

No: 931363

Name: \_\_\_\_\_

Address: Ngakara Valley Ref

Ward:

Details: Convert Garage to

Date Received:

Granted Date - Planned 22/3

**Granted Date - Actual:**

Issue Date - Actual: 8 7 94

Lot: 3

DP: 114673

No	Action	Est	Initial/Date Seen	Actions Needed	Initial/Date Complete
5	Technical Clerk Review	100			
10	Check PIM to Application	100			
15	Site Inspection - Building	100			
16	Site Inspection - Development Eng	400			
17	Site Inspection - P & D	200			
20	Electrical (Watermata Electricity)	400			
25	Development Engineering	400			
30	Planning	300	PL 4/12/03		PL 2
35	Services Engineering	400			
40	Building Engineering Struc/Geo	400			
45	Environmental Health	300			
50	Building Inspector	200			
55	Plumbing & Drainage	300			
70	Consultants	400			
100	Check PIM				
105	Grant PIM				
200	Check Building Consent				
205	Grant Consent	500	TRG		20.3.04

100	SITING	195	DRAIN TEST
110	EXCAVATION	200	EXT. CLADDING
120	FOUNDATIONS	205	DRAINAGE
130	BOND BEAMS	210	
140	CONCRETE FLOORS	215	ENVIRONMENTAL HEALTH
150	PRE-LINE	220	
160	ROOF FRAMING	230	
170	INSULATION	240	FIRE/DISABLED PERSONS
180	WALL FRAMING	250	OTHER
190	PLUMBING	255	FINAL (CCC)
	PLANNED INSPECTIONS TO BE CONSIDERED		

Read in Computer  
With 93/824

14/12 ~~Other group~~  
baking cement  
E 01072 ~~Spoke with sister~~  
~~Spoke with sister~~

15/12 Paul Mad  
you can better with  
to prepare better D the

15/12 ~~General~~ ~~Lehli de~~  
you want

15/12 ~~Computer~~  
Pending letter  
Drafted: 16/12/93

Technical Clerk to action  
PDE: 17/12/93  
10/12/93  
an ~~Parsey~~  
Pending letter  
Drafted: 1/1  
5/992 ~~with application~~

FINAL  
Code of  
Compliance  
Certificate  
Issued: ~~10/12/93~~  
Stored:



Camp P.  
22/2 pending  
awaiting letter  
Democrat.

21/3/94 To Curacao S

RECEIVED 21/3

W. W. W.

Application Number \_\_\_\_\_

Officer Comments

Date	Comments
14.12.93	Permitted activity
17/12	Letter mailed to owner
24/2/94	Len Watson phoned. to discuss with owner / daytime letter on doublet - GS.
25/3/94	Loc comment on observability of doublet <sup>with</sup>
20/6/95	Mr Oakes came to check this comment. The file could not be found - I set up a duplicate set from current copy & advised her that the permit will lapse - apparently this has already transpired, and will ph + let her know.



**Rodney**  
DISTRICT COUNCIL

**BUILDING CONSENT NO: ABA 931363**

Project Information Memorandum No: ABA 931363

Section 35, Building Act 1991

**ISSUED BY: RODNEY DISTRICT COUNCIL**

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

APPLICANT	PROJECT
Name: OATES, ROY MARTIN	All <input checked="" type="checkbox"/>
Mailing Address: PO BOX 8, KAUKAPKAPA	Stage No ..... of an Intended .....stages
<b>PROJECT LOCATION</b>	New Building <input checked="" type="checkbox"/>
Street Address: 60 MAKARAU ROAD, MAKARAU, HELENSVILLE	Alteration <input type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	Intended Use(s) in detail: RESIDENTIAL
Property Number: 1243409	Intended Life:
Valuation Roll No: 30710 02103	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Legal Description: LOT 3 AK DP 114673	Specified as ..... years
	Demolition <input type="checkbox"/>
	Estimated Value: \$11250
<b>COUNCIL CHARGES</b>	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Name: <i>C. Duels</i>
Total: \$	Position: <i>for</i> District Building Inspector
ALL FEES ARE GST INCLUSIVE	Date: <i>8.4.94</i>

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. ...."

931363

Date Inspected

Page 2

931363

OATES

## BUILDING CONSENT

### SPECIAL CONDITIONS:

#### 1. Footings

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

#### 2. Wall Cladding to be installed in accordance with report prepared by Skyline Buildings Limited, dated 16 March 1994.

INSPECTIONS by Rodney District Council

### NOTE

This building consent includes design work in respect of which the applicant has provided a producer statement which the council has relied upon to accept that compliance with all of the identified building code provisions has been established.

2-6-95 This property is being sold. Prospective owner at counter. There has been no work carried out. No record of previous Consent Void pursuant to Section 41 of Building Act see attached letter See BC NO 93/829. For P/Kie Building etc.

7-9-95 Plaster, slabs, vinyl, etc. to be completely laid & sanded in & working. Internal walls to have linings completed. Main cylinder has not been fitted but an under sink heater has been fitted for sink. Existing Basin W.C. to be back lined. Flushing to be fitted under bottom of outside cladding & connected down to main down pipe joint, and of downers to be capped. Window to be fitted to shower room.

11-9-95. 1st & 2nd flrs.  
8-8-98 Property owner has only price of plumbing to do the work back into 9th.

COMPLETED (Signature)

Date 12/1/99

Date Inspected

BUILDING CONSENT

SPECIAL CONDITIONS:

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

INSPECTIONS by Rodney District Council

From BC  
93/829

4/6/93 Fly up & Pile holes as above spoils jobs  
all to solid ok to pour. M

7/7/93 Prelim: Insulation sprayed to walls  
ok to line. M

2/11/93 Final - Ceiling I/N all completed - P+D  
work. gully to be launched balance all  
ok. JB lint + beams exposed to weather.  
Base slating + burs vents to be installed.  
Advised Mrs. Date on site. JB

16.1.95 letter sent re: BP started but not finished in last 12 months. OK

16.9.95 Agreements have been advised  
to mark their cord to any  
file now in O.Renta.

18.6.96 Spoke to new owner who is making steady  
progress and says that he should be ready  
for a recheck in about 2 months.  
Have sent a copy of the letter.

12-1-99 Final: all works completed. JB

COMPLETED (Signature)

Date 12/1/99

# FIELD SHEET

CONSENT NO: \_\_\_\_\_

OWNER: \_\_\_\_\_ BUILDER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

DESCRIPTION OF WORK: \_\_\_\_\_

Components to be inspected	Comments	OK to proceed Y/N	Ins. Signature and ID No.	Notes comments to be inspected
SLING				
EXCAVATION				
FOUNDATIONS/ RETAINING WALLS				
BOND BEAMS 1st 2nd 3rd				
CONCRETE FLOORS Building P & D Elec. Gas				
PRELIME WALL FRAMING Building P & D Elec. Gas Masonry Cement				
ROOF FRAMING				
INSULATION Wall/Floor/ Ceiling/Bottom				
WALL LINING Building/Finishing E.H.O.				
EXT. CLADDING Walls Roof				
JOINERY				
FIRE FIGHTING EQUIPMENT				
SCREEN COMPONENTS				
DISABLED PERSONS FACILITIES ETC				
OTHER				
ADVISE OF COMPLETION OF WORK	RECEIVED / /	ACTIONED / /	NOTES TO VERIFY	Y/N



NO. 931363

# CODE COMPLIANCE CERTIFICATE

Category	Signature	Date	Category	Signature	Date
BUILDING	<i>[Signature]</i>	12-1-89	POWER		
PLUMBING			GAS		
DRAINAGE			SERVICE		
E.H.O.			RECURSE MCM-1		
LIFTS			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. 931363

*[Signature]*                      8150                      12-1-89  
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:

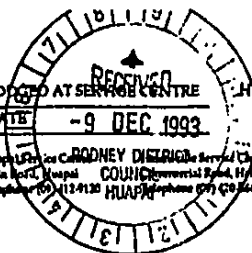
CONSENT NO.	PIM NO.	LOGGED AT SERVICE CENTRE	HEAD OFFICE DATE STAMP
DATE GRANTED	DATE GRANTED	DATE	-9 DEC 1993



PRIVATE BAG 500, OREWA  
TELEPHONE (09) 424-8169

Wairarapa Service Centre  
Roster Street, Wairarapa  
Telephone (07) 423-8030

Hawke Bay Service Centre  
Matawhiri Hospital  
Telephone (06) 412-9130



## BUILDING CONSENT APPLICATION

### PART A Complete in all cases

#### 1. OWNER

Name: R M & M L DATES  
Postal Address: P.O. Box 8  
Kaukapakapa  
Phone Number: 09 4204044  
Fax Number: \_\_\_\_\_  
Previous Owner: \_\_\_\_\_

#### 2. CONTACT (If not owner)

Contact Name: \_\_\_\_\_  
Postal Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_

#### 3. PROJECT LOCATION

Number: Street/Road: <u>Hakaru Valley Rd.</u>	Locality: <u>KKK.</u>	Ward: <u>Helenville.</u>
---	--------------------------	-----------------------------

#### 4. LEGAL DESCRIPTION

Valuation Number: <u>30710-21-3</u>		Property ID: <u>1243409</u>	
Lot: <u>3</u>	DP: <u>114673</u>	Section: _____	Block: _____
Survey District: _____		Site Area: _____ square metres hectares	

#### 5. PROJECT

New Building	<input type="checkbox"/>	Description of Work: <u>Convert Garage to Dwg.</u>
Alteration	<input checked="" type="checkbox"/>	Intended Use(s) (in detail): <u>Dwg.</u>
Relocation	<input type="checkbox"/>	Intended Life: Infinite but not less than 50 years or specified as _____ years
Demolition	<input type="checkbox"/>	Estimated Value: \$ <u>11,250</u> No. of Units: _____

#### 6. CHARGES

#### OFFICE USE ONLY

The Council's charges payable on the making of this application are:

\$..... Receipt No: ..... Date: .....

This application will not be processed until the Application Fee is paid.

Additional charges may be payable prior to uplifting of the Building Consent

Signed by or for and on behalf of the Owner:

Name: [Signature] Date: 9.12.93

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	77.0
First Floor	
Second Floor	
Additional Floors (Total)	
Mezzanine	
Decks	
TOTAL	
Detached Accessory Buildings	
Garage	Area square metres
Carport	
Other Buildings	
TOTAL	

9. Answer the following questions if they apply. What materials will be used for the:

Floor (tick boxes)		Roof (tick boxes)		External Cladding (tick boxes)	
1	<input type="checkbox"/> Timber	1	<input checked="" type="checkbox"/> Steel sheeting	1	<input type="checkbox"/> Brick
2	<input checked="" type="checkbox"/> Concrete	2	<input type="checkbox"/> Steel tiles	2	<input type="checkbox"/> Concrete
3	<input type="checkbox"/> Wood products	3	<input type="checkbox"/> Concrete tiles	3	<input type="checkbox"/> Concrete block
4	<input type="checkbox"/> Other	4	<input type="checkbox"/> Shingles	4	<input type="checkbox"/> Cement Board
		5	<input type="checkbox"/> Aluminium	5	<input type="checkbox"/> Plaster
		6	<input type="checkbox"/> Other	6	<input type="checkbox"/> Timber
				7	<input checked="" type="checkbox"/> Steel
				8	<input type="checkbox"/> Aluminium
				9	<input type="checkbox"/> Other

Framing (tick boxes)		Internal Linings (tick boxes)	
1	<input checked="" type="checkbox"/> Timber	1	<input checked="" type="checkbox"/> Plaster board
2	<input type="checkbox"/> Concrete	2	<input type="checkbox"/> Fibrous plaster
3	<input type="checkbox"/> Steel	3	<input type="checkbox"/> Wood products
4	<input type="checkbox"/> Aluminium	4	<input type="checkbox"/> Other
5	<input type="checkbox"/> Other		

10.

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

\* 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:	_____
Address:	_____
Phone Number:	Fax Number: _____
BUILDER Name:	<i>Owner</i> _____
Address:	_____
Phone Number:	Fax Number: _____
DRAINLAYER Name:	<i>Existing Septic Tank</i> Reg. No. _____
Address:	<i>already installed</i> _____
Phone Number:	Fax Number: _____
PLUMBER (if not as above) Name:	<i>T.B.A.</i> 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 attached 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 watermains.
- (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: ABA 931363**

Section 43(3), Building Act

ISSUED BY: RODNEY DISTRICT COUNCIL

BUILDING CONSENT NO: ABA 931363

PROJECT	PROJECT LOCATION
<input checked="" type="checkbox"/> All ADDITIONS & ALTERATION ALTERATIONS ETC	Name: OATES, ROY MARTIN Mailing Address: C/O 30 KING EDWARD PARADE DEVONPORT
Proposed Use(s) in detail: CONVERT GARAGE TO DWELLING Intended Life: Indefinite, but not less than 60 years	<b>LEGAL DESCRIPTION</b> Street Address: 60 MAKARAU ROAD, MAKARAU, HELENSVILLE Property Number: 1243409 Valuation Roll No: 30710 02103 Legal Description: LOT 3 DP 114673

This is:

- ☒ A final code compliance 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 pages headed "Conditions of Code Compliance Certificate No: "

Signed for and on behalf of the Council:

Name: [Signature] Date: 12/01/1999

GRAPH FOR PLAN:-

Where drainage plans are necessary (see page 2) the graph below is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

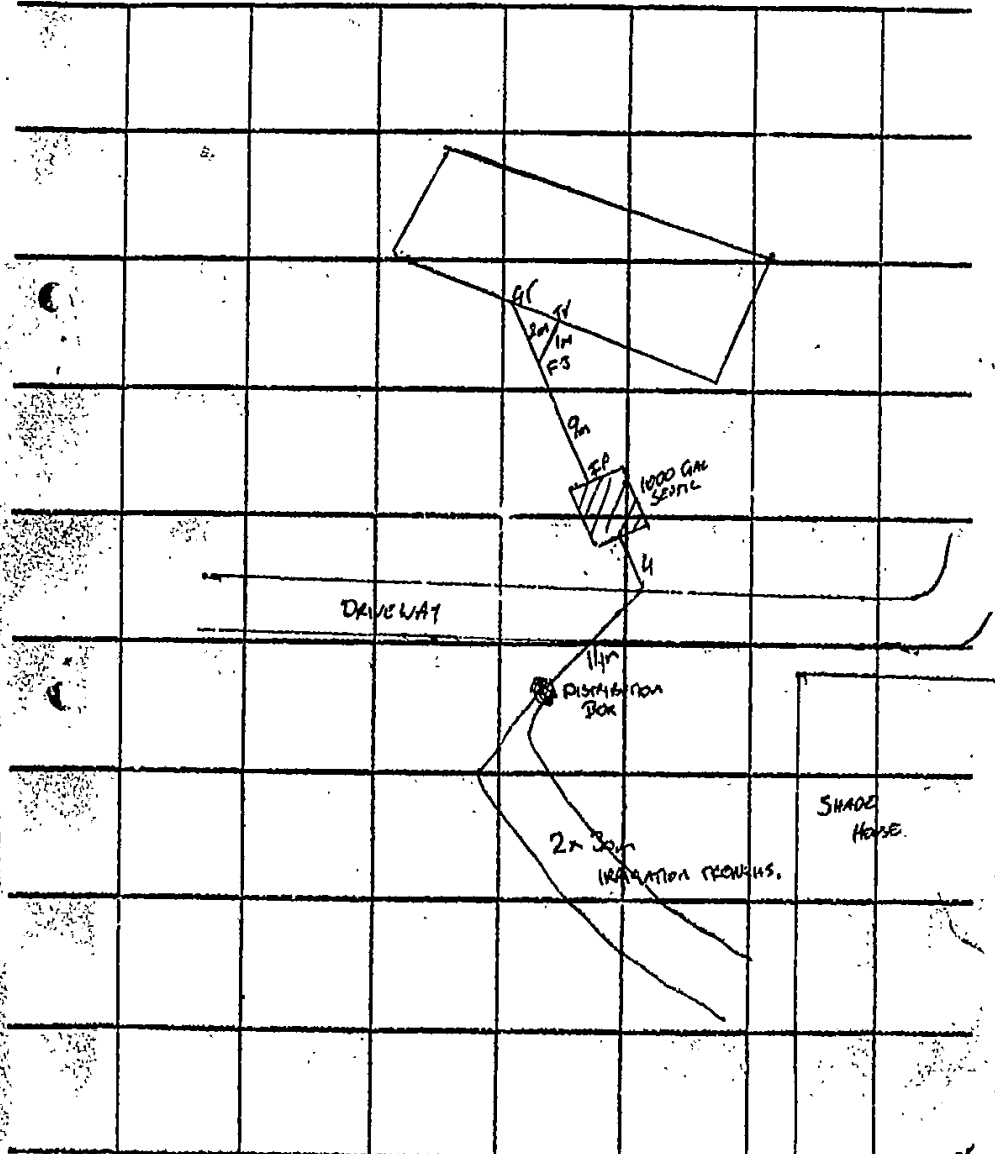
Owner's Name: Mr. Oates

Lot 3 D.P. 114673

Address of Property: MAKALAI VALLEY RD

Drainlayer's Name: L. A. TON

Scale: Metric Where possible use 1:20 Otherwise use 1:200 Please Indicate Scale Used



Drainage Permit No: BC 8/828  
Building, Gambia, Wa.

For Office Use Only:

Date Inspected 11-6-73 Inspector [Signature]



Centreway Road, Orewa  
Private Bag 500 Orewa

Telephone 0-9-426 5169  
Facsimile 0-9-426 7200

104852  
OFFICIAL RECEIPT

RECEIVED FROM: ROY MARTIN OATES

\$ 258.91

Effective Date of Payment 7/ 4/1994

Customer 37969  
ROY MARTIN OATES  
Invalid Property Address

DETAILS	AMOUNT
BLDG ABA 931363	258.91

OREWA

STONE, T

7/ 4/1994 15:34:55

PAGE 1 of 1





**Rodney**  
DISTRICT COUNCIL

Centenary Road, Orewa  
Private Bag 600 Orewa

Telephone 0-9-428 5169  
Facsimile 0-9-428 7280

55833  
OFFICIAL RECEIPT

RECEIVED FROM: GATES, ROY MARTIN

\$ 191.25

Customer 37969  
ROY MARTIN GATES

Effective Date of Payment 14/12/1993

DETAILS	AMOUNT
BLDG ABA 931363	191.25

OREWA  
MODERN REPRODUCTION

WAKELIN, T

14/12/1993 11:26:07

PAGE 1 of 1

User l\_j\_blan  
Port /dev/ttyq6  
Term r2vt

Screen Name EN004a

```
-----
:RFS -EN004 LJB Rodney District Council 09/12/1993 1993/94 YEAR :
:Pating Year [1994] Rates Enquiry :
:***** :
:Rate Account [ 1243409] VNZ [30710][02103][ 1 Ward [HELENSVILLE ] :
: Rateable [ ] Refer To [ ] Ended [ ] :
:Differential Group [13][00][01] Comment [ ] :
:-----
:Propty:[ 1243409][MAKARAU ROAD, MAKARAU, HELENSVILLE ] :
:-----
:Legal [1992] [LOT 3 DP 114673 BLK 11 ] :
: [1992] [KAIPARA SD ] :
:-----
:Rate [ 37969][DATES, ROY MARTIN ] [DCC] [1] :
:Payers:[ 37968][DATES, MARCIA LOIS ] [DCC] [2] :
:-----
:Mail [ 37969][AS] [DCC] [30/ 6/1993][P O BOX 8, KAUKAPAKAPA ] :
:-----
```

*Internal walls  
plumbing / Kitchen fitting*

Application Number \_\_\_\_\_

Owner OATES

*Info*

Building Value			
_____	m <sup>2</sup> @	_____	= \$ _____
_____	m <sup>2</sup> @	_____	= \$ _____
_____	m <sup>2</sup> @	_____	= \$ _____
_____	m <sup>2</sup> @	_____	= \$ _____
_____	m <sup>2</sup> @	_____	= \$ _____
Value of Work			<u>10,000</u>
Plus GST (12.5%)			<u>1250</u>
Total Value			<u>\$ 11,250</u> (a)

FEES	
Project Information Memorandum Standard Fee	\$ 56.25
Building Consent Standard Fee	\$ 135.00
Electrical Check Fee	\$
	\$
	\$
	\$
<b>TOTAL COUNCIL FEES:</b>	<b>\$ 191.25</b>
BRANZ Levy Total (a) in 1000's	\$
_____ X 1	\$
<b>TOTAL INCLUSIVE OF GST:</b>	<b>\$</b>
Street Damage Deposit	\$
<b>TOTAL FEES TO PAY:</b>	<b>\$ 191.25</b>

93/829. See consent  
for existing  
garage

**DIRECT DOCUMENT PAYMENT**

ACCOUNTS REF: \_\_\_\_\_

DATE: 29 January, 1999

Pay Refund To: ROY OATES  
Mailing Address: C/O 30 KING EDWARD PARADE  
for Refund: DEVONPORT

Property Owner: OATES

Creditor Ref: ABA 931363

Document Date:  
29 January, 1999

Person I.D.:  
37969

Document Total: \$  
110.61

Original Receipt No.:  
104852

Receipt Date:  
7/4/94

Consent No.:  
ABA 931363

Document Description: BLDG. REFUND - 60 MAKARAU ROAD

	Value \$	S.F.L Code
1	110.61	OP9530-999-956
2		

VCH/CHQ Checked

*N S Hay*  
AUTHORISED

## BUILDING CONSENTS FEES

CREDIT NOTE 45115  
GST NO 10-683-092  
DATE 28/01/1999

OATES, ROY MARTIN  
C/O 30 KING EDWARD PARADE  
DEVONPORT

CONSENT  
APPLICATION NO: ABA 931363

OWNERS NAME:

LUSH, SALLY ANN

PROJECT STREET  
ADDRESS:

60 MAKARAU ROAD  
MAKARAU

CUSTOMER CODE: 37969

INVOICED TO DATE : 450.16

FEE CODE	DESCRIPTION	THIS INVOICE
008	Processing Charges Pre Issue	56.25
013	Actual Inspections	120.00
014	Planned Inspections	286.86 CR

REFUND DUE : 110.61 CR

GST INCLUDED IN THIS INVOICE : 12.29 CR

## BUILDING CONSENTS FEES

TAX INVOICE 3822  
GST NO 10-683-092  
DATE 25/03/1994

OATES, ROY MARTIN  
PO BOX 8  
KAUKAPAPA

CONSENT  
APPLICATION NO: ABA 931363

OWNERS NAME:

OATES, ROY MARTIN

PROJECT STREET  
ADDRESS:

60 MAKARAU ROAD  
MAKARAU, HELENSVILLE

CUSTOMER CODE: 37969

INVOICED/PAID TO DATE : 191.25

FEE CODE	DESCRIPTION	THIS INVOICE
007	DEPOSIT FEE	191.25 CR
008	PROCESSING CHARGES	127.94
009	BC ADMIN FEE	28.12
011	A4 - MICROFILMING	3.64
012	A1-3 MICROFILMING	3.60
014	PLANNED INSPECTIONS	286.86

DUE & PAYABLE NOW : 258.91

GST INCLUDED IN THIS INVOICE : 28.76

24/ 3/94

Rodney District Council  
Request for Services by Costs

Page: 1

RFS: AB931363 OATES, ROY MARTIN

Fee Code: 008 PROCESSING CHARGES

Stage: 1 Receive & Process

Action Seq:	Date	Code:	Desc:	Quantity	Rate	Amount
1	9/12/93	005	Technical Clerk Review	2	0	Operation 20.62
2		2	Officer BFW WILLIAMS, N P			ASC
7	14/12/93	030	Officer PRK KIRK, PR	1	0	Operation 7.03
9	15/12/93	040	Officer PAM MC DAID, PA	2	0	Operation 28.12
12		055	Desc: Building Engineering Services			PM
14	25/3/94	100	Officer GVS STOKES, GV	1	0	Operation 72.17
15		200	Desc: Check Plm/BC			FOR
16		220	Desc: Grant Plm/BC			
16		220	Desc: Issue Plm/BC			

Stage: 1 total

127.94

Stage: 2 After Issue

Action Seq: 16 Code: 260 Desc: Final (CCC)

Fee Code: 008 total

127.94

Fee Code: 013

Stage: 2 After Issue

Action Seq: 3 Code: 120 Desc: Foundations  
 Action Seq: 6 Code: 150 Desc: Pre-June  
 Action Seq: 8 Code: 170 Desc: Insulation  
 Action Seq: 9 Code: 180 Desc: Wall Lining  
 Action Seq: 15 Code: 250 Desc: Other  
 Action Seq: 17 Code: 190 Desc: Plumbing

RFS: AB931363 total

127.94

## BUILDING CONSENTS FEES

DUPLICATE

TAX INVOICE 2122  
GST NO 10-683-092  
DATE 13/12/1993

OATES, ROY MARTIN  
PO BOX 8  
KAUKAPAPA

CONSENT  
APPLICATION NO: ABA 931363

OWNERS NAME:

OATES, ROY MARTIN

PROJECT STREET  
ADDRESS:

MAKARAU ROAD  
MAKARAU

CUSTOMER CODE: 37969

INVOICED/PAID TO DATE : 0.00

FEE CODE	DESCRIPTION	THIS INVOICE
007	DEPOSIT FEE	191.25

DUE & PAYABLE NOW : 191.25

GST INCLUDED IN THIS INVOICE : 21.25



ABA931363

Mrs Bell/Miss Shepherd

9 May 1996

RM OATES  
P O BOX 8  
KAUKAPAKAPA

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

*DMO*

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



## **Rodney**

**DISTRICT COUNCIL**

Correspondence to:  
The General Manager  
Rodney District Council  
Private Bag 500, Ormā, New Zealand  
Telephone 0-5-426 5183  
Facsimile 0-5-426 7200  
DX BP 60009

Head Office: Centenary Road, Ormā  
Reference Number **BP 9370829**  
**BP 931363**

If calling please ask for

**Mr G Fowler**  
**L186**

14 September 1995

Mrs Oates  
Box 8  
**KAUKAPAKA**

Dear Mrs Oates

**FINAL INSPECTION - BUILDING PERMIT/CONSENT NO: 93/0829 and 93163**  
**LOT 3 DP 114673**

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**



**Rodney**  
**DISTRICT COUNCIL**

Correspondence to:  
The General Manager  
Rodney District Council  
Private Bag 800, Orewa, New Zealand  
Telephone 0-9-426 5169  
Facsimile 0-9-426 7280  
DX BP 60209  
Head Office: Centineway Road, Orewa  
Reference Number **93/0829**  
**931363**

Please refer to this reference number

**Mr Fowler**  
**L185**

14 September 1995

Mrs Oates  
P O Box 8  
KAUKAPAKAPA

Dear Mrs Oates

**BUILDING CONSENTS NO 93/0829 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**

**MEMORANDUM**

**TO: ALL USERS**  
**FROM: G L RENSFORD**  
**FILE: ABA 931363 AND 93/829 - 60 MAKARAU ROAD**  
**DATE: 16/06/1995**  
**SUBJECT: BUILDING CONSENT APPLICATION FOR 60 MAKARAU ROAD**

---

**ENCLOSED COPIED SET OF DRAWINGS**

THIS APPLICATION WAS INHERITED FROM THE HUAPAI AREA -  
APPARENTLY THE FILES CANNOT BE LOCATED. — now found 20/6/95

LES BLANC ADVISED THE INITIAL APPLICATION WAS FOR A PACKING SHED  
PERMIT NUMBER 93/829 - THIS WAS SUBSEQUENTLY SUPERSEDED BY 931363  
AS IT TRANSPIRED THE APPLICATION WAS TO ALTER THE PACKING SHED  
INTO A DWELLING.

LES ADVISED THE TWO APPLICATIONS WERE ATTACHED TOGETHER.

THE OWNER OF THE SITE, MRS OATES ADVISED THE APPLICATION WILL  
NEVER BE FINALISED AS THEY HAVE RUN OUT OF FUNDS, BAD HEALTH  
ETC AND SHE IS CURRENTLY SELLING THE PROPERTY AS IS. SHE HAS  
LISTED THE PROPERTY AS BEING INCOMPLETE. I TOOK A COPY OF HER  
DRAWINGS FOR COUNCIL RECORDS.

I ADVISED THAT IN TIME THE PERMIT WILL LAPSE AND MRS OATES WAS  
HAPPY FOR THIS TO HAPPEN. SHE DID NOT WANT TO CANCEL THE  
APPLICATION.

931363

Mr Shepherd  
Z114

2 June 1995

R M Oates  
PO Box 8  
KAUKAPAKAPA

Dear Sir

**BUILDING ACT 1991 BUILDING CONSENT NO 931363  
LOT 3 DP 114673 - MAKARAU ROAD**

This letter is to advise you that pursuant to Section 41 of the Building Act 1991 the building consent number 931363 has been declared void.

The reason for this is that it appears that the work has not commenced and there has not been reasonable progress on the building work since the date of issue of the consent on 8 April 1994 which is in excess of 12 months ago.

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 0-9-428 5189  
Facsimile 0-9-428 7280  
DX 3311  
Head Office: Centenary Road, Orewa  
Reference Number **93/13693**

If calling please ask for

Mr Skilleter  
SR/S012

23 May 1994

R M & M L Oates  
PO Box 8  
KAUKAPAKAPA

Dear Sir

**BUILDING CONSENT**

Thank you for the additional information from your engineer, Mr Watson. In light of his recommendations I advise that the work may proceed, however, you must expect some 'springing' on the floor joists as on the plan they appear to exceed the permitted span.

Yours faithfully

for: CONSENTS & ENVIRONMENTAL SERVICES MANAGER  
J R Smart

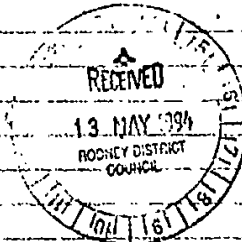
12-5-94

Dear Mr Skilleter

Attached is copies of "In Motion" letter, re commission of such home to a dwelling.

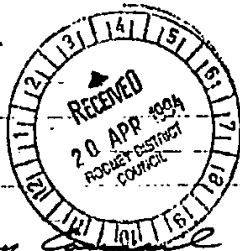
From our telephone conversation earlier this day, regarding the foundation of the building, am I correct in assuming from your comments that possibly the foundation don't meet the requirements? re. Mechanics or swelling

Yours Faithfully  
Ray C. C.



*clerk*

22644



Rodney Council  
Chairman

Subject	BUS
Function	BLD
Copy	

R M and L OATES  
P.O. Box 8  
KAWKAPAKAPIA  
19-9-99

ATTN: CHIEF Building Inspector.  
Dear Sir  
Re BUILDING CONSENT 931363

Before the original building consent was granted for this building, your office asked for an additional engineers report because the building was larger than the normal Skyline Building. When this report was presented the consent was available for the builder to uplift. Due to a change in marketing of the produce we grow we made the decision to put our produce thru a pack house where all packing & marketing is done for the grower so we decided to approach council about converting the "PackHouse" to a two bedroom dwelling. We have complied with your requests for an engineers report on the suitability for conversion to a dwelling. When we uplifted the above mentioned building consent we found that additional piles and beams are required. I have been in contact with our engineer & he has viewed the previous report from the Oates engineers but says no calculations



have been done on the foundations  
and is unable to understand why  
you did not include foundations  
in the report requested.

On file you will have a letter  
from Don Watson, Engineer in this  
building conversion & he mentions  
foundations.

We paid for the extra engineer  
report and accepted the building  
consent in good faith, that  
your officers were completely  
satisfied with all information  
supplied by the Sky line people  
& the engineer. I'm sure in my  
own mind that the loading of  
the foundations on a posthouse  
would be greater than that of  
a dwelling, and our engineer's  
letter also indicates this.

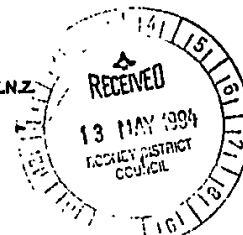
Yours faithfully  
Roy DATES

W.D. 1/10/50



**IAN L. WATSON** B.E.(CIVIL), M.E., M.I.P.E.N.Z.  
**CONSULTING ENGINEER**

SHARON ROAD  
R.D.1, KAUKAPAKAPA  
Phone 09-420 6141



11 April 1994

The Rodney District Council  
Private Bag  
OREWA

Dear Sirs

Re: PROPOSED CONVERSION OF PACKING SHED TO  
HOUSE FOR ROY OATES AT MAKARAU

We have visited the packing shed and observed the construction, with a view to making recommendations about altering the building to comply as a dwelling unit.

The structure received a building permit in July 1993 and hence the framing and cladding are new. The exterior cladding has been discussed with Council by the suppliers and we understand that has Council's approval.

The coloursteel cladding should be extended by the addition of one 'weatherboard' at the bottom, to give adequate weather protection to the flooring. The building paper should also be lapped and extended down accordingly.

Where the cladding butts up to the joinery, care should be taken to provide sealing against moisture entry, particularly with the new ranchslider.

As the foundations, etc were inspected by Council at the time of the original building permit, we are satisfied that they are acceptable as the loading requirement for dwellings is not greater than that for a packing shed.

Also, as the exterior of the building is unchanged, the wall, ceiling and subfloor bracing should be adequate for the dwelling.

We recommend therefore, that consent be granted to alter the designation from packing shed to dwelling.

Yours faithfully

Ian L. Watson

I.L. Watson Consulting Engineer Ltd.

931363

Mrs Johanson

25 March 1994

Mr RM Oates  
PO Box 8  
Kaukapakapa

Dear Mr Oates

BUILDING CONSENT APPLICATION NO: 931363  
PIM APPLICATION NO: 931363

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, as soon as this invoice is paid.

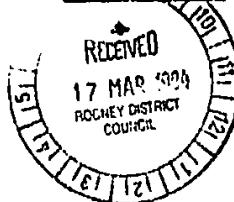
Yours faithfully

for: CONSENTS & ENVIRONMENTAL SERVICES MANAGER

J.R.Smart

Encl.

George File  
on B.C. (In Pending)  
931363.



19516

Skyline Buildings Limited  
Associated Companies:  
Skyline Buildings Aust. Pty Ltd  
Lindsay Cook Aust. Pty Ltd  
64-68 Walls Road  
P O Box 12 261, Penrose  
Auckland, New Zealand  
Telephone 0-9-579 1226  
Facsimile 0-9-525 3525

16 March 1994

Rodney District Council,  
Private Bag 500  
OREWA

ATTENTION: JOHN SKILLETER

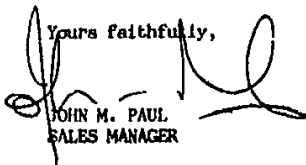
Subject	Buc
Function	BLO
Copy	

Dear Sir,

RE: WALL CLADDING ON THE BUILDING BUILT FOR MR & MRS OATES  
AT MAKERAU ROAD, KAUKAPAKAPA

Based on the fact we have been using this material for cladding buildings for a period of 15 years we can state that, provided it is maintained in an approved manner, it will last for a minimum period of fifteen years, and provided the joints are sealed with silicon, there should be no problem with moisture entering the building through the walls.

Yours faithfully,

  
JOHN M. PAUL  
SALES MANAGER



## **Rodney**

**DISTRICT COUNCIL**

Correspondence to:  
The General Manager  
Rodney District Council  
Private Bag 500, Orewa, New Zealand  
Telephone 09-426 5109  
Facsimile 09-426 7200  
DX 3311  
Head Office: Centrevue Road, Orewa

Reference Number **ABA 931363** If calling please ask for **Mr Parnell**  
**DB**

16 December 1993

R M and M L Oates  
P O Box 8  
KAUKAPAKAPA

Dear Mr and Mrs Oates

**APPLICATION NO: ABA 931363 TO CONVERT A GARAGE TO A DWELLING  
AT LOT 3 DP 114673 - ADDRESS: MAKARAU VALLEY ROAD, KAUKAPAKAPA**

With reference to your application received on 9 December 1993 for a building consent at the above site, the following information is required before the application can be (further) processed to completion:

1. A suitably qualified designer is to provide a report on the existing garage recommending remedial works so that the building will meet all relevant clauses of the Building Regulations 1992, including, but not limited to Clauses B1 (structural), B2 (durability), E2 (external moisture), E3 (internal moisture) and G7 (natural lighting).
2. The cladding will need to be replaced as the garage exterior cladding does not comply with B2 (durability) for use on a habitable dwelling.

If you have any queries please contact Mr George Parnell at our Orewa Office, direct dial (09) 426 0216.

Yours faithfully

for: CONSENTS & ENVIRONMENTAL SERVICES MANAGER  
J R Smart

BP 93/820

Mr Skilleter  
SE/HM

24 November 1993

cc. L Blanc  
Area Building Inspector  
HUAPAI

R M and M L Oates  
P O Box 8  
KAUKAPAKAPA

Dear Mr and Mrs Oates

ALTERATIONS TO PACKHOUSE FOR DWELLING PURPOSES

Thank you for your letter regarding your intention to convert the packing shed to a dwelling.

This change of use would be the subject of a further Building Consent. (I enclose the application forms).

Your architect/draughtsperson must submit plans showing compliance with the building code requirements for a residential dwelling.

I understand the building has been insulated, but the aspect of durability to materials must be taken into consideration.

I do not envisage any great problems.

Yours faithfully

for: CONSENTS & ENVIRONMENTAL SERVICES MANAGER

J B Smart

enc.

10258



R. M. & M. L. DATES  
 P. O. Box 8  
 KAUKAPARANGA

Subject	9-11-93
Function	Buk
Copy	2-0

Rodney Council  
 Orewa

ATT. SENIOR BUILDING INSPECTOR  
 Dear Sir  
 RE BUILDING PERMIT 93/929

The building referred to in the above  
 Permit number 93/929 was erected  
 as a pack house for our produce  
 from our hydroponic operation.

However there has been a major  
 change to the marketing of produce  
 affecting all growers. We have  
 been invited to join a packhouse  
 operation from where all marketing  
 and packing operations would be  
 carried out on our behalf. This  
 would enable us to get best  
 returns for our produce.

Under these circumstances we would  
 like to know if we can convert  
 this building to a dwelling  
 unit of 2 bedrooms and several  
 service rooms. If this is possible  
 is there any changes we would have  
 to make in addition to the building  
 of external walls and fittings etc.  
 to make this a dwelling.

Yours Faithfully  
 Roy L. L.

*[Signature]*

Date:





APPLICATION NO: \_\_\_\_\_

NAME: \_\_\_\_\_

HAZARD REPORT NO: 0-13 NIC

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, TP, ETC
<b>1. NEW DWELLINGS</b> (inc. basins) and other residential buildings i.e. apartments, motels etc.)  (a) Sites fully serviced san/sewer and storm-water sewer.  (b) Sites serviced by san/sewer only.  (c) Sites dependent on on-site drainage disposal.						
					IF BI OR DEMO CONSIDERS IT TO BE NECESSARY	
					IF BI OR DEMO CONSIDERS IT TO BE NECESSARY	
					IF BI CONSIDERS IT TO BE NECESSARY	
<b>2. ADDITIONS TO DWELLINGS</b>  (a) Major (b) Minor (including conservatories)					IF BI CONSIDERS IT TO BE NECESSARY	
<b>3. FIREPLACES/CHIMNEYS</b>  (a) Built in to existing chimneys. (b) Others						
<b>4. ACCESSORY &amp; FARM BUILDINGS</b> (inc. sheds, garages, implement sheds etc and additions thereto.)					(EXCEPT WHERE BI OR DEMO CONSIDERS IT TO BE NECESSARY)	
<b>5. COMMERCIAL/INDUSTRIAL</b> (inc. additions thereto.)					AS FOR NEW DWELLINGS	
<b>6. RETAINING WALLS - and other special structures</b>					IF BI CONSIDERS IT TO BE NECESSARY	
<b>7. SWIMMING POOLS</b>					IF BI CONSIDERS IT TO BE	

93/829

93/363

1. state of M/Cs  
93/829: 2 Inspections Paid for  
3 Inspections Done  
93/363: 6 Inspec. Charged  
2 Inspect Done.  
Still approx \$200 in kitty
2. if cancel who to advise.  
New owners should be informed of situation
3. was phone a L.I.M.? Yes.  
- what did it describe Bly as - habitable?  
him No. 54855 21-9-95.
4. how to record cancellation  
B4 cancelling. I feel the new owner should be contacted.
5. what about // B.S. for purchase.  
sign etc?  
I feel 93/829 should be signed off
6. Effect of cancellation  
- any enforcement action req'd.  
- how to provide for inc. M's

RODNEY ENVIRONMENT  
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>JRS</u>

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

INQUIRY SUBJECT
<u>Sought the letter with list of items to compare.</u>
<u>This had been promised by G Fowler when he</u>
<u>inspected.</u>
<u>Letter not ready. Copies of both field sheets provided</u>
<u>for Mrs Oates.</u>
<u>She had received verbal info re the matters in</u>
<u>them, but still awaited the letter</u>
<u>She has a complete file, so does not have it in certain</u>
<u>that she did not receive a copy of the letter by D Chitty</u>
<u>in Jan 95 file 95/829.</u>
<u>Checked over record at Huarahi office. No copy. Chitty says</u>
<u>the note made when letter prepared for type, &amp; that</u>
<u>could be why file copy not on file, as it was a day</u>
<u>or two later.</u>
<u>Advise Mrs Oates, sorry, cannot find the Jan letter,</u>
<u>when sending the list of items to her.</u>
<u>JRS</u>
<u>16.9.95</u>

ces:ingreed



# HUTCHINSON CONSULTANTS LIMITED

Civil & Structural Consulting Engineers

P.O. Box 150  
Orewa  
Auckland

1st Floor Tamaki House  
7 Tamaki Ave  
Orewa

Telephone 09-426 5100  
Fax 09-426 9000  
AM 09-424 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 LTD

### PROJECT:

MR & MRS OATES

MAKARAU RD

KAUILAKA KAPA

DATE: 24/5/93

REFERENCE: 2179

### BRAUNSB-

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

$$S_1 = 1.0$$

$$S_2 = 0.74$$

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

Gr 2

H 3

clim B

$$g = 0.613 \text{ s}^{-2}$$

$$g = 0.54 \text{ Hg}$$

### Along

$$F = C_p A$$

$$= 1.3^2 \times 0.54 \times 7.2 \times (1.2 + 0.4)$$

$$F = 10.5$$

(210 Bu)

### Across

$$F = C_p A$$

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

$$= 12.5 \text{ kN}$$

(250 Bu)

### Diagonal Roof tension brace

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

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

USE 8 kN tension braces.

Fold over top plate & fix

with 8 nails each end.

# BRUNNEN

**ALONG**

**SHEET B**

### ACROSS

ORIGINAL

[illegible]

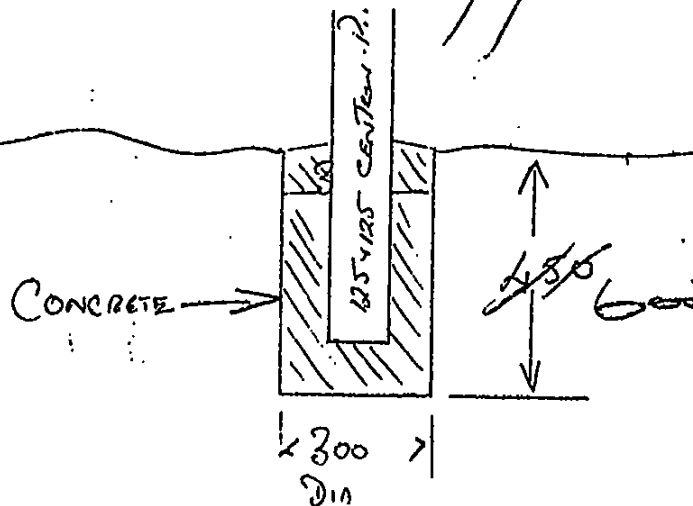
Wall Bracing Elements Provided								
	Wall or Bracing Line							
1	2	3	4	5	6	7	8	
Total Bracing Units Required per this story	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (Table 20)	Rating RLL's (Table 20)	Length of Element (ft)	@ 2% Additional	
From sheet A greater of earthquake or wind across	M			I	42	3-6	150	
	N			I	42	2-4	(80	
	O				42	2-4	100	
	P							
	Q							
					TOTAL	500		

⊕ Pile (Hole Drilled By Machine)

SKYLINE GARAGES HBO  
PH: (0942) 41644

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

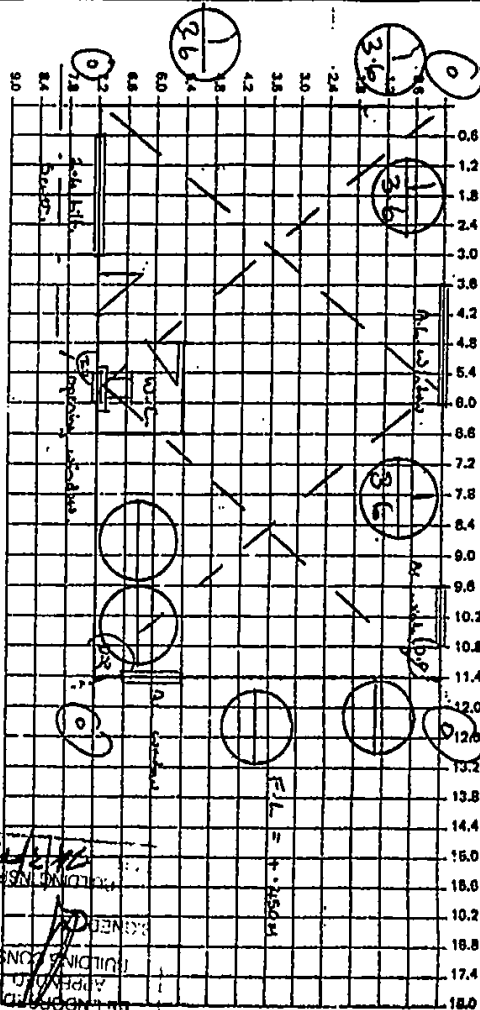
- (i) 600mm below finished ground level, whether original or filled; and at least
- (ii) 450mm into firm original ground



slab not indicated in consent.

PLANS AND SPECIFICATION <b>APPROVED</b> SUBJECT TO SUCH CONDITIONS AS ARE TO BE ENDORSED ON OR APPENDED TO BUILDING CONSENT SIGNED <i>[Signature]</i> BUILDING INSPECTOR DATE 22/5/43
---

# FLOORPLAN



APPROVED  
PLANS  
AND SPECIFICATION  
SUBJECT TO SUCH  
CONDITIONS AS ARE TO  
BE ENTERED ON OR  
APPLIED TO  
BUILDING PERMIT  
ISSUED  
BUILDING INSPECTOR  
[Signature]

NOTE:  
CONTRACTORS MUST VERIFY  
ALL DIMENSIONS BEFORE  
COMMENCING ANY WORK



building paper  
under roof  
and to flooring

NOTE:  
CONTRACTORS MUST VERIFY  
ALL DIMENSIONS BEFORE  
COMMENCING ANY WORK

planks under floor  
siding



TYPICAL SECTION

20 mm H.O. Particle Ins.  
150 x 60 Joist @ 60"  
150 x 100 Beam Max.  
S.P.M. 1-66 m  
125 x 125 Lumber m

See letter  
20/5/94

Additional  
views & details



TYPICAL REAR VIEW



DOUBLE (4.6m DOOR)

PLANS  
AND SPECIFICATION  
**APPROVED**  
SUBJECT TO SUCH  
CONDITIONS AS MAY BE  
BE ENDORSED OR  
APPENDED TO  
BUILDING CONSENT  
SIGNED *[Signature]*

BUILDING INSPECTOR  
DATE 24/5/94



TYPICAL SIDE VIEW  
SUBJECT TO SUCH  
CONDITIONS AS ARE TO  
BE ENDORSED OR  
APPENDED TO  
BUILDING CONSENT

SIGNED *[Signature]*  
BUILDING INSPECTOR  
DATE 24/5/94



TWO DOOR SIDE ENTRY

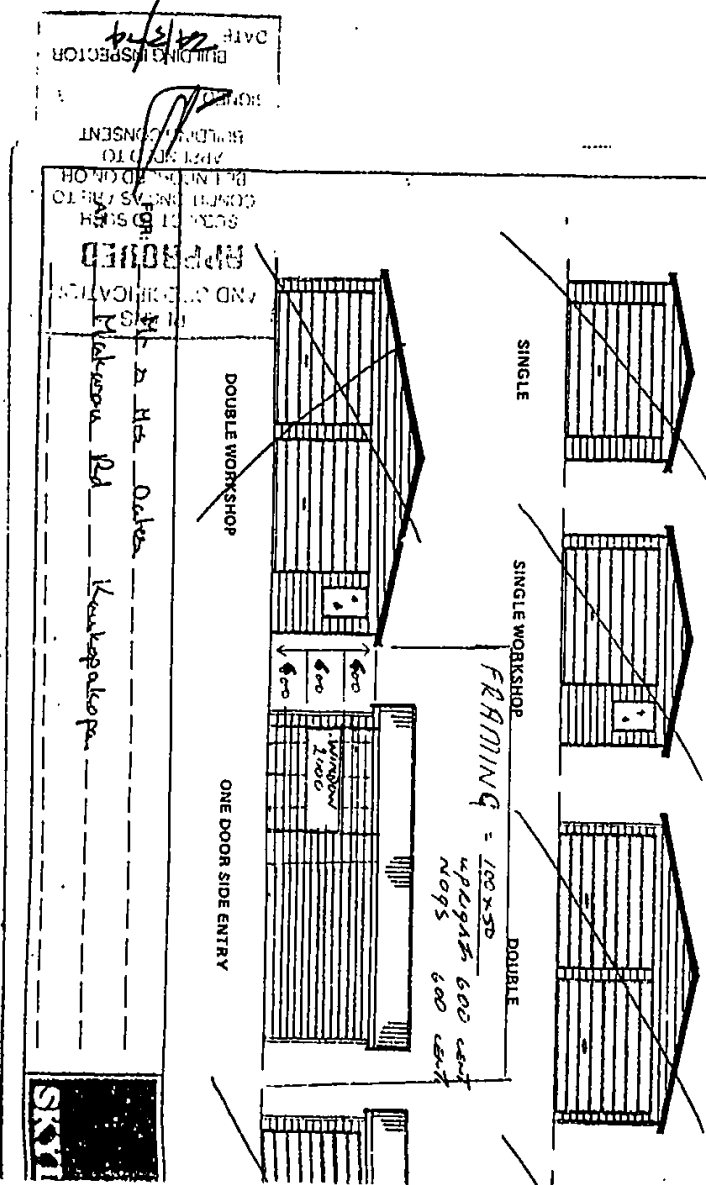
**ELEVATIONS**

DISTRIBUTOR:  
**WILLIAMS & KO**  
For Skyline  
206 Poplar Rd  
Stammore Bay  
Whangarei

DATE:   
SHEET  
**1**  
SCALE:  
1:100



FLOORPLAN



Keep base 1000 ft with  
admission within timber  
home of timber land.