

WHANGAREI DISTRICT COUNCIL

FORUM NORTH • PRIVATE BAG 9023, WHANGAREI NEW ZEALAND. TELEPHONE: 09-438 4879. FAX: 09-438 7632

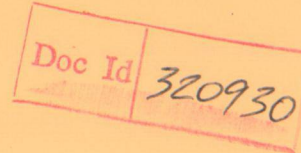


In reply please quote:

P08955.BC

Or ask for:

Building Control



Mr W McCliesh
4 Edge Street
ONERAHI

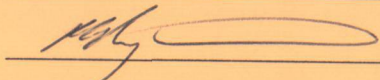
CODE COMPLIANCE CERTIFICATE NO 8357
(Section 43(3), Building Act 1991)

Building Consent No: BC8357
Advice Received: 14/7/97
Site Address: Tavinor Road
Legal Description: Lot 1 DP 158528
Intended Project Use: Garage
Project Type: Outbuilding
Intended Project Life: 50 years
Staged Project: No

This is a final code compliance certificate issued in respect of all of the building work under the abovementioned building consent.

Signed for and on behalf of the Whangarei District Council:

Name: P A Reyburn

Signature: 

Date: 16 17 1997

WHANGAREI DISTRICT COUNCIL

FORUM NORTH • PRIVATE BAG 9023, WHANGAREI NEW ZEALAND. TELEPHONE: 09-438 4879. FAX: 09-438 7632



In reply please quote:

P08955

P 64667

Or ask for:

Building Control

BUILDING CONSENT NO 8357
(Section 35, Building Act 1991)

8357

WHEN BOOKING INSPECTIONS PLEASE QUOTE BUILDING CONSENT NUMBER

Project Information Memorandum No: 10352

Application Received: 31 January 1995

Applicant Name:

McGlesh

McCHESH.

Mailing Address:

PO Box 6033, Whangarei

4 Edge St.
Onekaka

Agent Name:

Ideal Garages

Mailing Address:

PO Box 6033, Whangarei

Site Address:

Tavinor Road

Legal Description:

Lot 1 & 3 DP 152044

LOT 1 DP 158528

Intended Project Use:

Garage

Project Type:

Domestic

Intended Project Life:

50 years

Staged Project:

No

Estimated Project Value: \$9,800.00

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.

Signed for and on behalf of the Whangarei District Council:

Name:

R W G Bennett

Signature:

Date:

9 / 2 / 95

Richardson, Stevens Consultants Ltd.

CONSULTING CIVIL & STRUCTURAL ENGINEERS

2 SEAVIEW ROAD, WHANGAREI. PH (09) 438-3273. FAX (09) 438-5734.

Refers to

Client

File No.

Plan Ref. No.

Calculated by Tim Pike

Checked by

Date 22-8-93

SD 93/155.

ENGINEERING REPORT

FOR

ROTGANS SUBDIVISION

AT

TAVINOR ROAD

BACKGROUND

A subdivision into two 20 acre blocks is proposed by Mr. and Mrs. Rotgans, at Tevino Road, Whangarei.

This report covers general site suitability issues, such as on-site effluent disposal and stability.

A single building site was identified for each lot, although there are many sites on the lots. Standard percolation tests were carried out, and shear vane tests at the estimated dwelling location.

SUMMARY

The sites are deemed suitable for the construction of conventional dwellings built in accordance with NZS 3604:1990. On site effluent disposal is possible by septic tank and shallow trenching, although Lot 2 may have stormwater drainage requirements, in order to maintain a suitable disposal area.

Note that many other building sites, on each lot, do exist. This report is related specifically to those sites identified, and none other.

LOT 1 : SITE INVESTIGATIONS

A building site was identified approximately 50 metres from Tavinor Road and 40 metres south of the boundary. (See site plan).

No indications of instability are visible, and the site is deemed suitable for a conventional dwelling constructed in accordance with NZS 3604:1990.

Shear Vane tests at a depth of 600 mm and 900 mm depth gave results of 100 kN/m² indicating an allowable bearing capacity in excess of 150 kN/m².

Water table was not encountered. Soil profile consisted of topsoil overlying brown clay. No vegetation other than pasture, was present.

The site is flat, although falls to the south and west. No drainage problems are evident.

6 shallow holes were made in accordance with NZS 4610:1982, and monitored over a period of 4 hours. A percolation rate of 70 mm/hr. resulted. This seemed high for the soil encountered, but in any case, it indicates that conventional shallow disposal drains are suitable for the site.

There is adequate fall for such a gravity system.

Richardson, Stevens Consultants Ltd.

CONSULTING CIVIL & STRUCTURAL ENGINEERS
2 SEAVIEW ROAD, WHANGAREI. PH (09) 438-3273. FAX (09) 438-5734.

File No.

Plan Ref. No.

Calculated by

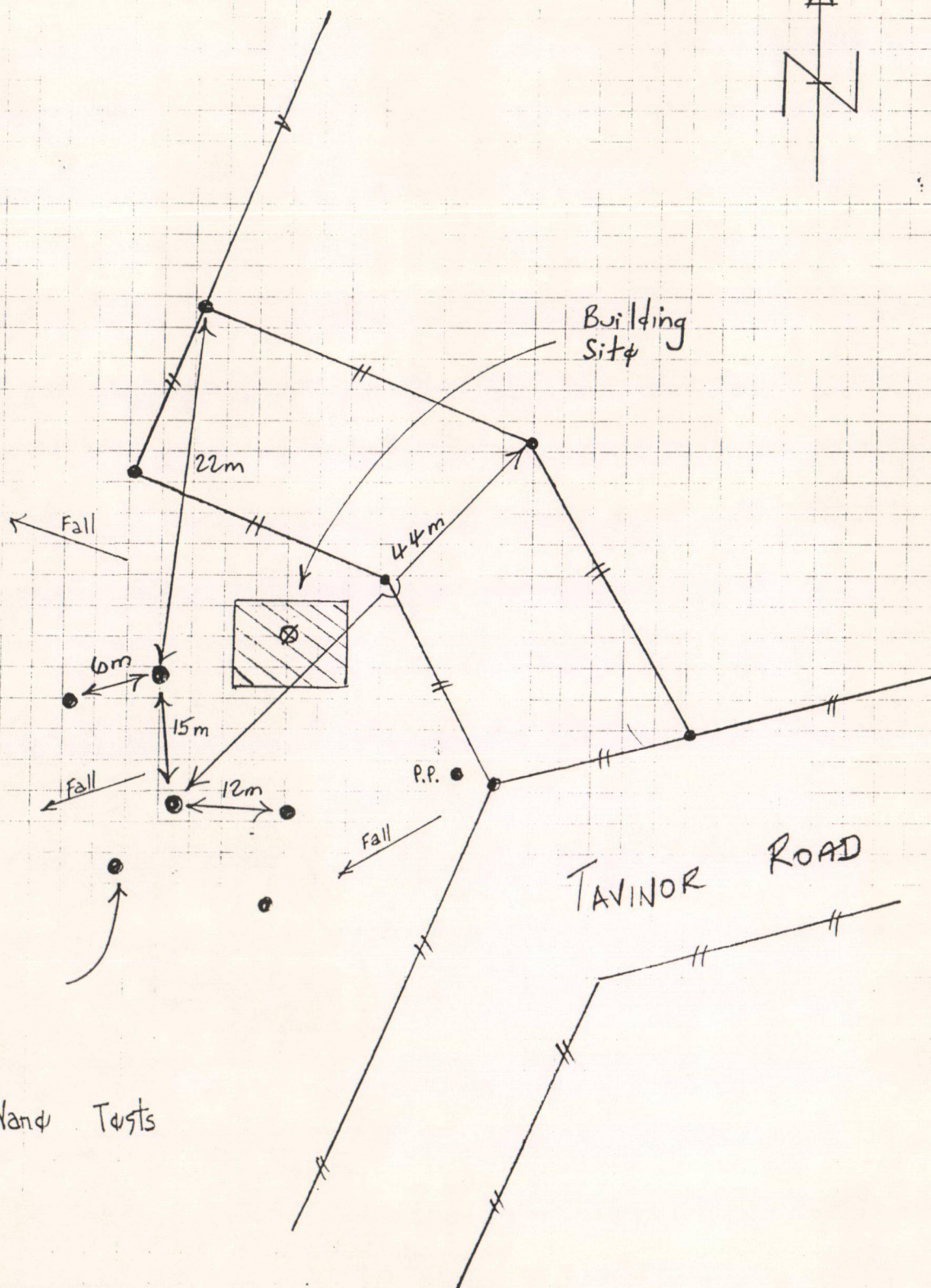
Checked by

Date

Refers to

Client

LOT 1 : SITE PLAN



Percolation
Boreholes

⊗ = Shallow Tests

Richardson, Stevens Consultants Ltd.

CONSULTING CIVIL & STRUCTURAL ENGINEERS

2 SEAVIEW ROAD, WHANGAREI. PH (09) 438-3273. FAX (09) 438-5734.

Refers to

Client

File No.

Plan Ref. No.

Calculated by

Checked by

Date

LOT 1 : PERCOLATION TEST RESULTS

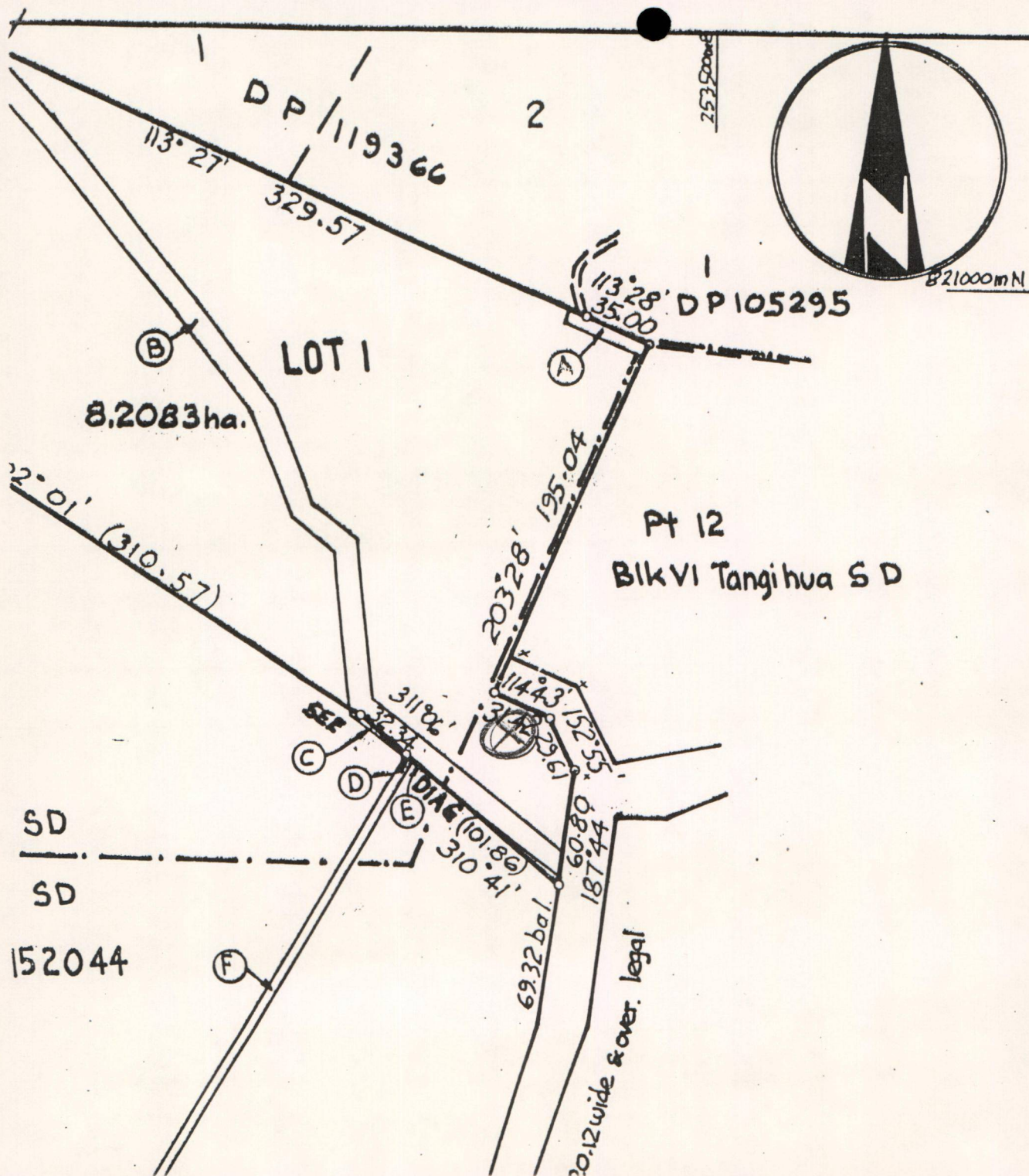
Time	Hole 1	Hole 2	Hole 3	Hole 4	Hole 5	Hole 6
1 hr	141	80	91	78	79	74
2 hr	131	82	89	76	78	77
3 hr	128	77	81	73	75	73
4 hr	130	81	80	72	74	73

A rate of 70 mm/hr is evident. This seems to agree with the soils encountered.

An application rate of 20 mm/day is applicable, and corresponds to 40 metres of shallow disposal trench of 450mm width.

A conventional septic tank, sized to suit the dwelling, could precede the disposal trenches.

Note: The location of the water table was not determined, this may result in modifications to the disposal area.



Approved

Gerrit Rotgans

June Rotgans

Registered Proprietors

G. Rotgans
J. Rotgans

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 1993 day of reserving of the easements set out in the memorandum hereon.

The Common Seal of the Whangarei District Council is affixed hereto in the presence of:

O.A. Mitchell. Council Secretary

EXISTING EASEMENT IN GROSS

Shown	Purpose	created by
(B)(C)(D)(E)	Gas Supply	B415160.1

EXISTING EASEMENT

shown	Purpose	created by
(A)	Right to convey water	B 343 549.1

MEMORANDUM OF EASEMENTS

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to convey water	(D)	Pt Lot 1 DP 152044	Lot 1
Right to convey water	(E)	Pt Lot 1 DP 152044	Lot 1
Right to convey water	(G)	Pt Lot 2 DP 152044	Lot 1, Lot 2, Lot 3, Pt Lot 1 DP 152044
Right to convey water	(H)	Pt Lot 2 DP 152044	Lot 2
Right to transmit Electricity	(G)	Pt Lot 2 DP 152044	Lot 1, Lot 2, Lot 3, Pt Lot 1 DP 152044
Right to transmit Electricity	(I)	Lot 3	Lot 1, Lot 2, Pt Lot 1 DP 152044

Refers to

Client

LOT 2 : SITE INVESTIGATIONS

A building site, about 70 metres from Tavinor Road, was identified, adjacent to the northern boundary.

The ground contained many local hummocks and depressions, indicating some local ground movement in the past, but overall the site appeared stable.

A conventional residential dwelling built in accordance with NZS 3604:1990 will be suitable on the building site identified.

Shear Vane tests were carried out at depths up to 1.3 metres. Values in excess of 120 kN/m^2 were obtained, i.e. allowable bearing pressures of 200 kN/m^2 are indicated.

No water table was encountered, although there was evidence that the local depressions were part of a larger surface water runoff system. Care will need to be taken in the siting of a dwelling, and of the on-site effluent disposal system.

6 shallow holes were made to monitor the percolation rate. A rate of 20 mm/hr. is the result. This is high for the soil type present and is probably due to the good depth of topsoil.

Shallow disposal trenches are appropriate for the site, although the water table will need to be located prior to final disposal area siting.

Soil type included topsoil overlying silt then brown mottled clay. Drainage problems may be an issue, but should be controllable.

Richardson, Stevens Consultants Ltd.

CONSULTING CIVIL & STRUCTURAL ENGINEERS

2 SEAVIEW ROAD, WHANGAREI. PH (09) 438-3273. FAX (09) 438-5734.

Refers to

Client

File No.

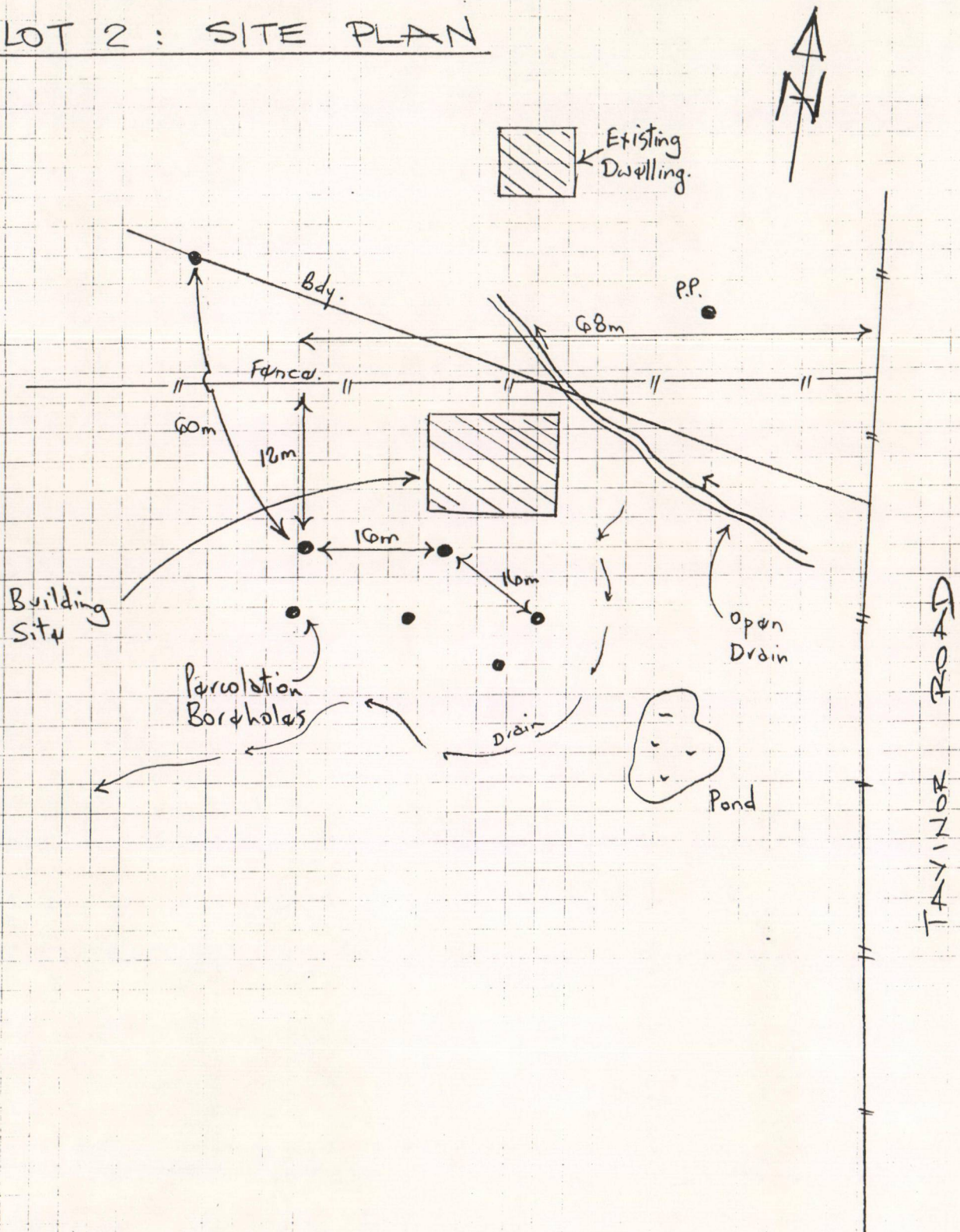
Plan Ref. No.

Calculated by

Checked by

Date

LOT 2 : SITE PLAN



Richardson, Stevens Consultants Ltd.

CONSULTING CIVIL & STRUCTURAL ENGINEERS

2 SFAVIEW ROAD, WHANGAREI. PH (09) 438-3273. FAX (09) 438-5734.

Refers to

Client

File No.

Plan Ref. No.

Calculated by

Checked by

Date

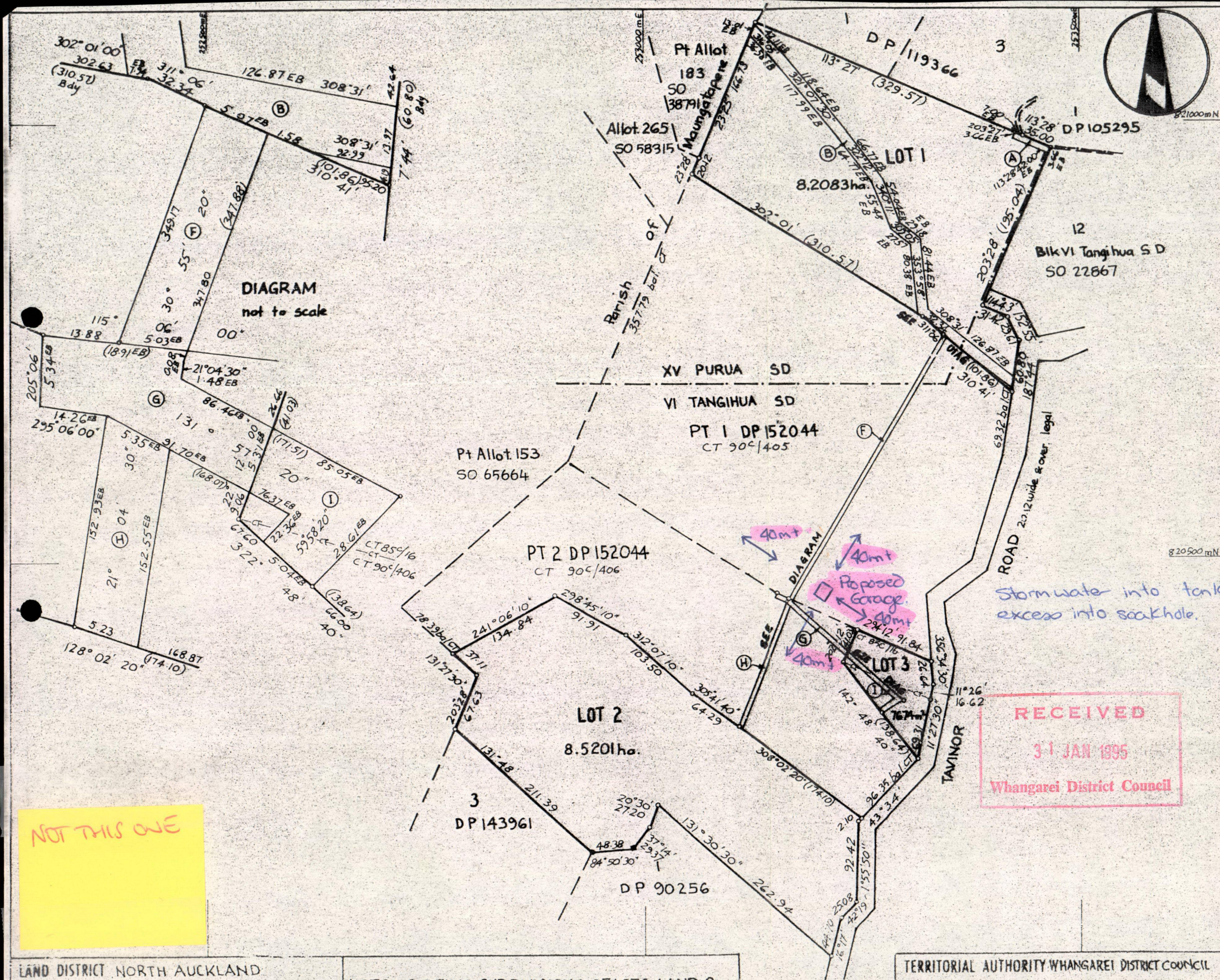
LOT 2 : PERCOLATION TEST RESULTS

Time	Hole 1	Hole 2	Hole 3	Hole 4	Hole 5	Hole 6
1 hr	110	112	88	113	114	122
2 hr	101	98	84	103	116	121
3 hr	98	98	82	101	115	120
4 hr	96	97	82	100	115	121

It is evident that a rate of 80 mm/hr is applicable. This seems quite high for the soil type present, and is probably due to the depth of topsoil present.

An application rate of 20 mm/day corresponds to 40 metres of 450 mm width shallow disposal trench.

This could be preceded by a partitioned septic tank - sized to suit the dwelling.



Approved
Gerrit Rotgans
June Rotgans
Registered Proprietors

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 15th day of October 1993 subject to the granting or reservation of the easements set out in the memorandum hereon.

The Council of the Whangarei District Council has approved here to in the presence of:
O.A. [Signature] Council Secretary

EXISTING EASEMENT IN GROSS		
Shown	Purpose	Created by
(B)	Gas Supply	B415160.1

EXISTING EASEMENT		
Shown	Purpose	Created by
(A)	Right to convey water	B 343 549.1

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to convey water	(F)	Pt Lot 1 DP152044	Lot 1
Right to convey water	(G)	Pt Lot 2 DP152044	Lot 1, Lot 2, Lot 3, Pt Lot 1 DP152044
Right to convey water	(H)	Pt Lot 2 DP152044	Lot 2
Right to transmit Electricity	(C)	Pt Lot 2 DP152044	Lot 1, Lot 2, Lot 3, Pt Lot 1 DP152044
Right to transmit Electricity	(I)	Lot 3	Lot 1, Lot 2, Pt Lot 1 DP152044, Pt Lot 2 DP152044

certificates of Title allocated :-
Lot 1 95A/526
Lot 2 95A/527
Lot 3 95A/528

Total Area 17.4958 ha

Comprised in CT 90C/405, CT 90C/406 & CT 85C/16 All

I, Kenneth Anthony Polman
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Whangarei this 10th day of August 1993 Signature [Signature]

Field Book p. Traverse Book p.
Reference Plans
Examined Correct J.S. Hurkin

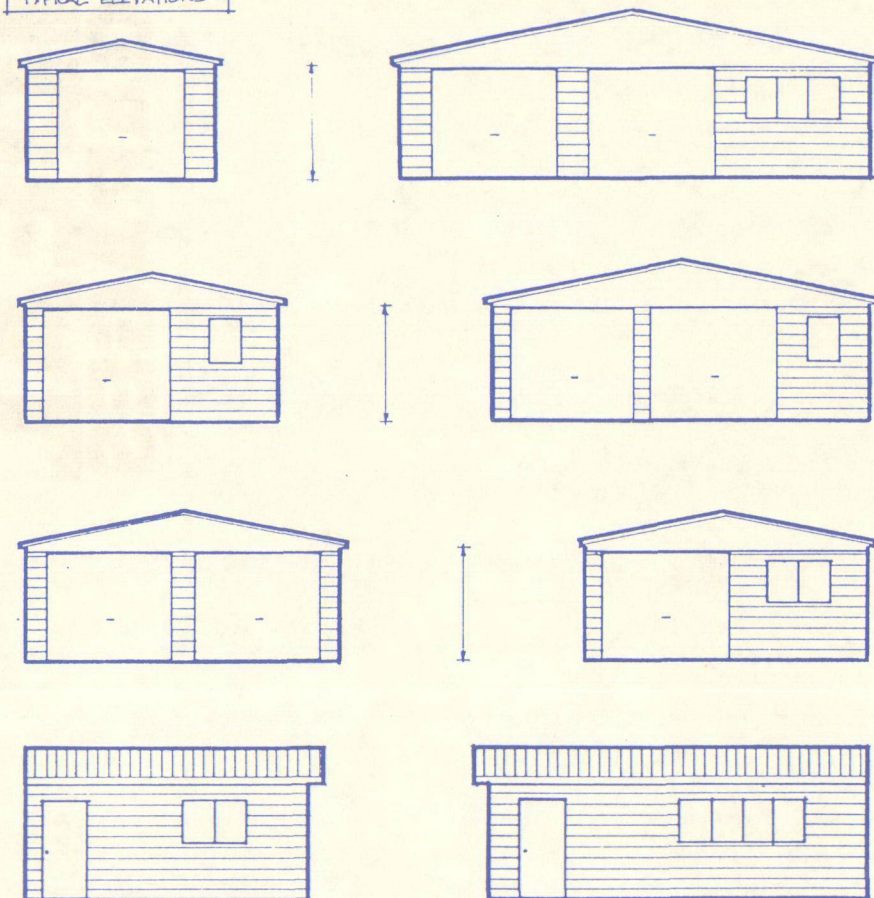
Approved as to Survey
24/1/94 [Signature] Chief Surveyor

Deposited this 1st day of March 1994
[Signature] District Land Registrar

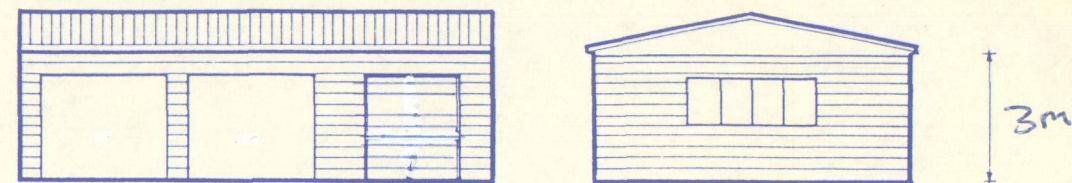
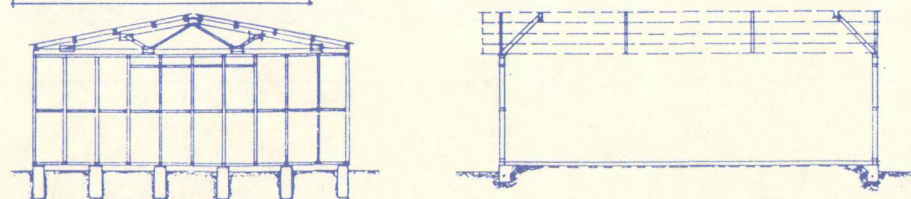
TERRITORIAL AUTHORITY WHANGAREI DISTRICT COUNCIL
Surveyed by K.A. Polman (Ref. 6093)
Scale 1:3000 Date August 1993

File Received 18 OCT 1993 DP 158528

TYPICAL ELEVATIONS



TYPICAL CROSS-SECTIONS



SPECIFICATIONS

FOUNDATIONS - 200 x 200mm Concrete piles @ 1200mm
- 125mmx125mm H5 Square piles @ 1200mm max. crs.
(delete n/a) - ~~200 x 200mm Concrete piles @ 1200mm~~
- ~~125mm x 125mm H5 Square piles @ 1200mm max. crs.~~

FRAMING PLATES - 100mmx50mm H1 Pinus rad. 150mm clear of ground.
STUDS - 100mmx50mm H1 Pinus rad. @ 600mm crs.
NOGS - 100mmx50mm H1 Pinus rad. 1 row / 2 rows
PURLINS - 100mmx50mm H1 Pinus rad. on edge.
Checked 25mm over truss cords. Installed @ 750mm max crs.

ROOF TRUSSES PRYDA nail plate trusses (ref. A2962)
by IDEAL GARAGES LTD. Installed @ 2400mm maximum centres

CLADDING ROOF - ~~100mm x 50mm H1 Pinus rad.~~ / Colorsteel G II
(delete n/a) WALLS - ~~100mm x 50mm H1 Pinus rad.~~ / Trimline profile
- ~~100mm x 50mm H1 Pinus rad.~~ / Colorsteel G II
- ~~100mm x 50mm H1 Pinus rad.~~ / Superclad w/b
Trimline profile

IDEAL





B7M PLATE

150

A STAPLES.

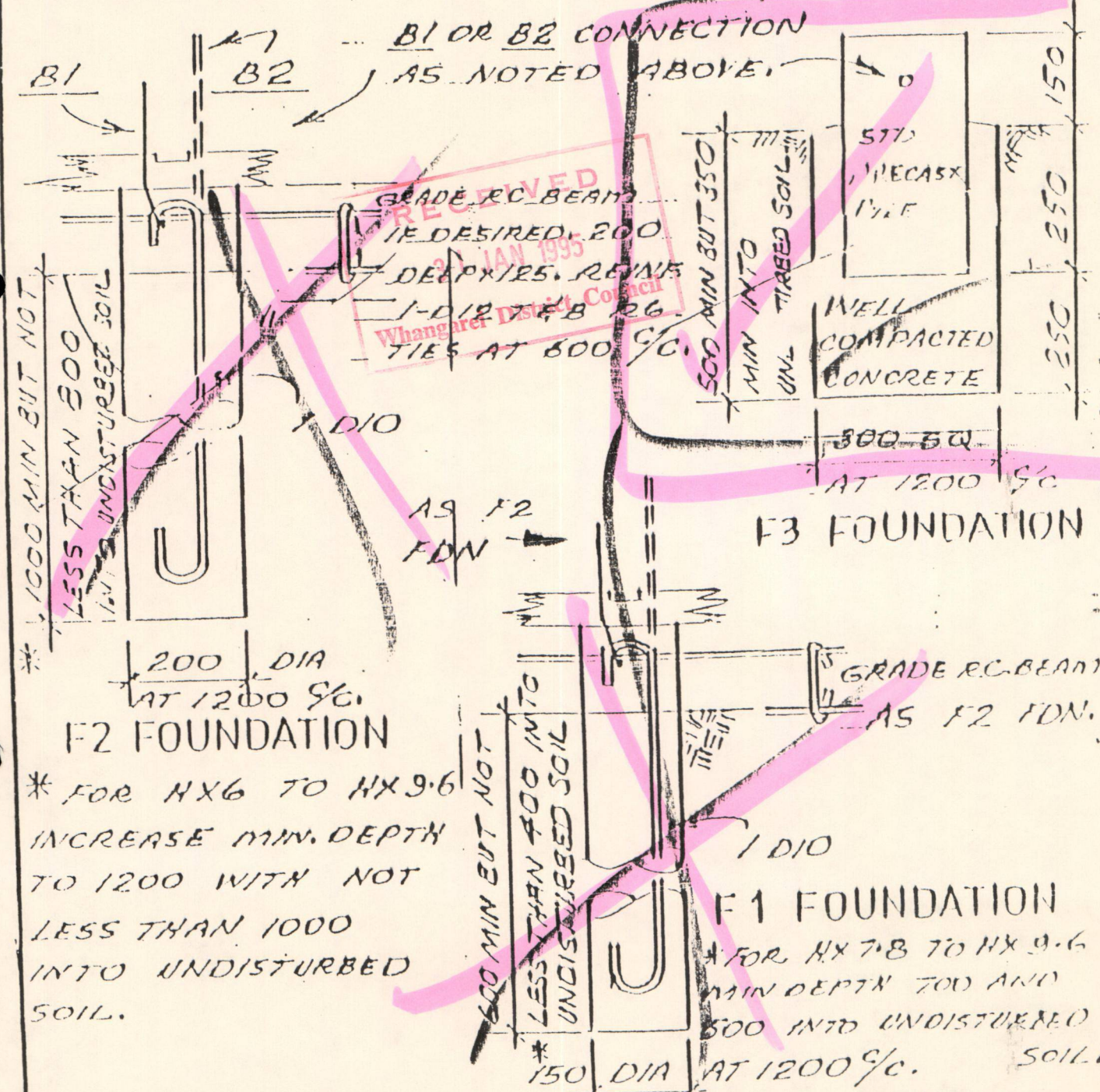
3 STAPLES.

B1 CONNECTION

B2 CONNECTION

USE FOR H3 TYPE
GARAGES ONLY

(INSTEAD OF OLD ROD A DOUBLE 11MM
WIRE B1 TYPE CONNECTION MAY BE USED.)



RECEIVED
31 JAN 1995
Whangarei District Council

FOUNDATIONS-ANCHORAGE TO & DETAILS

TAPPER CUTTER BROWN
& PARTNERS
CONSULTING ENGINEERS

AUCKLAND
WHANGAREI
HAMILTON

BOX 5613
BOX 783
BOX 1311

TEL 775 0000
TEL 775 0000
TEL 550 0000

"IDEAL GARAGES"
GARAGE STANDARD DETAILS

REVISED 12/81

DRAWN:

DATE: APR 11, 81

APPROVED:

KY B1-2212

CLC 11