

\$100-



ENVIRONMENTAL SERVICES

WANGANUI DISTRICT COUNCIL

APPLICATION

RECEIVED
WANGANUI DISTRICT COUNCIL

for

16 MAR 2004

P.I.M/Building Consent

CANCELLED

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 # 4/0344

(A) Owner

Name: Robyn Treloar
 Mailing Address: 22 Shakespeare Rd
 Phone: Fax: Wanganui

(B) Designer

Name:
 Mailing Address:
 Phone: Fax:

(C) Builder

Name: Jamie O'leary Builders Ltd
 Mailing Address: Po Box 5108 Wanganui
 Phone: 3435007 Fax: 3435002

(D) Craftsman Plumber

(E) Registered Drainer

Code Compliance Certificate to be sent to? Builder

FLOOR AREA OF PROJECT

New Residential Dwellings or
New Commercial Only m²

LEGAL DESCRIPTION

WDC Property No.
 Valuation Roll No.
 Lot(s) DP
 Section Block
 Survey District

Signed by (on behalf of) the applicant

Signature:
 Owner, builder, plumber, designer, agent
 (circle one)

Date: 16 / 3 / 04

CONTACT PERSON i.e. A B C D E (Circle one)

Project

Description of PROJECT and USE: new deck
removal of wall

Project Location

Street Address/Rural No: 22 Shakespeare Rd

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

Value of Project Work

(include all labour & materials)

\$ 12,165-00 (Incl. GST)

Consent Fees to be paid by? Builder

FEES APPLICABLE (office use only)

Building Consent Application	\$
Building Consent Issue	\$
P.I.M	\$
Non-notified Appl. Fee	\$
Prepaid Crossing	\$
Prepaid Sewer Connection	\$
Prepaid Water Connection	\$
Stormwater Connection	\$
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

CSM 5.7B Page 1 of 2

Enhancing the quality of the environment

\$100-

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 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 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 and 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):

Unit	For office use only						
	Checks				Inspections	Approved	
	Initials	Date	Initials	Date		No.	Initials
Administration	<i>[Signature]</i>						
Planning	<i>C.L.</i>	<i>23/3/04</i>				<i>C.L.</i>	<i>23/3/04</i>
Fire Design							
Building	<i>BL</i>	<i>23-3-04</i>	<i>BL</i>	<i>30-3-04</i>		<i>BL</i>	<i>14-4-04</i>
Drainage							
Water							
Structural							
Plumbing/Drainage	<i>BL</i>	<i>23-3-04</i>				<i>BL</i>	<i>30-3-04</i>
Roading							
Health							
Dangerous Goods							

Approved for issue of PIM/Building Consent

District Building Controller: *[Signature]* Date: **20 APR 2004** *[Signature]*

**FILE NOTE:
ASSESSMENT OF BUILDING CONSENT**

CANCELLED

Applicants Name	<i>Treloar</i>
Activity/Use	<i>new deck.</i>
Date BC#	<i>4/03/99</i>
Address	<i>22 Shakespeare Rd.</i>
Subject	Residential Activities in Residential zones

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

Zone:	Residential		✓
Road Classification:			✓
Site Area:		<i>1565m²</i>	✓
Site Coverage:	40%		✓
Maximum Height:	10 metres	<i>4m</i>	✓
Structures (Height Recession Plane):	Front Boundary	<i>11m from front</i>	✓
	Side Boundary		✓
	Side Boundary		✓
	Rear Boundary		✓
	(plus exemptions)	<i>n/a</i>	
Multi Unit Development (detached):	Height recession plane applies from a notational boundary	<i>n/a</i>	
Accessory Building	Garage or accessory building located in front of principal building	<i>n/a</i>	
Conjoined multi unit developments and residential care facilities	D= L = 3H/10 i. Site amenity 30m2 ii. Upper story units iii. Storage space	<i>n/a</i>	



TOTAL INSPECTION TIME REPORT

Building Consent Number BC4/0344

Total Estimated Inspection Time	115
Total Actual Inspection Time	0
Inspection Time Difference	115
At BC Issue Time to be charged.	
At Completion Positive amount = time to be credited Negative amount = time to be charged	

Signed for and on behalf of the Wanganui District Council

75
25

100

CANCELLED

Wanganui District Council

Building a better community with the people of the Wanganui District



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

TAX INVOICE

GST Number 51-668-324

For: Building Consent

Jamie O'Leary Builders Ltd
24 Gibson St
WANGANUI 5001

Tax Invoice No: 20031003414

Reference No: BC4/0344

Date: 21/04/2004

Page: 1 of 1

Location	Description
22 Shakespeare Rd WANGANUI 5001	Consent Cancelled – processing fees Remove external wall and window replace with doors and add deck.

Reference	Details	GST	Amount (Incl GST)
2AAppDed	2A application Deduction	-11.11	-100.00
BCAdFee1	Administration Fee (\$40)	4.44	40.00
Consultant	Processing Fee	12.22	110.00
Total			\$ 50.00

well worth the journey
WANGANUI
QUALITY

Please do not attach cheques with staples or pins
Please Pay on Tax Invoice, as no Statement will be issued

Do you have new contact details? Please let us know:

Name: _____

New Address: _____

Daytime Phone No: _____

Email Address: _____

Office Hours: 8:00am to 5:00pm Monday – Friday

Amount Due

\$ 50.00

Payment Due By: 21/04/2004

Important: This portion must be returned with remittance to:

Wanganui District Council

P O Box 637

Wanganui

Invoice For: Building Consent

Reference No: BC4/0344

Tax Invoice No: 20031003414

Payment Amount:

\$

Wanganui District Council

Building a better community with the people of the Wanganui District



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

23 March 2004

Jamie O'Leary Builders Ltd
24 Gibson St
WANGANUI 5001

CANCELLED

Dear Sir

1st Request for further information on Application.

Project Number: BC4/0344
Project Location: 22 Shakespeare Rd WANGANUI 5001
Project Description: Remove external wall and window replace with doors and add deck.

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

- ✓ 1. **Please show timber treatment level of balustrade. (Bill Leslie - Building Control Officer)**
- ✓ 2. **Please show detail of stair/ balustrade. (Bill Leslie - Building Control Officer)**
3. **Please also show fixing details for balustrade to deck. (Bill Leslie - Building Control Officer)**
- ✓ 4. **The 100x100 posts cannot be installed to carry a 2kpa floor loading, NZS 3604 SECTION 9.1 and SECTION 6.4.2. Please amend the plans. (Bill Leslie - Building Control Officer)**
- ✓ 5. **Please give more detail or explanation of where the 80mm pvc pipe from the bench top is going?. (Bill Leslie - Building Control Officer)**

We have placed this application on hold until we receive your advice regarding the above comments, and the issues raised have been resolved. If you have any queries please contact this office and quote Project Number BC4/0344

Yours sincerely

Kim Glentworth
Customer Services Officer

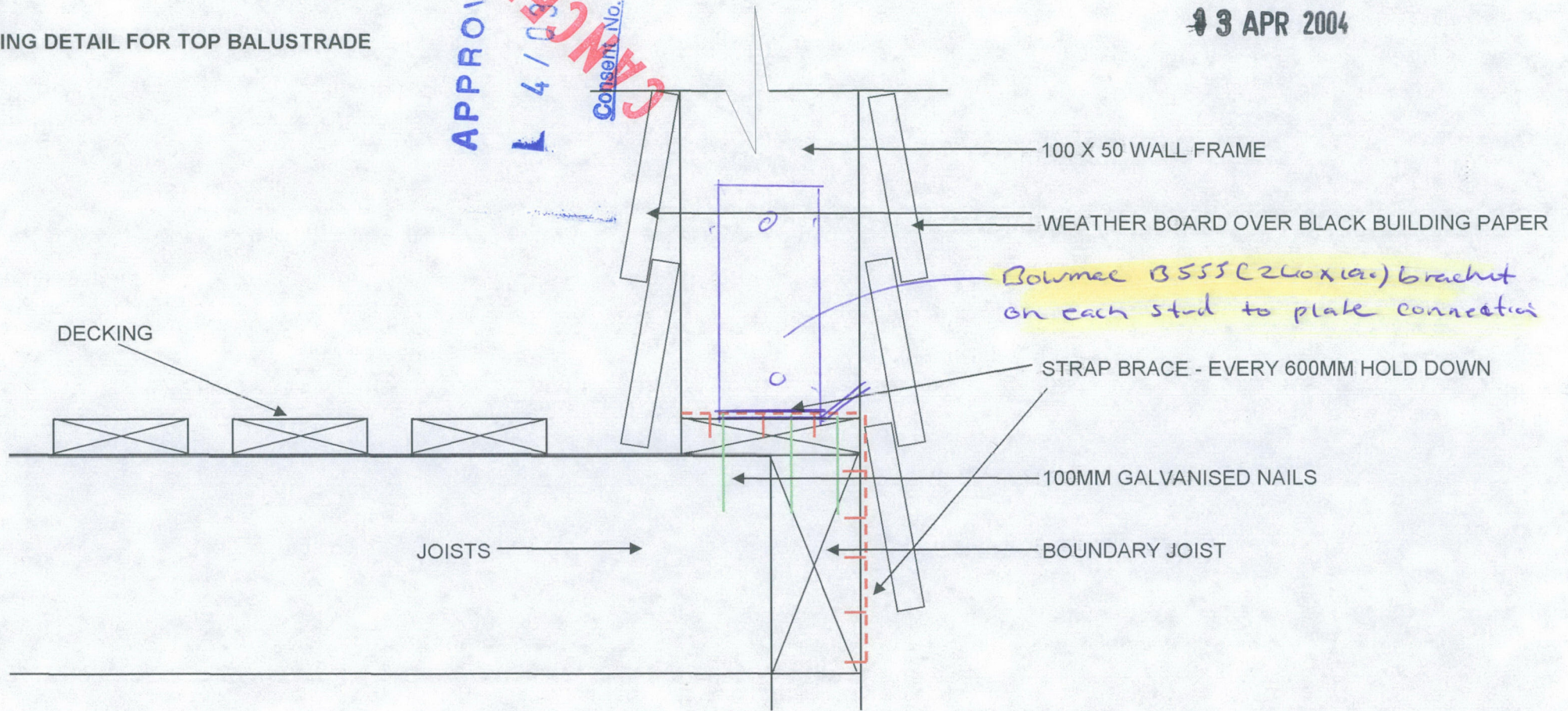
TRELOAR - 22 SHAKEPEARE ROAD - WANGANUI

FIXING DETAIL FOR TOP BALUSTRADE

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WANGANUI DISTRICT COUNCIL

13 APR 2004

APPROVED
CANCELLED
Consent No.
L 4 / 09374



APRIL 2004 - JAMIE O'LEARY BUILDERS LTD

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 WANGANUI DISTRICT COUNCIL
 24 MAR 2004

Shakespeare Road

boundary $93^{\circ} 32' 40''$ 250

toe of bank

top of bank

Outline of proposed deck at first floor level

location of septic tank to be confirmed on site

APPROVED

410344

Consent No.

outline of first floor

outline of ground floor

top of bank

boundary $0^{\circ} 0' 42''$ 910

boundary $0^{\circ} 0' 38''$ 380

lot 11
 DP 1304

boundary $87^{\circ} 05' 40''$ 230

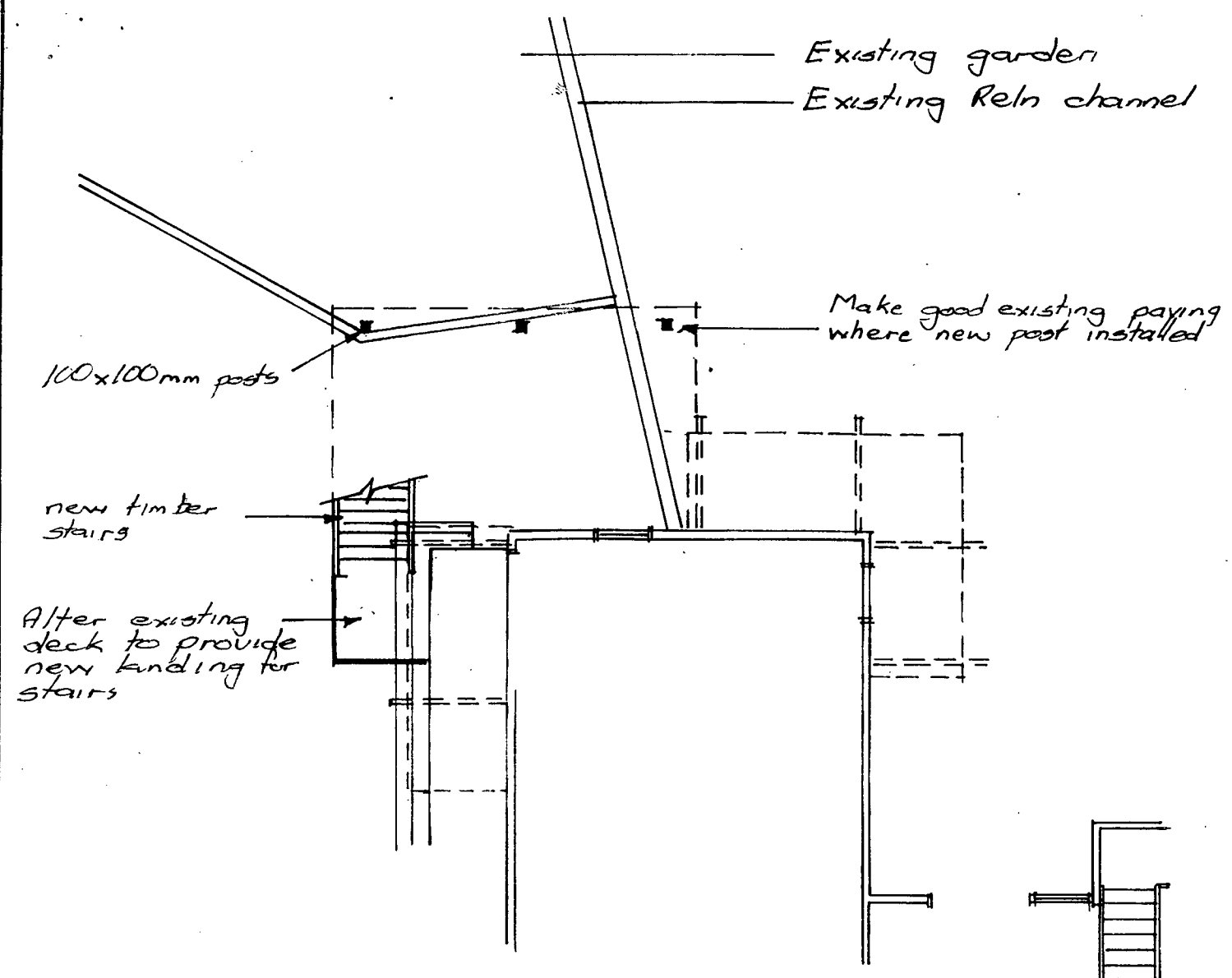
JOB TITLE
 New Deck at
 22 Shakespeare Rd
 Wanganui

SHEET TITLE
 Site Plan

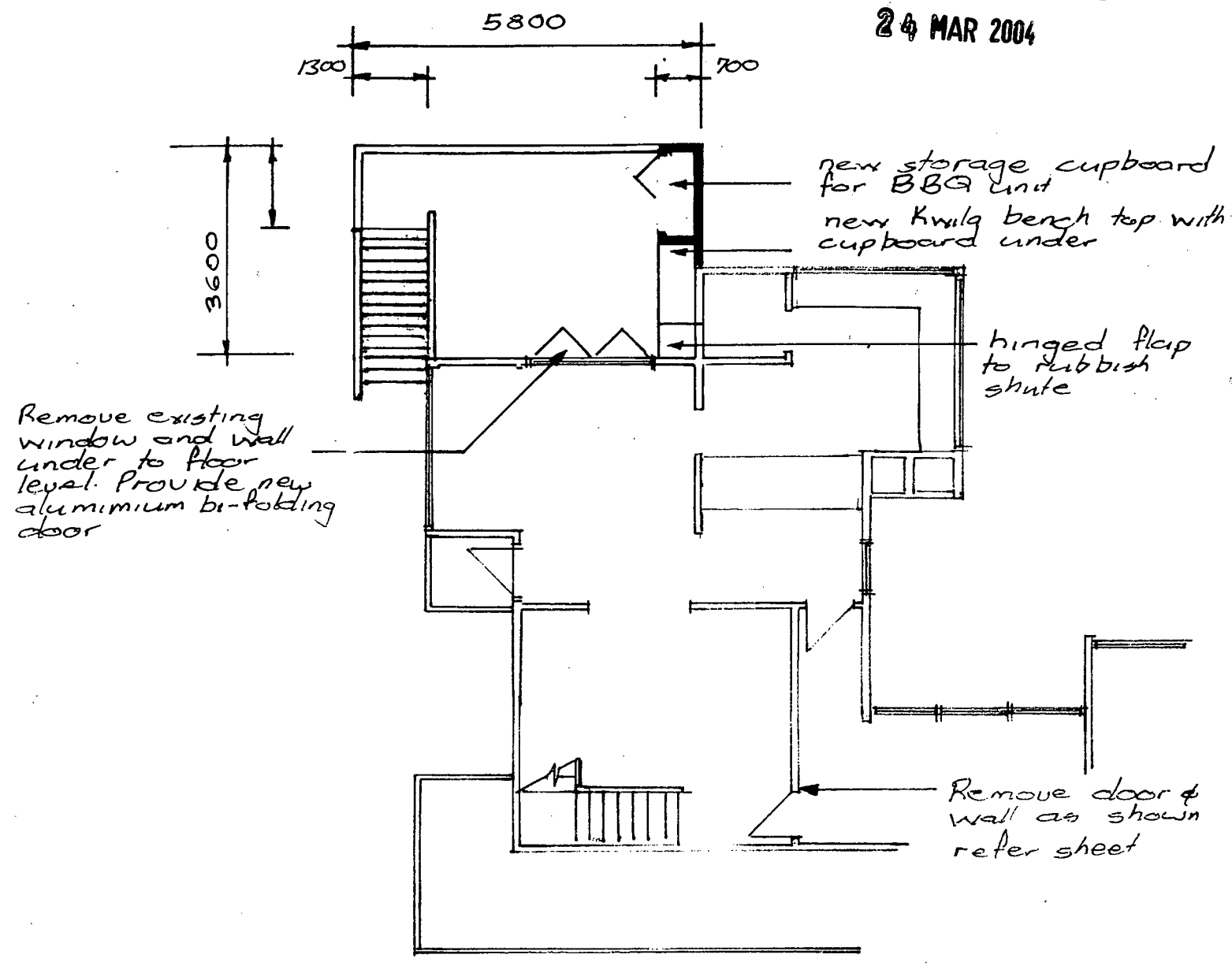
SCALE 1:200	DRAWN AJR
JOB NO 11/4-03	SHEET NO 1

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WANGANUI DISTRICT COUNCIL

24 MAR 2004



Part Existing Ground Floor Plan

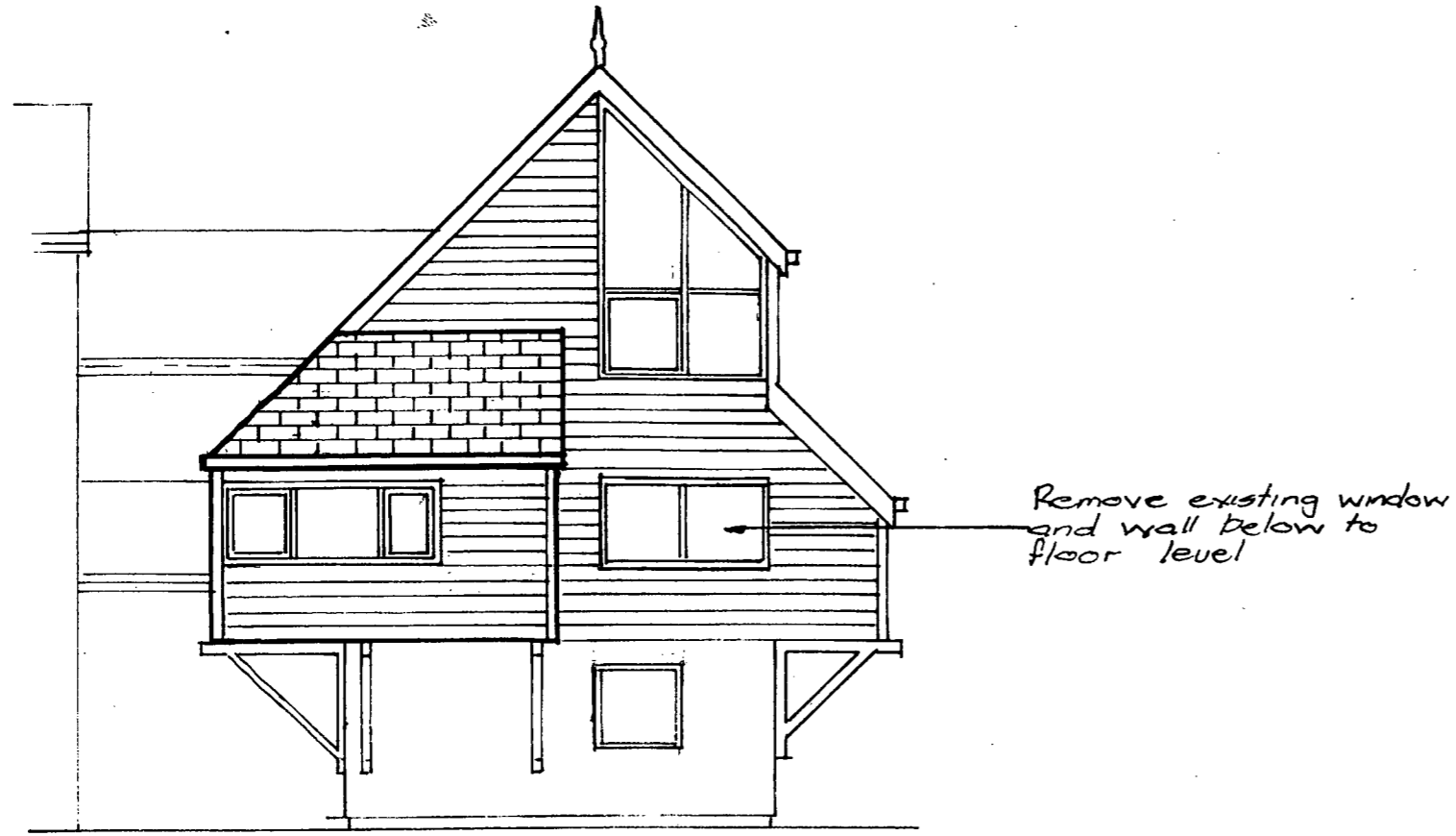


Part Existing First Floor Plan

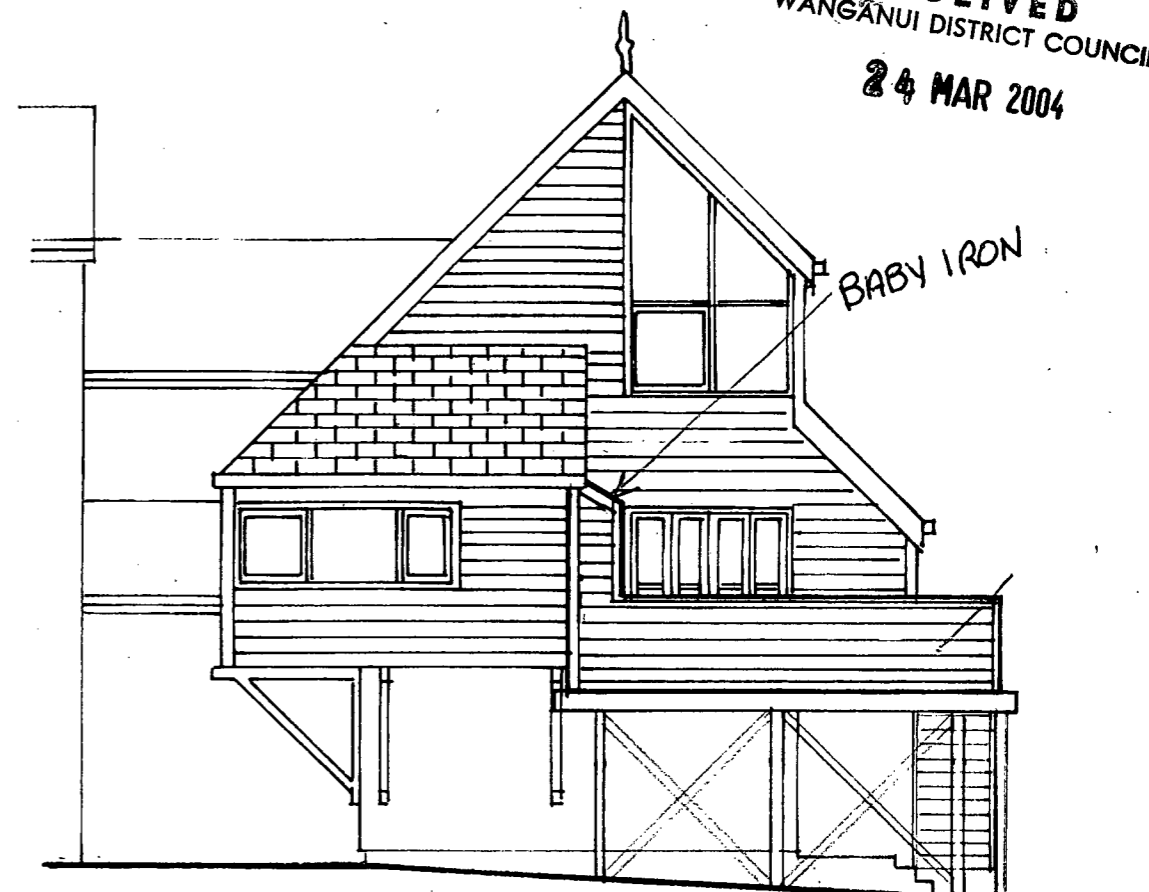
APPROVED
11/03/04
Consent No.

JOB TITLE New Deck at 22 Shakespeare Rd Wanganui	
SHEET TITLE Floor Plan	
SCALE 1:100	DRAWN AJR
JOB NO 11/4-03	SHEET NO 2

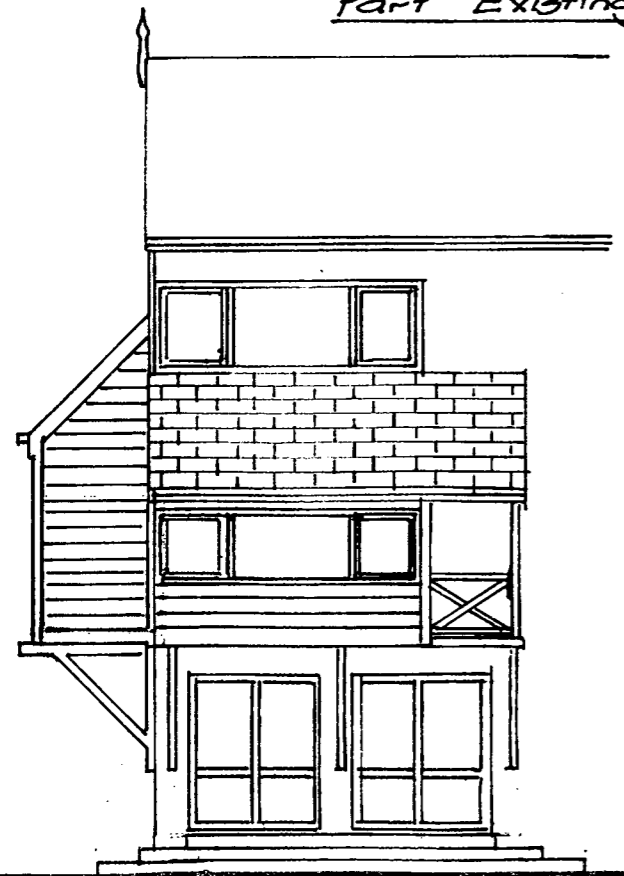
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 WANGANUI DISTRICT COUNCIL
 24 MAR 2004



Part Existing North Elevation

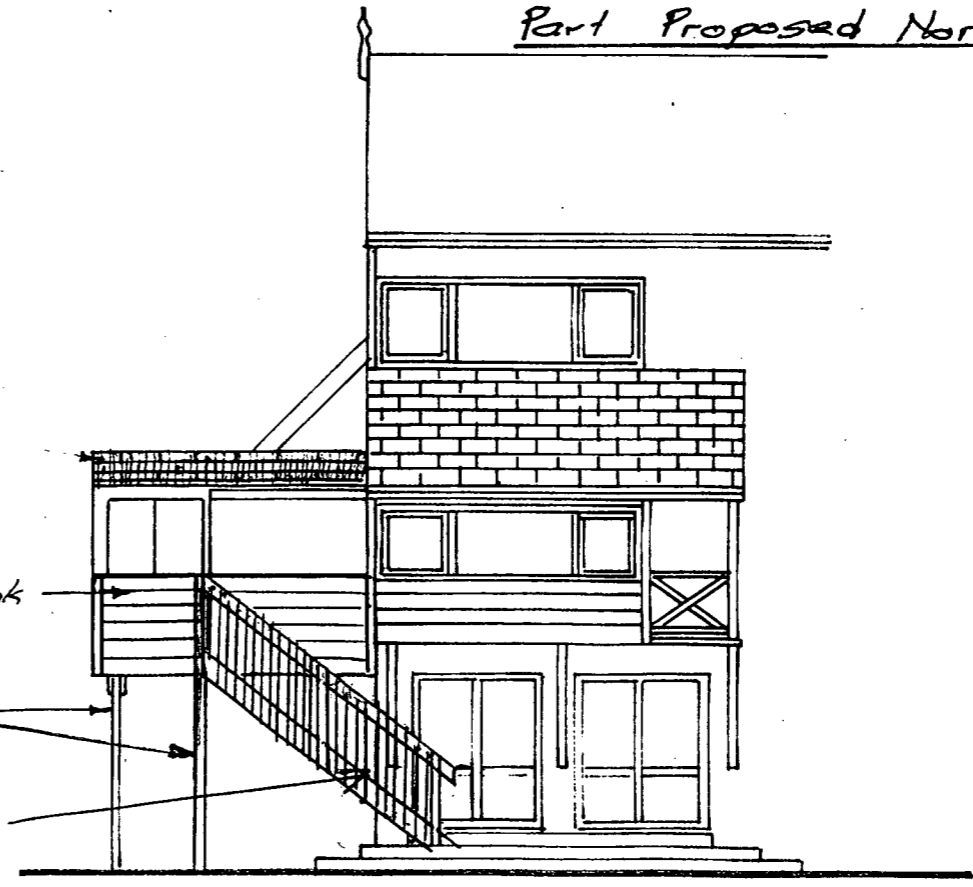


Part Proposed North Elevation



Part Existing West Elevation

BABY IRON
 woodgrain hardipank
 125X125 mm posts
 existing deck to be altered to suit new stairs
 50X50 H3
 140mm ϕ



Part Proposed West Elevation

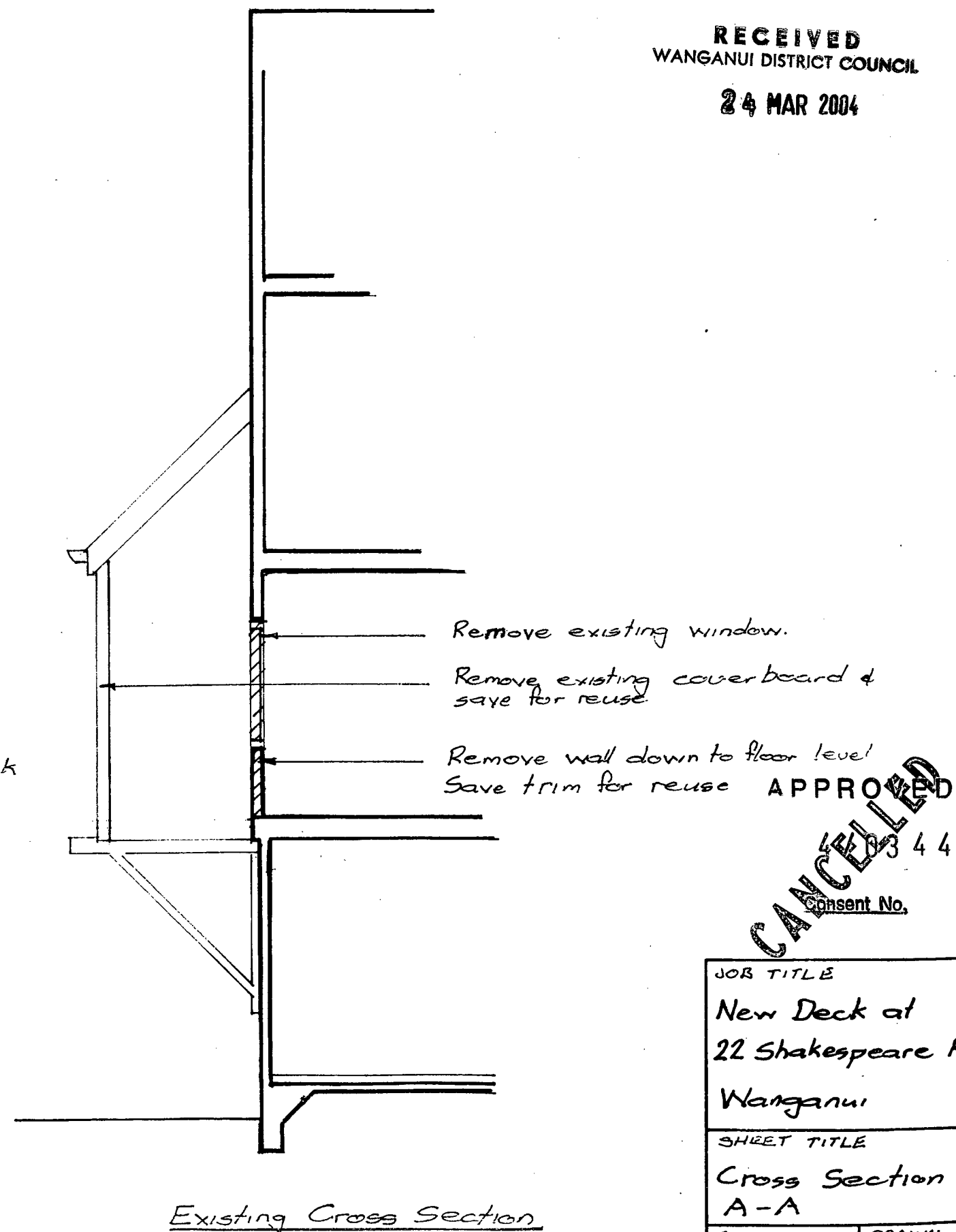
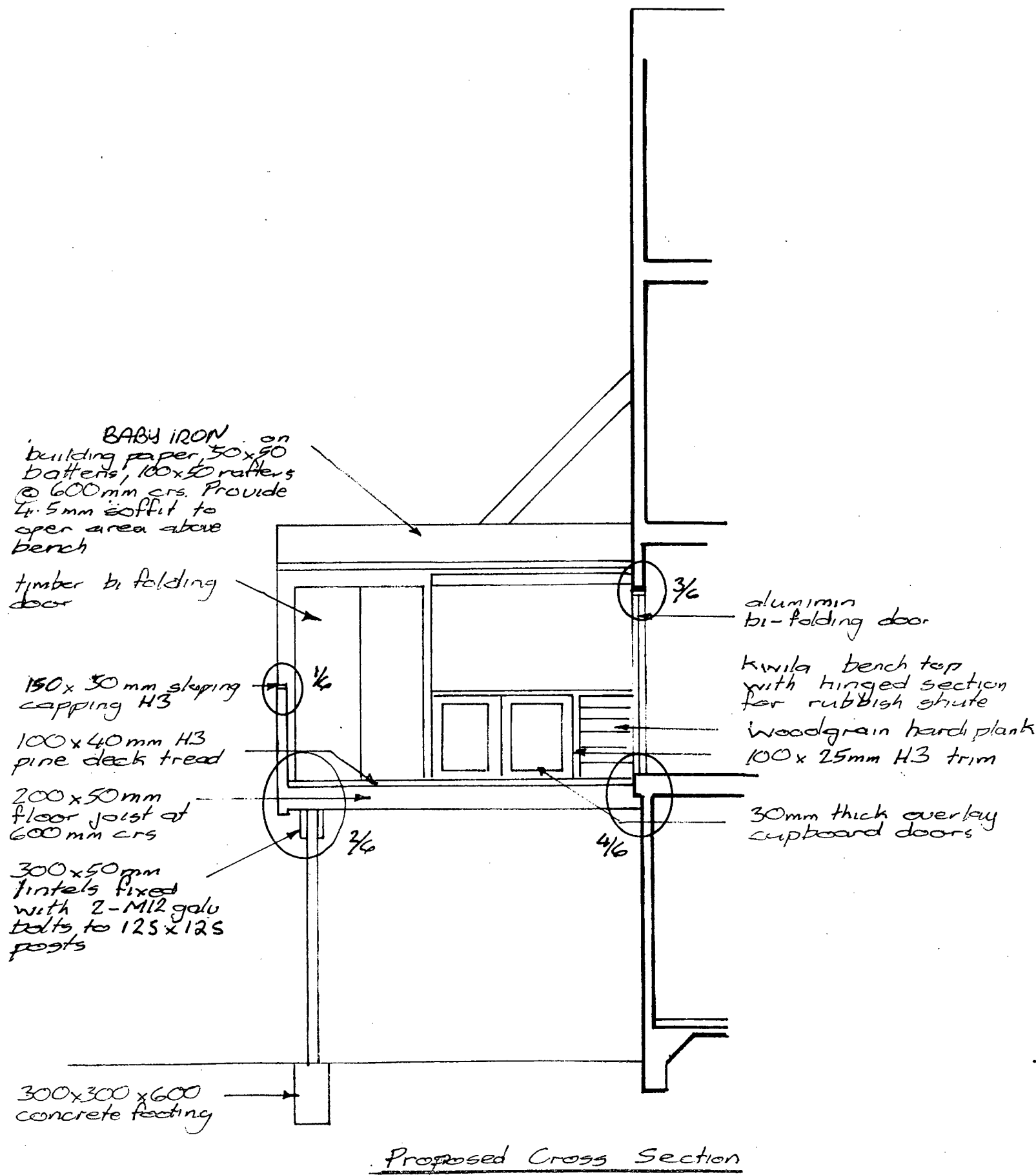
APPROVED
 4/3/04
 CANCELLED
 Consent No.

JOB TITLE
 New Deck at
 22 Shakespeare Rd
 Wanganui

SHEET TITLE
 Elevations

SCALE 1:100	DRAWN AJR
JOB NO 11/4-03	SHEET NO 3

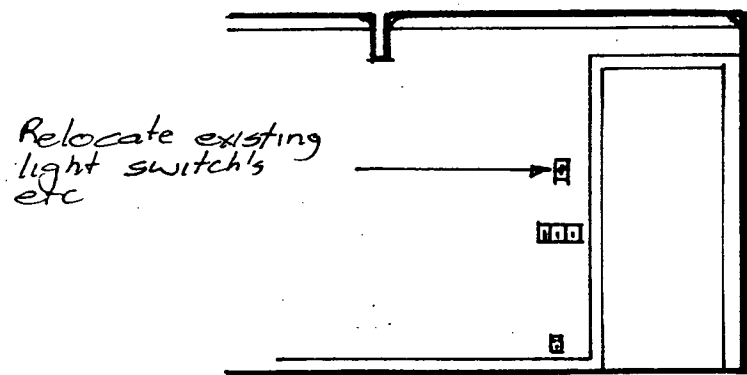
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 WANGANUI DISTRICT COUNCIL
 24 MAR 2004



JOB TITLE	
New Deck at 22 Shakespeare Rd Wanganui	
SHEET TITLE	
Cross Section A-A	
SCALE 1:50	DRAWN AJR
JOB NO 11/4-03	SHEET NO 4

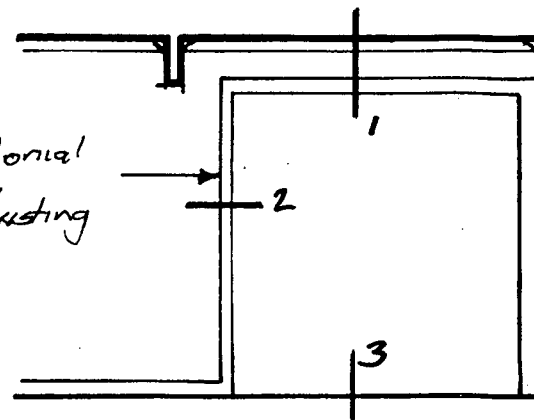
P

24 MAR 2004



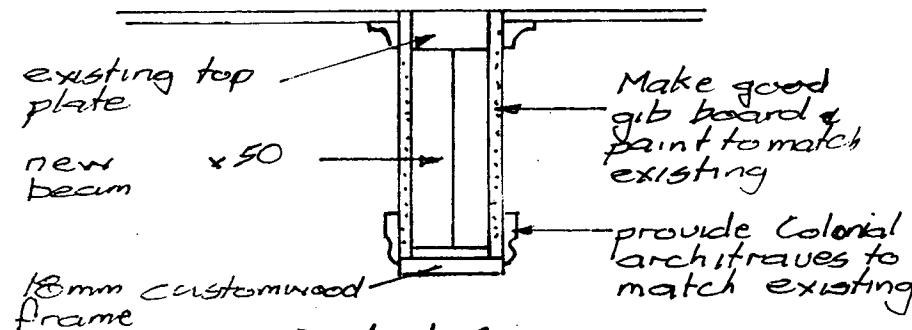
Relocate existing light switch's etc

Existing Elevation

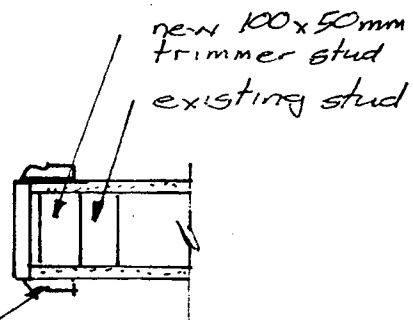


Provide colonial architraves to match existing

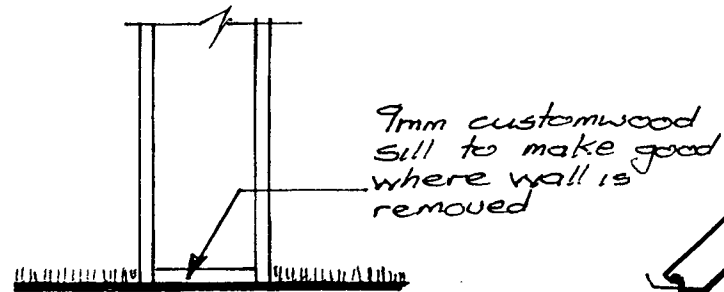
Proposed Elevation



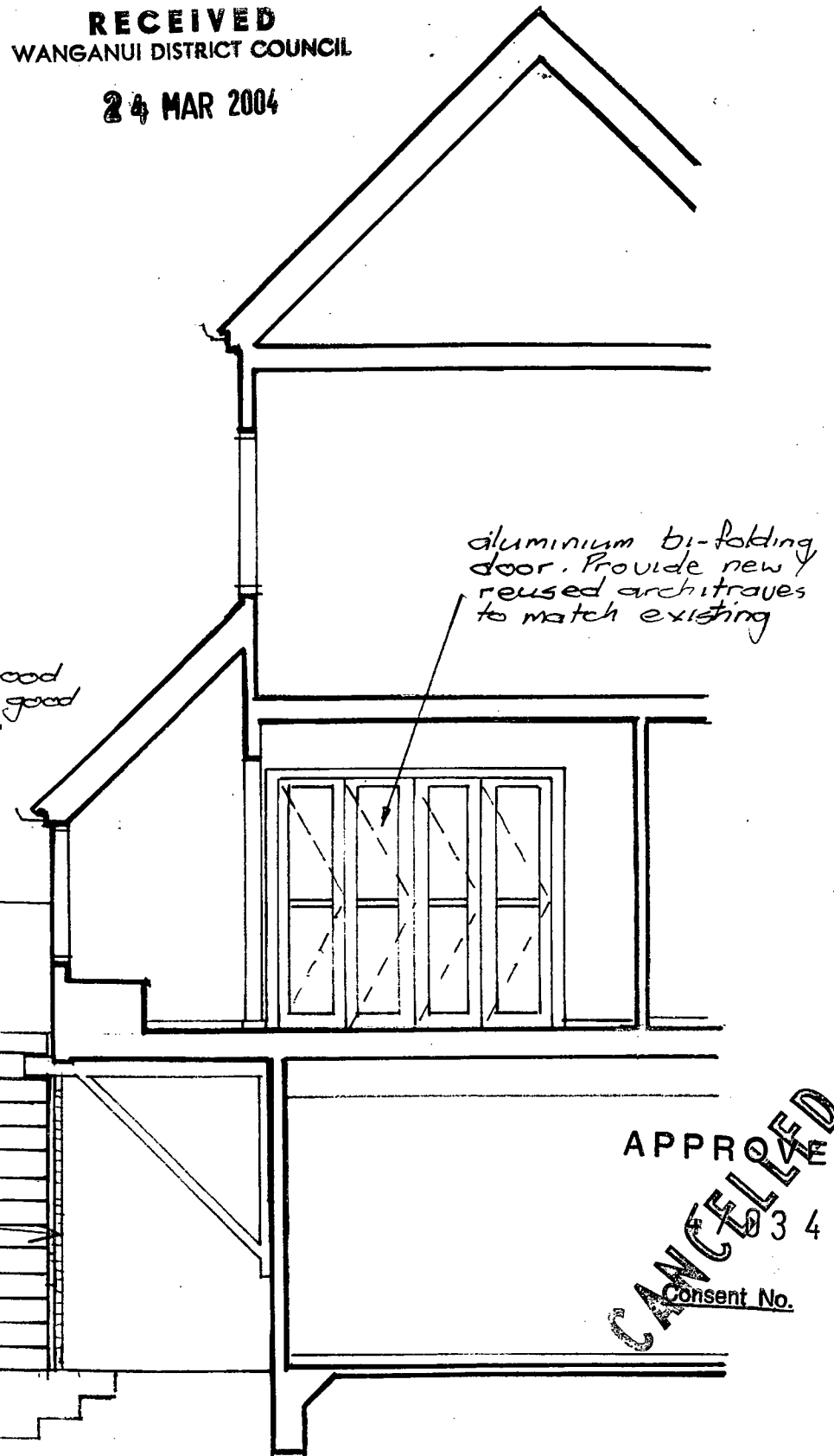
Detail 1



Detail 2

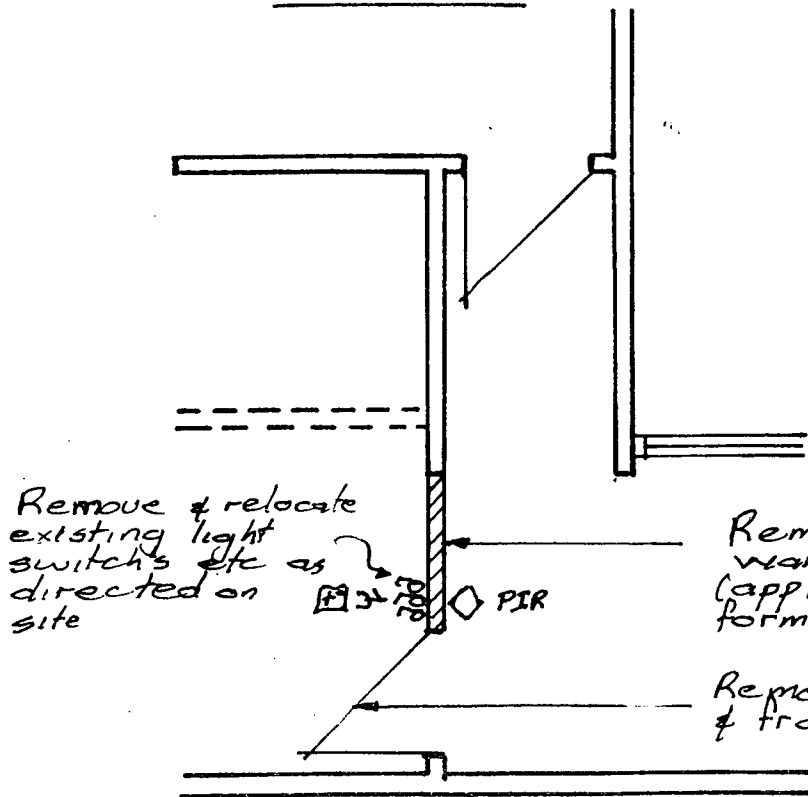


Detail 3



aluminium bi-folding door. Provide new reused architraves to match existing

Proposed Section B-B



Part Floor Plan 1:100

Remove section of wall as shown (approx 1000mm) to form new opening

Remove existing door & frame

New timber stairs

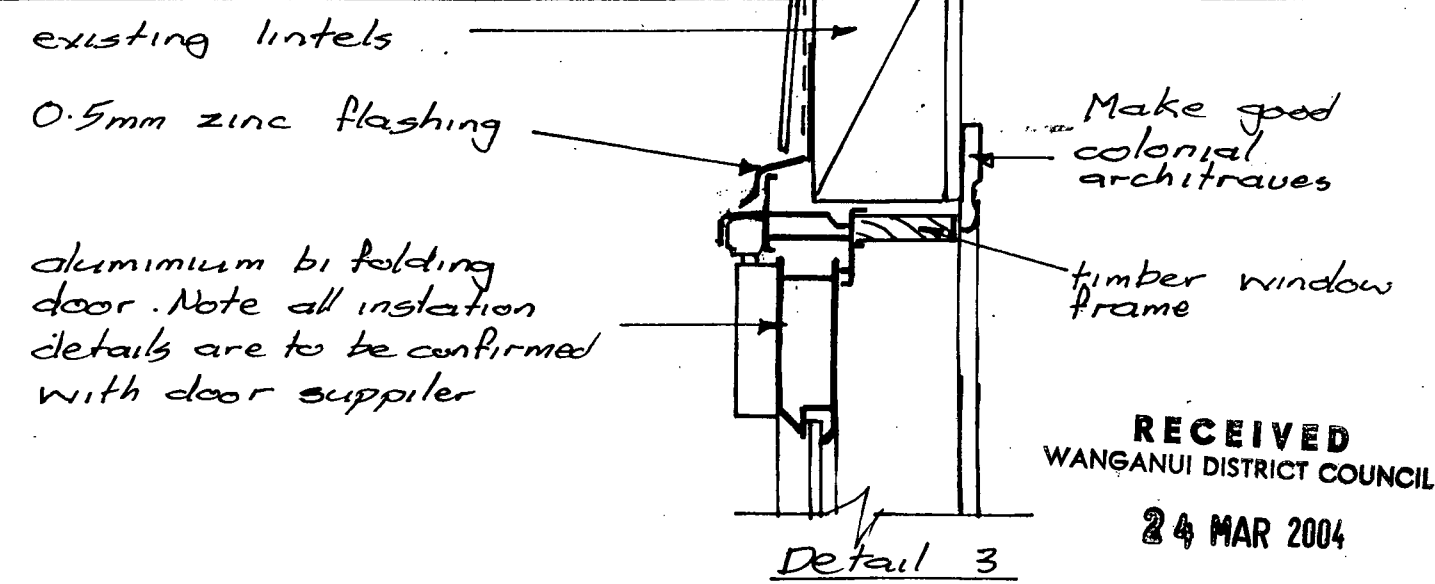
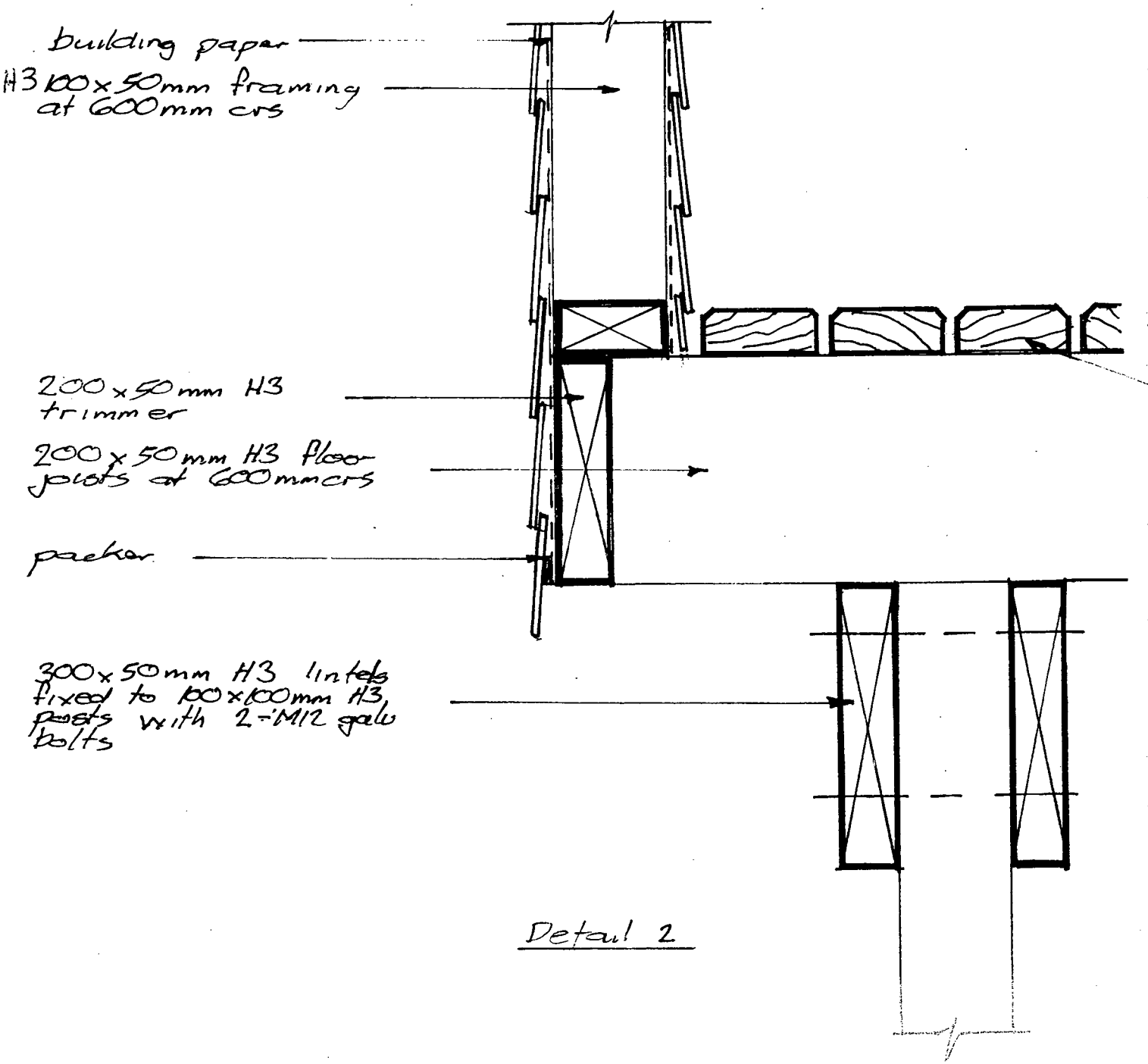
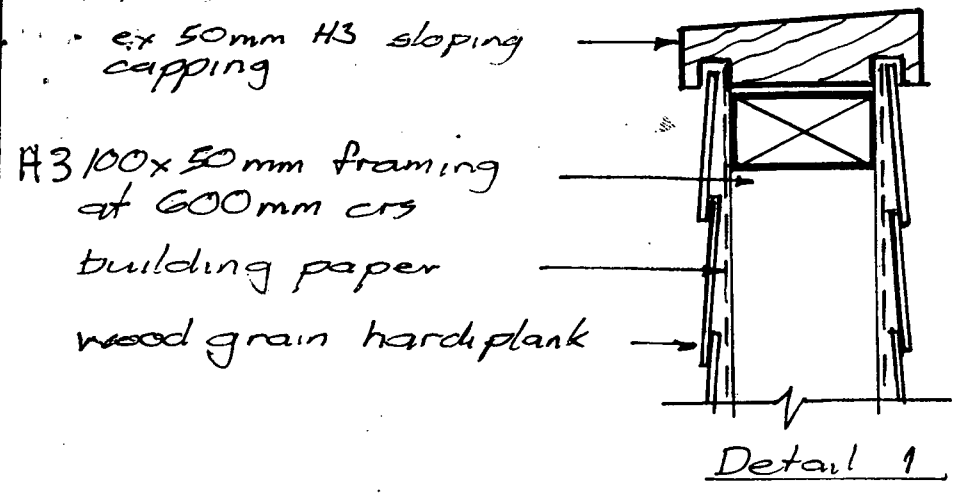
50x50 H3
140 φ

Alter existing decks required to provide new landing.

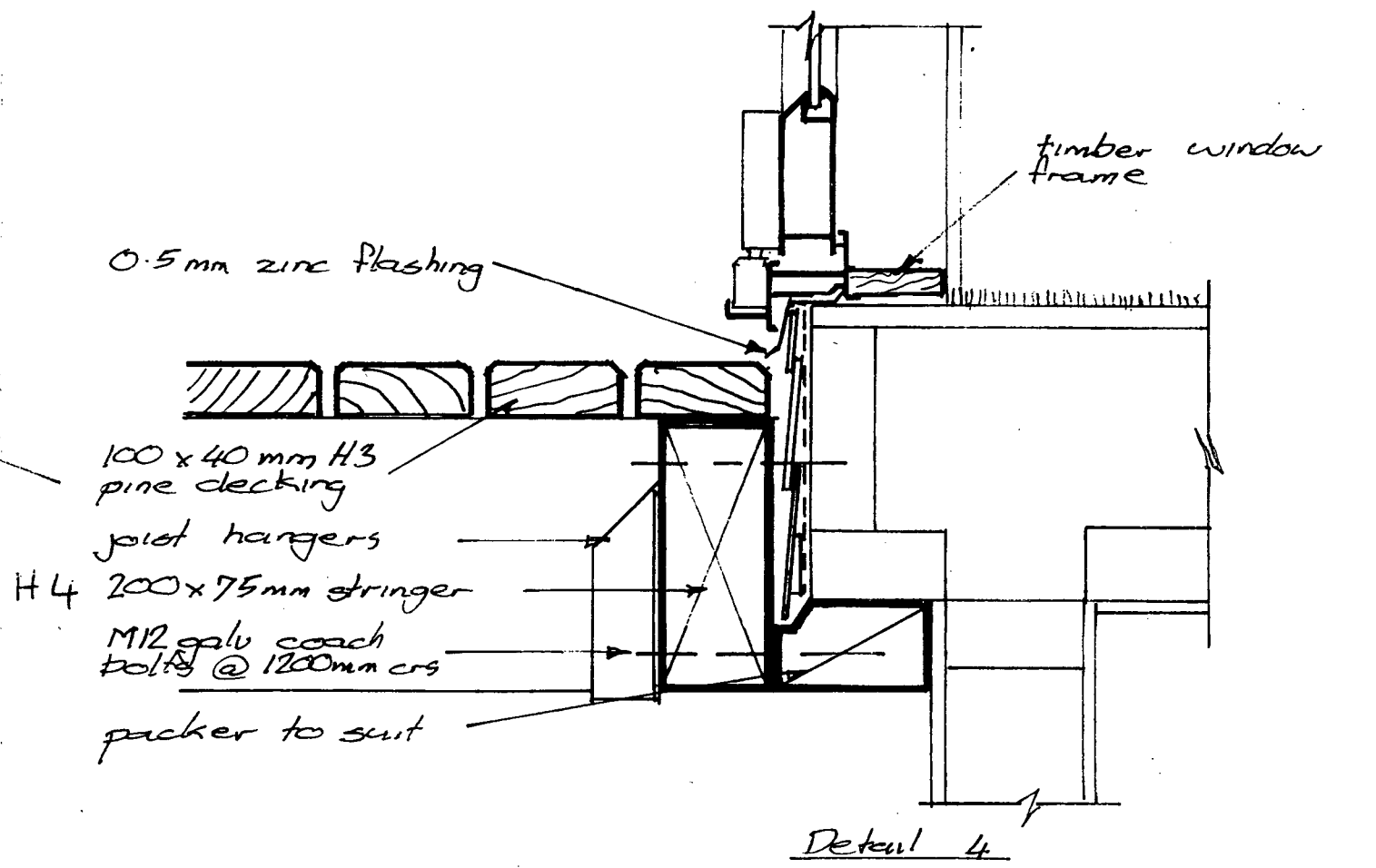
APPROVED

CANCELLED
344
Consent No.

JOB TITLE		SHEET TITLE	
New Deck at 22 Shakespeare Rd Wanganui		Cross Section B-B	
SCALE	1:50	DRAWN	AJR
JOB No	11/4-03	SHEET No	5



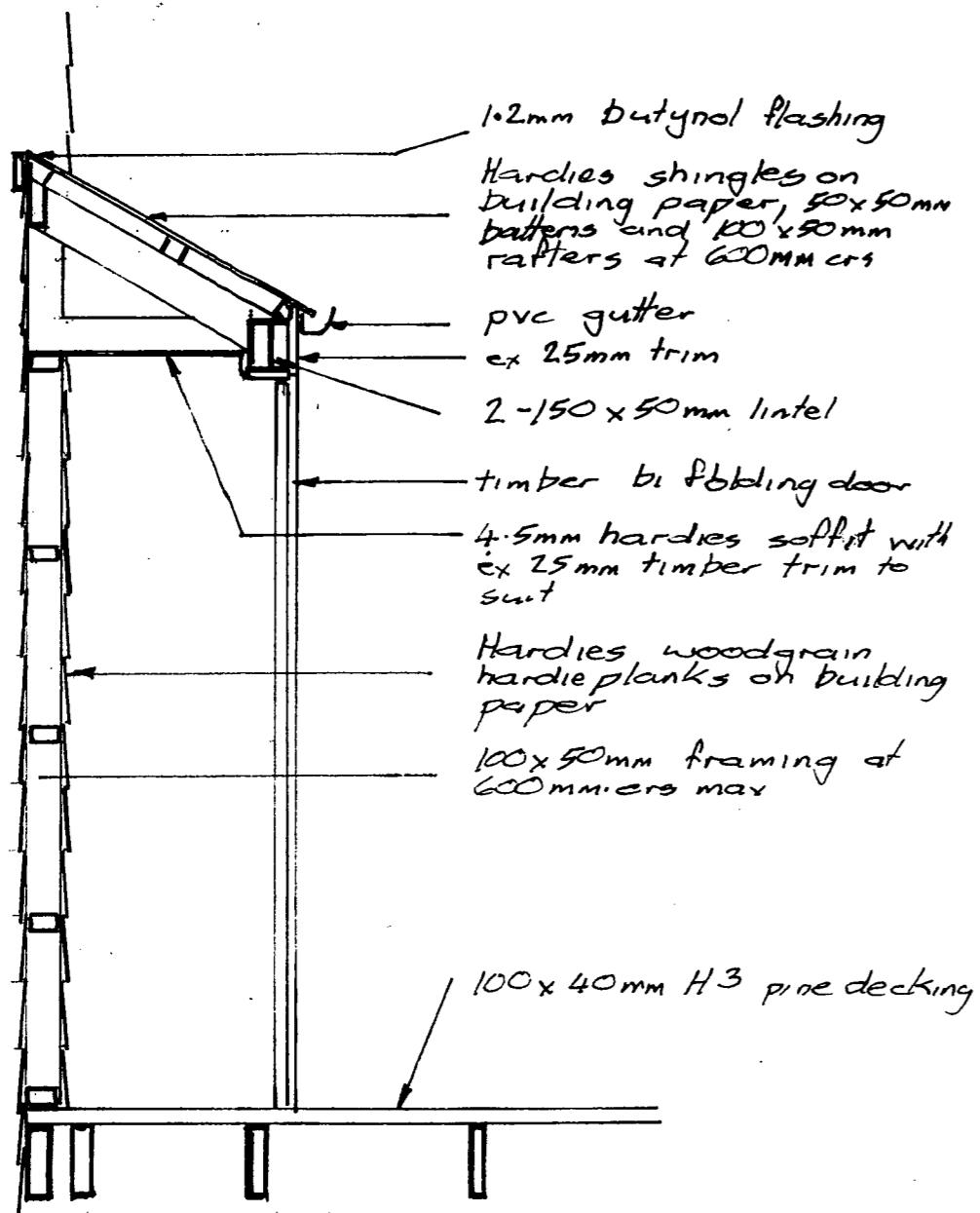
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WANGANUI DISTRICT COUNCIL
24 MAR 2004



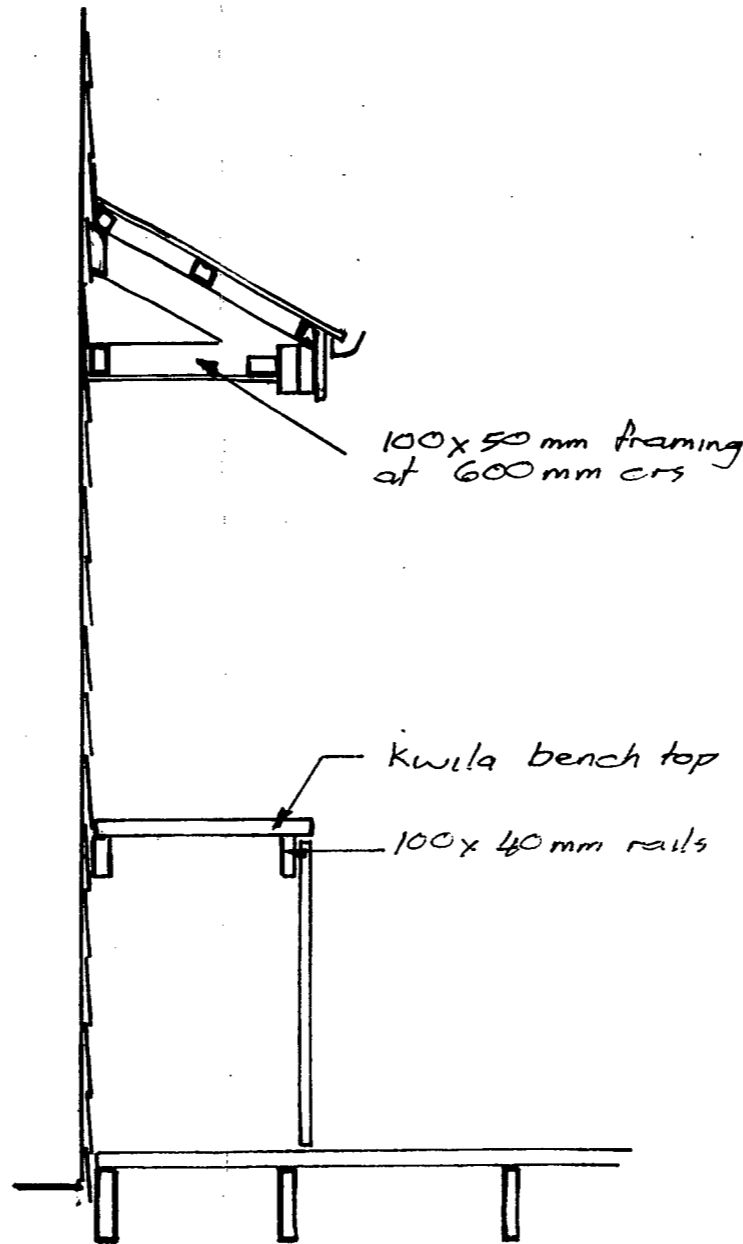
APPROVED
4/4/4
CANCELLED
Consent No.

JOB TITLE New Deck at 22 Shakespeare Rd Wanganui	
SHEET TITLE Details	
SCALE 1:10	DATE 2004
DRAWN BY 11/4	CHECKED BY 11/4

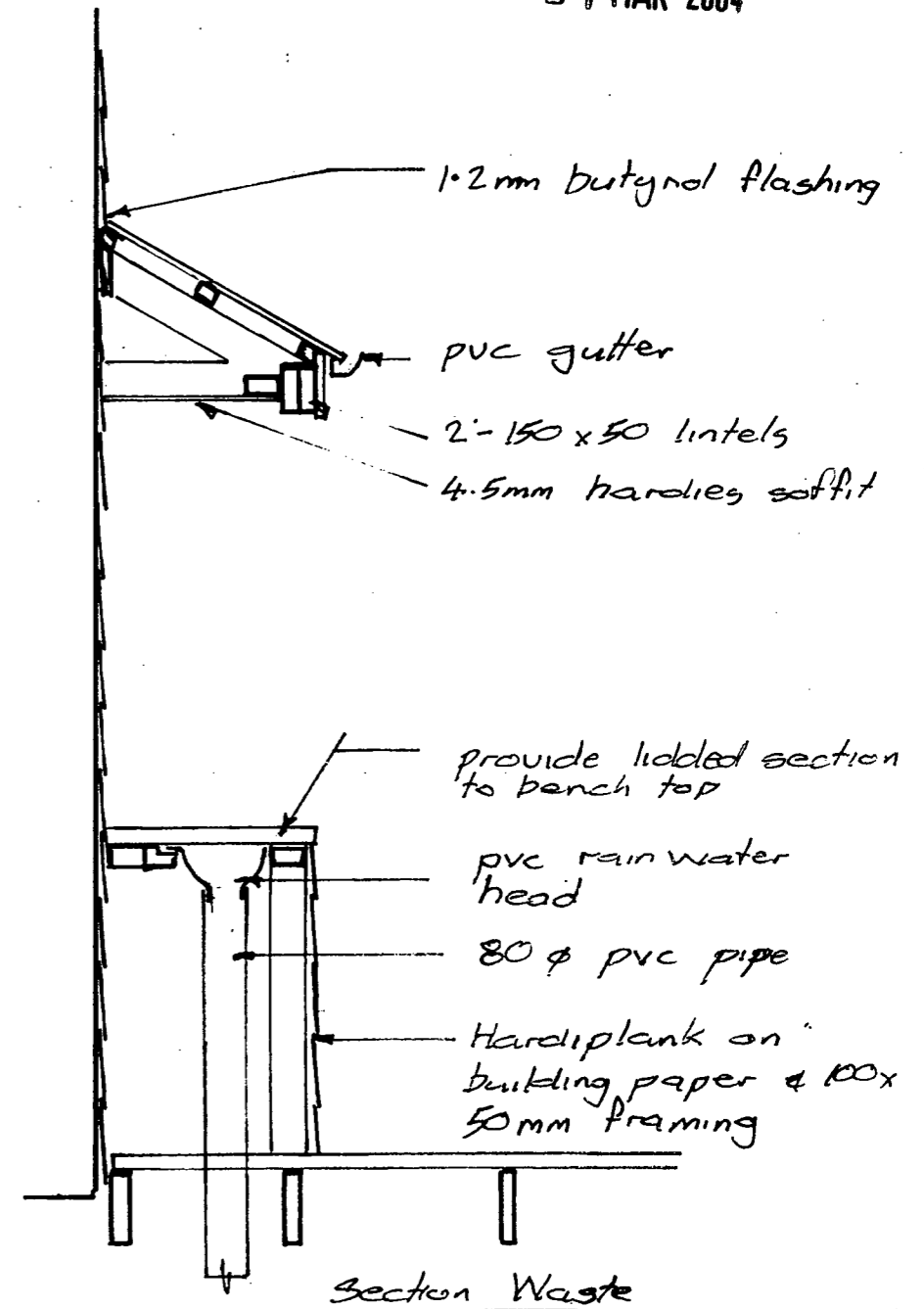
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 24 MAR 2004



Section Cupboard



Section Bench



Section Waste

RUBBISH SHUTE TO
 REMOUABLE BIN APPROVED

4 44 44
 CANCELLED
 Consent No.

JOB TITLE New Deck at 22 Shakespeare Rd Wanganui	
SHEET TITLE Deck Sections	
SCALE 1:20	DRAWN AJR
JOB No 11/12-03	DATE 9



30 March 2004

Jamie O'Leary Builders Ltd
24 Gibson St
WANGANUI 5001

Dear Sir or Madam:

2nd Request for further information on Application.

Project Number: BC4/0344
Project Location: 22 Shakespeare Rd WANGANUI 5001
Project Description: Remove external wall and window replace with doors and add deck.

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

- 1. Please refer to my third question on my previous letter, to supply fixing details for the top balustrade, just the studs end nailed though the bottom plate will not be secure enough. (Bill Leslie - Building Control Officer)**

We have placed this application on hold until we receive your advice regarding the above comments, and the issues raised have been resolved. If you have any queries please contact this office and quote Project Number BC4/0344

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kim Glentworth', written over a large, stylized flourish.

Kim Glentworth
Customer Services Officer



PROJECT INFORMATION MEMORANDUM NUMBER BC4/0344

Section 31, Building Act 1991

Jamie O'Leary Builders Ltd
24 Gibson St
WANGANUI 5001

Issue Date:

Project Location	Assessment Number/Legal Description
22 Shakespeare Rd WANGANUI 5001	Part LOT 11 DP 1304 0.1545 Ha
Category	Description of Work
Minor Building Work (req. 2 insps.)	Remove external wall and window replace with doors and add deck.
Intended Life	Estimated Value (\$)
50 Years	12200.00

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 BC4/0344), which has been granted.

This Project Information Memorandum is subject to the following conditions:

- All work on the project must comply with the requirements of the NZ Building Code.

Signed for and on behalf of the Wanganui District Council

A J Jamieson
Team Leader Building Services
Environmental Services Business Unit

Date: 14 April, 2004

CANCELLED



INSPECTION RECORD

CANCELLED

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

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:		BC4/0344
22 Shakespeare Rd WANGANUI 5001			
Applicant	Description of Work		
Jamie O'Leary Builders Ltd 24 Gibson St WANGANUI 5001	Remove external wall and window replace with doors and add deck.		
Builder	Plumber	Drainlayer	
Jamie O'Leary Builders Ltd 24 Gibson St WANGANUI 5001	No associations of type Plumber are linked to this application	No associations of type Drain Layer are linked to this application	

SUMMARY OF CONDITIONS

Building Consent Number BC4/0344

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.

Building Consent Conditions

Code	Condition
BC2bBLANK	All work on this project is to comply with the NZ Building Code
BC4Pbg	All plumbing and drainage work is to comply with G12 and G13 of the New Zealand Building Code. (ie: G12/AS1, G13/AS1 or AS/NZS 3500)
BCsmokes	Smoke alarms are to be installed in accordance with 'F7' of the New Zealand Building Code. New smoke alarms must incorporate a 'hush' facility.

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

Wanganui District Council

Building a better community with the people of the Wanganui District



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

Inspections Record For Building Consent Number BC4/0344

<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>OK to Proceed</i>	<i>Reinspect</i>	<i>Notes</i>		
PILE AND/OR POST INSPECTION	Prior to placing Concrete							
FRAMING AND PRELINE INSPECTION	Before covering up							
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion							

CANCELLED



BUILDING CONSENT NUMBER BC4/0344

Section 35, Building Act 1991

Jamie O'Leary Builders Ltd
24 Gibson St
WANGANUI 5001

CANCELLED
Project
Information
Memorandum No:
Issue Date:

BC4/0344

Project Location	Assessment Number/Legal Description
22 Shakespeare Rd WANGANUI 5001	Part LOT 11 DP 1304 0.1545 Ha
Type of Work	Description of Work
Minor Building Work (req. 2 insps.)	Remove external wall and window replace with doors and add deck.
Intended Life	Estimated Value (\$)
50 Years	12200.00

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 does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This Building Consent is issued subject to the attached pages headed 'Conditions of Building Consent Number BC4/0344'

Signed for and on behalf of the Wanganui District Council

A J Jamieson
Team Leader Building Services
Environmental Services Business Unit

Date: 14 April, 2004



CONDITIONS OF BUILDING CONSENT NUMBER BC4/0344

Section 35, Building Act 1991

This Building Consent is issued Subject to the following conditions:

- All work on this project is to comply with the NZ Building Code
- All plumbing and drainage work is to comply with G12 and G13 of the New Zealand Building Code. (ie: G12/AS1, G13/AS1 or AS/NZS 3500)
- Smoke alarms are to be installed in accordance with 'F7' of the New Zealand Building Code. New smoke alarms must incorporate a 'hush' facility.
- The Building Consent, conditions, inspection sheet, and approved plans must be kept on site at all times until completion of the project.
- Failure to request inspections will risk the non-issuing of a code compliance certificate and the structure may be deemed non-complying.
- Any inspection time required over and above that allowed may incur a further charge.

CANCELLED