Agreement as to fencing contained in Transfer

107681

K. Williams A.T.M.

Transfer 710522 to Nigel Oliver Lucas of Russell, medical practitioner - produced 1.11.1963 at 9.260'c *Anderson*

Mortgage 549630 to The Northern Co-operative Terminating Building Society - produced 1.11.1963 at 0.080'c *20326.1 - Anderson*

212208 Settled under the Joint Family Homes Act 1964 on Nigel *Anderson* Lucas above named and Joan Nina Lucas his wife on 8.9.1972 at 12.27 oc. *Anderson* A.L.R.

B.089866.1 Transfer to Maurice Charles Anderson of Ruawai insurance representative and Carol Anne Anderson his wife - 29.7.1982 at 2.19 o'c *Anderson* A.L.R.

B.089866.2 Mortgage of National Mutual Life Association of Australasia Limited - 29.7.1982 at 2.19 o'c *Anderson*

B497502.1 Mortgage to The National Mutual Life Association Limited - 16.1.1986 at 2.21 *Anderson* A.L.R.

B.591320.2 Transfer to Kay Lynette Bamforth of Ruawai

A.L.R. W. M. W. M. W.

FREYBERG

ROAD

(45)

(43)

(42)

(37)

(52)

(57)

(54)

(53)

(58)

(59)

28.7

6
.0911
5

7
.1330
8

1
.0830
9

9
.0984
P

10
.0984
3

12
.0971
4

13
.0898
58-0710

2
.1012
C1265

4
.1012
P

5
.1012
C1404B

6
.1012
5

8
.1012
P

9
.0994
P

28.4

2
.1012
P

3
.1012
P

4
.1012
P

5
.1012
P

6
.1012
P

7
.1012
P

8
.1012
P

9
.1012
P

10
.0994
P

(46)

24.1

46.8

3794

DP38948

70.1

1.8E

1.191

1.8E

1.8E

1.8E

Reference: { Vol. 886, Folio 223
Transfer No. 652963
Order for N/C No.



Register-book
Vol. 1902, folio 14

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the eighteenth day of January, one thousand nine hundred and sixty-one
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND WITNESSETH that
DESMOND ALEXANDER McQUILLAN medical practitioner and JUDITH GRACE McQUILLAN his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered Green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 36 PERCHES more or less being Lot 14 Deposited Plan 34458 and being part of the South West portion of Section 55 Block XV Tokatoka Survey District



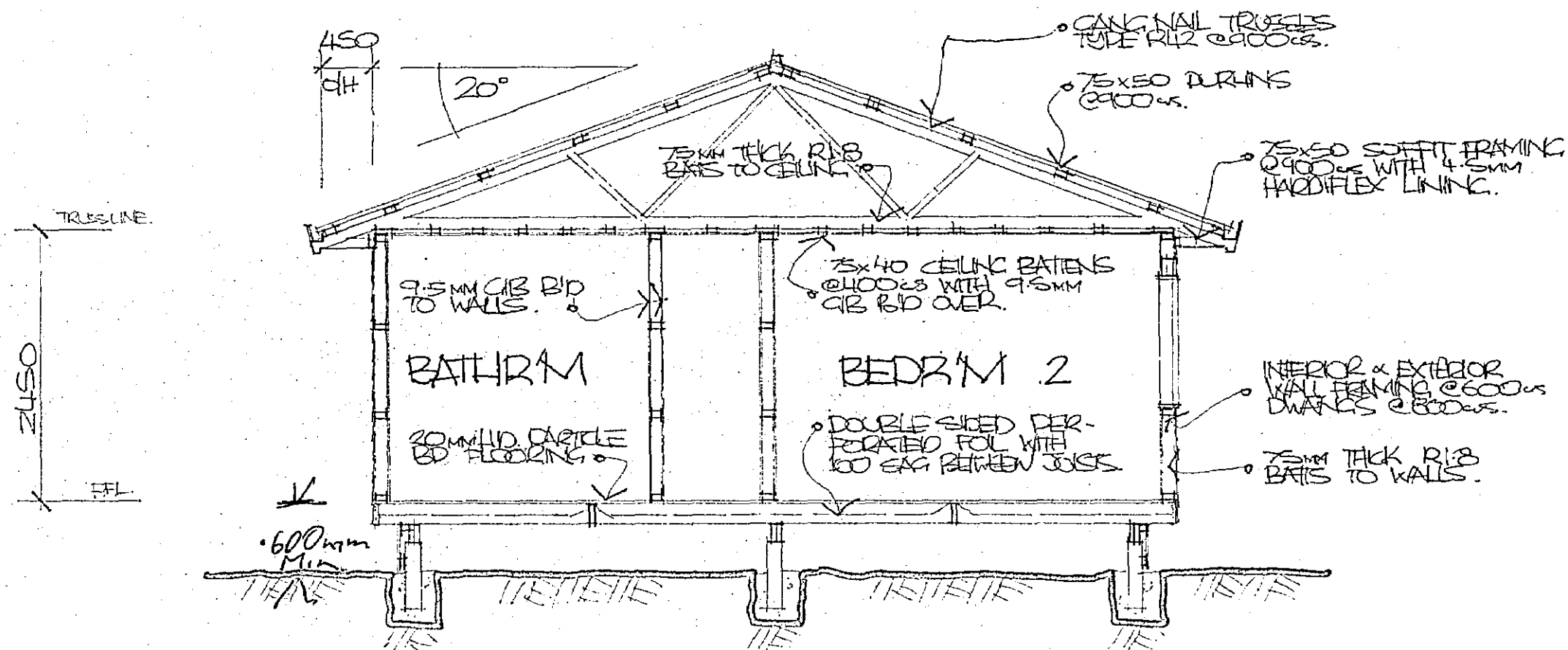
A. A. W. M. M. M.
District Land Registrar

XV Tokatoka S.D.

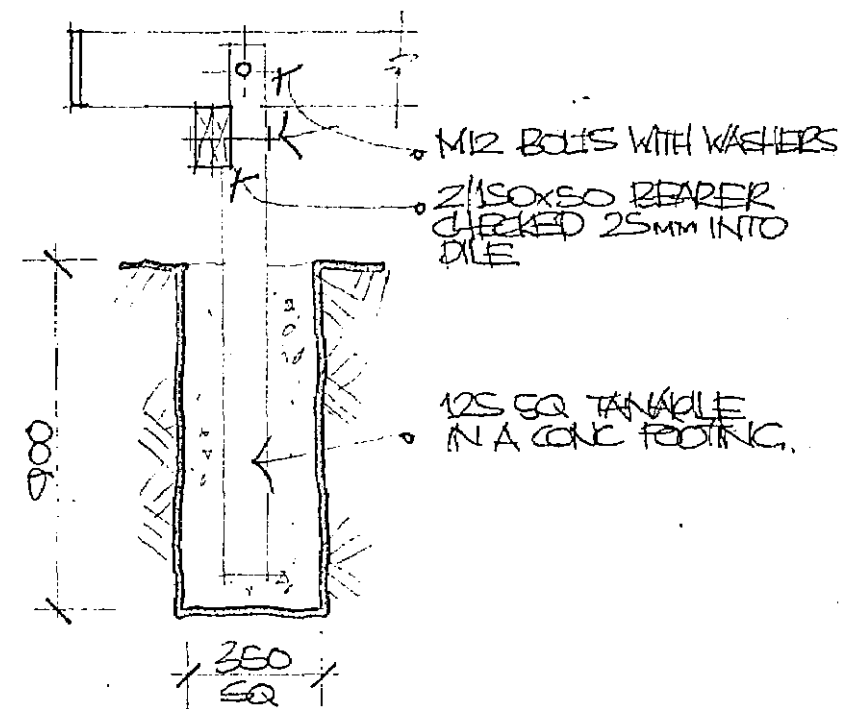
Agreement as to renounce contained in Transfer

- Transfer 710522 to Nigel Oliver Lucas of Russell, Medical practitioner - produced 1.11.1963 at 9.260'c
- Mortgage 549630 to The Northern Co-operative Terminating Building Society - produced 1.11.1963 at 9.260'c

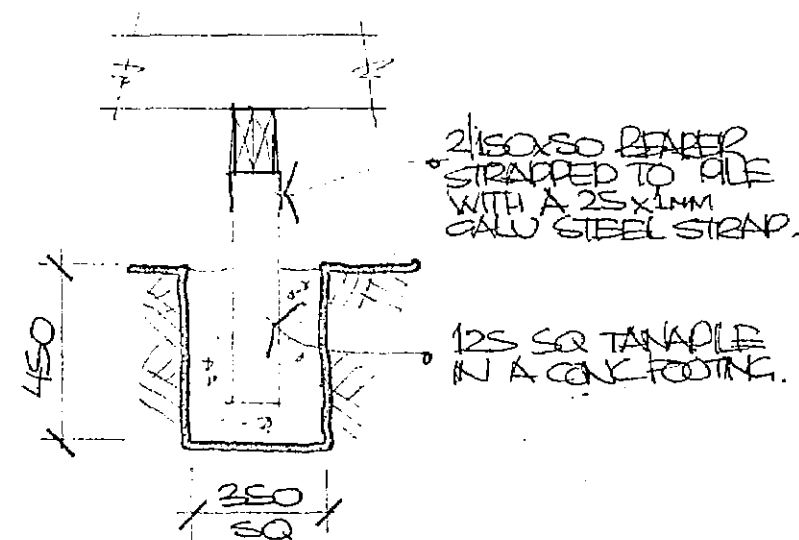
91C in 2



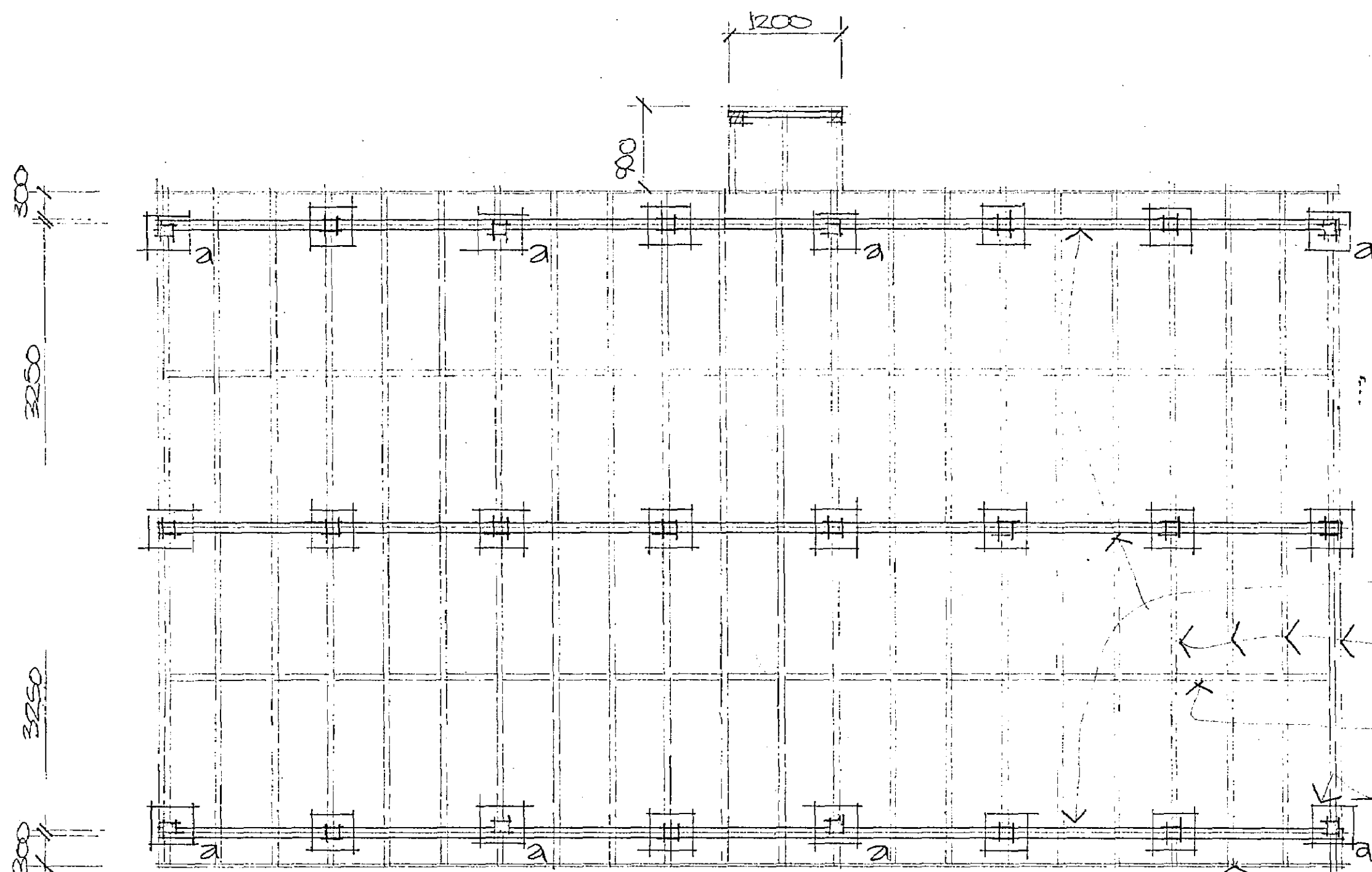
SECTION X-X 1:50



ANCHOR PILE DETAIL 1:20



ORDINARY PILE DETAIL 1:20



LEGEND

- a ANCHOR PILE
- b ORDINARY PILE

- 2/150x50 BEAMERS @ 2250cs.
- 200x50 FLOOR JOISTS @ 900cs WITH DOUBLE JOISTS TO ENDS
- 200x50 SOLID CONTINUOUS BLOCKING AT MIDSPAN
- 125 SQ TIMBER PILES IN A CONCRETE FOOTING @ 1800cs.
- 200x25 BOUNDARY JOISTS TO BOTH SIDES.

FOUNDATION PLAN 1:50

DRAWN *BGL*

CHECKED

SCALES 1:50, 1:100, 1:20

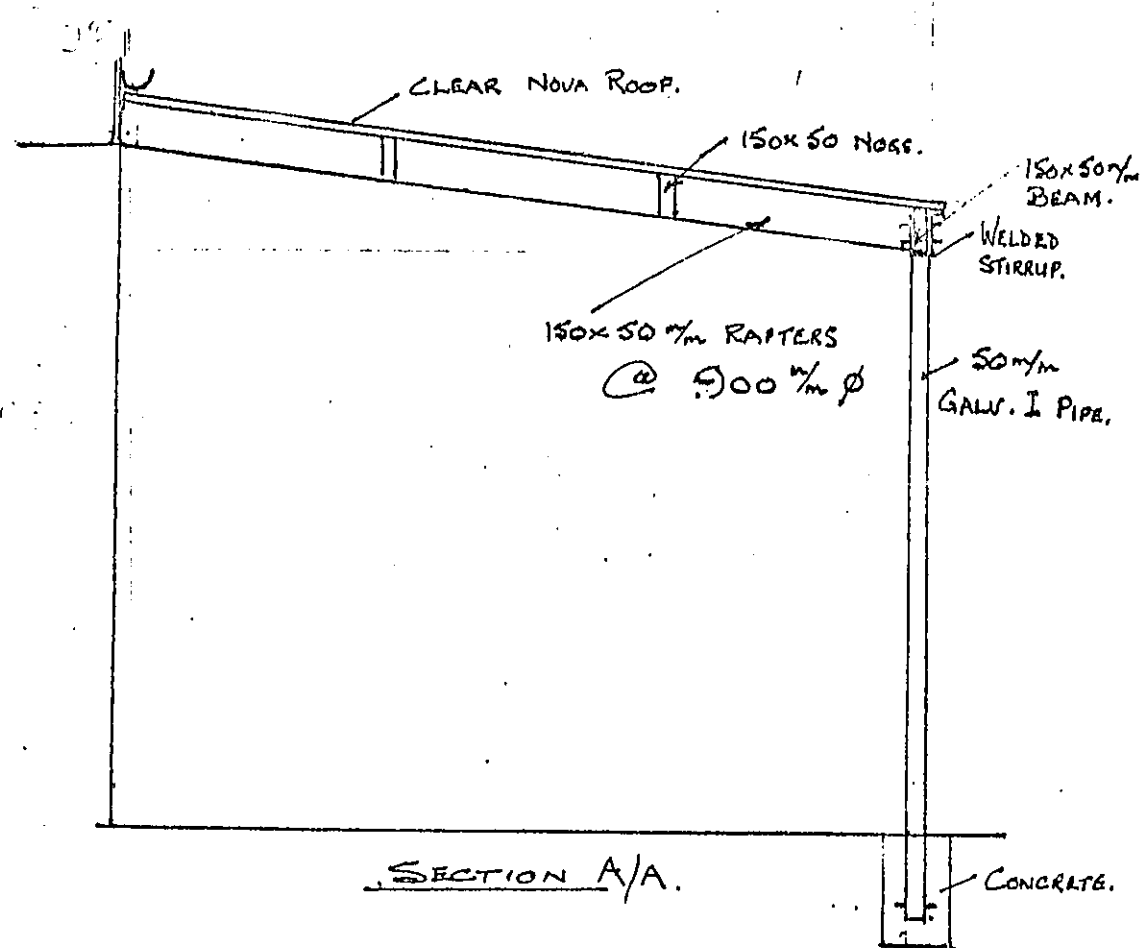
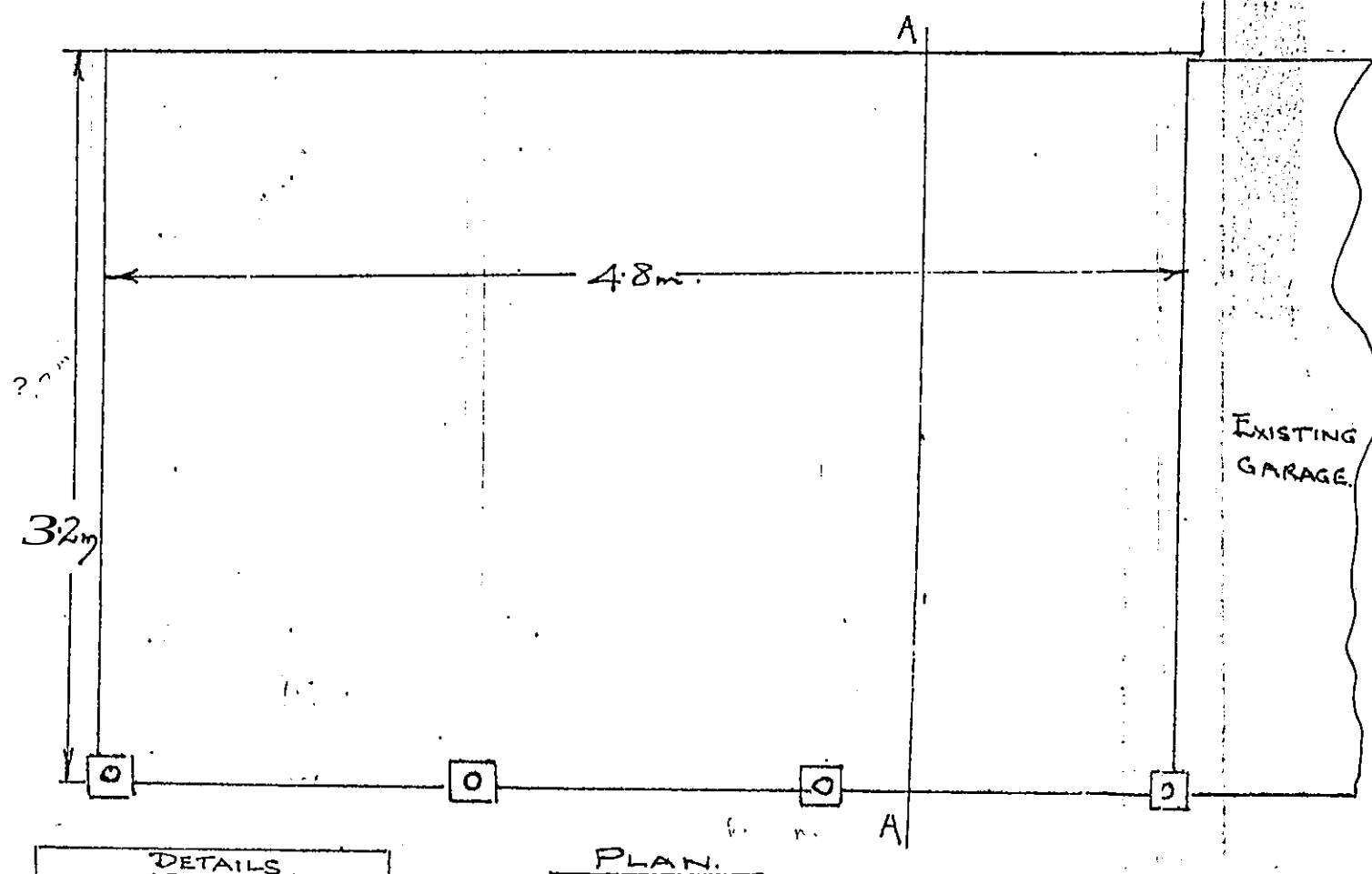
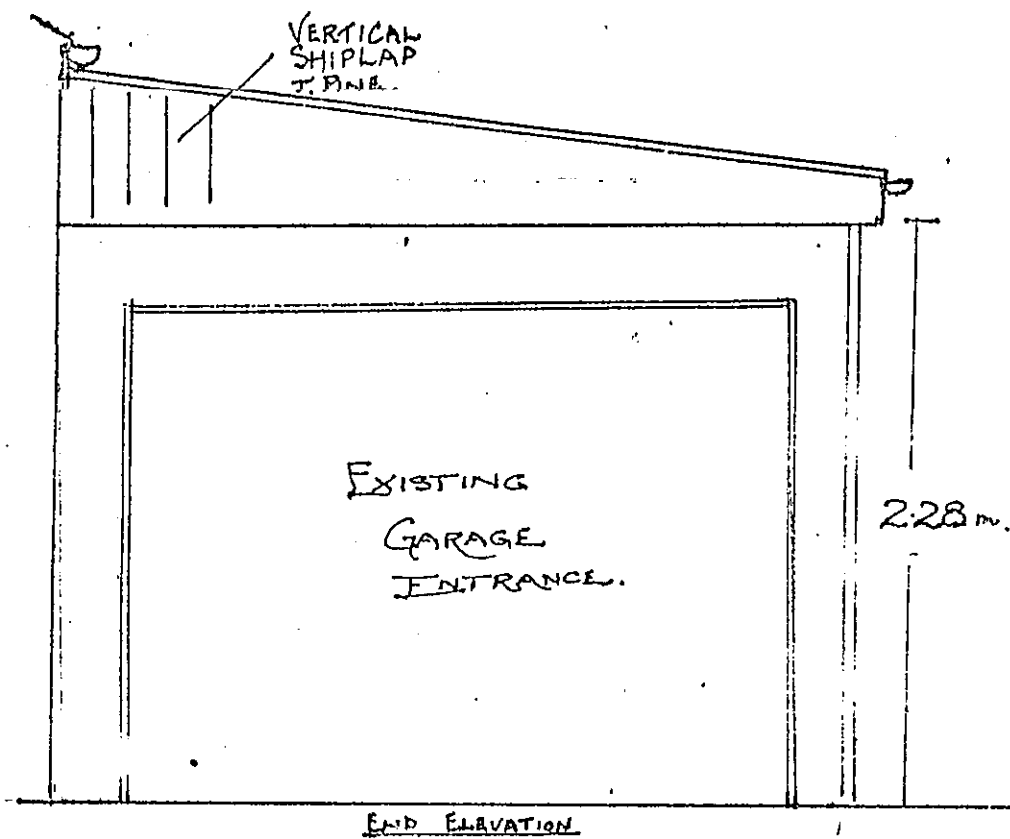
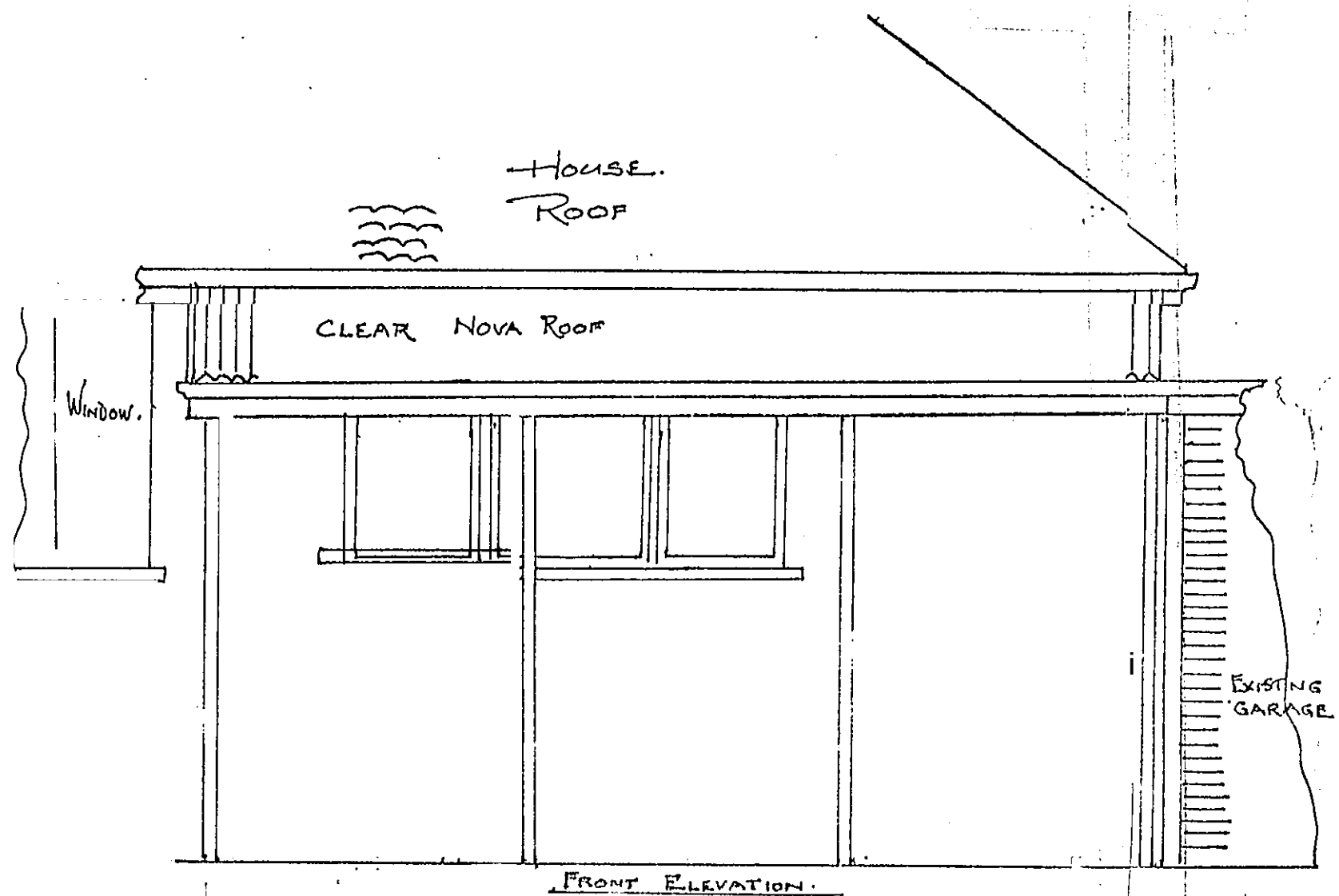
SHEET

TRACED *BGL*

DATE

SERIES OF

REF



DETAILS

ROOF SUPPORTS

IN 50mm GALV. I @ 1.6m φ

IN 200x200 x 1.5m CONCRETE

ROOF RAFTERS

150x50 T.P. @ 900mm

FIXED WITH PRYDS JUST SHOWN

150x50 NOGS @ 1.06m φ

ROOF COVER -

CLEAR NOVA ROOF

ENDS TO ROOF -

VERTICAL SHIPLAP T.P.

PROPOSED GARPORT FOR DR. N.O. LUCAS.

88. FREYBERG RD. REIAWAI.

SCALE 1-30

[Signature]

23/6/88

a

R

G

R

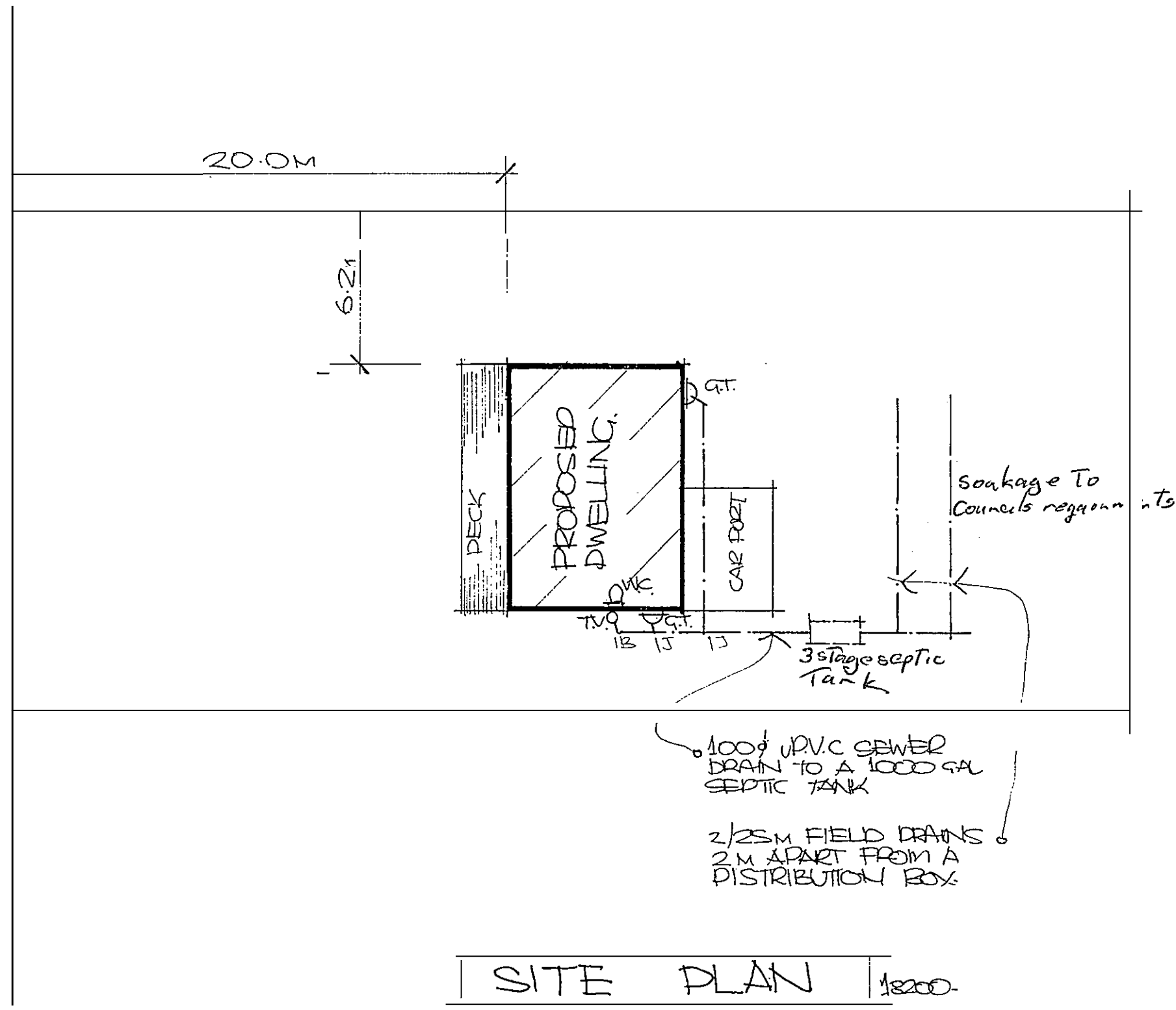
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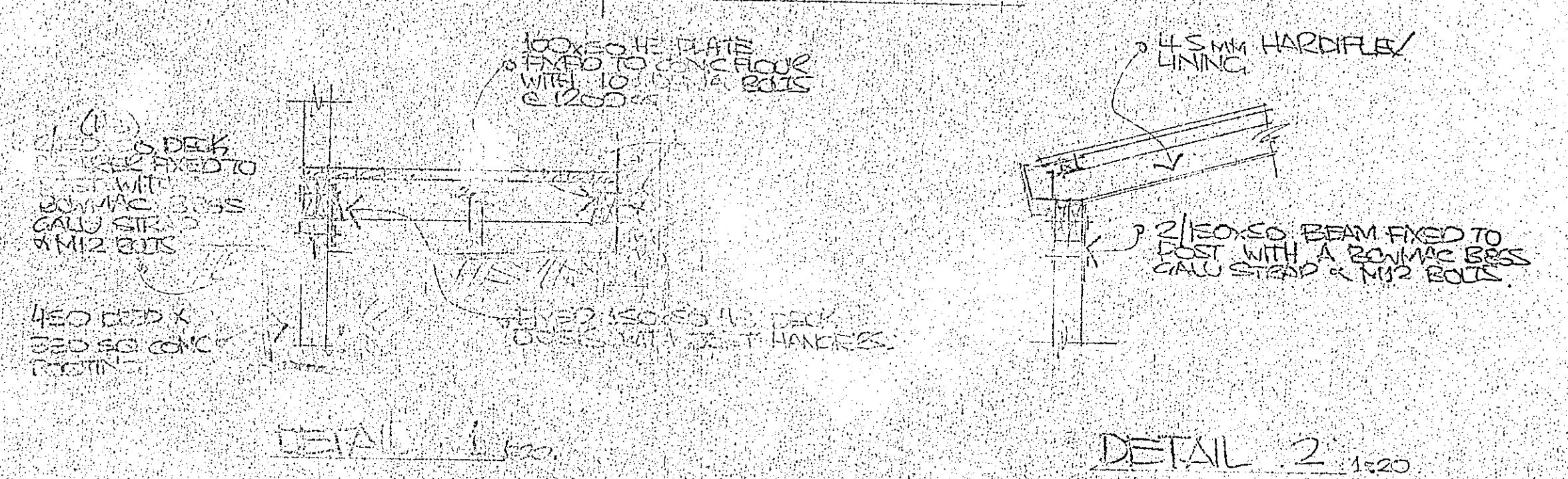
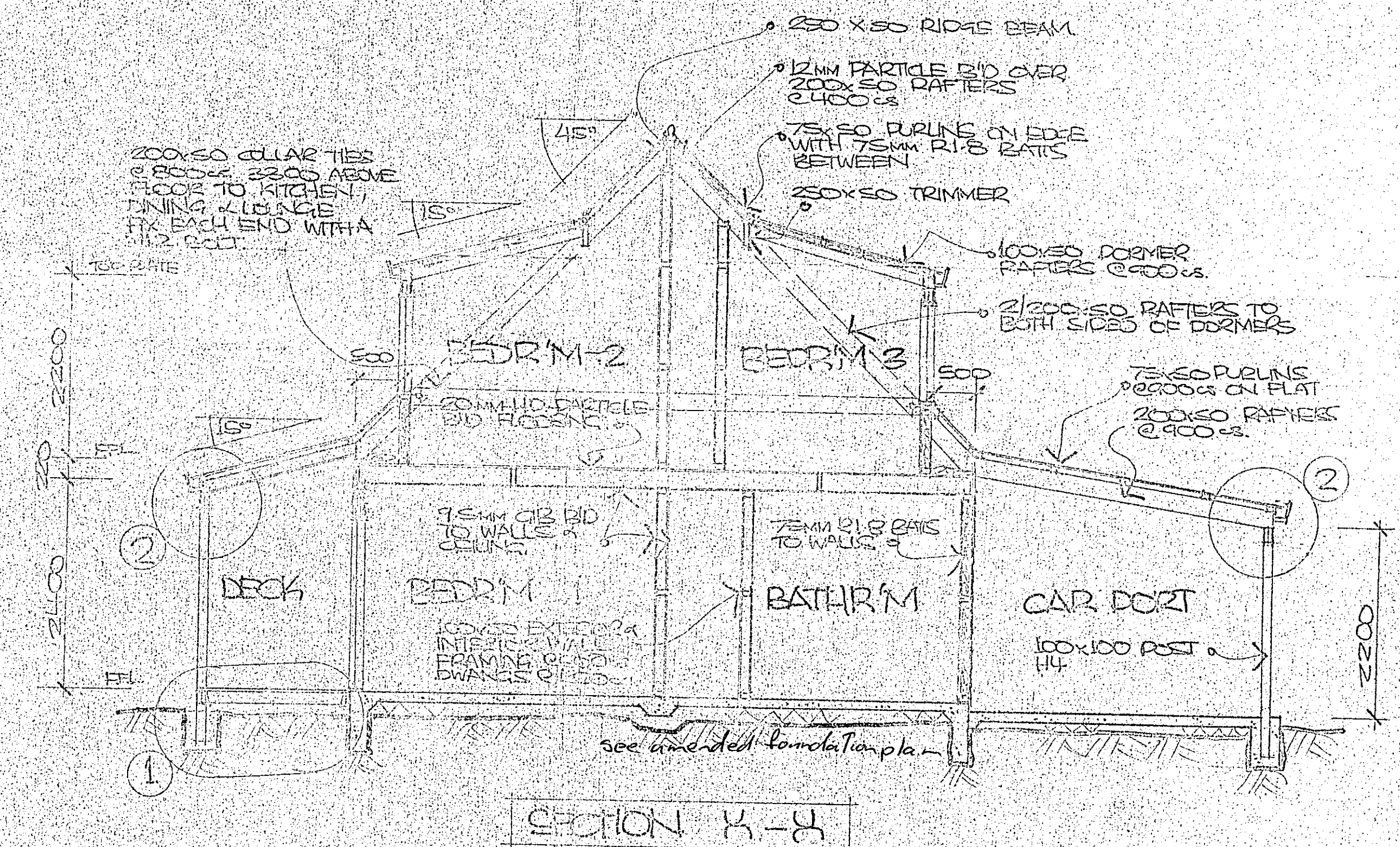
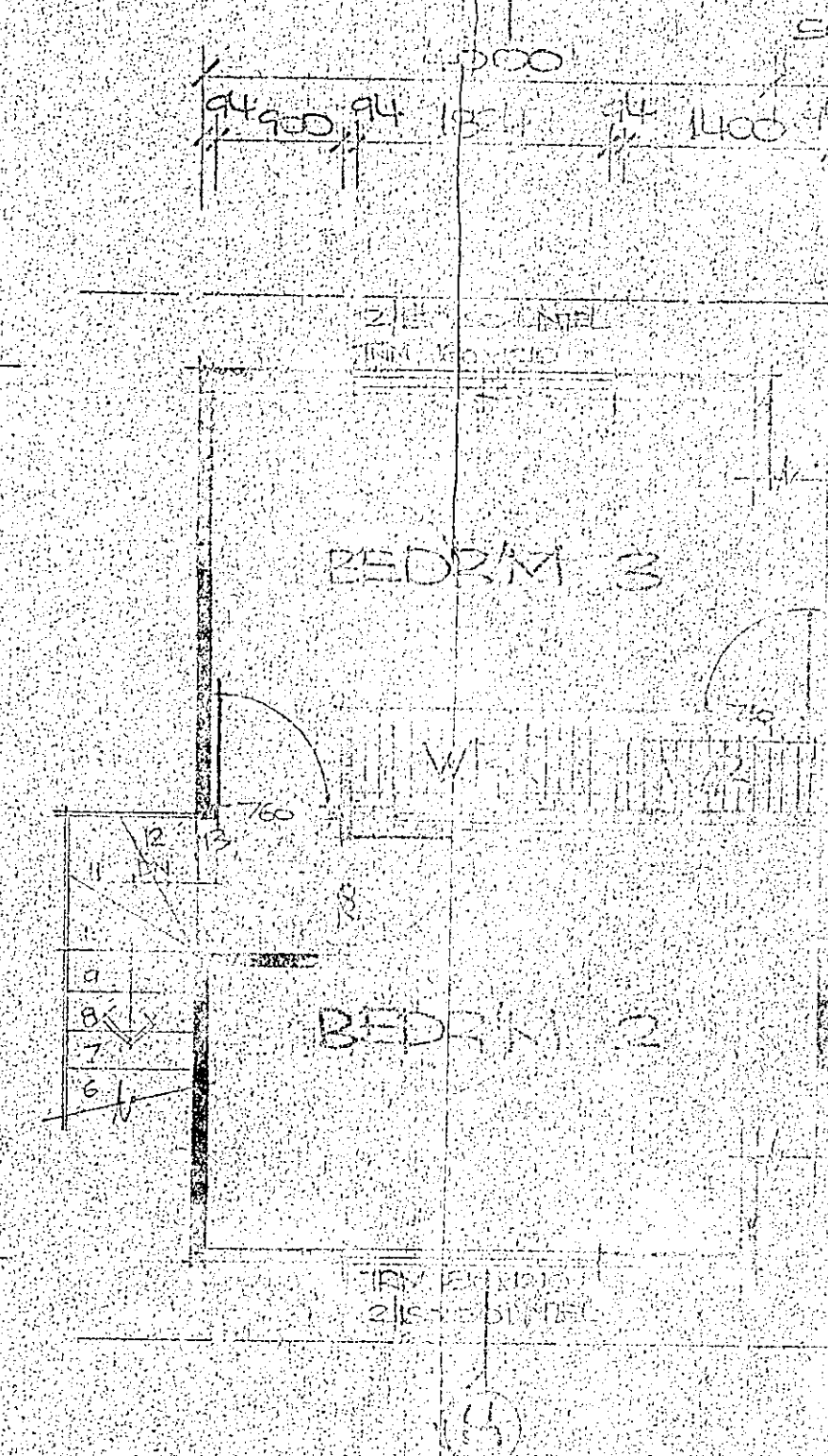
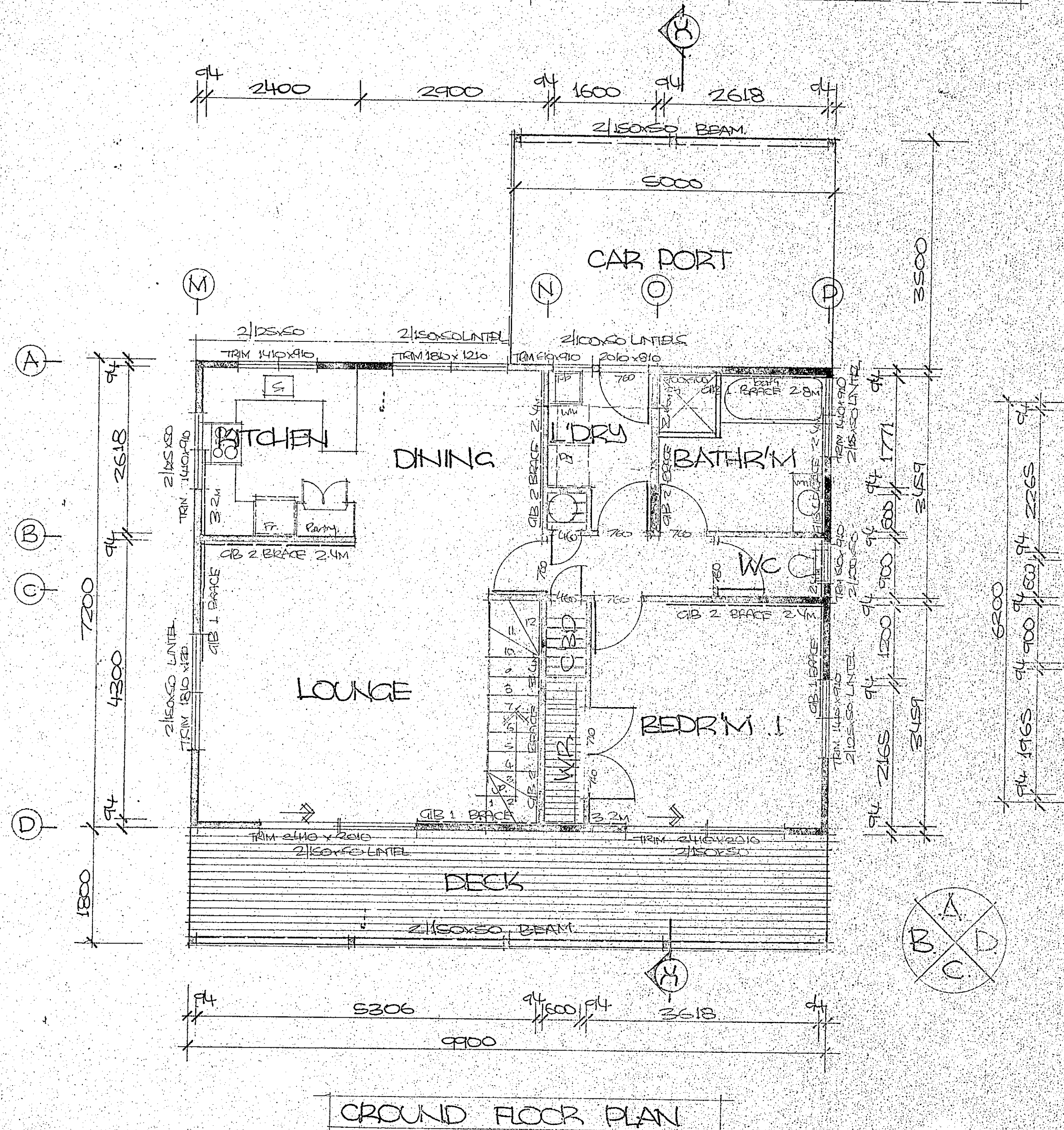
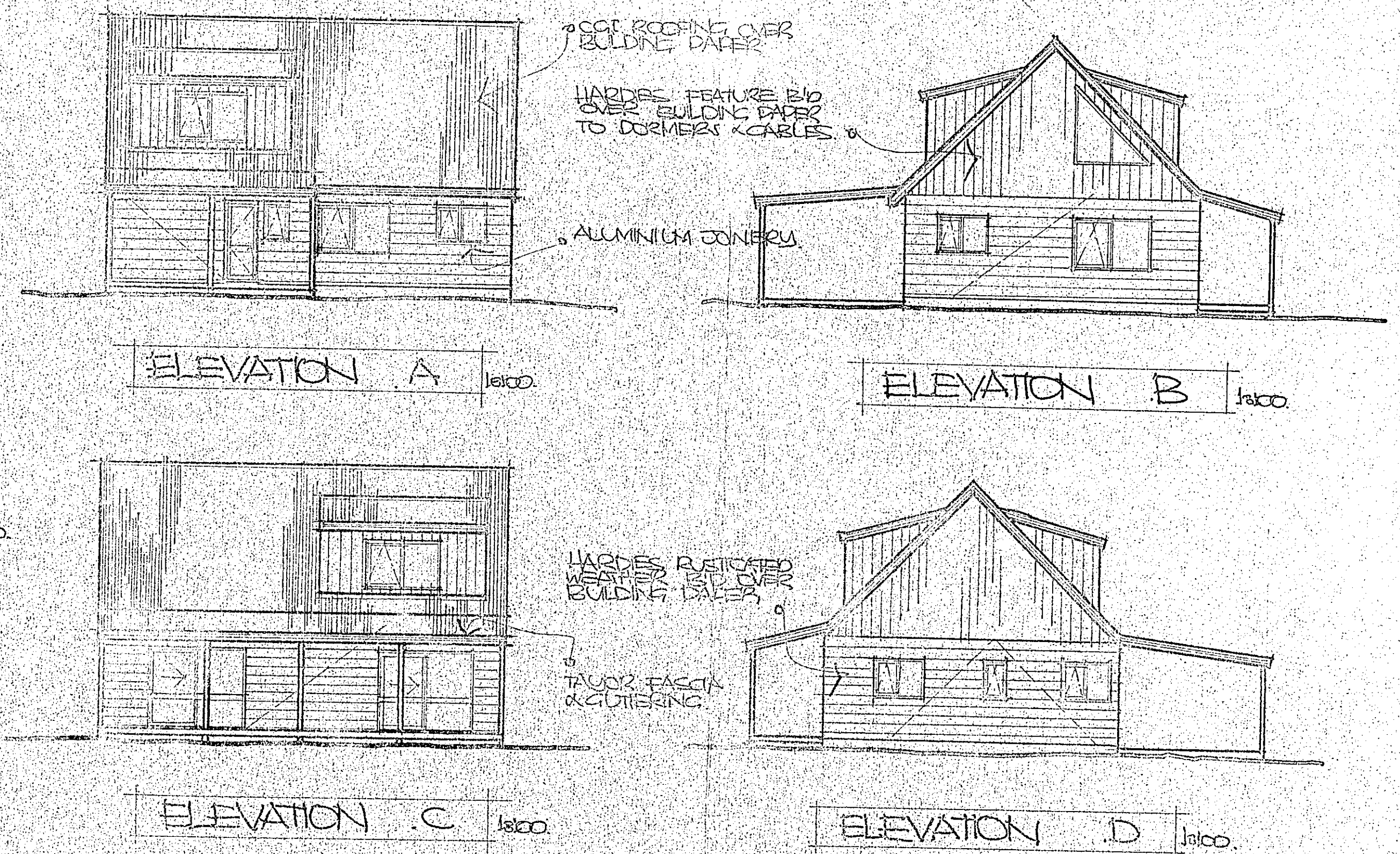
B

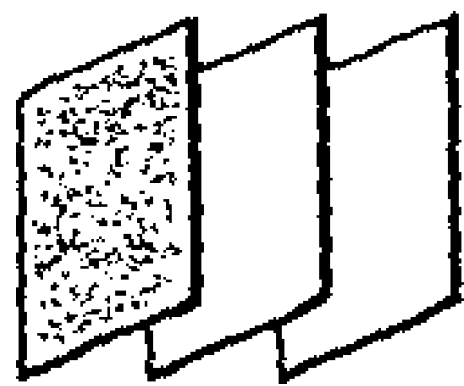
J

#

11







GIBRALTAR BOARD
Wall Bracing Systems

WALLBRACING CALCULATION SHEET A
(For use with NZS 3604 : 1990)

Name: _____

1. Location of STOREY	foundation <u>single</u> upper of two lower of two
SITE WIND ZONE: (Table 2.4)	low / medium <u>high</u> / very high
EARTHQUAKE ZONE: (Fig- 2.2, Table 2.3)	A / B / <u>C</u>

SITE ADDRESS

City/Town
or District: FREYBURG ROAD

Street and Number: _____
or
LOT AND D.P. Number: _____

2. FOR EARTHQUAKE	
Roof weight: <u>light</u> / heavy	$E = 2.4$ BU's/m ²
Average Roof Pitch: <u>45°</u>	
Type of Cladding: _____ heavy	
Earthquake Zone: <u>C</u>	
Storey in Roof space: <u>yes</u> / no	

3. FOR WIND	
Building Height <u>6.7</u> m	$W = 93$ BU's/m Along
Roof Height <u>4.0</u> m	$W = 117$ BU's/m Across
Stud Height <u>2.4</u> m	
Wind Speed <u>HIGH</u>	

4. ROOF or BUILDING LENGTH	BL = <u>9.9</u> m
ROOF or BUILDING WIDTH	BW = <u>7.2</u> m
GROSS ROOF or BUILDING PLAN AREA	GPA = <u>71.3</u> m ²

5. EARTHQUAKE LOAD (ACROSS and ALONG) $E \times GPA$	$= 2.4 \times 71.3 = 171$	BU's
WIND LOAD: ACROSS W ACROSS $\times$ BL	$= 117 \times 9.9 = 1158$	BU's
WIND LOAD: ALONG W ALONG $\times$ BW	$= 93 \times 7.2 = 670$	BU's

ALONG

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			EARTHQUAKE		WIND	
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ	Rating BU/m W	BU's Achieved (BU/m x L) W
A	99		GIB 1	2.8			75	250
B	70		GIB 2	2.4			80	192
C	70		GIB 2	2.4			80	192
D	99		GIB 1	3.2			75	240
E								

TOTALS ACHIEVED

EQ

W

834 ✓

TOTALS REQUIRED

EQ

171

W

670

(From Sheet A)

ACROSS

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			EARTHQUAKE		WIND	
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ	Rating BU/m W	BU's Achieved (BU/m x L) W
M	72		GIB 1	3.2			75	240
N	70		GIB 2	2.4			80	192
			GIB 2	2.4			80	272
O	70		GIB 2	2.4			80	192
P	72		GIB 1	2.4			75	180
			GIB 1	2.4			75	180
Q								

TOTALS REQUIRED

EQ

171

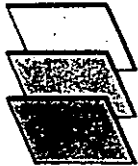
W

1158

GIBRALTAR BOARD
Wall Bracing Systems

WALL BRACING CALCULATION SHEET □

(For use with NZS 3604 : 1990)



Dargaville Office:
Private bag 1001
DARGAVILLE
Phone 0-9-439-7059
Fax 0-9-439-6756

KAIPARA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Paparoa Office:
P.O. Box 1
PAPAROA
Phone 0-9-431-7019
Fax 0-9-431-7017

Section 33, Building Act 1991
(Attach all relevant documents in duplicate)

PART A : GENERAL

(Complete Part A in all cases)

OWNER

CONTACT (if not owner)

Name: <u>Rex McIntosh</u>	Contact Name: <u>John Greenwood</u>
Postal Address <u>"68A" Freyburga Rd</u> <u>Ruawai</u>	Postal Address <u>135 Hokianaa Rd</u> <u>Dargaville</u>
Phone Number <u>09 439 2548</u>	Phone Number <u>439 7213</u>
Fax Number _____	Fax Number _____

Valuation Number: <u>124/52/1</u>	☐ New Building - exclude domestic garages & domestic outbuildings	Intended Life: Indefinite, but not less than 50 yrs ☒ OR Specified as ____ yrs
Lot(s): <u>14</u> DP:IS <u>34458</u>	☐ Foundations only	
Section _____ Block <u>XV</u>	☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances	Demolition ☐
Survey District _____	☒ Domestic garages & domestic outbuildings	Being stage..... of an intended stages
AREA OF SITE: _____ hectares/square metres		
NATURE OF SOIL: (rock, clay, sand, loam, etc) _____		
FLOOR AREA: (proposed work, square metres)		
Basement Ground Floor Other Floors Total		
Main Building _____		
Accessory Buildings _____		
ESTIMATED VALUE OF WORK:		
Main Buildings (excluding plumbing & drainage) \$ _____		
Accessory Buildings (excluding plumbing & drainage) \$ _____		
Plumbing & Drainage - Labour \$ _____		
- Materials \$ _____		
Total value of Work \$ <u>9803</u>		
☐ Application for building consent only, in accordance with Project Information Memorandum No: _____		
☐ Application for Building Consent and Project Information Memorandum		
Signed for and on behalf of the owner		
Signature <u>[Signature]</u>		
Name: <u>John Greenwood</u> Date <u>31-5-95</u>		
(Please Print)		
RECEIPT NO: <u>193700</u>		
DATE: <u>13-6-95</u>		

PART B : PROJECT DETAILS

(Complete Part B only if you have not applied separately for a Project Information Memorandum)

The project involves the following matters (Tick ☒ each *applicable* box, if any, and attach *relevant information in duplicate*)

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (Site Plan with elevations, Topography, drawn to Scale)
- ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.
- ☐ Provisions to be made for vehicular access, including parking (To be shown on site plan)
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater (To be shown on site plan)
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains
- ☐ New Connections to public utilities i.e. water supply, stormwater system, wastewater system (Note: Council has no agreement with network utility operations to act as their agent)
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Details of any cultural heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- ☐ Copy or reference to, of any resource consent or planning approval for this project.
- ☐ Details of volume Proposed Excavations: Include volumes for Site Preparation, Basement and Driveway.

(Complete Part C in all cases)

PART C : BUILDING DETAILS

This application is accompanied by (Tick ☐ each applicable box. attach relevant documents in duplicate)

- ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including -
 - ☐ Building Certificates
 - ☐ Producer Statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

PART D : KEY PERSONNEL

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers.
Give relevant registration numbers if known)

DESIGNER(S)

Name _____

Address _____

Phone Number _____ Fax Number _____

BUILDER

Name _____

Address _____

Phone Number _____ Fax Number _____

DRAINLAYER

Name _____

Address _____

Phone Number _____ Fax Number _____ Registration No: _____

PLUMBER

Name _____

Address _____

Phone Number _____ Fax Number _____ Registration No: _____

CERTIFIERS

Name _____ Reg.No _____

Address _____

Phone Number _____ Fax Number _____

Certifying _____

Name _____ Reg No _____

Address _____

RELEASE OF INFORMATION

Council provides building consent information to a number of organisations. Included in this is the names of applicants and the locations of the projects. Much of this information has to be supplied in terms of the Local Government Information Act, however we can withhold personal identification if you wish. Please indicate below if you object to release of identifying information.

I WISH TO OBJECT TO THE ISSUE OF IDENTIFYING INFORMATION ON MY PROJECT.

☐

PART E : COMPLIANCE SCHEDULE DETAILS

E I : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E I for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Tick ☒ each applicable box and attach proposed inspection, maintenance, and reporting procedures).

- ☐ Automatic Sprinkler systems or other systems of automatic fire protection . . .
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire and other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems. Riser
- ☐ Mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a potable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.
- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the building code in respect of the above-mentioned systems.
- ☐ None of the above.

E2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Complete Part E2 only if the building contains one or more of the systems listed in Part E I)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance, and reporting procedures).

- ☐ Means of escape from fire.
- ☐ Safety barriers,
- ☐ Means of access and facilities for use by persons with disabilities who meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting.
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

B U I L D I N G C O N S E N T
Section 35, Building Act 1991

Applicant

MR REX MCINTOSH
68A FREYBERG ROAD
RUAWAI

Consent Details

Consent/PIM No.: 950156
Date issued: 14/06/95
Date of applicn: 13/06/95
Valn No: 0124005301

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
 BEING STAGE 1 OF AN INTENDED 1 STAGES
 DOMESTIC GARAGE

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: GARAGE

Project Location: FREYBERG ST

Legal Description: LOT 14 DP 34458 BLK XV TOKATOKA SD

Estimated Value: \$ 9,003

CHARGES : The Council's charges paid on uplifting this
 Building Consent, in accordance with the attached
 details, are:

	\$	95.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	5	0.00
TOTAL:	\$	95.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:



Building Inspector

Date 15.6.95

KAPARA DISTRICT COUNCIL

ATTACHMENT TO PROJECT INFORMATION MEMORANDUM NO 950156

INSPECTORATE

PLANNING

ENGINEERING

(A) Wind Zone rating for site Low Medium High Very High ✓	(A) Proposed Project complies with District Plan Zoning Yes ✓ No (B) The bulk and location of the proposed project complies with the restrictions of the District Plan Yes ✓ No (C) Special planning restrictions known to affect the site which impact on the proposed project Protected Tree Restrictions Historic Site Restrictions None Known Proposed vehicle access acceptable Gradient Width Length (E) Resource Consent Required No Nature of required consent NOTE: The Northland Regional Council Transitional Regional Rule for small domestic sewage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a resource consent to discharge effluent.	(B) Provisions being made with regard to building over or adjacent to a road or public place are acceptable Hoardings) Gantries) N/A Temporary Support) (C) Provisions made for demolition are adequate Removal of materials from site) Dust Extraction) N/A (D) The site is known to be affected by hazardous contaminants which may impact on the proposed project Chemical Contamination) Underground Tanks) None Known Asbestos) (E) Licences required to operate, subject to Building Consent being granted Health Licences) Dangerous Goods Licence) N/A
(A) The site is known to have soil conditions which will have impact on the proposed project Fill Erosion Slippage Poor Bearing Capacity (B) Site is known to be prone to flooding or lies within an overland flow path (C) Proposed methods for building over or near service pipes acceptable? (D) Proposed connection to services acceptable Stormwater Disposal Foulwater Disposal Water Connection (E) Proposed location of vehicle access acceptable Location Traffic Implications (F) Restrictions which may be imposed owing to potential impact on traffic Signs		

PO. BOX 11013, SOCKBURN.
HEAD OFFICE:
5 SPRINGS ROAD, CHRISTCHURCH 4.
TELEPHONE: 348-8704.
BRANCHES:
DUNEDIN, NELSON, TIMARU.

MANUFACTURERS AND
DISTRIBUTORS OF
PROFILE BUILDINGS:

GARAGES, COTTAGES, SLEEPOUTS,
SHEDS AND GARAGE DOORS.

Profile

PROFILE BUILDINGS LIMITED

SITE PLAN (ROUGH — NOT TO SCALE)

Drain

3m

6m

Proposed
Garage

9m

Existing
Res.

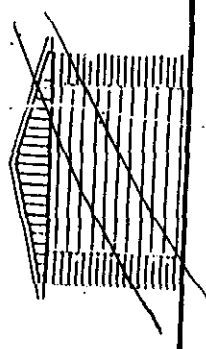
"68A" Freyberg Rd Ruawai.

SIGNED: Versatile Garages 135 Hokiang Rd. Dargaville

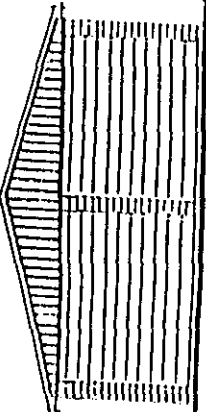
CLIENT: Rex McIntosh.

DATE: 31-5-95

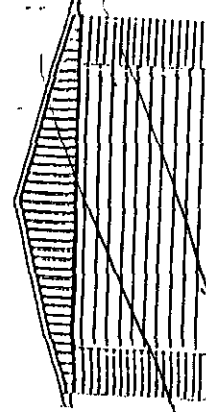
FOR COMPANY:



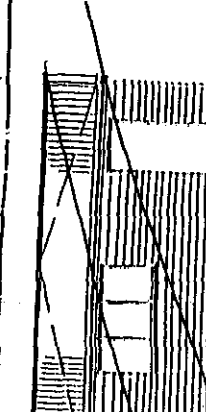
ELEVATIONS - FRONT ENTRY



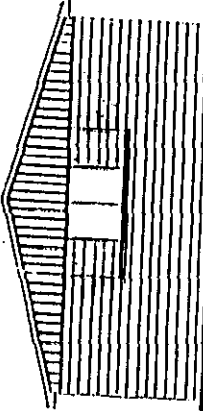
Front



Back



Front



ELEVATIONS - SIDE ENTRY



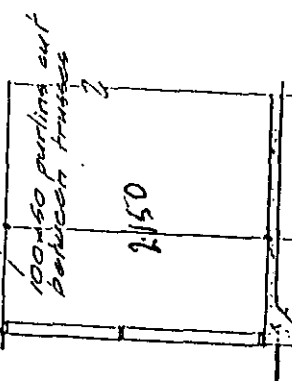
Side



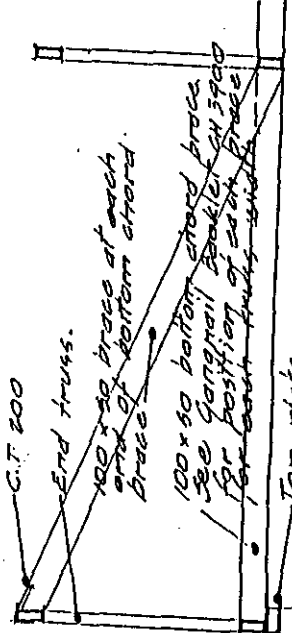
Front

Proposed Garage
for Rex Mcintosh
Freysberg Rd.
Ruawai

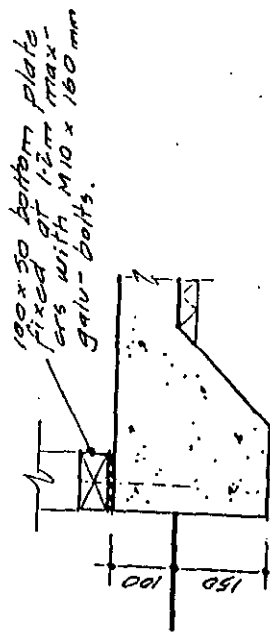
lighten rib roofing.



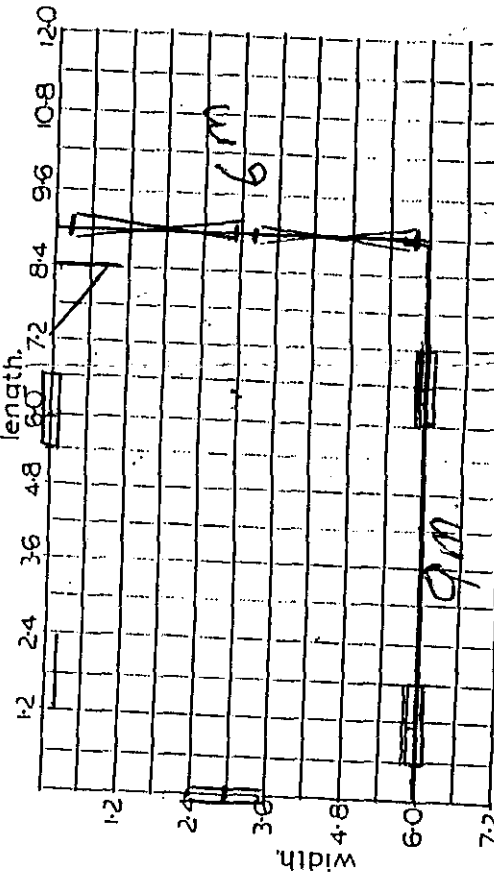
TYPICAL SECTION



BOTTOM CHORD BRACE DETAIL 1:20



FOUNDATION DETAIL 1:10



PLAN 1:100

GENERAL

This specification and drawing shall be read in conjunction with the New Zealand Building Code (NZBC) dated 10 August 1990 and approved by the City Council. A copy of this code is available from Versatile Garages Ltd.

FOUNDATIONS

Concrete floor shall be 17.5 MPA, 100mm thick. Footing as detailed.

WALL FRAMING

All timber shall be machine gauged and treated to T.P.A. specification H1. Stud shall be at 900 c/c and housed into plates with dunnage nailed into studs. Lay two ply half-breed s.p.g. under all plates.

ROOF FRAMING

Purlins shall be 100mm x 50mm on edge at 900 max. c/c fixed to Gangnail 15 degree trusses as shown below. Fix purlins and trusses as detailed in Gangnail Technical Booklet 'C13900'.

SIDE ENTRY OPENING LIMITS

Max. span 2.2 150 x 100 Lateral
Max. span 3.0 200 x 100 Lateral
Max. span 4.5 300 x 100 Lateral
Max. span 6.0 300 x 100 Lateral

Trusses buried to lateral with 94 x 47 timberlock plate hanger.

ROOFING

Shall be 0.4mm B.M.T. steel laminar rib roofing, fixed with 10mm weathered spiral shank nails, over building paper on superimposed tanning.

WALL CLADDING

Shall be 100 x 25mm timber cladding, fixed in accordance with Gangnail Technical Booklet 'C13900'.

ROOF BRACING

Fix 100 x 50 dragon ties on flat to each corner of buildings up to 1.0m x 1.0m. For buildings 1.0m x 1.0m or larger fix timber roof plate strap bracing in accordance with Gangnail Technical Booklet 'C13900'.

WALL BRACING

For 'Superclad 100' horizontal weatherboards fix 22 x 22 x 1.2 metal angle bracing in accordance with NZS 3604. For steel sheet weatherboard cladding 20 metal angle bracing is required - See Gangnail Technical Booklet 'C13900'.

VERSATILE GARAGES LTD.

Content:

Size:

Scale: As shown

Date: May 1995

Drawn: J. Geary, NZCD Arch Sheet

of

C O D E C O M P L I A N C E C E R T I F I C A T E
Section 43(3), Building Act 1991

Applicant

MR REX MCINTOSH
68A FREYBERG ROAD
RUAWAI

Consent Details

Consent/PIM No.: 950156
Date issued: 22/11/95

Valn No: 0124005301

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
DOMESTIC GARAGE

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: GARAGE

Project Location: 86A FREYBERG ST

Legal Description: LOT 14 DP 34458 BLK XV TOKATOKA SD

Estimated Value: \$ 9,003

The Council's total charges paid on the uplifting of this Code
Compliance Certificate in accordance with the following details
are \$ 0.00

This is a final code compliance certificate issued in respect of
all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:



Building Inspector

Date 6.12.95