



This building must not be used for any
RESIDENTIAL PURPOSE.

$$F \cdot L = +0.450 \text{ M}$$

NOTE:
CONTRACTORS MUST VERIFY
ALL DIMENSIONS BEFORE
COMMENCING ANY WORK



SINGLE WORKSHOP

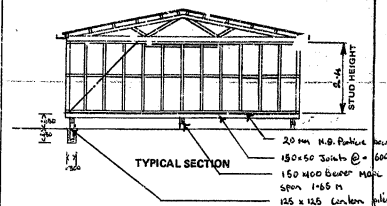
DOUBLE

DOUBLE (4,5m DOOR)



ONE DOOR SIDE ENTRY

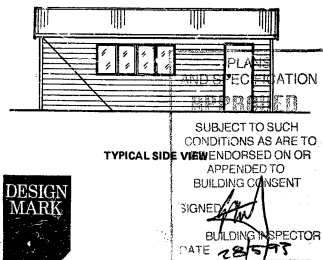
TV. DOOR SIDE ENTRY



TYPICAL SECTION



TYPICAL REAR VIEW



TYPICAL SIDE VIEW

SUBJECT TO SUCH
CONDITIONS AS ARE TO
BE VIEWED ON OR
APPENDED TO
BUILDING CONSENT

SIGNED *[Signature]*
BUILDING INSPECTOR
DATE 2/5/93



FOR: Mr & Mrs Oates

AT: Makawau Rd Kaulapapa

DISTRIBUTOR:

WILLIAMS & KO
For Skyline
20c Poplar Rd
Stanmore Bay
Whangaparaoa

ELEVATIONS

DATE: _____

SHEET

SCALE

1 : 100

1

GALVANIZED-GARAGE (SKYWAY)

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

DAMP COURSE: 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 and bottom plates and nogs are all 100 x 50.

WALL BRACES: Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail - 12032A Pryda - A2579, 12.5° pitch.
Trusses up to 6m long spaced @ 2400 centres (Max.)
Trusses over 6m long spaced @ 1800 centres (Max.)

PURLINS: 100 x 50 on edge @ 750 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 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: .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 roofing 'SKYRIB' profile.

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, 113mm profile.

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: 10mm U.D.C. Particle board - 150 x 50 studs @ 600 centres under plates.
150 x 100 beams @ max. 1.85 span, spaced at 150 x 125 centres, piles 450 deep at 2500 centres.

DAMP COURSE: 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: Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail - 8499A Pryda - A2579, 12.5° pitch.
Trusses up to 6m long spaced @ 2400 centres (Max.)
Trusses over 6m long spaced @ 1800 centres (Max.)

PURLINS: 100 x 50 on edge @ 750 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 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: .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, LEAD EDGED.

ROOFING: .40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.

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.

HARDIPLANK-GARAGE

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

DAMP COURSE: 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 and bottom plates and nogs are all 100 x 50.

WALL BRACES: Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail - 3143A 12.5° pitch.
Trusses up to 6m long spaced @ 2400 centres (Max.)
Trusses over 6m long spaced @ 1800 centres (Max.)

PURLINS: 100 x 50 on edge @ 750 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: 100 x 50 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: .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, LEAD EDGED.

ROOFING: .40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.

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: HARDIPLANK: 235mm Smooth finish weatherboard (effective cover - 235mm)
Breather type paper on all walls behind weatherboards and under roofing.

FOR: Mr & Mrs DATE

AT: MANAWATU CO. KAWAIKAPOA

DISTRIBUTOR:

WILLIAMS & KO
For Skyline
200 Poplar Rd
Stamora Bay
Whangaparaoa

SKYLINE

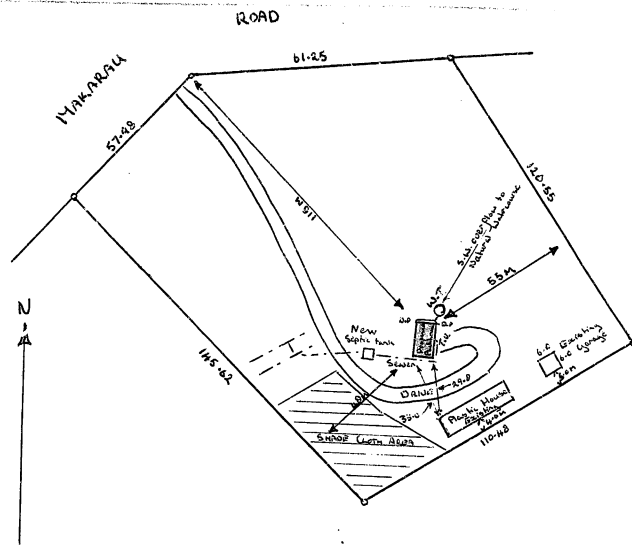
SIGNED: [Signature]
BUILDING INSPECTOR
DATE: 28/7/73

SPECIFICATIONS

DATE: SHEET

SCALE: 2

137



PLANS
AND SPECIFICATION
APPROVED
SUBJECT TO SUCH
CONDITIONS AS ARE TO
BE ENDORSED ON OR
APPENDED TO
BUILDING CONSENT
SIGNED *[Signature]*
BUILDING INSPECTOR
DATE *25/7/73*

LOT 8 D.P. 114673 1.7847 HA.

FOR: Mrs Mrs Oke
AT: Makara Rd KAWKAPAKA

SKYLINE

DISTRIBUTOR:

WILLIAMS & KO
For Skyline
20c Poplar Rd
Stanmore Bay
Whangaparaoa

SITE PLAN

DATE:

SHEET

SCALE: 1:250

3

137

COMBINED

PIM - BC No: 93/829

Name: R.M. & M.L. Clates

Address: Makarau Road

Ward: Helenaville

Details: Packing Shed

Date Received: 7.5.93

Granted Date - Planned: _____

Granted Date - Actual: _____

Issue Date - Actual: 31.5.93

Lot: 3

UP: 114673

PIM Issued 21.6.93

No	Item	Est	Initial/Date Seen	Actions Needed	Initial/Complete
5	Technical Clerk Review	100			
10	Check PIM to Application	100			
16	Site Inspection - Building	100			
18	Site Inspection - Development Eng	400			
17	Site Inspection - P & D	200			
20	Electrical (Waiitemata Electricity)	400			
25	Development Engineering	400			
30	Planning	300	PK 25/3		PK 25/3
35	Services Engineering	400			
40	Building Engineering Structural	400	PK 25/3	25/3	PK 25/3
45	Environmental Health	300			
60	Building - sector	200			
65	Plumbing & Drainage	300	PK 25/3	25/3	PK 25/3
70	Consultants	400			
100	Check PIM	100			
105	Grant PIM	500			
200	Check Building Consent	100			
205	Grant Consent	500			

93/829

11 Read in conjunction with 93/1363

Pending letter
Drafted 2/5/93

Technical Clerk to action
PIM 2/5/93

2/5/93 Paul de. cake.
at the building approval.

Cates have been checked OK and approved

BUILDING (CONSENT)
to Grant / Issue
Units / Inspections.

1/5

action has been
undertaken
within time.

137 val 30710-21-3

5/481

Application Number _____

Officer Comments

Date	Comments
17.5.93	File inspected. ① C atavard on the file - appears to be to used for residential purpose? (one to verify.)
17.5.93	② Permitted activity
20/5	Letter mailed
25/5	Received structural scales

BUILDING CONSENT NO: 93/0829

Project Information Memorandum No:

ISSUED BY Section 35, Building Act 1991
RODNEY DISTRICT COUNCIL

(insert a cross in each applicable box. Attach relevant document(s).)

APPLICANT		PROJECT	
Name: MR & MRS RM & ML OATES Mailing Address: MAKARAU RD R. D. KAUKAPAKAPA		At <input checked="" type="checkbox"/> Stage No of an intended str. yes of: New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) (in detail): PACKHOUSE Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/> Estimated Value: \$ 8,975.00	
PROJECT LOCATION Plot Address: Lot. 3 MAKARAU RD KAUKAPAKAPA			
LEGAL DESCRIPTION Property Number: Valuation Roll Number: 30710-21-3 Lot: 3 DP: 114673 Section: Block: Survey District:			
COUNCIL WARD The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$0.00 ALL FEES ARE G.S.T. INCLUSIVE		Signed for and on behalf of the Council. Name: <i>[Signature]</i> Position of: District Building Inspector Date: 31.1.93	

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 conditions specified in the attached pages, headed "Conditions of Building Consent No 93/0829"

Date Inspected

BUILDING CONSERVATION

SPECIAL CONDITIONS:

All foundations shall be founded at least 600mm below finished ground level and 450mm into firm original ground

INSTRUCTIONS by Rodney District Council

- 4/6/93 1st sign & Pile holes as above good jobs
① all to solid ok to pour the
7/7/93 Prelim: Insulation sprayed to walls
② ok to line the
2/11/93 Final - City I/M all completed - P + D
③ work gully to be haunched balance all
ok. JB sink + heater apposed to water
Base heating + base vents to be installed
Advised Mrs. Bates on site
16.1.95 letter sent re: BP started but not finished in last 12 months
14.7.95 Lill 1 and a Heston advised that
file 1202 kept at Orewa off
12-1-99 Final, all works completed &
Supervised by 931363

COMPLETED (Signature)

Dan

12-1-99

FIELD SHEET

CONSENT NO: _____

OWNER: _____ BUILDER: _____

ADDRESS: _____

LEGAL DESCRIPTION: _____

DESCRIPTION OF WORK: _____

Component to be inspected	Comments	OK to proceed YES/NO	Date, Signature and ID No.	Next component to be inspected
SITING				
EXCAVATION				
FOUNDATIONS/ RETAINING WALLS				
BOND BEAMS 1st 2nd 3rd				
CONCRETE FLOORS Building P & D Elect. Gas				
PRE-LINE WALL FRAMING Building P & D Elect. Gas Moisture Content				
ROOF FRAMING				
INSULATION				
WALL Building Elect. Gas				
EXT. CLADDING Walls Roof				
JOINERY				
FIRE FIGHTING EQUIPMENT				
EGRESS COMPONENTS				
DISABLED PERSONS FACILITIES ETC				
OTHER				
ADVICE OF COMPLETION OF WORK	RECEIVED / /	ACTIONED / /	NOTICE TO RECTIFY	YES/NO

NO. 93/829

CODE COMPLIANCE CERTIFICATE

Certifier	Signature	Date	Certifier	Signature	Date
BUILDING	<i>[Signature]</i>	12-1-99	POWER		
PLUMBING			GAS		
DRAINAGE			SERVICES		
F.O.			RESOURCE MGMT		
			AIR COND.		
OTHER					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED AS REQUIRED BY THE BUILDING ACT. CODE COMPLIANCE CERTIFICATE NO. 93/829

[Signature] BFO 12-1-99
Signature Designation Date

WHEN THIS PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE.

SPECIAL CONDITIONS:

Consent No: 93/829

Date Issued: _____



APPLICATION FOR BUILDING CONSENT
(Tick each applicable box. Attach relevant documents)

- ☐ Application for building consent only, in accordance with Project Information Memorandum No.
- ☒ Application for Building Consent and Project Information Memorandum.

PART A
Complete in all cases

1. OWNER <u>RM & ML</u>		2. CONTACT (if not owner)	
Name: <u>Mr & Mrs Dukes</u>		Contact Name: <u>WILLIAMS & KO</u>	
Postal Address: <u>Makara Rd B.O.</u> <u>Kaukapakapa</u>		Postal Address: <u>For Skyline</u> <u>200 Poplar Rd</u> <u>Stairmore Bay</u> <u>Whangaparaoa</u>	
Phone Number: <u>4206044</u>		Phone Number: <u>WILLIAMS & KO</u> <u>FOR SKYLINE</u>	
Fax Number: _____		Fax Number: <u>PH 09 424-1844</u>	
3. PROJECT LOCATION			
Number: <u>Street/Road: Makara</u>		Locality: <u>Kaukapakapa</u> Ward: <u>Heleasville</u>	
4. LEGAL DESCRIPTION			
Valuation Number: <u>30710-21-3</u>		Property ID: <u>Makara Rd</u>	
Lot: <u>3</u>	DP: <u>114673</u>	Section: _____	Block: _____
Survey District: <u>Kaukapakapa SD</u>		Site Area: <u>1.7847</u> square metres hectares	
5. PROJECT			
Description of Work: <u>Park - Home</u>		New Building	<input checked="" type="checkbox"/>
Intended Use(s) (in detail): <u>Parking, fruit & veg</u>		Alteration	<input type="checkbox"/>
No. of Household Units: <u>1</u>		Relocation	<input type="checkbox"/>
Estimated Value: \$ <u>8,975.00</u>		Demolition	<input type="checkbox"/>

Signed by the owner:

Name: [Signature] Date: 5/5/93

CHART/CES013.DOC

6.	Is life of building intended to be less than 50 years?	Yes/No	If yes then specify how many years.
----	--	--------	-------------------------------------

7.	Being stage of an intended stages
----	---

8. Floor area of proposed work*	
Buildings other than detached accessory buildings:	
Floor	Area square metres
Basement	
Ground Floor	
First Floor	
Second Floor	
Additional Floors (Total)	
Mezzanine	
Decks	
TOTAL	
Detached Accessory Buildings	
Garage	Area square metres
Carport	82.08
Other Buildings	
TOTAL	82.08

9. Answer the following questions if they apply. What materials will be used for the:		
Floor (tick boxes)		
1	<input checked="" type="checkbox"/>	Timber
2	<input type="checkbox"/>	Concrete
3	<input type="checkbox"/>	Wood products
4	<input type="checkbox"/>	Other
Roof (tick boxes)		
1	<input checked="" type="checkbox"/>	Steel sheeting
2	<input type="checkbox"/>	Steel tiles
3	<input type="checkbox"/>	Concrete tiles
4	<input type="checkbox"/>	Shingles
5	<input type="checkbox"/>	Aluminium
6	<input type="checkbox"/>	Other
External Cladding (tick boxes)		
1	<input type="checkbox"/>	Brick
2	<input type="checkbox"/>	Concrete
3	<input type="checkbox"/>	Concrete block
4	<input type="checkbox"/>	Cement Board
5	<input type="checkbox"/>	Plaster
6	<input type="checkbox"/>	Timber
7	<input checked="" type="checkbox"/>	Steel
8	<input type="checkbox"/>	Aluminium
9	<input type="checkbox"/>	Other

Frame (tick boxes)		Internal Linings (tick boxes)	
1	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>
2	<input type="checkbox"/>	2	<input type="checkbox"/>
3	<input type="checkbox"/>	3	<input type="checkbox"/>
4	<input type="checkbox"/>	4	<input type="checkbox"/>
5	<input type="checkbox"/>		

PIM 56.25
BC 135.00
191.25

10.	** The Council's charges payable on the making of this application are \$ 191.25
-----	--

* 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.

** Additional charges may be payable prior to uplifting of the building consents.

PART B
Complete as far as possible in all cases

11.	
DESIGNER(S) Name:	<u>Skyline Buildings Ltd.</u>
Address:	
Phone Number:	Fax Number:
BUILDER Name:	<u>WILLIAMS & KO</u>
Address:	<u>FOR SKYLINE</u>
Phone Number:	<u>PH 09 424-1844</u>
DRAINLAYER Name:	Reg. No.
Address:	
Phone Number:	Fax Number:
PLUMBER (if not as above) Name:	Reg. No.
Address:	
Phone Number:	Fax Number:
GAS FITTER Name:	Reg. No.
Address:	
Phone Number:	Fax Number:
ELECTRICIAN Name:	Reg. No.
Address:	
Phone Number:	Fax Number:
CERTIFIER(S) (if applicable) Name:	Reg. No.
Address:	
Phone Number:	Fax Number:
Certifying:	
Name:	Reg. No.
Address:	
Phone Number:	Fax Number:
Certifying:	

PART C
PROJECT DETAILS

12. Complete Part C 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 the relevant information in duplicate. The information requested in this Part C is additional to that requested in Part D.

- (a) ☒ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- (b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.
- (c) ☐ Provisions to be made for vehicular access, including parking.
- (d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☒ Provisions to be made for disposing of stormwater and wastewater.
- (f) ☐ 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.
- (g) ☐ New connections to public utilities i.e. gas, electricity, water supply, stormwater systems, wastewater system.
- (h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae.
- (j) ☐ Details of any consents already obtained or approved relating to this application.

PART D
PROJECT DETAILS
(Complete Part D in all cases)

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

- 13. ☒ 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 comments, if any, including:
- 14. ☐ Building certificates
- 15. ☐ Producer statements
- 16. ☐ References to accreditation certificates issued by the Building Industry Authority.
- 17. ☐ References to determinations issued by the Building Industry Authority.
- 18. ☐ Proposed procedures, if any, for inspection during construction.



CODE COMPLIANCE CERTIFICATE NO: 93/0829

Section 43(3), Building Act 1991

ISSUED BY RODNEY DISTRICT COUNCIL

BUILDING CONSENT NO: 93/0829

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Name: Mr and Mrs R M & M L Oates	
New or relocated building	<input checked="" type="checkbox"/>	Mailing Address: C/- 30 King Edward Parade, Devonport	
Alteration	<input type="checkbox"/>		
Intended use(s) in detail		LEGAL DESCRIPTION	
		Street Address: 60 Makarau Road	
		Property Number: 1243409	
		Valuation Roll Number: 30710 - 02103	
Intended Life:		Lot: 3	DP: 114673
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	Section:	Block:
Specified as years		Survey District:	
Demolition	<input type="checkbox"/>		

This is:

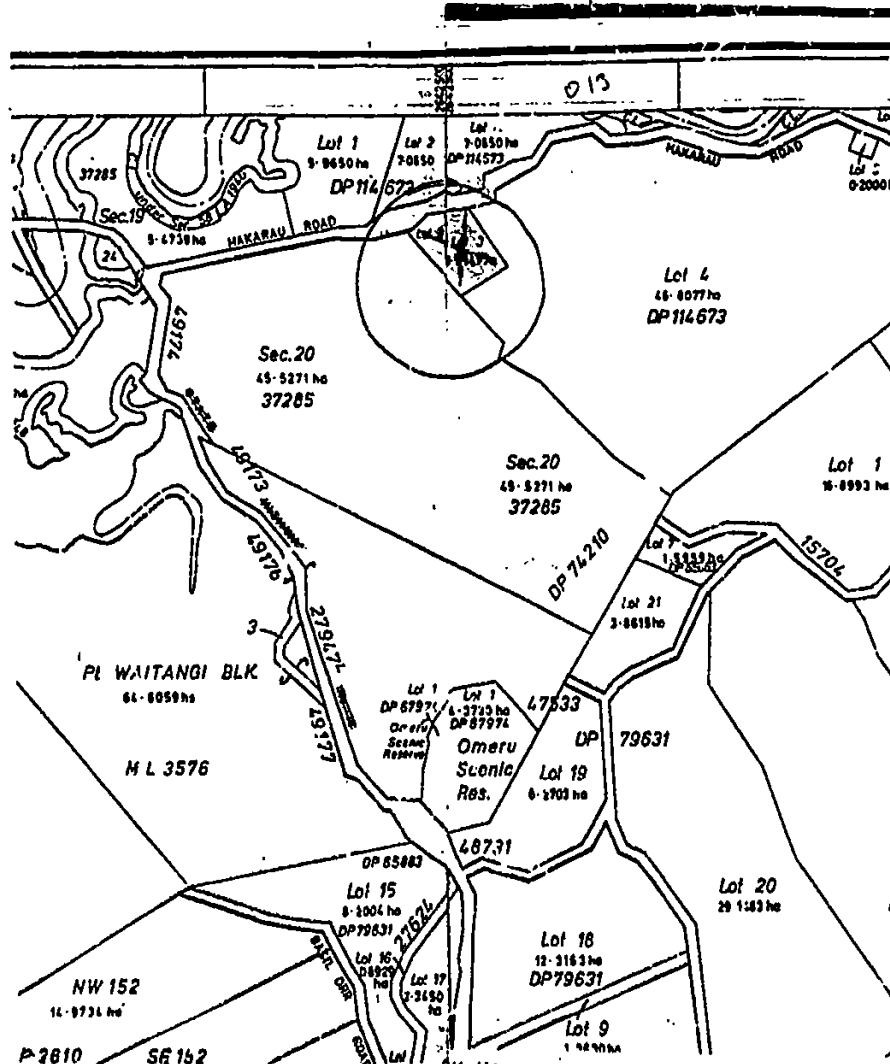
- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This Certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No. (being this certificate)."

Signed for and on behalf of the Council:

Name: Colin Jones

Date: 12/1/99

LA/CB140





Receipt

William, Oktor Skjeline

93 | 0829

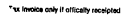
16	2
----	---

O.R.T. Reg No. 10-683-002

02 MS219

993.20 RECEIVED 31/05/93
910.36 JST

OFFICIAL USE ONLY



Receipt

M. Wilcox - VD - 1st St. - 1st St.

R. M. Williams

155

O.B.Y. Reg No. 10-445-002

04 82547

4191.25 RECEIVED 07/05/93
127.25 GST

OPTICAL RECORDING



Rodney DISTRICT COUNCIL

Correspondence to:
The General Manager
Rodney District Council
Private Bag 300, Orewa, New Zealand
Telephone 09-426 5169
Facsimile 09-427 7280
DX 3311
Head Office Co. way Road, Orewa

Reference Number

If calling please ask for

BUILDING CONSENT FEES

APPLICANT

MR & MRS RM & ML OATES
MAKARAU RD
R. D.
KAUKAPAKAPA

G.S.T No. 10-683-092

DATE: 29/05/93

The following fees are now payable prior to
the issue of a consent to commence work.

PERMIT APPLICATION No. 93/0829

OWNERS NAME OATES, RM & ML, MR & MRS

PROJECT STREET ADDRESS: Lot. 3 MAKARAU RD

ACCOUNT NAME	CODE	NET	G.S.T.	GROSS
PIM DEPOSIT	010	-50.00	-6.25	-56.25
MC DEPOSIT	005	-120.00	-15.00	-135.00
BC ADMINISTRATION FEE	005	25.00	3.12	28.12
BC BUILDING SERVICES	005	77.89	9.74	87.63
BC PLANNING SERVICES	005	12.50	1.56	14.06
BC ENGINEERING SERVICES	005	37.49	4.69	42.18
BC MICROFILMING	155	15.04	1.88	16.92
PLANNED INSPECTIONS	005	85.00	10.62	95.62

92.92 10.36 93.28

FEES ALREADY PAID = \$

TOTAL TO PAY/REFUND \$

93.28

93/829

Application number: Owner:

ESTAB	INITIAL	DATE	ACTION CODE	OPERTN CODE	TIME UNITS	COST	COMMENTS
100	GLRP	7.5	5	APM			
				ABC	3.8		
300	PRK	11.5	-	-	2.8		
400	PRM	18.5	40	PRM	X		
400	PRM	18.5	40	PRM	X		
400	PRK	22.5	-	-	2.8		
100	CVS	20.5	-	PRM	2.8		
100	SCM	26.5	-	PRM	1.5		
400	PRM	26.5	40	PRM	X		
100	JTH				X		
ADMIN:							26.12
100			8.5	2	10.21		87.63
200			-	-	-		-
300			1	2	14.06		14.06
400			3	2	14.06		42.18
MICRO FILMING					90.28	2.52	
2 PLANNED INSPECTIONS					403.60	14.40	16.92
					247.81		95.62
SITE							



SUBJECT	BUC
FUNCTION	BLO
COPY	

96221

Ray OATES
PO Box 63154
Auckland
27-5-96

Rodney District Council
Orewa

Dear Sir/Madam

Your letter 9th May
arrived in my post box 27-5-96
Photocopy ATTACHED.

Your letter was forwarded on by
NZ Post agent at Kawkapapa I
presume to Mrs Oates' address at
Mangowhai. Mr Oates and the wife
have separated and the property has
been sold. Mrs Oates at present in
Tauranga with her son recovering
from a hospital stay that's why the delay
in replying. The property at Mahorau
Valley Road Kawkapapa was sold
and new owner took over 1-12-95.

I will from the best of my
knowledge give you the history on
the building consent referred to in
your letter. The "SHYLING" building was
erected inspected & its finished
state is a GARAGE/PAKHOUSE and as I
understand inspectors reports completed
and sign and the building consent
signed as "completed" & no consent
was granted & comment & "Dwelling"
fees paid on application and
final fee when consent was granted.
There was some problem with
communication between your Huapai &
Orewa offices when information
was sent for prospective purchasers
in the end it was determined
a letter written 2 June 1995 which

we never received had advised
that because of lack of progress
the contract was void.

Mrs. Oates called at your Orewa
office and the contract was then
reinstated, what happened with it
at that time only Mrs. Oates
would know.

I will certainly not be completing
the conversation so as to
I'm concerned you may close
the file

The property is now owned
by LUSH & COLDICUTT

Mrs. Oates writes on the back of your
letter

"MR FOWLER head building
inspector Orewa, advised me
that the check he gave when at
the property July 1995 that he
signed at both copies of
inspectors report.

Yours faithfully
Ray Oates

Ray Oates



Rodney District Council

Correspondence to:
The General Manager
Rodney District Council
P.O. Box 600, Onehunga, New Zealand
Telephone: 09 424 1111
Facsimile: 09 424 1112
DX BP 600000
Head Office: Council House, Onehunga
Reference Number: **ABA931363**

If calling please ask for

Mrs Bell/Miss Shepherd

9 May 1996

RM OATES
P O BOX 8
KAUKAPAKAPA

#60 Makara Rd
Makara

Dear Sir/Madam

On 8-4-94 you were issued with a consent for **CONVERT GARAGE TO DWELLING**.
Inspections have been recorded with progress to Final stage but no
completion has been recorded by the Council. (The Council is required to issue a Code
Compliance Certificate to you on completion of the work).

If you have chosen not to complete, would you please contact the Council so that closing
off the consent may be arranged with you.

Recording the completion of a building project is important because this initiates the
starting time for the expected life of products in the building. (linings, protective
coatings etc) to which you, the manufacturer, or the builder could be held responsible in
the future. Also your insurers, any mortgagees or, if you were to sell, purchasers, may
well ask for this information from the Council record.

The question of fees also needs to be settled so that any balance owing (or owed) can be
paid.

Please call your local Council office for a final inspection, or write a letter with your
intentions on this matter to the Council at the above address. If you need further
information don't hesitate to call one of the people named at the top of this page.

Yours faithfully

J R Smart

for: **CONSENTS & ENVIRONMENTAL SERVICES MANAGER**
J R Smart

P+O



Rodney
DISTRICT COUNCIL

Correspondence to:
The General Manager
Rodney District Council
Private Box 500, Onekaka, New Zealand
Telephone 0-9-426 5199
Facsimile 0-9-426 7280
DX BP 60005

Head Office: Centroway Road, Onekaka
Reference Number: 93/0629
931363

If calling please ask for

Mr Fowler
L185

14 September 1995

Mrs Oates
P O Box 8
KAUKAPAKAPA

Dear Mrs Oates

BUILDING CONSENTS NO 93/0629 AND 931363

In future if you are booking inspectors on the above please quote both numbers.

There has been some confusion in the past as to what was going on. I have duplicated the information in both building consents which will now be self explanatory.

I regret any inconvenience you have suffered.

Yours faithfully

for: CONSENTS & ENVIRONMENTAL SERVICES MANAGER
J R Smart



Correspondence to:
The General Manager
Rodney District Council
Private Bag 500, Orewa, New Zealand
Telephone 0-9-426 5169
Facsimile 0-9-426 7280
DX BP 60009

Head Office: Centenary Road, Orewa
Reference Number BP 93/1829
BP 931363

If calling please ask for

Mr G Fowler
L186

14 September 1995

Mrs Oates
Box 8
KAUKAPAKAPA

Dear Mrs Oates

**FINAL INSPECTION - BUILDING PERMIT/CONSENT NO: 93/0829 and 93163
LOT 3 DP 114C73**

A final inspection of the building work authorised by the issue of the abovementioned permit/consent was carried out on 7 September 1995, and it was noted that the items listed below require attention before the work may be considered to have been completed to the required standard:-

1. Shower, vanity, tub to be completed.
2. Toilet basin waste to be upgraded to comply.
3. Hot water cylinder to be installed.
4. Internal walls to be lined and completed.
5. Flashing to be fitted from bottom of outside cladding to bottom of boundary joists.
6. Cap ends of bearers.
7. Fit window into wall of bathroom.

Your early attention to the completion of the work is requested and upon this advice a further inspection will be made.

Yours faithfully

for: CONSENTS & ENVIRONMENTAL SERVICES MANAGER
J R Smart

93/829

Mrs Johanson

29 May, 1993

Mr & Mrs RM & ML Oates
Makarau Road
R.D.
KAUKAPAKAPA

Dear Sirs: Madam

BUILDING CONSENT APPLICATION NO: 93/829
PIM APPLICATION NO: 93/829

You will recall that you paid a deposit when the above application was lodged.

The Council has kept a close record of costs associated with the application and these costs are set out on the attached tax invoice/statement.

You will notice that there are additional fees owing. I will post the consent to you or have it available for you to collect, if you wish, within 24 hours of payment of this invoice.

Yours faithfully

for: CONSENTS & ENVIRONMENTAL SERVICES MANAGER

J.R.Smart

Encl.



Rodney
DISTRICT COUNCIL

Correspondence to:
The General Manager
Rodney District Council
Private Bag 502, Orewa, New Zealand
Telephone 09-426 5169
Facsimile 09-426 7280
DX 3311
Head Office: Centrevue Road, Orewa

Reference Number

BCA 93/829

If calling please ask for

Mr Parnell
ER

20 May 1993

R M and M L Oate,
c/- Williams and Co
Skyline
20c Poplar Road
STANMORE BAY

Dear Sir

**APPLICATION NO: 93/829 FOR A PACKING SHED
AT LOT 3 DP 114673 - ADDRESS: MAKARAU ROAD KAUKAPOKAPA**

With reference to your application received on 7 May 1993 for a building consent at the above site, the following information is required before the application can be processed to completion:

Specific design (in accordance with Approved Document B1 - Structure of the Building Code) for the proposed garage.

OR

A Producer Statement is required in the format of the NZIA-ACENZ-IPENZ 'Producer Statement-Design' advising that the design of the garage conforms to the New Zealand Building Code and, in addition, as a condition of the Council's acceptance of the Producer Statement, the associated drawings showing specifically designed components are to show the name of and be signed by the designer.

If you have any queries please contact Mr George Parnell at our Orewa Office.

Yours faithfully

for: CONSENTS & ENVIRONMENTAL SERVICES MANAGER
J R Smart



Rodney
DISTRICT COUNCIL

Correspondence to:
The General Manager
Rodney District Council
Private Bag 500, Orewa, New Zealand
Telephone 09 426 5129
Facsimile 09 426 7280
DX 3311
Head Office Centreway Road, Orewa

Reference Number **BCA 93/625** If calling please ask for **Mr Parnell**
RR

20 May 1993

R M and M L Oates
c/- Williams and Co
Skyline
20c Poplar Road
STANMORE BAY

Dear Sir

APPLICATION NO: 93/625 FOR A PACKING SHED
AT LOT 3 DP 114673 - ADDRESS: MAKARAU ROAD KAUKAPAKAPA

With reference to your application received on 7 May 1993 for a building consent at the above site, the following information is required before the application can be processed to completion:

Specific design (in accordance with Approved Document B1 - Structure of the Building Code) for the proposed garage.

OR

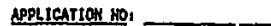
A Producer Statement is required in the format of the NZIA-ACENZ-IPENZ 'Producer Statement-Design' advising that the design of the garage conforms to the New Zealand Building Code and, in addition, as a condition of the Council's acceptance of the Producer Statement, the associated drawings showing specifically designed components are to show the name of and be signed by the designer.

If you have any queries please contact Mr George Parnell at our Orewa Office.

Yours faithfully

for: **CONSENTS & ENVIRONMENTAL SERVICES MANAGER**
J R Smart

BCA



NAME: _____

REPORT ON BUILDING PERMIT APPLICATION - SITE INSPECTION

MISS 1900 CHAPTER 6

FCM/PDSB

§1.9 Inspection

Street No. 2



0 12-14

APPLICATION NO: 93/824

Mo'arau Rd

NAME: Gates

Lot 3 D P 14673

HAZARD REPORT NO: None

SITE INSPECTION SCHEDULE

Note: Required inspections to be highlighted or circled.

TYPE OF BUILDING	SITE INSP		INSPECTING OFFICER			
	YES	NO	BI	DEMO	SITE (BLDG) ENG	OTHER SERVICES, (P, etc)
1. NEW DWELLINGS (inc. residences) and other residential buildings i.e. apartments, motels etc.)						
(a) Sites fully serviced san/ sewer and storm water sewer.	*		*		IF BI OR DEMO CONSIDERS IT TO BE NECESSARY	
(b) Sites serviced by san/ sewer only.	*		*	*	IF BI OR DEMO CONSIDERS IT TO BE NECESSARY	
(c) Sites dependent on on- site drainage disposal.	*		*	*	IF BI CONSIDERS IT TO BE NECESSARY	
2. ADDITIONS TO DWELLINGS						
(a) Major			AS	FOR	NEW DWELLINGS	
(b) Minor (including conservatories)	*		*		IF BI CONSIDERS IT TO BE NECESSARY	
3. FIREPLACES/CHIMNEYS						
(a) Built in to existing chimneys.	*		*			
(b) Others			* (EXCEPT WHERE BI CONSIDERS IT NECESSARY)			
4. ACCESSORY & FARM BUILDINGS (inc. sheds, garages, implement sheds etc and additions thereto.)			* (EXCEPT WHERE BI OR DEMO CONSIDERS IT TO BE NECESSARY)			
5. COMMERCIAL INDUSTRIAL (inc. ed. etc.)			AS	FOR	DWELLINGS	
6. RETAINING WALLS - and other special structures	*		*		BI CONSIDERS IT TO BE NECESSARY	
7. SWIMMING POOLS	*		*		IF BI CONSIDERS IT TO BE NECESSARY	

FORM/POB4

Site Inspection Schedule

Sheet No. 1

RODNEY ENVIKONMENT
Record of Inquiry

FILE NO: 93/829
93-363

INQUIRY RECEIVED FROM:	
Name <u>Mrs Oates</u>	Date Received <u>12/9/95</u>
Address <u>P.O. Box 8</u>	Time <u>1:30pm</u>
<u>Kaukapakapa</u>	Source <input type="checkbox"/> Telephone
Telephone _____	<input checked="" type="checkbox"/> Counter
Fax _____	Received by: <u>PRB</u>

INQUIRY ADDRESS:	
Name _____	
Location/Address <u>Makuru Rd Hutt Pelandville</u>	
Location Description _____	

INQUIRY SUBJECT
<u>ought the letter with list of items to complete</u>
<u>They had been promised long by Taylor when he</u>
<u>appeared.</u>
<u>Letter not ready. copies of both field sheets provided</u>
<u>for Mrs Oates.</u>
<u>She had received verbal info & the material in</u>
<u>them, but still wanted the letter</u>
<u>She has a complete file, & does not have it in center</u>
<u>that she did not receive a copy of the letter by 1 letter</u>
<u>on Jan 95 file 93/829</u>
<u>There had been no info. received. Office file says. Chetty says</u>
<u>file note made when letter prepared for file, & that</u>
<u>could be why it may not be on file, as it was a day</u>
<u>or two later.</u>
<u>Adrian Mai Oates says, cannot find the Jan letter</u>
<u>when searching the list of items '20</u>
<u>PRB</u>
<u>11.9.95</u>

ces:ingrecd



HUTCHINSON CONSULTANTS LIMITED

Civil & Structural Consulting Engineers

P O Box 150
Orewa
Auckland

1st Floor Tamaki House
7 Tamaki Ave
Orewa

Telephone 09-426 5702
Fax 09-426 8688
AM 09-426 0013

DESIGN CALCULATIONS

The design contained herein remains the exclusive Copyright of Hutchinson Consultants Limited and shall not be reproduced in whole or in part by any means without their written authority.

CLIENT:

SKYLING GARAGES 1-10

PROJECT:

MRC MRS OATES

MAKARAHI RD

KAWIARUA

DATE: 24/5/93

REFERENCE: 2179

Beams

$$U = 40 \text{ ms}^{-1}$$

$$S_1 = 1.0$$

$$S_2 = 0.74$$

$$U_s = 30 \text{ ms}^{-1}$$

$$C_{r2}$$

$$H3$$

$$C_{lens} B$$

$$q = 0.613 V_s^2$$

$$q = 0.54 \text{ W/m}$$

Along

$$F = C_{r2} A$$

$$= 1.3^2 \times 0.54 \times 7.2 \times (2 + 0.4)$$

$$F = 10.5$$

$$(210 \text{ Bu})$$

Across

$$F = C_{r2} A$$

$$= 1.3^2 \times 0.54 \times 11.4 \times 1.2$$

$$= 12.5 \text{ W}$$

$$(250 \text{ Bu})$$

Diagonal roof tension brace

$$T_{max} = 5.7 \times 1.2 \times 1.3 \times 0.54 \times \frac{\sqrt{2}}{2}$$

$$T_{max} = 3.3 \text{ W}$$

USE 8 kg tension braces.
Fold over top plate & fix
with 8 nails each end.

512122

ALONG

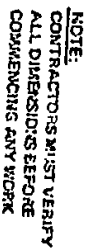
SHEET B

ACROSS

ORIGINAL

1	Water		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this story	Line Label	Minimum S.U.'s Required	Bracing Element NO.	Type (Table 20)	Rating S.U.'s (Table 20)	Length of Element (ft)	S.U.'s Achieved
From sheet A greater of earthquake or wind along	A			1	42	3.6	150
	B			1	42	2.4	100
	C					2.4	100
	D						
	E						
210							
TOTAL						500	

1	Water		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this story	Line Label	Minimum S.U.'s Required	Bracing Element NO.	Type (Table 20)	Rating S.U.'s (Table 20)	Length of Element (ft)	S.U.'s Achieved
From sheet A greater of earthquake or wind across	M			1	42	3.6	150
	N			1	42	2.4	100
	O						
	P						
	Q						
250							
TOTAL						500	

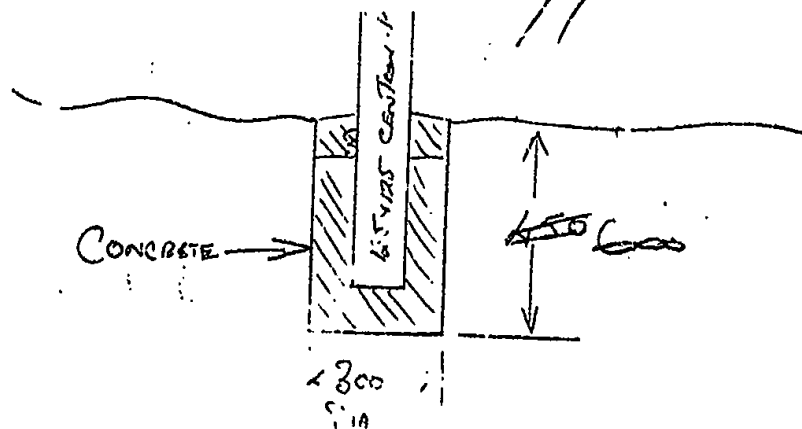


Φ Pile (Hole Drilled By Machine)

SKYLINE GARAGES HBC
PH: (0942) 41844

All foundations shall be founded at the following minimum depths, whichever is deeper:-

- (i) 600mm below finished ground level, whether original or filled; and at least
- (ii) 450mm into firm original ground



shall not included in cement.

PLANS AND SPECIFICATION
APPROVED
SUBJECT TO SUCH CONDITIONS AS ARE TO BE ENDORSED BY OR APPENDED TO BY THE INSPECTOR
SIGNED *[Signature]*
BUILDING INSPECTOR
DATE 28/5/13