

Enhancing the quality of the environment



**ENVIRONMENTAL SERVICES**  
WANGANUI DISTRICT COUNCIL

## APPLICATION for P.I.M/Building Consent

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 # 410672

**(A) Owner**

Name: Mrs Maureen Broadfoot  
Mailing Address: 38 Delhi Avenue Wanganui  
Phone: 3436906 Fax: .....

**(B) Designer**

Name: SKYLINE BUILDINGS  
Mailing Address: Penrose Auckland  
Phone: ..... Fax: .....

**(C) Builder**

**SKYLINE GARAGES**  
Name: SKYLINE  
(Wanganui)  
Mailing Address: 29 Heads Rd **THE GARAGE COMPANY**  
PO Box 584  
Phone: Wanganui Tel: 06 345 7686 Fax: 06 345 1037

**(D) Craftsman Plumber** 0214 - 429255

**(E) Registered Drainlayer** T. Bailey

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

**Project**

Description of PROJECT and USE: To build a  
Colebrook Skymine Double Garage Workshop  
Project Location: 42  
Street Address/Rural No.: Delhi Avenue

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

**Value of Project Work**

(include all labour & materials)

\$ 14500.00 (Incl. GST)

Consent Fees to be paid by? Skymine Wanganui

Code Compliance Certificate to be sent

to? owner

**FLOOR AREA OF PROJECT**

New Residential Dwellings or  
New Commercial Only ..... m<sup>2</sup>

**LEGAL DESCRIPTION**

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

Signed by (on behalf of) the applicant

Signature: [Signature]

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

Date: 5 / 5 / 03

**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	\$ .....
<b>Total Fees (Incl. G.S.T)</b>	<b>\$ .....</b>

**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)

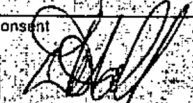
- (1)  Location in relation to legal boundaries and external dimensions of new, relocated or altered buildings
- (2)  New provisions to be made for vehicular access and on-site parking, ie. a new crossing
- (3)  Provisions to be made in building over or adjacent to any road or public place, ie. hoardings, signs
- (4)  New provisions to be made for disposing of stormwater and 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): .....

For office use only							
Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date		No	Initials
Administration	LC	10/5/04					
Planning						CLB	12/5/04
Fire Design							
Building						CS	13/5
Drainage							
Water							
Structural							
Plumbing/Drainage						CS	13/5
Roading							
Health							
Dangerous Goods							
Approved for issue of PIM/Building Consent							
District Building Controller: 						Date: 17 MAY, 2004	

**FILE NOTE:  
ASSESSMENT OF BUILDING CONSENT**

<b>Applicants Name</b>	
<b>Activity/Use</b>	<i>Double Garage</i>
<b>Date BC#</b>	<i>4 / 0672</i>
<b>Address</b>	<i>42 Delhi Avenue</i>
<b>Subject</b>	<b>Activities in Rural zones</b>

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.

<b>Zone:</b>	<b>Rural</b>	
<b>Road Classification:</b>		
<b>Site Area:</b>		
<b>Maximum Height:</b>	10 metres	<i>&lt; 10m</i>
<b>Structures 10 metres form all boundaries:</b>	Front Boundary	<i>&gt; 10</i>
	Side Boundary	<i>10.6 m</i>
	Side Boundary	<i>&gt; 10</i>
	Rear Boundary	<i>&gt; 10m</i>
	(plus exceptions)	
<b>Retail activities (except where adjoining a State Highway):</b>		<i>-</i>
<b>Noise:</b>		<i>-</i>
<b>Light</b>		<i>-</i>
<b>Access:</b>	Minimum 1 access to be provided 3.5 metres maximum	<i>existing</i>
<b>Parking:</b>	1 per dwelling unit	<i>✓</i>
<b>Easements</b>		<i>-</i>
<b>Trees</b>	No tree for forestry, shelter belt or soil conservation purposes shall: a. be planted within 10 metres of any boundary	<i>-</i>

Decision and any other matters not contained in table above including further information for building consent purposes:

*Complies with Wanganui District Plan*  
*KRB 12/5/04*

Further Information Received? Yes/No  
Decision:

Is resource consent required? Yes/No  
Letter sent out? Yes/No Date:

File Number: 4/101/

Assessed as:

Restricted Discretionary Activity  
Breaches:

Non-complying Activity  
Breaches



## TOTAL INSPECTION TIME REPORT

Building Consent Number BC4/0672

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

Signed for and on behalf of the Wanganui District Council

55 MINS



WANGANUI DISTRICT COUNCIL

PRODUCER STATEMENT - CONSTRUCTION

**RECEIVED**

WANGANUI DISTRICT COUNCIL

Building Consent Application No. 410672

**21 MAR 2005**

Issued By: T. Bailey Drainage Ltd  
(Constructor)

To: WANGANUI DISTRICT COUNCIL

IN RESPECT OF AN APPLICATION FOR BUILDING CONSENT MADE BY Mrs Broadfoot  
(Building Consent Applicant)

IN RELATION TO STORMWATER SEPARATION.

At: 42  
38 Delhi Ave  
(Address)

Lot 1 DP 52142 SO .....

Has undertaken to construct all of the building work the subject of Building Consent No. 410672 and the attached conditions of building consent and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the Building Code. I understand that if this Producer Statement is accepted, it will be relied on by Wanganui District Council for the purposes of establishing compliance with the Building Code.

The stormwater is being disposed of: (please tick)  On-site  Off Site

T. Bailey Drainage Ltd 21/3/05  
(Constructor) (Date)

Dr. Mayer  
(Qualification)

17 Selwyn Crescent  
(Address)

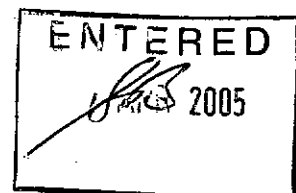
3479552  
(Phone)

3479553  
(Facsimile)

**Please note**

An as-built Drainage Plan is to be attached to this form when returned to Environmental Services. This plan must clearly show the position of the drainage installed including any cleaning access, either by a scaled plan or by figured measurements from a defined point. The size and type of materials used must also be stated.

Skyline Garage  
SOAK PITS ?



Prop # 18062

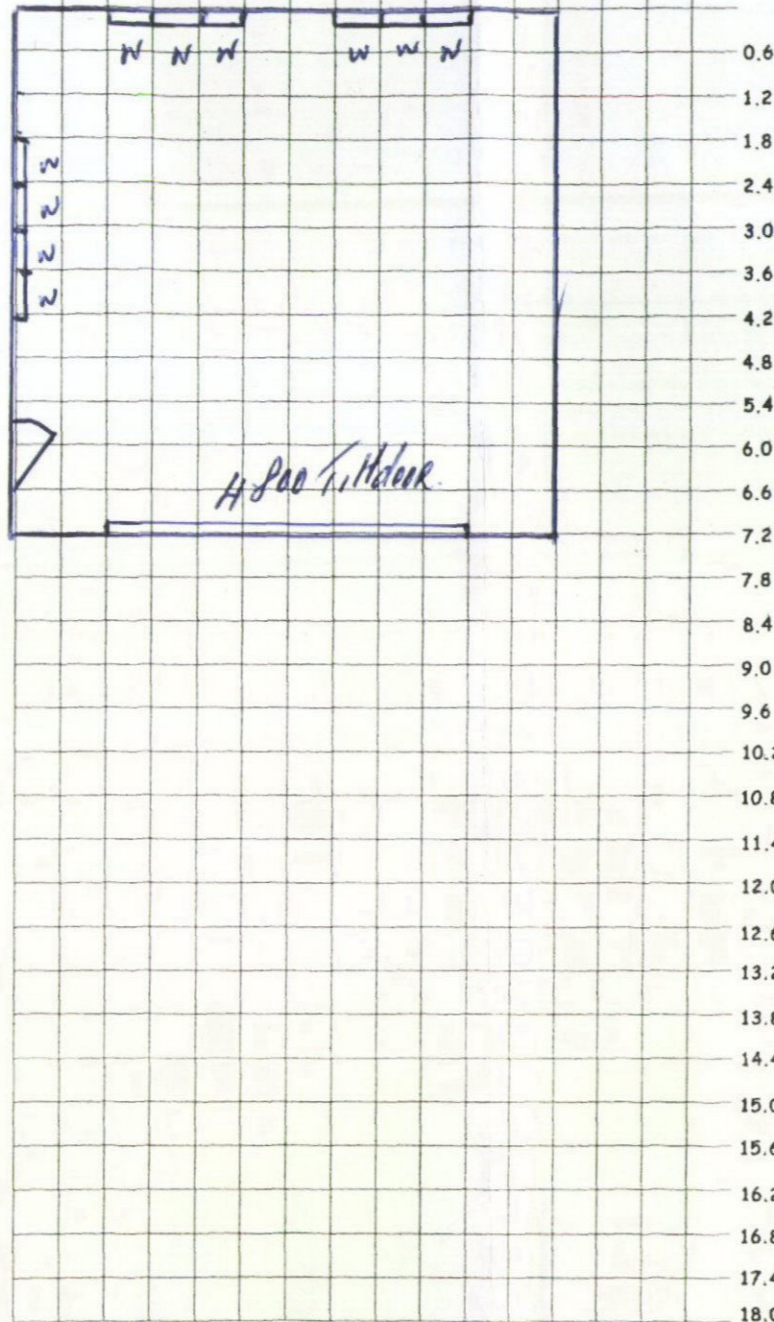
# SKYLINE GARAGE

## SPECIFICATIONS

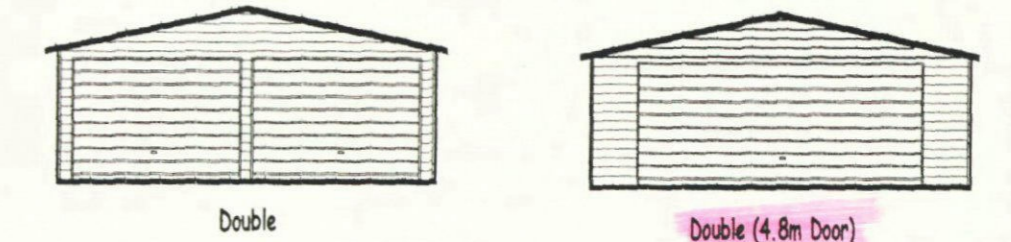
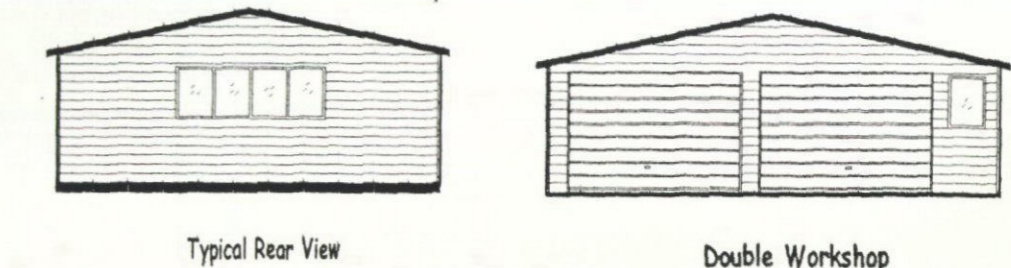
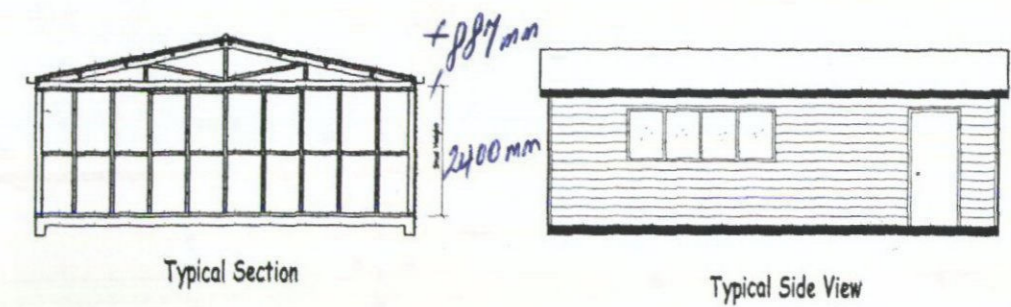
- FOUNDATIONS:** As per detail.
- DAMPCOURSE:** Cromford Supercourse under all bottom plates.
- FRAMING:** All timber is Laserframe. All framing is housed, i.e. studs checked into plates and nogs checked into studs. Studs 90 x 45 MGP10 Laserframe @ 600 centres. Top Plates and nogs are 90 x 45 Laserframe. Bottom Plates - 90 x 45 H3 Tanalised Laserframe.
- WALL BRACES:**
- For sheet metal weatherboards refer to "Bracing resistance of Skyline Buildings Ltd wall systems. Established by Auckland Uniservices Ltd.
  - Championboard - 30mm x 50mm Strip Bacing as per System Established by Auckland Uniservices Ltd.
  - Galvanised steel angle braces.
- ROOF TRUSSES:** Design series: Gang nail - 9750-CH2722-CH7000 Trusses up to 6m wide spaced @ 2400mm centres(Max.) Trusses over 6m wide spaced @ 1800mm centres(Max.)
- ROOF PITCH:** 12.5° 15° 20° 25° 30°
- PURLINS:** 90 x 45 Laserframe @ 1000mm centres max.
- TRUSS STIFFENERS:** 90 x 45 Laserframe on edge, up to 6m garage width - 1 row, over 6m garage width - 2 rows
- SIDE ENTRY DOOR:** 2650 opening - 2 x 140 x 45.  
**BEAM:** 2950 opening - 2 x 180 x 45.  
 4830 opening - flitch beam.
- DRAGON TIES:** 90 x 45 Laserframe on flat @ 45° angle over top - plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.
- SPOUTING:** 0.55(24 GA) Aluminium-Zinc Alloy coated steel gutters fixed to two sides of building.
- DOWNPIPES:** 0.4(26 GA) 65 x 50 Aluminium-Zinc Alloy coated steel, 1 off per gutter.
- RIDGING:** 0.4(26 GA) Aluminium-Zinc Alloy coated steel.
- ROOFING:** 0.4(26 GA) Aluminium-Zinc Alloy coated steel long run ribbed roofing.
- DOORS:** Side door - Timber frame, Aluminium-Zinc Alloy coated steel cladding each side.  
 Main doors - 0.4(26 GA) Aluminium-Zinc Alloy coated steel tilt doors or roller doors.  
 Note 4.8m Wide Tilt Doors are made using Aluminium
- EXTERIOR SHEATHING:**
- 0.4(26 GA) Aluminium-Zinc Alloy coated steel weatherboards, 113mm profile. Colorcote / Clearcote
  - 0.4(26 GA) Aluminium-Zinc Alloy coated steel weatherboards, 155mm profile. Colorcote
  - Championboard 0.4 (26 GA) Aluminium-Zinc Alloy coated steel weatherboard. Colorcote / Clearcote
  - 0.4(26 GA) Aluminium-Zinc Alloy coated steel 6 Rib Vertical profile. Colorcote / Clearcote
  - Hardiplank weatherboard.
  - 12mm Thick H3 Tanalised Plywood

**NOTES:**  
 On Colorcote/Hardiplank Buildings. Aluminium-Zinc Alloy steel components referred to in spouting, exterior sheathing, doors and ridging are made of Aluminium-Zinc alloy steel with baked on silicone polyester paint, known as 'Colorcote' (Trade marks).

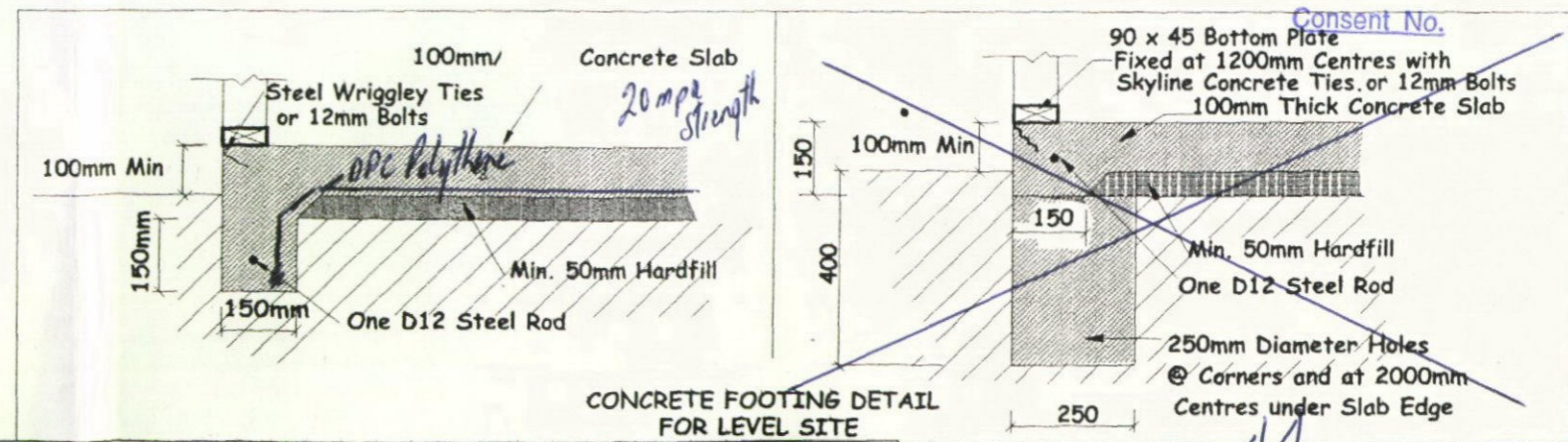
0.6 1.2 1.8 2.4 3.0 3.6 4.2 4.8 5.4 6.0 6.6 7.2 7.8 8.4 9.0



FLOOR PLAN



APPROVED  
 4/0672



CONCRETE FOOTING DETAIL FOR LEVEL SITE

FOR MRS MAUREEN ROADFOOT  
 AT 30 Delhi Avenue  
WANGANUI

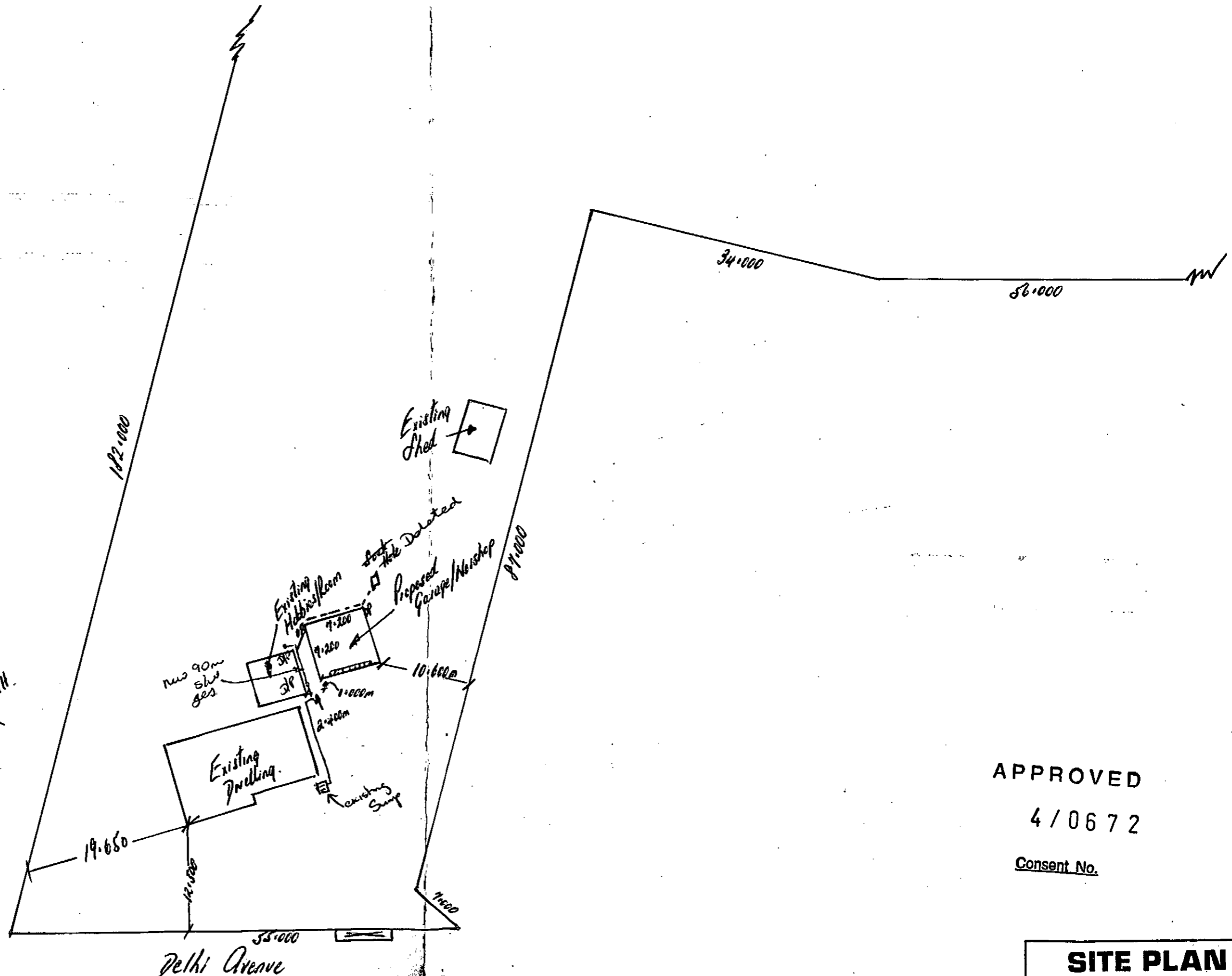
**SKYLINE**  
 THE GARAGE COMPANY

DISTRIBUTOR  
 SKYLINE GARAGES  
 (Wanganui)  
 29 Heads Rd  
 PO Box 584  
 Wanganui

**SKYLINE**  
 THE GARAGE COMPANY

Tel: 06 345 7886 Fax: 06 345 1037

DATE 5/5/04  
 Copyright Skyline Buildings Ltd  
 SKY SS DG



APPROVED  
4/0672  
Consent No.

**SITE PLAN**

FOR: Mrs MAUREEN BROADFOOT  
AT: 38 Delhi Avenue  
Wanganui.



DISTRIBUTOR: SKYLINE GARAGES  
(Wanganui)  
29 Heads Rd  
PO Box 584  
Wanganui  
Tel: 06 345 7686 Fax: 06 345 1037



DATE: 5/5/04  
SCALE: 1:500

SHEET  
**3**



## Stormwater Disposal to a soak hole for small buildings

This agreement is to form part of the Building Consent application where the owner/agent chooses to install the stormwater disposal system by means of a soak hole. Due to the variance of ground conditions within the Wanganui District, there is no guarantee that approval will be given for a soak hole installation and other means of disposal may be required.

<b>BUILDER/APPLICANT</b> SKYLINE GARAGES Name: <b>SKYLINE</b> Address: <b>THE GARAGE COMPANY</b> 29 Heads Rd PO Box 584	<b>OWNER</b> Name: <i>Mrs Maureen Broadfoot</i> Address: <i>38 Delhi Avenue</i>
<b>PROJECT LOCATION</b> Address: <i>38 Delhi Avenue</i> Building Type: <i>Garage Workshop</i> Floor Area: <i>51.4</i> m <sup>2</sup> Soil type: <i>Pumice</i> Size of Proposed Soak hole: <i>1</i> m <sup>3</sup> Empty hole <input type="checkbox"/> } Tick one Rubble filled hole <input checked="" type="checkbox"/>	<b>LEGAL DESCRIPTION (office use)</b> Valuation Roll No: Lot: <i>1</i> DP: <i>52142</i> WDC Property No: <i>18062</i> Building Consent No: <i>410672</i> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">APPROVED</p>

4 / 0 6 7 2

	Examples of Soak Pit Volume				Consent No.
	Empty Hole		Rubble Filled Hole		
	Sand and pumice	Loose dune sand	Sand and pumice	Loose dune sand	
20m <sup>2</sup> single garage	0.2m <sup>3</sup>	0.1m <sup>3</sup>	0.4m <sup>3</sup>	0.2m <sup>3</sup>	
60m <sup>2</sup> 1 bedroom unit	0.8m <sup>3</sup>	0.4m <sup>3</sup>	2.0m <sup>3</sup>	0.9m <sup>3</sup>	
120m <sup>2</sup> 3 bedroom house	2.0m <sup>3</sup>	1.0m <sup>3</sup>	5.0m <sup>3</sup>	2.3m <sup>3</sup>	

PTO...

# Soak Hole Agreement

This agreement is between:

SKYLINE GARAGES  
(Wanganui) \_\_\_\_\_ (the Owner)  
(or) 29 Heads Rd THE GARAGE COMPANY  
PO Box 584 \_\_\_\_\_ (the Agent)  
Wanganui Tel: 06 345 7886 Fax: 06 345 1037

*Signature to carry out s/h disposal.*

and

The Wanganui District Council (the Council)

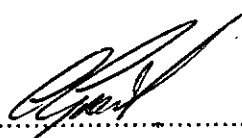
## WHEREAS



1. The Owner/Agent has applied for and been granted building consent for the construction of a building.
2. One of the conditions of the consent is that a soak hole is to be constructed within three months of the roof of the structure being fitted.
3. It is intended that if the Owner/Agent does not complete the construction of a suitable soak hole then the Council will install a disposal system on behalf of the above signed and the Council will charge the above signed the reasonable costs in doing so.

## NOW THEREFORE IT IS AGREED:

1. That in the event the soak hole is not completed within three months of the roof of the structure being fixed, that the above signed hereby authorises the Council to complete the construction.
2. Also, the above signed agrees to pay the Council the reasonable costs for the construction of a disposal system and such sum shall be recoverable as a debt.

  
.....  
Owner/Agent

.....  
Wanganui District Council

# Garage (Slab / Footing Inspection & Final)

42 DELHI AVE.

Consent No	Date	Inspector	Compliance
4/0672	22-2-06	PT.	

**ENTERED**

Slab			Comments
Siting/Boundaries	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Site wind zone	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Contours	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Soil Type	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Ground Bearing	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Ground Levels	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Footing Size	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Footing steel	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Slab steel	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Concrete cover	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	

Final			Comments
Ground Levels / floor level	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Cladding- Type	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
- Fixing	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Cladding cover/ ground clearance	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Joinery- Installation	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
- Flashing	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Framing	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Truss fixing	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Top plate fixings	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Bottom plate fixings	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Slab Cut	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	

Comments

FLUE SHIELD FITTED.

CLEARANCES OK.



## CODE COMPLIANCE CERTIFICATE NUMBER BC4/0672

Section 43(3), Building Act 1991

Mrs ML Broadfoot  
38 Delhi Ave  
WANGANUI 5001

**Building Consent  
No:** BC4/0672

**Issue Date:** 24/02/2006

<b>Project Location</b>	<b>Assessment Number/Legal Description</b>
42 Delhi Ave WANGANUI 5001	LOT 1 DP 52142 1.6591 Ha
<b>Type of Work</b>	<b>Description of Work</b>
Garage	Construction of a new Colourcote Skyline double garage/workshop
<b>Intended Life</b>	<b>Estimated Value</b>
50 years	\$14500.00

This is a final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

Signed for and on behalf of the Wanganui District Council:

A J Jamieson  
**Team Leader Building Services  
Environmental Services Business Unit**

**Date:** 24 February 2006