

# Wanganui District Council

Building a better community with the people of the Wanganui District



Fill in all relevant details. Attach two (2) copies of all documents

PLEASE TICK APPROPRIATE BOX																									
<p><u>This application is for a:</u></p> <p><input type="checkbox"/> BUILDING CONSENT</p> <p><input type="checkbox"/> PROJECT INFORMATION MEMORANDUM (P.I.M)</p> <p><input type="checkbox"/> BUILDING CONSENT AS PER P.I.M No. _____</p>																									
<p><b>OWNER</b> 33166</p> <p>Name: <u>G J Keefy</u></p> <p>Mailing Address: <u>1- WDC PO Box 637 Wanganui</u> Ph: _____</p>	<p><b>PROJECT</b></p> <p>Description of Project and Use: <u>Alteration to Approved Plan</u></p>																								
<p><b>CONTACT PERSON</b></p> <p><u>B Neufers</u></p> <p>Phone: _____ Fax: _____</p>	<p><b>INTENDED LIFE OF PROJECT</b></p> <p><input type="checkbox"/> Indefinite, but not less than 50 years</p> <p><input type="checkbox"/> Other - specified as: _____ years</p>																								
<p><b>PROJECT LOCATION</b></p> <p>Street Address/Rural No.: <u>11 Guntree Rise</u></p>	<p><b>VALUE</b></p> <p>Value: \$ _____ (Incl. G.S.T)</p>																								
<p><b>KEY PERSONNEL</b></p> <p>Consent fees to be paid by: <u>Neufers Const</u></p> <p>Builder(s): _____</p> <p>Registered Drainlayer: _____</p> <p>Registered Plumber: _____</p> <p>Building Certifier: _____</p>	<p><b>NEW RESIDENTIAL DWELLINGS OR NEW COMMERCIAL ONLY</b></p> <p>Floor Area: _____ M<sup>2</sup></p> <p style="text-align: center;">Office use only</p> <p><b>LEGAL DESCRIPTION</b></p> <p>Property Number: <u>19552</u></p> <p>Valuation Roll Number: _____</p> <p>Lot(s): <u>15</u> DP: <u>62219</u> Section: _____</p> <p>Block: _____ Survey District: _____</p>																								
<p>Signed by or for and on behalf of the applicant:</p> <p><b>Signature:</b> _____</p> <p>owner, builder, plumber, designer, agent <small>(circle appropriate one)</small></p> <p>Date: <u>5th Aug 94</u></p>	<p><b>FEES APPLICABLE</b></p> <table style="width:100%; border-collapse: collapse;"> <tr><td>BUILDING CONSENT</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>P.I.M</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>NON NOTIFIED APP. FEE</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>PREPAID CROSSING</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>PREPAID SEWER CONNECTION</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>PREPAID WATER CONNECTION</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>STORMWATER CONNECTION</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>DRAINAGE LEVY</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>DEVELOPMENT LEVY</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>BUILDING RESEARCH LEVY</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>BIA LEVY</td><td style="text-align: right;">\$ _____</td></tr> <tr><td><b>TOTAL FEES (Incl. G.S.T)</b></td><td style="text-align: right;"><b>\$ _____</b></td></tr> </table>	BUILDING CONSENT	\$ _____	P.I.M	\$ _____	NON NOTIFIED APP. FEE	\$ _____	PREPAID CROSSING	\$ _____	PREPAID SEWER CONNECTION	\$ _____	PREPAID WATER CONNECTION	\$ _____	STORMWATER CONNECTION	\$ _____	DRAINAGE LEVY	\$ _____	DEVELOPMENT LEVY	\$ _____	BUILDING RESEARCH LEVY	\$ _____	BIA LEVY	\$ _____	<b>TOTAL FEES (Incl. G.S.T)</b>	<b>\$ _____</b>
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**PART B: PROJECT DETAILS** (omit if a PIM has been applied for separately)

The project involves: (tick each applicable box, if any, and attach relevant information in duplicate).

- (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: 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.

**PART C: PROJECT DETAILS** (complete in all cases)

Documents provided with this application:

- Plans and specifications
- (21)  Producer Statements (ie: design certificate, design review, truss certificates, etc)
- (22)  Other documents (ie: accreditations, etc)

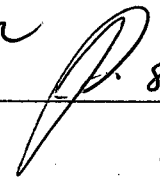
Inspections proposed:

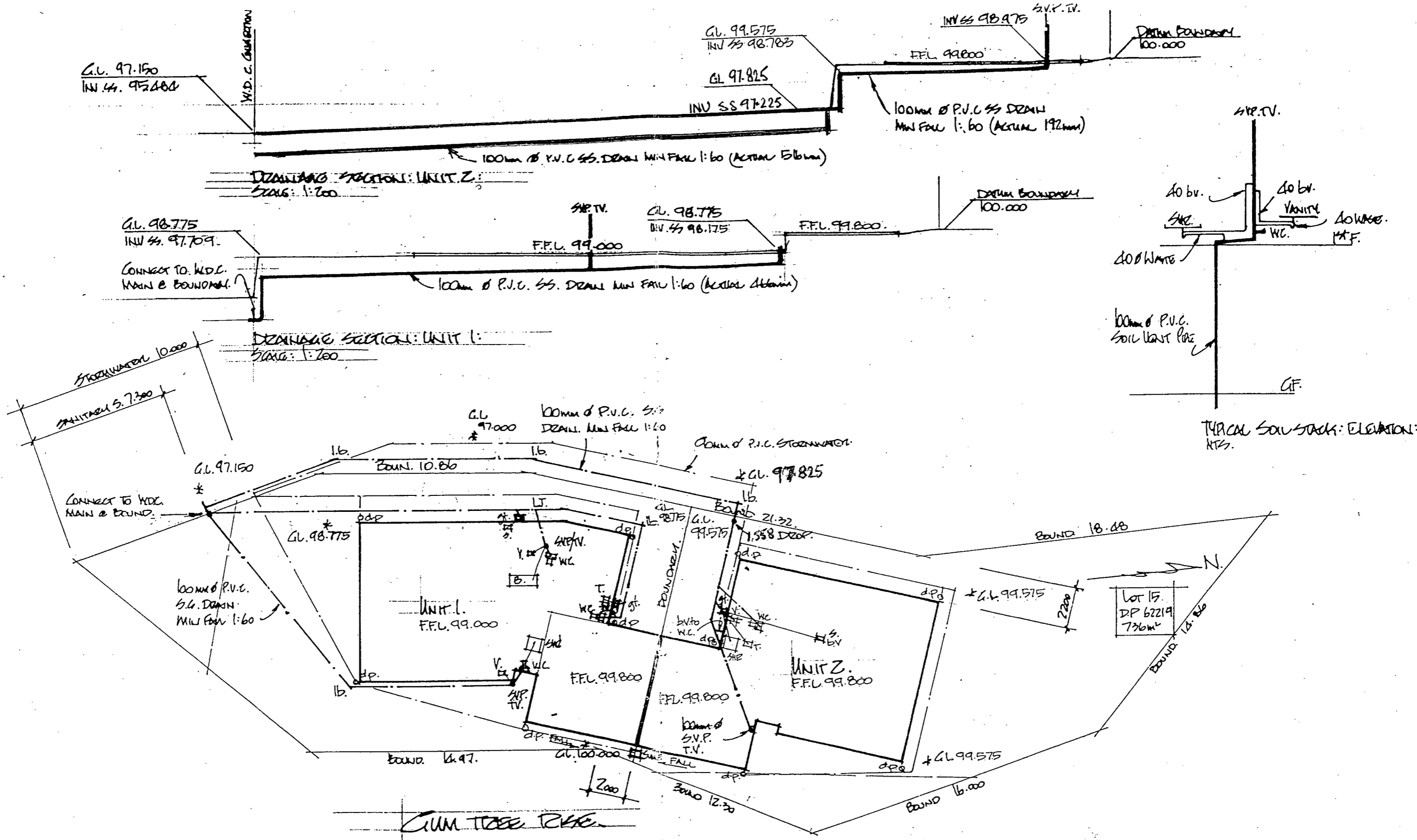
- (26)  By W.D.C
- (27)  Other - specify (ie: Design engineer, etc)

for office use only

DEPT.	CHECKS			INSPECTIONS			ADTNL CHGS		P.W.R	APPROVED	
	INITIALS	DATE	TIME	NO.	TIME	TOTAL	TYPE	AMOUNT	NO.	INITIALS	DATE
ADMINISTRATION	<i>JD</i>	<i>5/8</i>	<i>5</i>								
PLANNING			<i>20</i>							<i>[Signature]</i>	<i>9/5</i>
BUILDING <i>40 mm site levels etc</i>			<i>5</i>	<i>0</i>						<i>[Signature]</i>	<i>4/5</i>
DRAINAGE ENGINEER											
WATER ENGINEER											
STRUCTURAL ENGINEER											
PLUMBING & DRAINAGE	<i>[Signature]</i>	<i>11/8/94</i>	<i>25 min</i>	<i>0</i>						<i>[Signature]</i>	<i>11/8/94</i>
TRAFFIC ENGINEER											
HEALTH											
DANGEROUS GOODS											
<b>Totals</b>	<b>Total check time (minutes)</b>			<i>105</i>	<b>Total (min)</b>				<b>Total \$</b>		
Approved for issue of PIM/Building Consent									<b>G.S.T \$</b>		
District Building Controller: <i>[Signature]</i>									Date: <i>12/8/94</i>		
									<b>TOTAL \$ 118.00</b>		

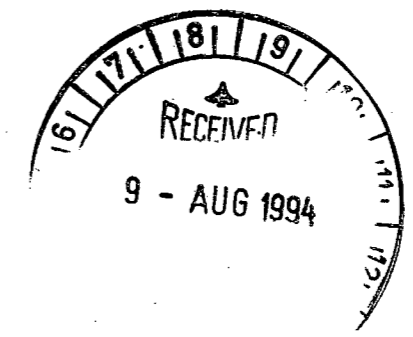
# BUILDING PERMIT CHECK LIST

Property reference			
Type of Building			
Net Site Area		Zoning	Reserves
REQUIREMENTS	REQUIRED	PROVIDED	O.K.
1. Coverage			
2. Density			
3. Height			
4. Front Yard (including Beautification)			
5. Side Yards	<i>Previous approval still holds with amended plan</i>		
6. Rear Yards			
7. Outdoor Living Space			
8. Storage Area			
9. Service Area			
10. Car Spaces			
11. Vehicular Access			
12. Loading Bays / Crossings / Distance from Intersection			
13. Trees / Historic Places			
14. Proposed Road / Service Lane			
15. Road Widening & BLR			
16. Easements / Site Dimensions			
17. Floor Area Ratio			
18. View Protection Plane			
19. Sunlight Protection Plane			
20. Services			
Design Approval Required      Yes / No      Date: _____			
Dispensations Required in respect of No's: _____			
Dispensation Approved / Declined      Reason: _____			



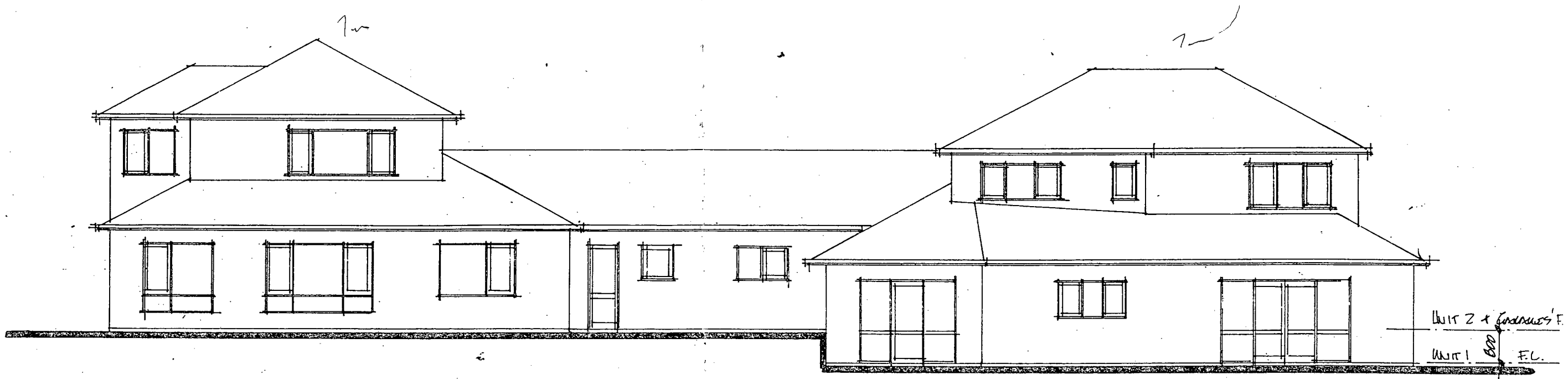
**REVISED:**  
**Site & Drainage Plan:**  
 Scale: 1:200

None:  
 CAUTION ALL DIMENSIONS: THIS PLAN IS TO  
 BE USED IN CONNECTION WITH PLANS DATED  
 10.4.94, 30.5.94 AND 30.6.94.

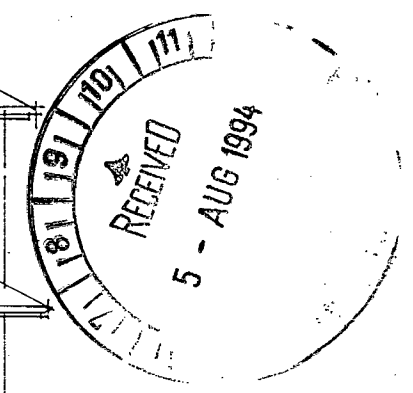
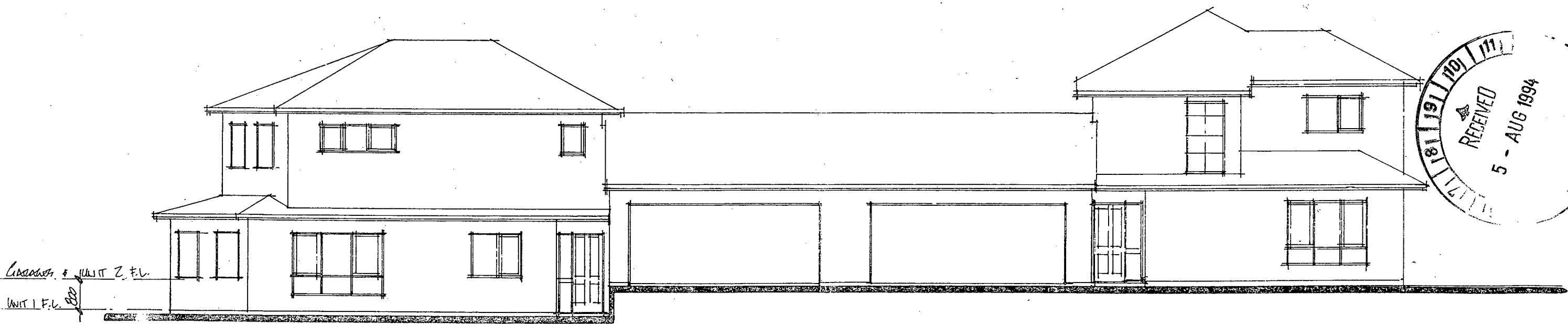


DESIGNED FOR DRAIN PROVIDED  
 BY  
 BRAUN STEINWART DESIGN  
 Job No 94-265 A.B.-94.





SCALE: 1:100



SCALE: 1:100

NOTE: THESE PLANS ARE TO BE READ IN CONNECTION WITH ALL PREVIOUS PLANS DATED 18-4-94 + 30-5-94 + 30-6-94.

## REVISED ELEVATIONS:

REGENT JOHNSTON UNITS: LOTS 1: CIVIL TOWN TRUST: PERTH/W.A.

REVISION: JOHNSTON UNIT (UNIT 2) AND GARAGES ARE ON THE SAME LEVEL. REGENT UNIT (UNIT 1) IS 800 BELOW UNIT 2.

DESIGNED FOR DENISE HENNER BY BRADLEY STEWART DESIGN JOB No 44 255 4 B 94.
---

# Wanganui District Council

Building a better community with the people of the Wanganui District



Attention: <i>B Reuters</i>	Message No.:
Department:	Date: <i>12<sup>th</sup> August 94</i>
Company:	Sender: <i>Miss JK Bishop</i>
City: <i>Wanganui</i>	Department: <i>Building Inspectorate</i>
	File Ref:
Facsimile No.: <i>3452393</i>	No. of Pages (including this one): <i>TWO</i>

*RE: 11 Gumtree Rise  
Attraction to Approved Plan  
Consent fees*

# Wanganui District Council

Building a better community with the people of the Wanganui District



Our Reference: 7186 14 Jul 94

If calling contact: John Hogg

REUTERS CONSTRUCTION  
165A GT NORTH RD  
WANGANUI

Dear Sir or Madam

RE : 11 GUMTREE RISE  
Erect two dwelling units.

I acknowledge receipt of your building application for the above work. A perusal of the plans and specifications raises the following comments.

- Onsite visit revealed revised calcs required for retaining wall.
- Actual site levels require that an amended plan be provided for Consent to be issued.

Receipt of your advice regarding the above comments will enable your application to be further considered.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'W.D. Main'.

W.D. Main

District Building Controller

- copy of calcs received - J.H.
- note drainage reqd for drive as it falls towards garages.
- revised bracing schedule supplied for new layout of unit 2.

# Bycroft Petherick Ltd



- ENGINEERS • VALUERS • ARBITRATORS •
- PROPERTY CONSULTANTS •

162 Wicksteed Street,  
Wanganui, New Zealand  
Telephone (06) 345-3959  
Fax (06) 345-7048

Attn Mr. John Hogg.

HEREWITH REISED DETAILS OF KEELTY RETAINING WALL  
WHICH HAS BEEN ALTERED DURING CONSTRUCTION.  
REFER OUR FAX OF JULY 13<sup>th</sup> 94.

FROM IAN JOHNSON.

DATE 8/8/94

- |   |   |                          |
|---|---|--------------------------|
| <input type="checkbox"/> Urgent               | <input type="checkbox"/> As requested     | <input type="checkbox"/> |
| <input type="checkbox"/> For your information | <input type="checkbox"/> Please telephone | <input type="checkbox"/> |
| <input type="checkbox"/> For your approval    | <input type="checkbox"/> Please return    | <input type="checkbox"/> |

To WANGANUI DISTRICT COUNCIL.

BUILDING INSPECTORS.

BOX 637 WANGANUI

- Mail                       Deliver                       Pick-up

KEELTY WALL LOT 51 GUM TREE RISE

COPY TO: DEWON HOMES  
165 A ST NORTH RD  
WANGANUI

**PRODUCER STATEMENT - DESIGN**

(Guidance notes on the use of this form are printed on the reverse side)

**ISSUED BY:** IAN WILLIAM JOHNSON *(Suitably qualified Design Professional)*

**TO:** DEVON HOMES *(Owner)*

**IN RESPECT OF:** RETAINING WALLS *(Description of Building Work)*

**AT:** GUM TREE RISE, ROTOKAWA *(address)*

**LOT 15**

**DP**

**SO**

BYCROFT PETHERICK LTD *(Design Firm)* has been engaged by DEVON HOMES *(Owner)* to provide STRUCTURAL DESIGN *(Extent of Engagement)* services in respect of the requirements of Clause(s) B1 of the Building Regulations 1992 for

All

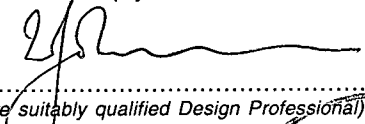
Part only as specified

of the building work. The design has been prepared in accordance with B1/VM1 *(Verification method)* (respectively) of the approved documents issued by the Building Industry Authority and the work is described on BYCROFT PETHERICK LTD'S *(Design Firm)* drawings titled KEELTY UNITS RETAINING WALLS and numbered 3772/D1a, 3772/D5 & 3772/D6.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I **BELIEVE ON REASONABLE GROUNDS** that subject to:

- (i) the verification of the following design assumptions :  
FOUNDING MATERIAL PROVIDES 100KPA MINIMUM SAFE BEARING CAPACITY.
- and (ii) all proprietary products meeting the performance specification requirements.

The drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

  
.....  
*(Signature suitably qualified Design Professional)*

Date: 26 JULY 1994

*(Professional Qualifications)*  
BE MIPENZ

ERB Reg. No. 9113



Member

ACENZ

IPENZ

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

## GUIDANCE ON USE OF PRODUCER STATEMENTS

This producer statement has been prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand, Building Officials Institute of New Zealand, New Zealand Master Builders Federation and New Zealand Contractors Federation.

Four producer statements are available and brief details on the purpose of each are as follows:

- Design:** Intended for use by the party responsible for the design when the territorial authority carries out a less rigorous review of the documents.
- Design Review:** Intended for use by a suitably qualified independent design professional where the territorial authority does not undertake an internal review and relies on the independent design professional's review to issue the building consent.
- Construction:** Intended for the use by the contractor of the building works where the territorial authority requires a producer statement at the completion of construction.
- Construction Review:** Intended for use by the design professional required by the building consent to undertake construction monitoring of the building works.

The producer statements system is intended to provide territorial authorities with reasonable grounds for the issuing of a Building Consent or Code Compliance Certificate without having to undertake rigorous design or construction checking using their own resources.

The following criteria are recommended to Territorial Authorities with respect to the use of the producer statements.

### Definition of Suitably Qualified Design Professional

A suitably qualified design professional should have recognised qualifications and experience for the work undertaken and should be either:

- (i) an active member of the Association of Consulting Engineers of New Zealand (ACENZ) or;
- (ii) a corporate member of the Institution of Professional Engineers of New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than \$200,000 or;
- (iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than \$200,000.

### Design Build Contracts

If the design professional is engaged by the contractor, the territorial authority should satisfy itself that it is appropriate for the territorial authority to rely upon a producer statement from the design professional.

### Consulting Services during Construction Phase

There are several levels of service which a design professional may provide during the construction phase of a project. The territorial authority is encouraged to require that the service to be provided by the design professional is appropriate for the project concerned.

### Requirement to provide Producer Statement

Territorial authorities should ensure that a design professional is aware of any requirement to provide producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the design professional's engagement.

### Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

**PRODUCER STATEMENT - DESIGN REVIEW**

(Guidance notes on the use of this form are printed on the reverse side)

**ISSUED BY:** LAWRENCE BRUCE PETHERICK *(Suitably qualified Design Professional)*

**TO:** DEVON HOMES *(Owner)*

**IN RESPECT OF:** RETAINING WALLS *(Description of Building Work)*

**AT:** GUM TREE RISE, ROTOKAWA *(address)*

**LOT 15 DP SO**

BYCROFT PETHERICK LTD *(Review Firm)* has been engaged by DEVON HOMES *(Owner)* to review the design documents for this project in respect of the requirements of Clause(s) B1 of the Building Regulations 1992. The design is for

All

Part only as specified in the building consent

of the building work and has been prepared by BYCROFT PETHERICK LTD *(Design Firm)* in accordance with B1/VM1 *(Verification method)* (respectively) of the approved documents issued by the Building Industry Authority and is described in BYCROFT PETHERICK LTD'S *(Design Firm)* drawings titled KEELTY UNITS RETAINING WALLS and numbered 3772/D1a, 3772/D5 & 3772/D6.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I advise that on the basis of the review I have undertaken I **BELIEVE ON REASONABLE GROUNDS** that subject to:

- (i) the verification of the following design assumptions :  
FOUNDING MATERIAL PROVIDES 100 KPA MINIMUM SAFE BEARING CAPACITY.
- and (ii) all proprietary products meeting the requirements of the performance specification.

The drawings, specification and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

  
.....  
*(Signature suitably qualified Design Professional)*

Date: 26 JULY 1994

BE FIPENZ  
*(Professional Qualifications)*  
162 Wicksteed Street, Wanganui

ERB Reg. No. 4031

Member ACENZ

IPENZ

This form to accompany Form 9 of the Building Regulations 1992 for the issue of a Code Compliance Certificate.

## GUIDANCE ON USE OF PRODUCER STATEMENTS

This producer statement has been prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand, Building Officials Institute of New Zealand, New Zealand Master Builders Federation and New Zealand Contractors Federation.

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### Consulting Services during Construction Phase

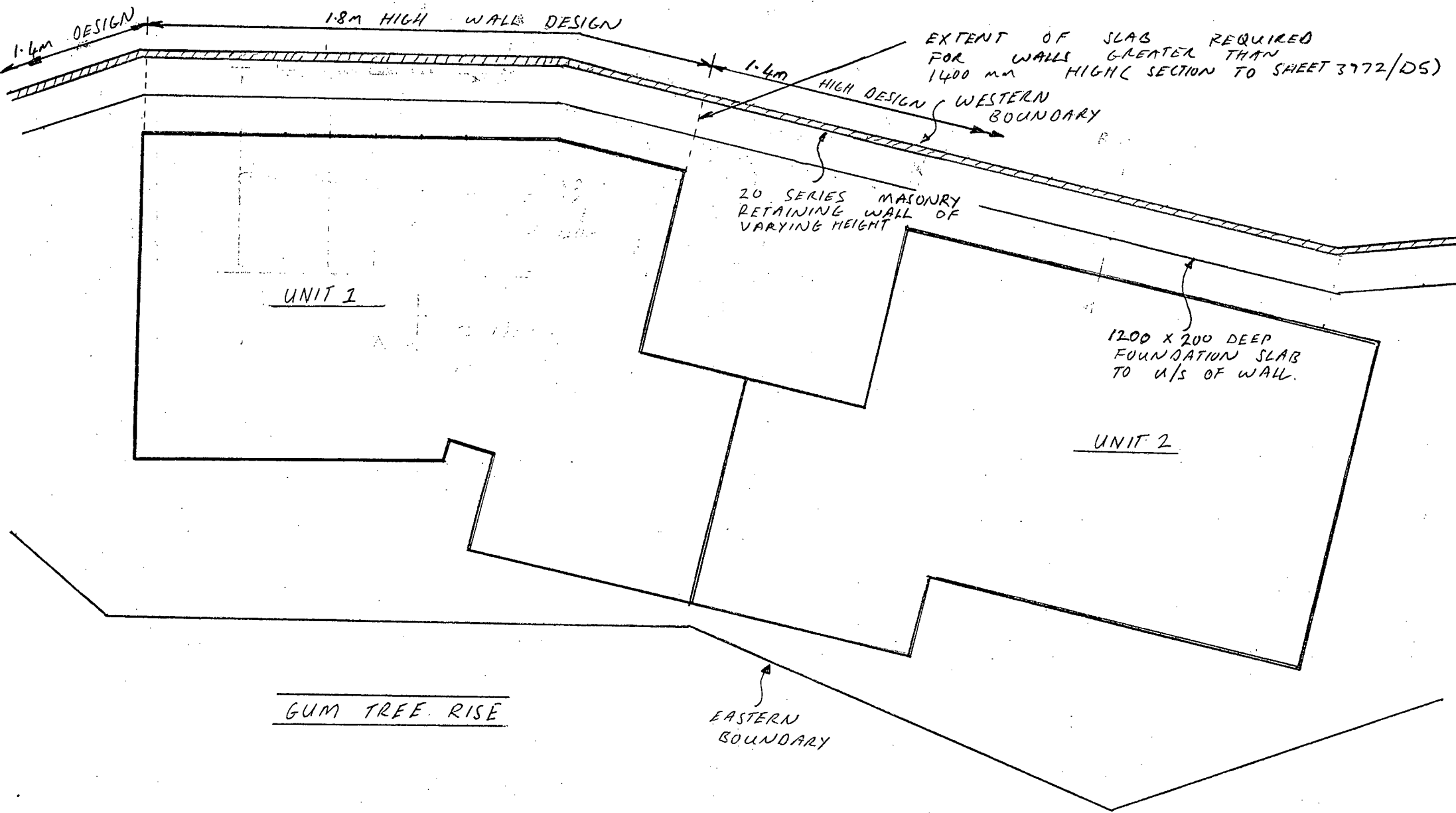
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### Attached Particulars

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SITE PLAN FOR RETAINING WALLS FOR KEELTY UNIT & DEVON HOME



**Bycroft Pelherick Ltd**

ENGINEERS · VALUERS · PROPERTY CONSULTANTS  
162 Wicksteed Street,  
Wanganui, New Zealand  
Telephone (06) 345 3959  
Fax (06) 345 9295

Client: DEVON HOMES

Subject: RETAINING WALLS  
FOR KEELTY UNITS

Job No.

3772

Page

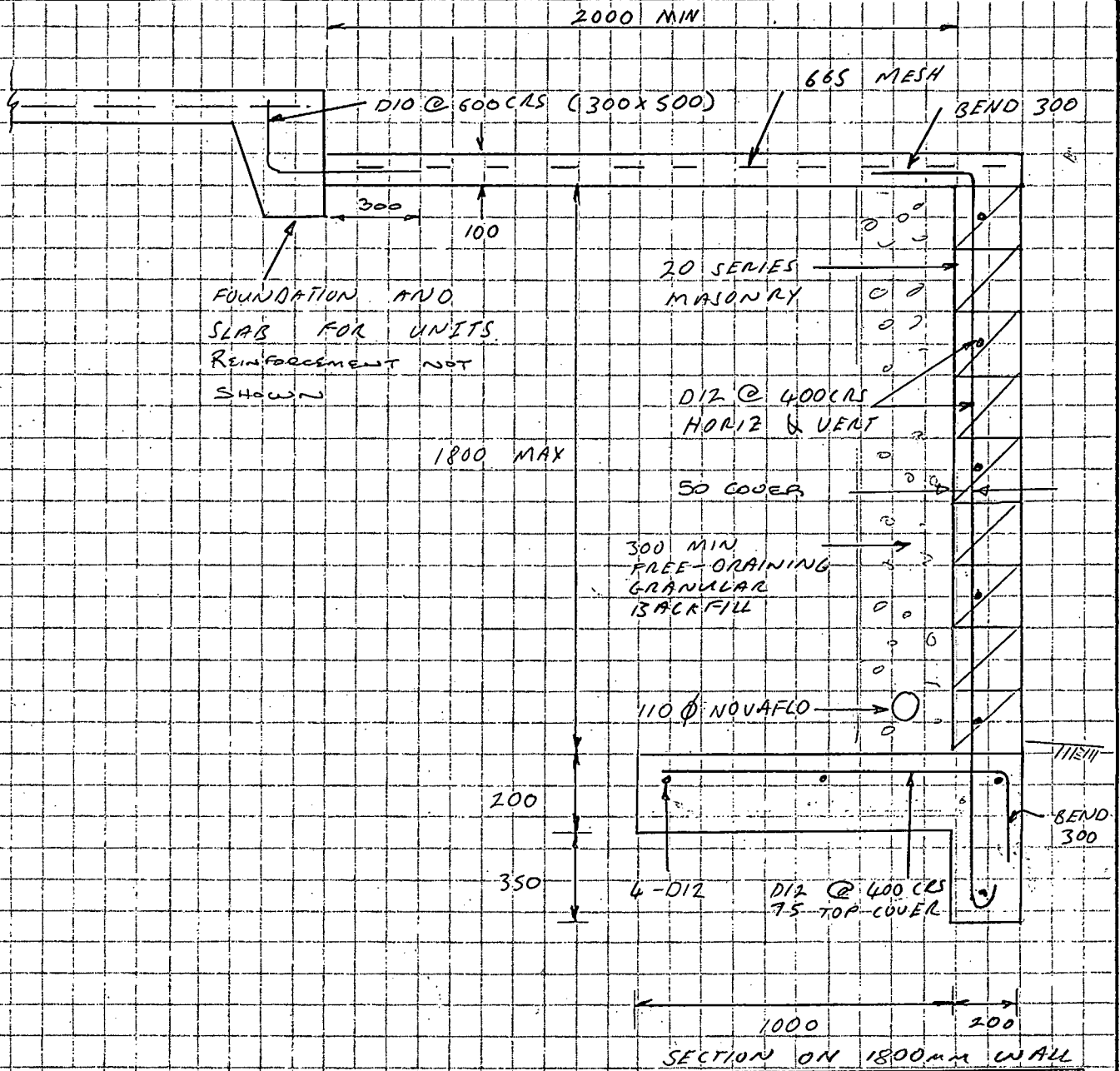
DS

Date

JULY '94

By

D.C.T



- NOTES:
- ALL MASONRY CONSTRUCTION AND CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RESPECTIVE NZ STANDARDS.
  - ALL MASONRY CELLS SHALL BE FILLED WITH GROUT CONTAINING EXPANSIVE ADMIXTURE
  - FOUNDATION CONCRETE SHALL HAVE A MINIMUM CRUSHING STRENGTH OF 20 MPa @ 28 DAYS.
  - WALL SHALL BE PROPPED @ TOP UNTIL SLAB IS IN PLACE.
  - BACKFILL SHALL BE COMPACTED WITH HAND EQUIPMENT.



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Wanganui, New Zealand  
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Fax (06) 345 9295

Client:

Subject:

Job No.

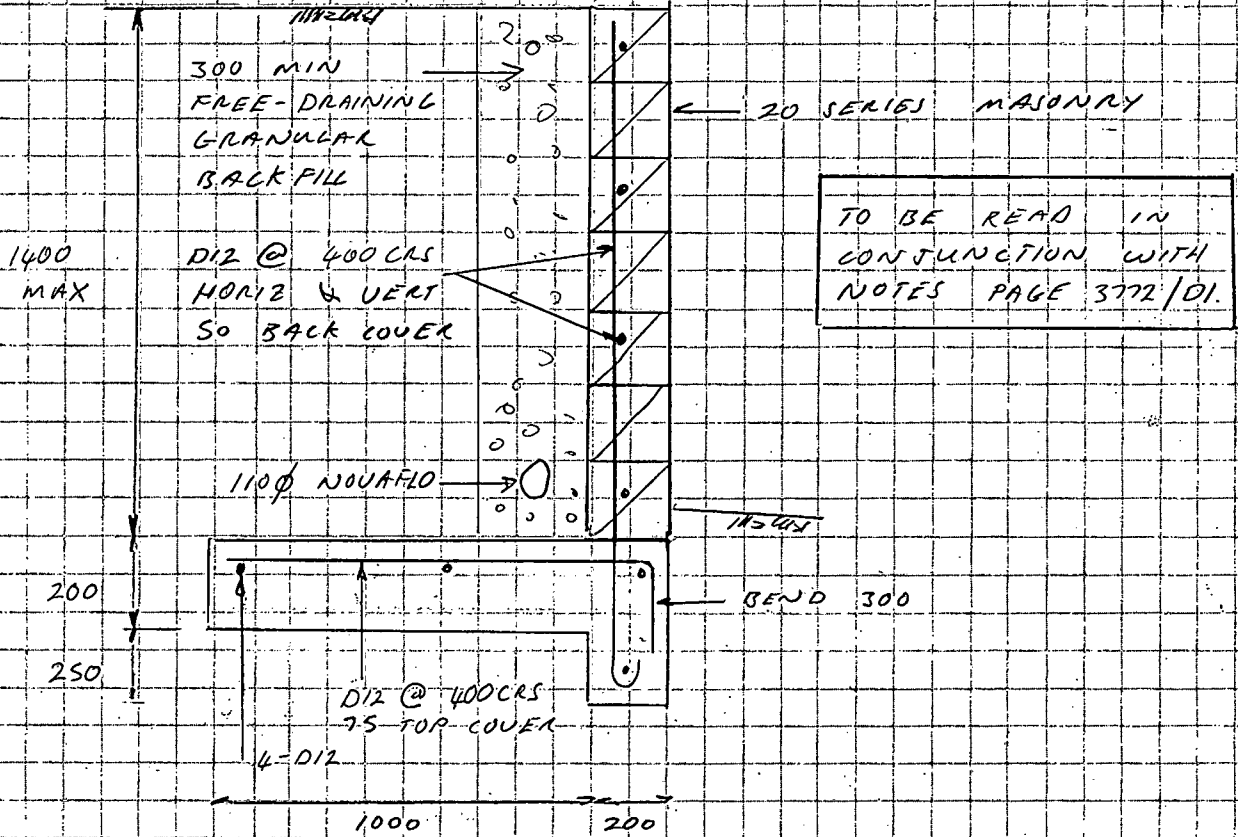
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Date

By



SECTION ON 1400mm WALL



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Wanganui, New Zealand  
Telephone (06) 345 3959  
Fax (06) 345 9295

Client:

Subject:

Job No.

3772

Page

A1

Date

By

1800 HIGH WALL

2.5 kPa SURCHARGE FROM SLAB

2.0 m

ACTIVE EARTH PRESSURE

$\rightarrow k_0 = 0.5$

$\gamma = 18 \text{ kN/m}^3$

1.25 kPa

1800

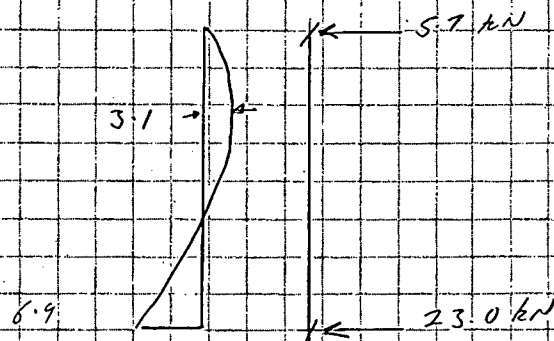
18.45 kPa

250

200

ANALYSING AS A PROPPED CANTILEVER BY COMPUTER

ULT B.M.O. (kNm)



TRY D12 @ 400 CRS VERT WITH 50 BACK COVER

$$\Rightarrow a = \frac{283 \times 10^6 + 300 \times 10^3}{0.85 + 8 \times 10^3 \times 1.0} = 0.0125 \text{ m}$$



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Client:

Subject:

Job No.

3772

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Date

By

FOR  $d = 130 \text{ mm} \Rightarrow M_u = 0.85 \times 285 \times 10^{-6} \times 300 \times 10^3 \times (0.13 - 0.0125/2)$   
 $= 8.9 \text{ kNm} > 6.9 \text{ kNm} \quad \text{O.K.}$

FOR  $d = 56 \text{ mm} \Rightarrow M_u = 0.85 \times 285 \times 10^{-6} \times 300 \times 10^3 (0.056 - 0.0125/2)$   
 $= 3.6 \text{ kNm} > 3.1 \text{ kNm}$

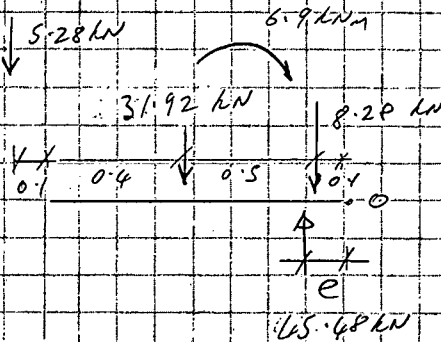
CHECK SHEAR:

@ BASE  $N_c = \frac{0.023}{0.8 \times 10 \times 0.13} = 0.22 \text{ MPa} < 0.24 \text{ MPa}$   
 O.K. FOR GRADE 0

@ TOP  $N_c = \frac{0.0057}{0.8 \times 10 \times 0.056} = 0.13 \text{ MPa} < 0.24 \text{ MPa} \quad \text{O.K.}$

SIZE FOOTING:

TRY  $e = 1000 \text{ mm}$



$\sum M_o = 0 \Rightarrow 45.48 \times e + 6.9 = 31.92 \times 0.6 + 8.28 \times 0.1 + 5.28 \times 1.1$   
 $\Rightarrow e = 0.415 \text{ m}$

$\Rightarrow \text{BEARING PRESSURE} = \frac{45.48}{2 \times 0.415 \times 1.0}$

$= 55 \text{ kPa} < 100 \text{ kPa}$

S.P.  
O.K.

SLIDING RESISTANCE  $= 45.48 \times \tan(2/3 \times 20) + 1/2 \times 3 \times 18 \times 0.55^2$   
 $= 26.72 \text{ kN}$

$\Rightarrow F.S. = 26.72 / (23/1.7 + 4.49) = 1.37 < 1.5 \text{ N.G.}$



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By

INCREASE FOUNDATION LENGTH TO 1200 mm TO  
PICK MORE WEIGHT UP

$$\Rightarrow \text{TOTAL WEIGHT} = 45.48 + 0.25 \times 0.2 \times 24$$

$$+ 1.8 \times 0.2 \times 18$$

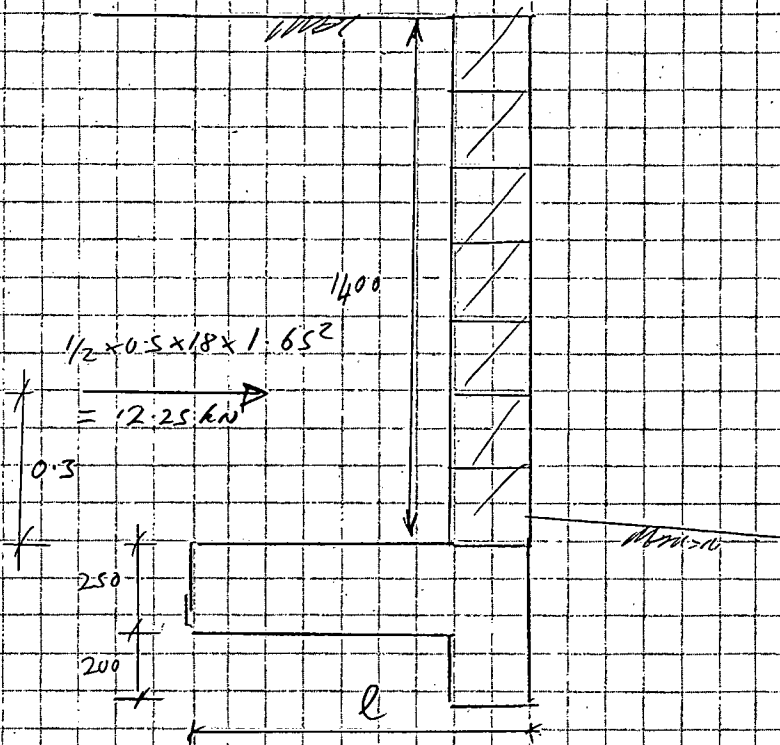
$$= 53.16 \text{ kN}$$

$$\Rightarrow \text{SLIDING RESISTANCE} = 53.16 \times \tan 20 + \frac{1}{2} \times 3 \times 18 \times 0.55$$

$$= 27.5$$

$$\Rightarrow \text{FS} = 27.5 / 18 = 1.53 > 1.5 \text{ O.K.}$$

1400 HIGH WALL



$$M_u = 1.7 \times 12.25 \times 0.3 = 6.2 \text{ kNm}$$

$$< 8.9 \text{ kNm} \Rightarrow \text{012 @ 400 CNS O.K.}$$

$$\text{MAX SHEAR} = 1.7 \times (1/2 \times 0.5 \times (1.8 + 1.4^2)) = 15.0 \text{ kN}$$

$$\Rightarrow \tau_c = \frac{0.0150}{0.85 \times 0.13 + 1.0} = 0.14 \text{ MPa} < 0.24 \text{ MPa O.K.}$$



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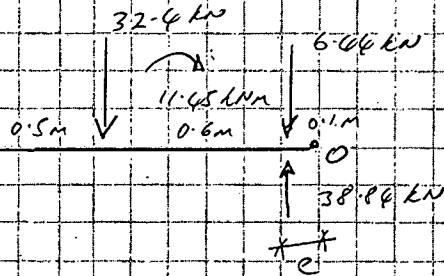
Date

By

FOR O/T SIZE  $e$ :

TRY  $e = 1200 \text{ mm}$

ULT O/T MOMENT ABOUT U/S OF SCAB =  $12.25 \times 0.55 \times 1.7$   
=  $11.45 \text{ kNm}$



$$\sum M_0 = 0 \Rightarrow 38.84 \times e + 11.45 = 6.46 \times 0.1 + 32.4 \times 0.7$$

$$\Rightarrow e = 0.306 \text{ m}$$

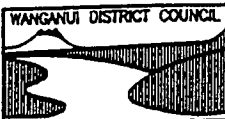
$$\Rightarrow \text{ULT BEARING PRESSURE} = \frac{38.84}{2 \times 0.306 \times 1.0} = 63 \text{ kPa}$$

< 100 kPa  
S.S.P  
O.K

$$\text{SLIDING RESISTANCE} = 38.84 + \tan 20 + \frac{1}{2} \times 3 \times 18 \times 0.452$$

$$= 19.6 \text{ kN}$$

$$\Rightarrow F.S = 19.6 / 12.25 = 1.6 > 1.5 \text{ O.K.}$$



ATTENTION <u>GRAHAM DYHRBERG.</u>	SENDER: <u>Colin Anderson</u>
<u>COPY TO JOHN HOGG.</u>	
FILE No.: <u>BUILDING CONSENT 7575</u>	TELEPHONE EXT No.: <u>8210</u>
DATE: <u>28-11-94</u>	PAGE <u>1</u> OF <u>2</u> PAGES
SUBJECT: <u>JOHNSTON/KEELY DRIVEWAYS - 11 GUMTREE RISE</u>	

FAXED SKETCH OF PROPOSED DRIVEWAY TO JOHNSTON GARAGE RECEIVED THIS MORNING IS NOT APPROVED.

REVISED SITE & DRAINAGE PLAN SUBMITTED TO COUNCIL ON 9 AUG 94 INDICATES GARAGE FLOOR LEVELS ARE ONLY 200mm BELOW ROAD LEVEL. THIS PLAN FORMED PART OF THE APPROVED BUILDING CONSENT. SKETCH SUPPLIED TODAY SHOWS FLOOR IS 780mm BELOW ROAD LEVEL AT A DISTANCE OF 500 METRES FROM THE KERB AND CHANNEL. THIS IS UNACCEPTABLE

THE GARAGE FLOOR LEVELS FOR JOHNSTON AND POSSIBLY KEELY SHALL BE RAISED TO ENABLE VEHICLE ACCESS AS SHOWN IN APPENDIX A, PAGE 239, OF THE WANGANUI DISTRICT COUNCIL TRANSITIONAL PLAN. (INCLUDING ORDINANCE 6) (COPY OF APPENDIX A ATTACHED)

THERE IS TO BE NO EXCAVATION OF THE BERM WITHIN 3.05 METRES OF THE KERB AND CHANNEL AND ANY CHANGE IN GRADE IS NOT TO EXCEED 1 IN 5 MAXIMUM. (REFER APPENDIX A). BASED ON THE SKETCH PROVIDED GARAGE FLOORS SHALL HAVE TO BE RAISED A MINIMUM OF 440mm TO COMPLY. DOOR OPENING HEIGHTS WILL HAVE TO BE ADJUSTED ACCORDINGLY.

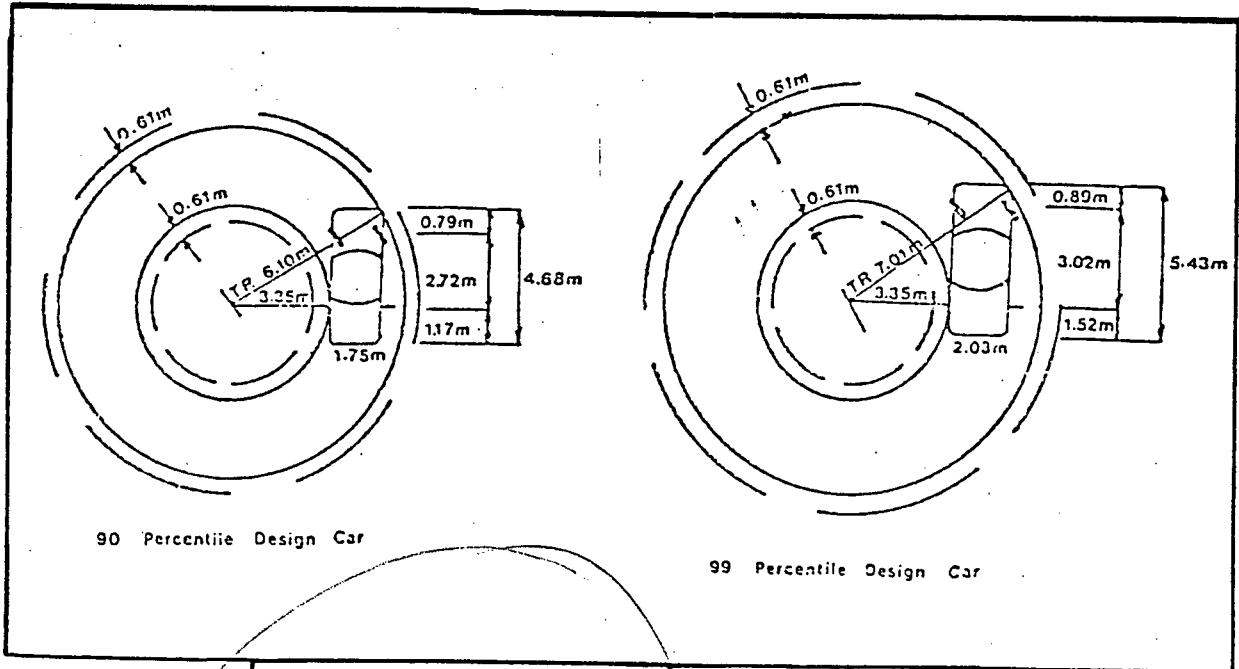
PLEASE ADVISE REUTERS CONSTRUCTION.

*Colin Anderson*

**APPENDIX A**

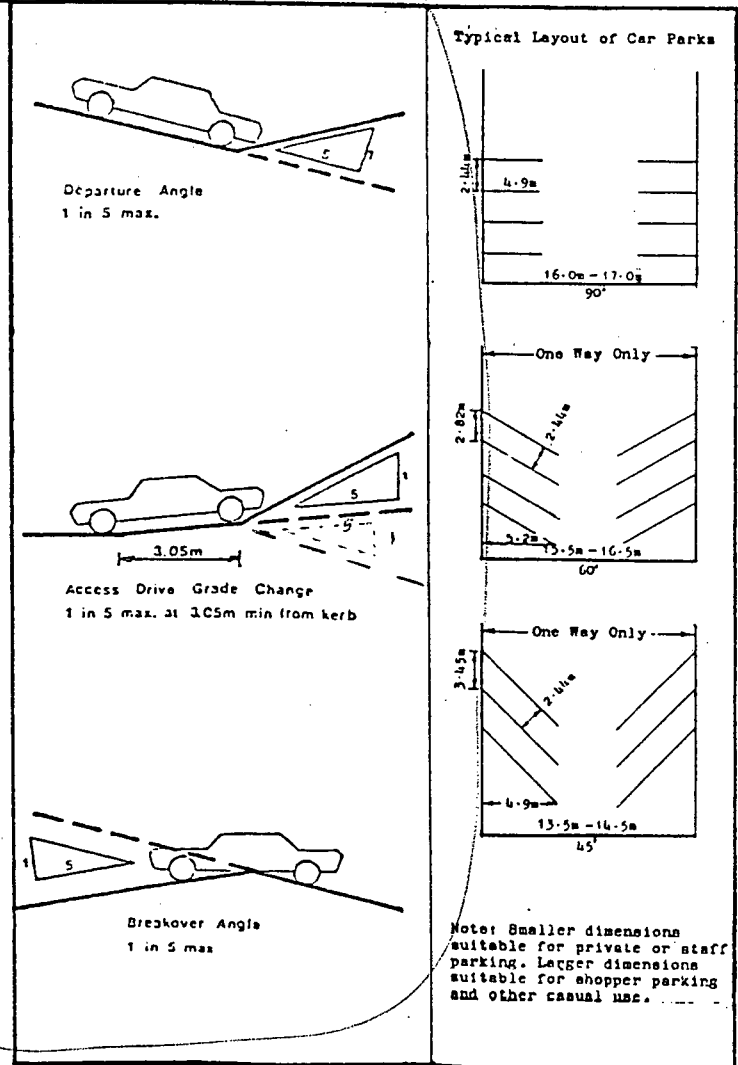
Diagrams Not To Scale

**Standard Design Vehicles And Parking Standards**



90 Percentile Design Car

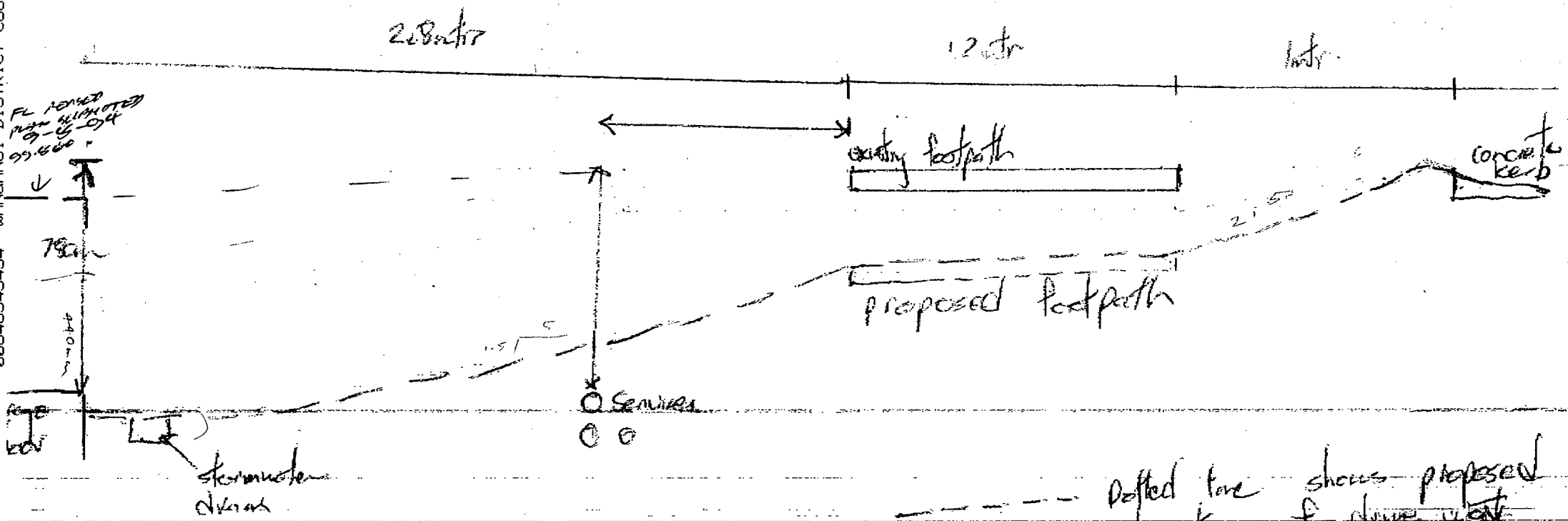
99 Percentile Design Car



25-11-94

# Johnson's Driveway

cross section taken of driveway at centre of garage door opening



Scale 1:20

Dotted line shows proposed elevation of drive way

Johnston

to

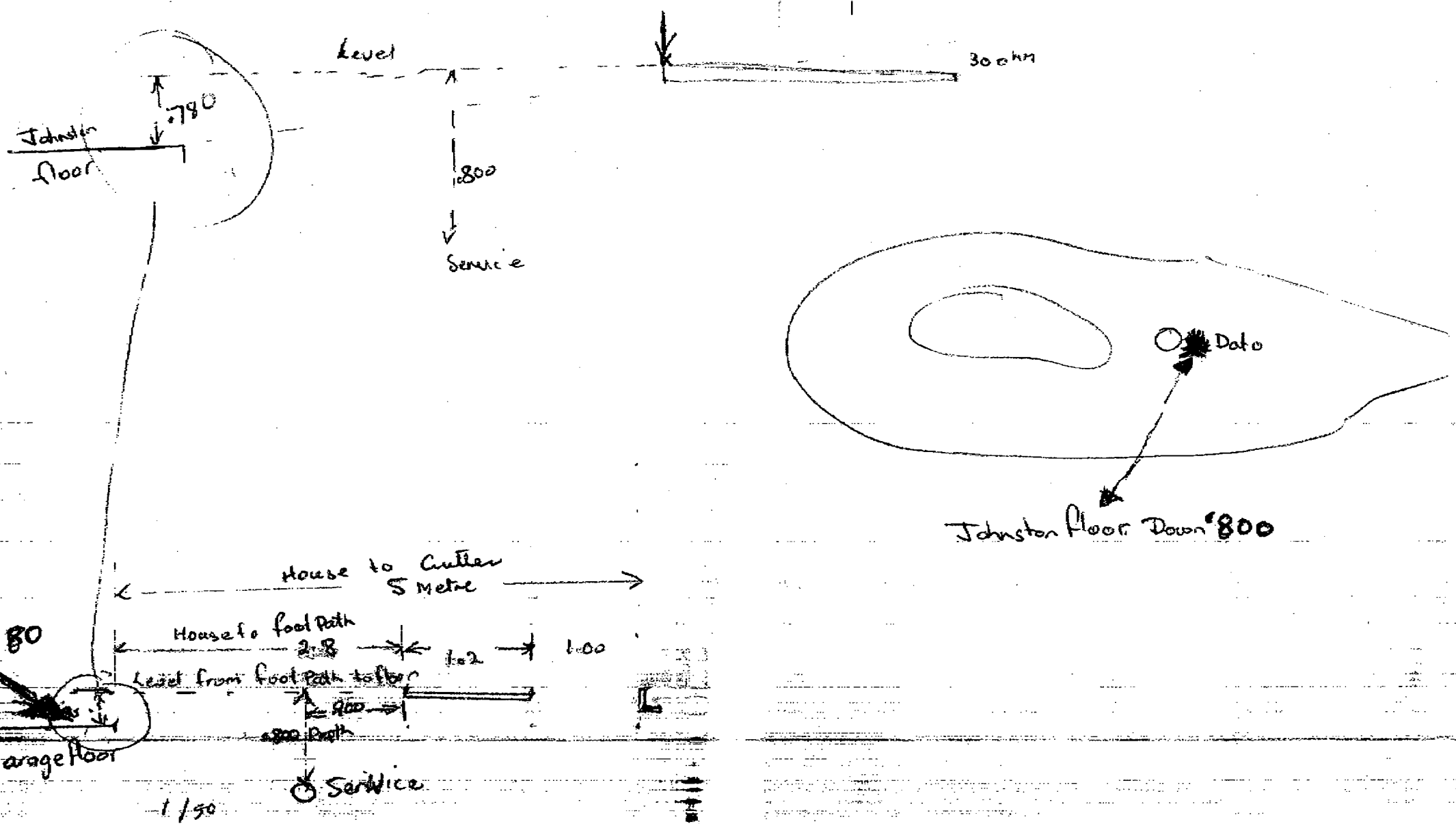
(E. Hyberg

from

Neon

Homes

ATT. COLIN ANDERSON



1/50