



Building Consent

Section 35, Building Act 1991



Application

W WILLIAMS
CLWYD FARM
735 LOWER SEFTON ROAD
RANGIORA R D 2

No. 980994
Issue date 29/07/98
Application date 20/07/98

Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGE DEER SHED
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	WINTERING DEER
Estimated Value	\$14,000
Location	735 LOWER SEFTON RD, SEFTON
Legal Description	LOT 8 DP 4994 BLK IV RANGIORA SD
Valuation No.	2144011800

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	363.30
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
Total	\$	363.30

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 is not a consent under the Resource Management Act and 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 page(s) headed Conditions of Building Consent 980994.

Signed for and on behalf of the Council:

Name:

Date: 29.7.98

1. This consent is issued subject to the attached Building Inspection Works Schedule:
2. Please note that the consent fees allow for a single inspection of construction stages of the project as specified in the inspection schedule. Any extra inspections required will be invoiced before a code compliance certificate is issued.
3. Please note that any deviation from the approved documents is subject to a new Building Consent.
4. Completion inspection required prior to issue of an interim or final Code Compliance Certificate. Please make application for inspection on the appropriate form.
5. Any special conditions of consent endorsed on the Building Consent and/or documents MUST be drawn to the attention of the subcontractors.
6. The duplicate copy of the approved consent documents and inspection schedule are to remain on site during construction
7. Roof stormwater disposal from the proposed building shall be effectively contained on this property.
8. You are advised that this Building Consent is issued subject to the building being used for the purpose stated and NO approval is given or implied that the accessory building may be used for human habitation without the consent of the Waimakariri District Council.
9. All electrical work associated with this consent is subject to compliance with the requirements of the Electricity Act 1968.
10. 24 HOURS NOTICE MUST BE GIVEN: - Prior to pouring ANY concrete - Prior to laying ANY floor - Prior to fixing ANY wall or ceiling lining - On completion of the building Provision must be made to allow the building inspector access.
11. All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.



WAIMAKARIRI
DISTRICT COUNCIL

215 HIGH STREET
PRIVATE BAG 1005
RANGIORA
NEW ZEALAND
TEL: (03) 313 6136
FAX: (03) 313 4432
DIRECT LINE FROM
KAIAPOI: 327 6834

Project Information Memorandum 980994

Section 31, Building Act 1991

Issued in accordance with Building Consent No. 980994

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned

Signed by or for and on behalf of the Council:

Name:

Date: 29.7.98



**MINOR PROJECT INFORMATION
MEMORANDUM NO: 98/0994**

The Project Information Memorandum does not purport to be a full report on every aspect of the property which is likely to be relevant to the building works proposed. It is information that is known to the Council at the date of the issue of this memorandum. It is issued pursuant to Sections 31 and 47 of the Building Act 1955.



INFORMATION IDENTIFYING RELEVANT SPECIAL FEATURES OF THE LAND

Wind Zone

- ☒ Medium
☐ High
☐ Very High
☐ Specific
Design

Earth Quake Zone

- ☐ A
☒ B

Snow Load Zone

- ☐ 1
☐ 2
☐ 3
☒ 4
☐ 5

Hazard Identification

- ☒ No information
☐ Flooding
☐ Ground instability
☐ Filled ground
☐ Public drains
☐ Other

Comments:

Attachments:



INFORMATION ABOUT THE LAND OR BUILDINGS NOTIFIED TO THE COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS

☐ Historic Places

☐ Canterbury Regional Council

☐ Other

Comments:

N.A.

Attachments:



DETAILS OF RELEVANT UTILITY SYSTEMS (administered by the Waimakariri District Council)

☐ Sewer

☐ Water Supply

☐ Stormwater

☐ Water Race

Comments:

N.A.

Attachments:

☒ DETAILS OF AUTHORISATIONS WHICH HAVE BEEN GRANTED

☐ Nil ☐ Subdivision Consent ☐ Resource Consent

Comments: N.A.

Attachments:

☒ DETAILS OF AUTHORISATIONS WHICH MUST BE OBTAINED BEFORE A BUILDING CONSENT WILL BE ISSUED

Comments: N.A.

Attachments:

☒ DETAILS OF AUTHORISATIONS WHICH HAVE BEEN REFUSED

Comments: N.A.

Attachments:

PROJECT	
New or relocated building	☒
Alteration:	
Intended use(s) (in detail) <u>Deer Shed</u>	
Intended Life:	
Indefinite but not less than 50 years	☒
Specified asyears	☐
Demolition	☐

This project information memorandum is:

☐ Confirmation that the proposed building work may be undertaken subject to the provisions of the Building Act 1991 and any requirements of the building consent.

Not yet applied for:

☐

Not yet approved

☐

No: 98/0994 attached

☒

APPROVED FOR ISSUE:

DATE:

23.7.98



REFERRAL FORM

CONSENT N^o
98/994

APPLICATION REC'D
DATE STAMP

20-7-98

CONSENT TYPE		N ^o Inspections Charg'd	INFORMATION TO COME & COMMENTS:	Info rec'd -date
	PIM ONLY	2	Pending - Rang owner. Boundary measurement to be verified. 21-7-98 AJM	
	FAST TRACK-P&D only	Amend Below if Required		
	FAST TRACK - Nil Return			
	MINOR WORKS with PIM			
	MAJOR WORKS with PIM			
	PIM prev. issued N ^o .	Add to Doc.		
		QS-R110-AM		
		if amending N ^o .		
PROCESS REQUIRED		Initial & Date When Complete	NOTIFICATION LETTERS SENT TO: Plumber ☐ Drainlayer ☐ Both ☐	
	VETTING COUNTER		STANDARD CONDITIONS: 00, 01, 02, 05, 08, 12, 15, 17, 19, 28, 33.	
	CSO PRELIMINARY			
	PIM			
	TECHNICAL CLERK - LOG IN	20-7-98		
	B1 - PROCESS	A.J.M. 23/7/98	SPECIAL CONDITIONS:	
	PDI - PROCESS			
	EHO - PROCESS			
	OTHER			
	LOG FIRE TO ISSUE			
	SBCO - VALIDATION			
	TECHNICAL CLERK - PRINT OUT			



WAIMAKARIRI DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT NON COMMERCIAL PROJECTS

Section 33, Building Act 1991
(Attach all relevant documents in triplicate)

CONSENT NO:

981994

DATE STAMP

40-7-98

1. OWNER

Name: W. WILLIAMS
Postal Address: CALYD FARM
735 Lower Section Rd Rangiora
R.D.2
Phone No.: 03 312 9849
Fax No: _____

2. AGENT (Owner's Representative)

Contact Name: _____
Postal Address: _____
Phone No.: _____
Fax No: _____

3. PROJECT LOCATION

Street Address: 735 LOWER SECTION ROAD RANGIORA R.D.2.

4. LEGAL DESCRIPTION

Valuation Number: <u>21440 11800</u>		OFFICE USE ONLY Property ID: _____
Lot(s) (Section) <u>8</u>	DP:IS (Block) <u>4994</u> <u>RANGIORA SD</u>	Lot Area(s) <u>22.49</u> HEC. squaremetres hectares

5. PROJECT

5.1 ☒ New Building ☐ Alteration ☐ Relocation ☐ Demolition	5.2 Intended Life: Indefinite but not less than 50 years ☒ OR specified as _____ years	5.3 PROJECT (Description of Work) <u>BUILDING SHED</u> 5.4 INTENDED USE (Use of Building): <u>WINTERING DEER</u> 5.5 FLOOR AREA (New Building Work): <u>324 sq m</u> m ² 5.6 WORK VALUE (GST Inc.) Total Estimated Value: \$ <u>14000</u>
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6. KEY PERSONNEL

(Give names, addresses, telephone numbers. Give relevant registration numbers (if known))

6.1 Builder: MR R FENSON
6.2 Craftsman Plumber: _____
6.3 Registered Drainlayer: _____
6.4 Designer: CANYA PINE

- ☒ Application for Building Consent only, in accordance with Project Information Memorandum No: _____
☐ Application for Building Consent and Project Information Memorandum - please complete 7. PROJECT DETAILS page 2

WHEN SPECIFIED IN THE PROJECT INFORMATION MEMORANDUM VEHICLE CROSSINGS MUST BE CUT/INSTALLED **BEFORE** ANY BUILDING OPERATIONS COMMENCE. ALL VEHICLES MUST USE THAT CROSSING. ANY DAMAGE TO THE PROPERTY'S FRONTAGE WILL BE REPAIRED BY THE COUNCIL AND CHARGED DIRECTLY TO THE PROPERTY OWNERS.

Signed by or for and on behalf of the owner

Signature: W Williams Name W WILLIAMS Date 17/7/98
(PLEASE PRINT)

Waimakariri District Council, Private Bag 1005, Rangiora. Telephone (03) 313 6136. Fax (03) 313 4432

7. PROJECT DETAILS

- Complete only if you have NOT applied separately for a Project Information Memorandum.

Please tick the matters below applicable to your project and attach relevant information in duplicate.

A.	☒	Location in relation to legal boundaries and external dimensions of new relocated, or altered buildings (site plan with elevations, topography, drawn to scale)
B.	☐	Details of any known or potential erosion, avulsion (rapid removal of soil by water), falling debris, filled ground, subsidence, slippage, alluvium (deposit of soil and sand left by rivers or floods), inundation, hazardous contaminants on or near the site.
C.	☐	Provisions to be made for vehicular access, including parking. (To be shown on site plan)
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. (To be shown on site plan)
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. water supply, stormwater system, 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, or waahi tapu.
J.	☒	Copy or reference to, any resource consent or planning approval for this project.
K.	☐	Details of volume of Proposed excavations: include volumes for site preparation, basement and driveway.

BUILDING CONTROL USE ONLY

Signatures:

Building Consent Officer: 

Date: 21-7-98

Plumbing & Drainage: 

Date: _____

Senior Building Control Officer:  28/7/98

Date: _____

Zone: _____

FOR COUNCIL USE ONLY

Date Received: _____

Receipt No. _____

Prepaid Fee: _____

Receiving

Officer: _____



WAIMAKARIRI DISTRICT COUNCIL

Questions to be answered by the owner when submitting a Building Consent Application to assist the Council in assessing the building inspection requirements.

LOCATION (tick where applicable)

- | | | | |
|--------------------------------------|--|---|--------------------------------------|
| ☐ Rangiora | ☐ Kaiapoi | ☐ Oxford | ☐ Ashley-Eyre |
| ☐ Residential | ☐ Rural/Residential | ☒ Rural | ☐ Other |

PROJECT ADDRESS:

735 LOWER SEFTON RD.

NAME OF BUILDER:

MR RAYMOND FENSON

ADDRESS:

4/0 GLADSTONE ROAD, WOODEND.

CONTACT TELEPHONE NO:

03 3127252

Is the builder responsible for the project and ensuring compliance with the consent drawings and specifications: (tick box)

☒ Yes

☐ No

If not, give details of construction arrangements : (tick box)

- | | |
|---|---|
| ☒ Labour only (contracts) | ☐ Separate Project Manager |
| ☐ Owner to arrange sub-contractors | ☐ Architect and/or engineer controlled |
| ☐ Owner builder | |

Extent of builder's responsibility: (tick box)

- ☒ Whole job to completion
- ☐ Partial completion: (specify who is responsible to complete works and extent of works to be done)

Give details of any producer statements that will be supplied in support of the construction by either the design consultants or the builder. Specify the section of Building Code that the producer statements supports.

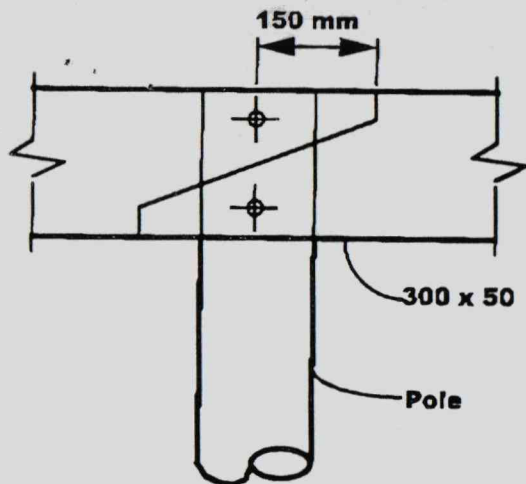
PLANS BY SUPPLIER, CANTAPINE LTD.

W WILLIAMS
Owner's Name

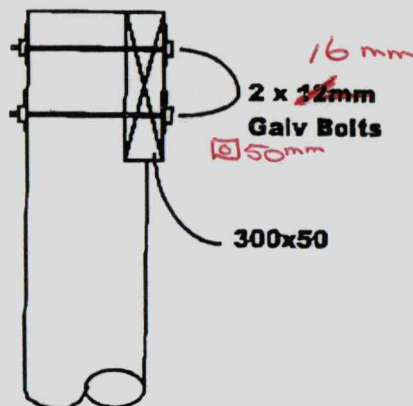
W Williams
Signature

14/7/98
Date

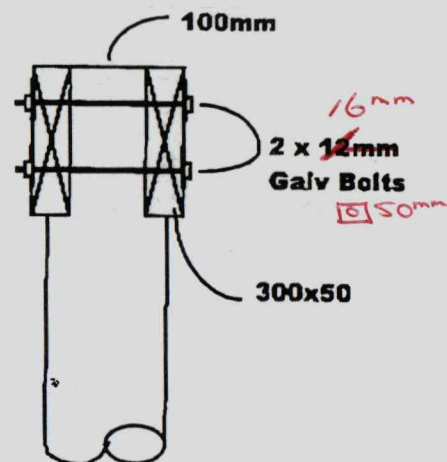
Waimakariri District Council, Private Bag 1005, Rangiora. Telephone (03) 313 6136. Fax: (03) 313 4432



Joining rafters
if required



Pole head
Single rafter



Pole head
double rafter

Profarm
6x12x4.5 RO
No Snow Area
Page 3

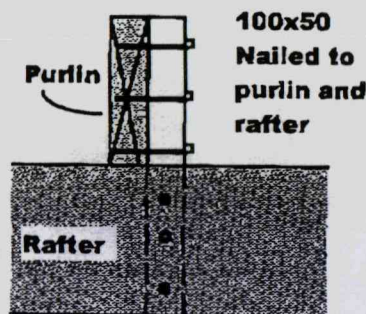
WAIMAKARIRI DISTRICT COUNCIL

Plans and Specifications APPROVED

In accordance with the Building Act 1991,
clause 34(3) and the Building Regulations
1992, clause 3.

Date: 23/7/98

Signed:
Building Official



WAIMAKARIRI DISTRICT COUNCIL
All construction work and materials used
shall comply with the New Zealand Build-
ing Act, notwithstanding any inconsisten-
cies which may occur in the drawings and
specifications.

Specifications

6 Bay shed, 12m deep, for no snow areas

- Poles.....175mm S.E.D. set in 500mm x 500mm x 1metre deep concrete.
- Rafters300mm x 50mm checked into pole and bolted with two 12mm galvanised bolts and washers.
- Double Rafters300mm x 50mm spaced with 100 x 50 purlin blocks at 0.842m centres.
- Purlins16 rows of 150mm x 50mm at 0.842 centres.
- Roof Bracing.....Strip bracing
- Iron.....0.4 gauge roof nailed at 150mm centres

WAIMAKARIRI DISTRICT COUNCIL
These plans and specifications must be
read with the conditions attached to
the Building Consent.



Copyright
These plans may not be
copied or reproduced in
any form.