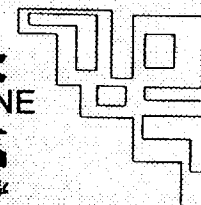


GISBORNE DISTRICT COUNCIL

BUILDING ACT 1991



CODE COMPLIANCE CERTIFICATE

This Code Compliance Certificate No. 9601070 issued pursuant to Section 43(3) of the Building Act 1991 confirms that the Gisborne District Council is satisfied on reasonable grounds that the work carried out under Building Consent 9601070 complies with the provisions of the Building Code.

The work Garage

being on Lot 35 DP 1397

at 7 Duke Street
GISBORNE

Valuation No: 08430/597/00/00

was completed on 03/02/97

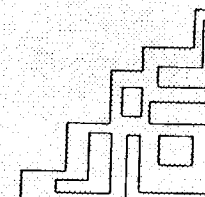
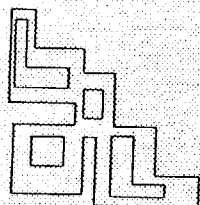
Owned by Peter James Robinson

Intended life Indefinite years

Signed for on behalf of the Council on 04/02/97

Ian Petty

CONSENTS ADMINISTRATOR





GISBORNE DISTRICT COUNCIL



BUILDING CONSENT NO. BC 9601070

Section 35, Building Act 1991

Issued by Gisborne District Council

PAGE 1 OF BCS 9601070

This Building Consent is issued in
conjunction with Project Information
Memorandum No. PIM 9601070

TOTAL NUMBER OF PAGES = 3

**PETER JAMES ROBINSON
7 DUKE STREET
GISBORNE**

COUNCIL CHARGES

Where in any particular case a charge is inadequate to enable the Council to recover its actual and reasonable costs; in such instances when inspections are called for and work is substandard and/or the inspection is called prematurely, the Council may require payment of an additional charge.

PROJECT

1. PROJECT	GARAGE
2. INTENDED USES:	GARAGE
3. INTENDED LIFE:	INDEFINITE BUT NOT LESS THAN 50 YEARS
4. ESTIMATED VALUE (Include G.S.T.):	\$ 8,000.00
5. STREET ADDRESS:	7 DUKE STREET, GISBORNE
6. LEGAL DESCRIPTION:	LOT 35 D P 1397
7. VALUATION NUMBER:	084305970000
8. FILE NO:	16227

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 Page 2 overleaf.

Dated at Gisborne this 30 August of 1996

Signed for and on behalf of the Gisborne District Council by

**Ian Petty
CONSENTS ADMINISTRATOR**

Please see over page.

TERMS AND CONDITIONS

1. This consent is issued subject to all necessary clearances/permits/authorisations being obtained in respect of any electrical work.
2. No deviation or alteration from the original plans and specifications is permissible without the written consent of the Gisborne District Council.
3. Pursuant to Section 41 of the Building Act 1991 this consent shall lapse and be of no effect if the building work concerned has not been commenced within six calendar months after the date of issue.
4. The owner of the property is responsible for the correct siting of buildings and additions thereto. The owner shall ascertain the true position of survey pegs before any building work commences.
5. Pursuant to Section 46 of the Building Act 1991 the use of the building must not be changed from that specified on Page 1 of this Consent, unless notice of the change of use is given to the Gisborne District Council in writing.
6. The inspections detailed in the attached "Schedule of Required Inspections" have been deemed necessary by the Gisborne District Council. Failure to call for these inspections may result in the Gisborne District Council declining to issue a Code Compliance Certificate.
7. No building work shall commence until all requirements as detailed on Schedule 1 of the Project Information Memorandum (PIM) have been met or the applicant has satisfied Council that any additional requirements (parking spaces etc.) will be met on completion of the project.
8. Stormwater shall be discharged in a manner approved by the Council. All drainage work shall be carried out by a Registered Drainlayer using approved materials.
9. No construction to be over existing drain or sewer systems unless prior Council approval has been obtained.

SCHEDULE OF INSPECTIONS
REQUIRED PURSUANT TO SECTION 76 OF THE
BUILDING ACT 1991

BUILDING STRUCTURE INSPECTIONS

Site/Foundation inspection required prior to any concrete pour.

Final Inspection - Building Inspector (Code Compliance Certificate can issue).

PLUMBING AND DRAINAGE AND HEALTH REQUIREMENT INSPECTIONS

Drain inspection & test (stormwater) prior to backfilling.



GISBORNE DISTRICT COUNCIL



PROJECT INFORMATION MEMORANDUM 9601070

Section 35, Building Act 1991

Issued by Gisborne District Council

PAGE 1 OF PIM 9601070

TOTAL NUMBER OF PAGES = 3

This Project Information is
issued in conjunction with
Building Consent No. BCS 9601070

PETER JAMES ROBINSON
7 DUKE STREET
GISBORNE

DATE APPLICATION RECEIVED: 20/08/96

PROJECT

- | | |
|--------------------------------------|---------------------------------------|
| 1. PROJECT | GARAGE |
| 2. INTENDED USES: | GARAGE |
| 3. INTENDED LIFE: | INDEFINITE BUT NOT LESS THAN 50 YEARS |
| 4. ESTIMATED VALUE (Include G.S.T.): | \$ 8,000.00 |
| 5. STREET ADDRESS: | 7 DUKE STREET, GISBORNE |
| 6. LEGAL DESCRIPTION: | LOT 35 D P 1397 |
| 7. VALUATION NUMBER: | 084305970000 |
| 8. BUILDING FILE No. | 16227 |

This Project Information Memorandum is issued subject to the terms and conditions specified in the following page.

This Project Information Memorandum shall lapse and be of no effect if a Building Consent for the building work concerned has not been issued within 24 calendar months of the date of issue of this document.

This Building Consent is issued subject to the conditions specified in Page 2 overleaf.

Dated at Gisborne this 30 August of 1996

Signed for and on behalf of the Gisborne District Council by

PP Jf Hamblin

Ian Petty

CONSENTS ADMINISTRATOR

Please see over page.

TERMS AND CONDITIONS

This Project Memorandum is:

1. Notification that other authorisations, detailed in Schedule 1, must be obtained before the project may be undertaken.

This Project Memorandum is:

2. Information identifying relevant special features of the land concerned, as detailed in Schedule 2.

SCHEDULES

SCHEDULE 1: Other Authorisations

1. No work shall commence outside the legal boundary of the property without the appropriate consents being obtained from the Controlling Authority.
2. Stormwater shall discharge to kerb and channel.
3. Garage floor must be raised to 50 mm minimum above footpath level to avoid local ponding.

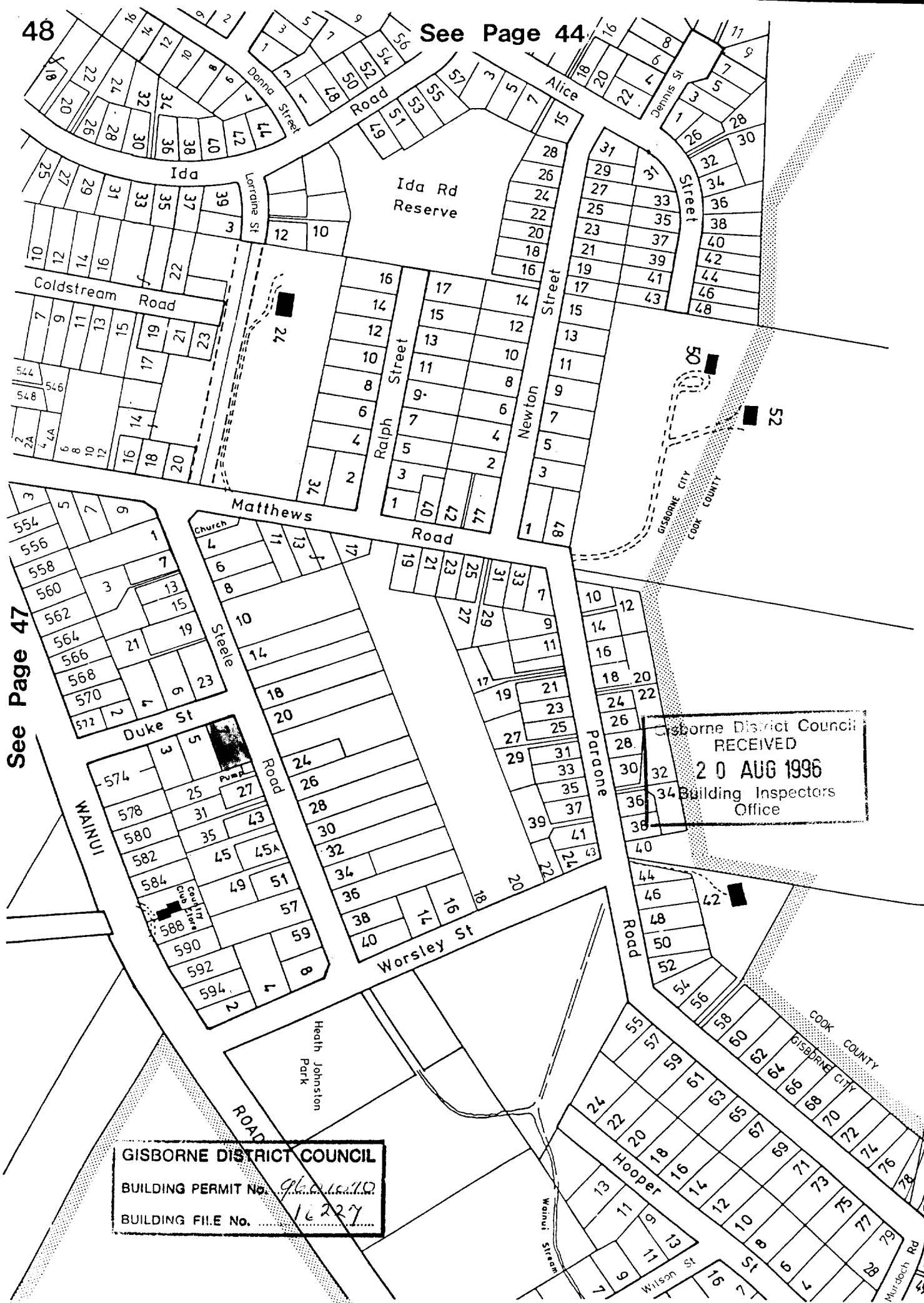
SCHEDULE 2: Special Features of the Land

Urban Services

1. Water supply - diameter (ID) of street main - 100 mm.
2. Sewerage - depth of street main - 150 ID.

Town Planning

1. The property is zoned Residential 3 and requires no special consents or authorisations.



See Page 47

Gisborne District Council
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Office

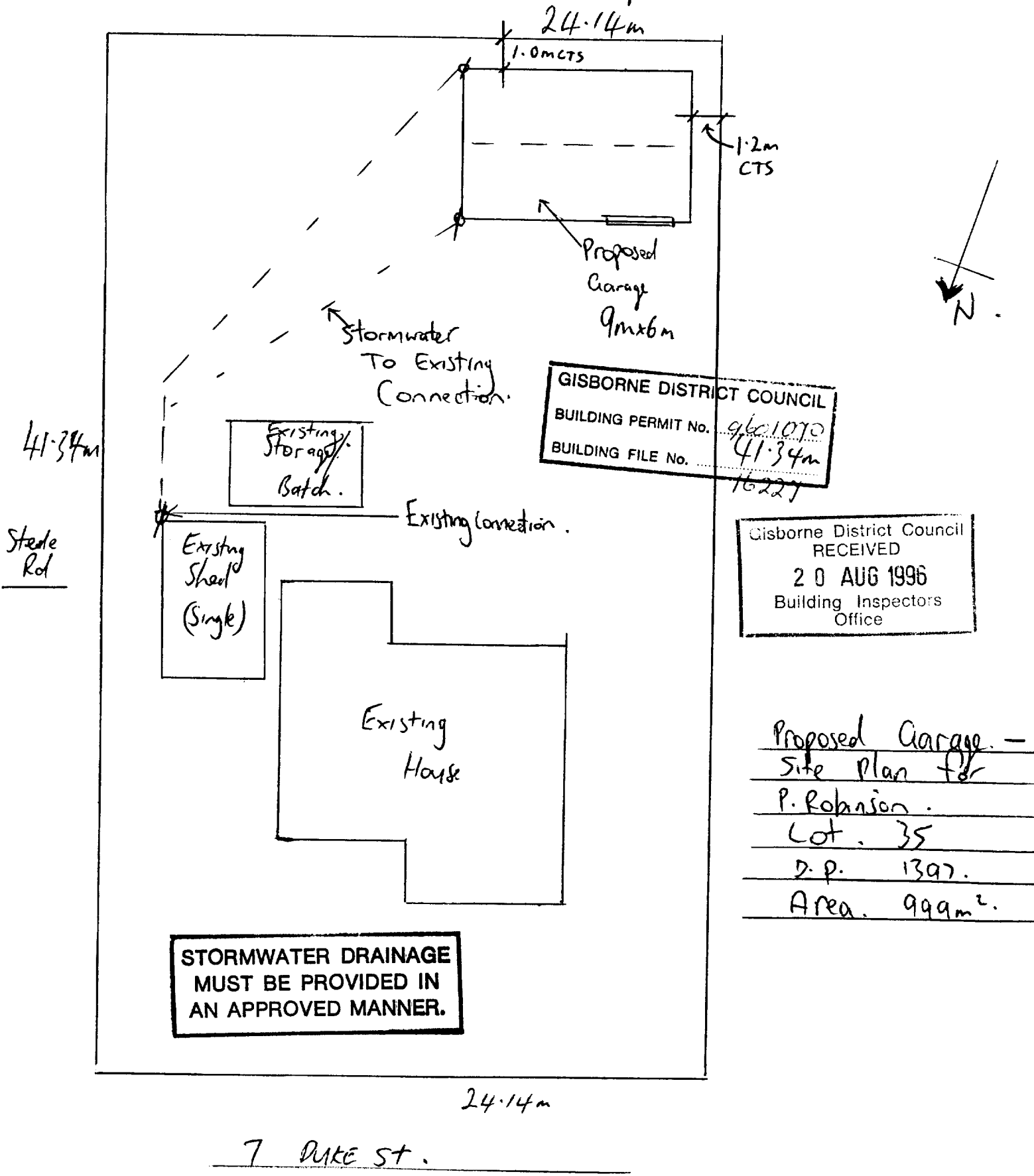
GISBORNE DISTRICT COUNCIL
BUILDING PERMIT No. 96-01-010
BUILDING FILE No. 16227



EMMS BUILDING CENTRE
A DIVISION OF
B. W. EMMS LIMITED - BUILDERS
385 Palmerston Road, Gisborne - P.O. Box 2073.
Phone: 06-867 4309 Fax: 06-867 4303



Note floor Height
Requirement on PIM



Gisborne District Council
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Building Inspectors
Office

Proposed Garage -
Site Plan for
P. Robinson.
Lot. 35
D.P. 1397.
Area. 999m².

STORMWATER DRAINAGE
MUST BE PROVIDED IN
AN APPROVED MANNER.

TO AVOID DELAYS IN THE PROCESSING OF YOUR APPLICATION PLEASE ENSURE YOU HAVE PROVIDED THE FOLLOWING INFORMATION

1. ☐ **CERTIFICATE OF TITLE** (Available from Lands & Deeds Office, Lowe Street)
(If not supplied title acquisition will be charged on a per time basis plus copy charge.)
Maori freehold land which includes list of owners, Memorial Schedule etc (available from the Registrar, Maori Land Court, Nga Wai E Rua, Ground Floor, Corner Reads Quarry & Lowe Street).
2. ☐ **TWO SETS OF SPECIFICATIONS** (Written to the requirements of the Building Code including schedule for hardware, fire safety systems etc. For minor additions and alterations they may be written on the drawings).
3. ☐ **LOCATION PLAN**
Showing street/road location, natural features of the land, i.e. streams and rivers etc.
4. ☐ **SITE PLAN**
Showing position of proposed and existing building(s) in relation to the boundaries of the full site. 1 : 500 scale maximum.
☐ Details of services, i.e. all existing and proposed water, sewer, stormwater (including tradewaste and contaminated stormwater) and vehicle crossing. (1 : 500 scale maximum)
☐ Off-street parking, loading, access and turning areas.
5. ☐ **TWO SETS OF CONSTRUCTION DRAWINGS**
☐ An elevation of each external wall showing site levels relative to floor levels, opening windows, roof and wall bracing. (1 : 100 min scale)
☐ Floor plans describing the function of each room showing all doors, windows and ventilation, plumbing layout, wall bracing, fireplaces and chimneys. For additions and alterations, the existing shall be shown separately and alongside the "proposed". (1 : 100 min scale)
☐ Foundation plans showing pile layouts, footing sizes, bracing systems and for concrete floors, reinforcing details. (1 : 100 min scale)
☐ Sub-floor and wall bracing calculations and plans.
☐ Cross-section details through proposed building showing all construction. (1 : 50 min scale)
☐ Construction details of specific structure connections, weathering and waterproofing.
☐ Structural details, with engineering calculations and Engineer's signature on plans.
☐ Diagram of all sanitary plumbing pipe work for all buildings. This diagram must show pipe sizes, materials and ventilation to be used, the position and type of all fittings.
6. ☐ **FIRE DESIGN PLAN IF APPLICABLE:** In any building which requires a fire safety philosophy under the Building Act, a 'Fire Design Document' is required to be submitted with this application.



**APPLICATION FOR
BUILDING CONSENT and/or PROJECT
INFORMATION MEMORANDUM**
in accordance with the Building Act 1991



APPLICATION NO: 9601070 FILE NO: 16 227 DRNGE NO: 5918

(Please tick appropriate box)

- ☒ Building Consent (Please provide existing PIM number if applicable: _____)
- ☐ Project Information Memorandum Only

Gisborne District Council
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Building Inspectors
Office

DETAILS OF OWNER

NAME: P. Robinson

ADDRESS OF OWNER: 7 Duke St.

PHONE NO: (AH) 8679887 (BH) 8672485

MOBILE NO: (025) _____ FAX NO: _____

MAIL DOCUMENTS TO: Owner ☒

SIGNED BY OR FOR AND ON BEHALF OF THE APPLICANT: [Signature]

(Please Note: Applicant must be the owner or lessee of the land on which the building work is contemplated.)

CONTACT PERSON

NAME: _____

ADDRESS: EMMS BUILDING CENTRE
A DIVISION OF
B. W. EMMS LIMITED - BUILDERS
385 Palmerston Road, Gisborne - P.O. Box 2073.

PHONE NO: (AH) 06-867 4809 Fax: 06-867 4809

MOBILE NO: (025) _____ FAX NO: _____

Contact Person ☒

PROJECT ADDRESS

ADDRESS: 7 Duke St. AREA: 999 m²

LOT NO: 35 D.P. NO: 1397 VAL NO: X084305970000 SEC NO: _____ BLK NO: _____

BLK NAME & NO _____ M L NO _____

DESCRIPTION OF PROPOSED WORK

- ☒ new building ☐ alterations ☐ demolition
- ☐ plumbing and drainage ☐ solid fuel heater (See Page 2) ☐ relocation

Brief Description: To build a Garage

Intended Use: Storage

Floor Area: 54m² No. of Storeys: Single No. of Dwelling Units: (2)

This building is intended for sleeping and living purposes: ☐ YES ☒ NO

INTENDED LIFE OF ABOVE WORK

☐ Indefinite but not less than 50 years or ☐ Specified as _____ years

VALUE OF PROPOSED WORK: (GST inclusive) \$8000 Building

\$ Plumbing/Drainage

\$8000 TOTAL

KEY PERSONNEL

DESIGNER(S)

Name: Registered **EMMS BUILDING CENTRE**
 Address: A DIVISION OF
B. W. EMMS LIMITED - BUILDERS
 385 Palmerston Road, Gisborne - P.O. Box 2073.
 Phone: 06-867 4809 Fax: 06-867 4808

Phone: _____ Fax: _____

CRAFTSMAN PLUMBER

Name: _____
 Address: _____

Phone: _____ Fax: _____

Registration No: _____

BUILDER(S)

Name: Registered **EMMS BUILDING CENTRE**
 Address: A DIVISION OF
B. W. EMMS LIMITED - BUILDERS
 385 Palmerston Road, Gisborne - P.O. Box 2073.
 Phone: 06-867 4809 Fax: 06-867 4808

Phone: _____ Fax: _____

REGISTERED DRAINLAYER

Name: O/Care
 Address: _____

Phone: _____ Fax: _____

Registration No: _____

PROJECT INFORMATION MEMORANDUM DETAILS

NOTE: Unless a Project Information Memorandum PIM has been sought/obtained separately one will be issued as part of this application. (Please tick appropriate box)

(a) ☒ A Project Information Memorandum is required (please complete)

OR

(b) ☐ A Project Information Memorandum was applied for on ___/___/___

OR

(c) ☐ Project Information Memorandum No. _____ was issued on ___/___/___

SOLID FUEL HEATERS

Please supply manufacturers installation instructions and floor plan showing location.

☐ Free Standing ☐ Inbuilt ☐ Free Standing with Wetback ☐ Inbuilt with wetback

PAYMENT OF FEES

Payment of your building consent/project information memorandum fees should be made on completion of processing. An invoice for such payment will be posted to the applicant. A Building Consent cannot be uplifted until proof of payment is presented.

BUILDING CERTIFIERS

If you intend to use building certifier(s) other than the Gisborne District Council please ensure you accompany this application with all relevant details.

COMPLIANCE SCHEDULE DETAILS

Complete this for all new buildings and alterations, except single residential dwellings

Please tick ✓ the box next to the system or feature contained in the building.

- | | |
|--|---|
| ☐ Automatic Sprinkler | ☐ Specialised deluge systems |
| ☐ Automatic Fire Doors | ☐ Fire Alarms |
| ☐ Emergency Intercommunication | ☐ Hazardous substance warning |
| ☐ Emergency Lighting | ☐ Escape Route Pressurisation |
| ☐ Riser Mains | ☐ Automatic backflow preventer |
| ☐ Lift/Escalators | ☐ Mechanical ventilation or air conditioning |
| ☐ Building maintenance units for access to building wells | ☐ Signs as required by the Building Code in respect of the above systems |
| ☐ Other | |

Please tick ✓ the box next to the system or features listed below only if the building contains one or more of the systems listed above.

- | | |
|--|---|
| ☐ Means of Escape from fire | ☐ Safety Barriers |
| ☐ Means of access and facilities for use by persons with disabilities | ☐ Signs as required by the Building Code in respect of the above systems |
| ☐ Hand-held hoses for fire fighting | |

FOR OFFICE USE ONLY

FIX RECEIPT STICKER HERE

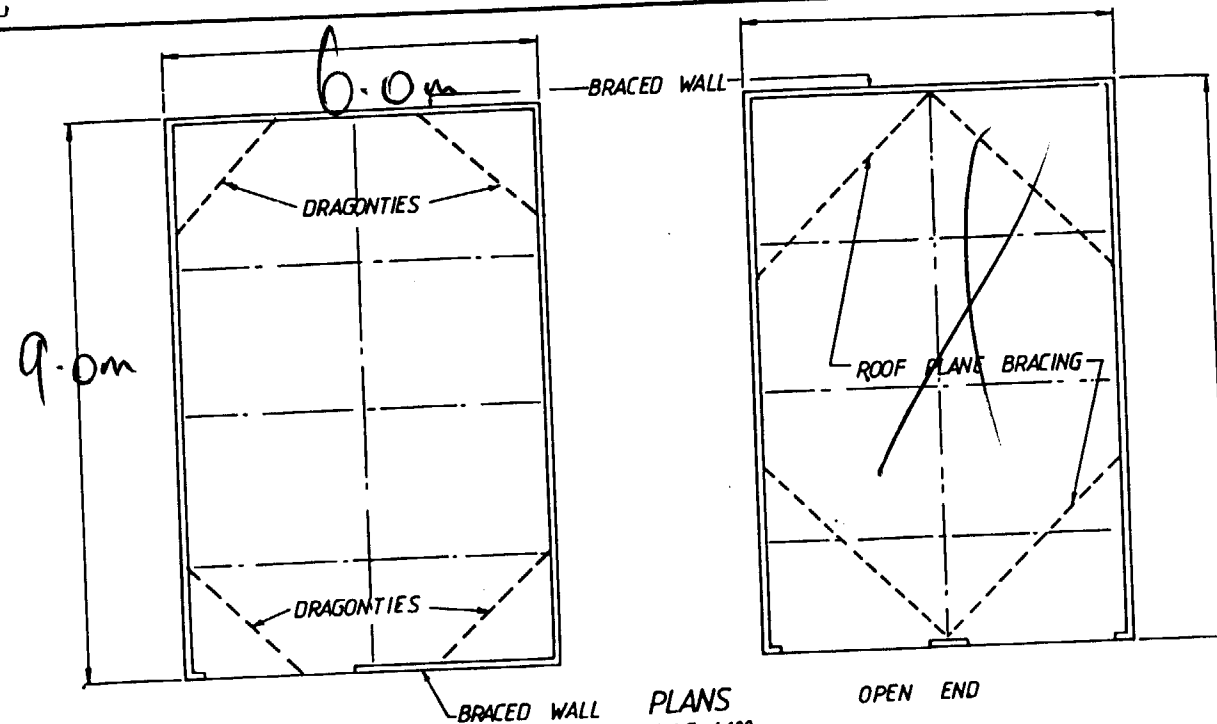
OFFICER ORDER	OFFICERS NAME	DATE RECEIVED	DATE APPROVED
1 Received by	WRC	20.8.96	
2 P & D Supervisor	BKS	26-8-96	26-8-96
Environmental Health Officer			
Structural Engineer			
Fire Safety Officer			
Flood Height Officer			
Dangerous Goods Officer			
3 Building Inspector	BS	29.8.96	
4 Issuing Clerk	YH		30.8.96
TARGET DATE			

TOTAL AMOUNT PAYABLE \$

Date

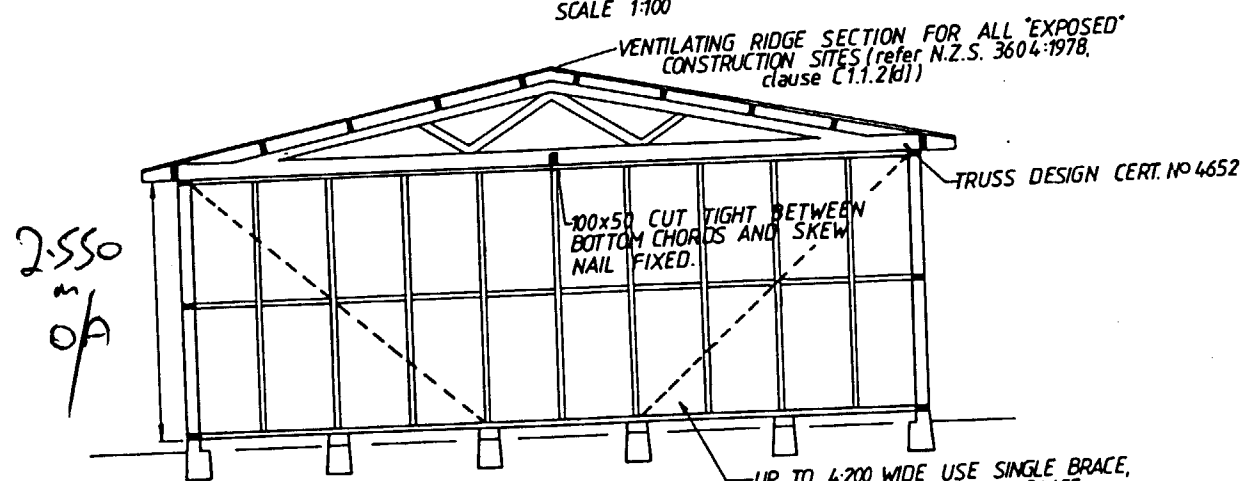
24/8/96

22/8/96



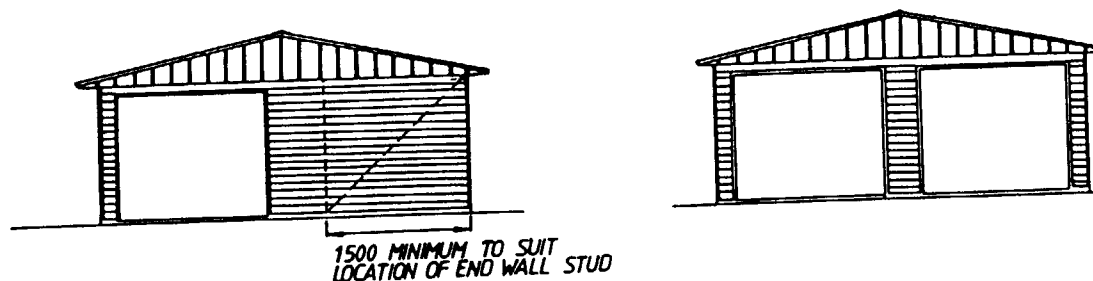
PLANS
SCALE 1:100

OPEN END

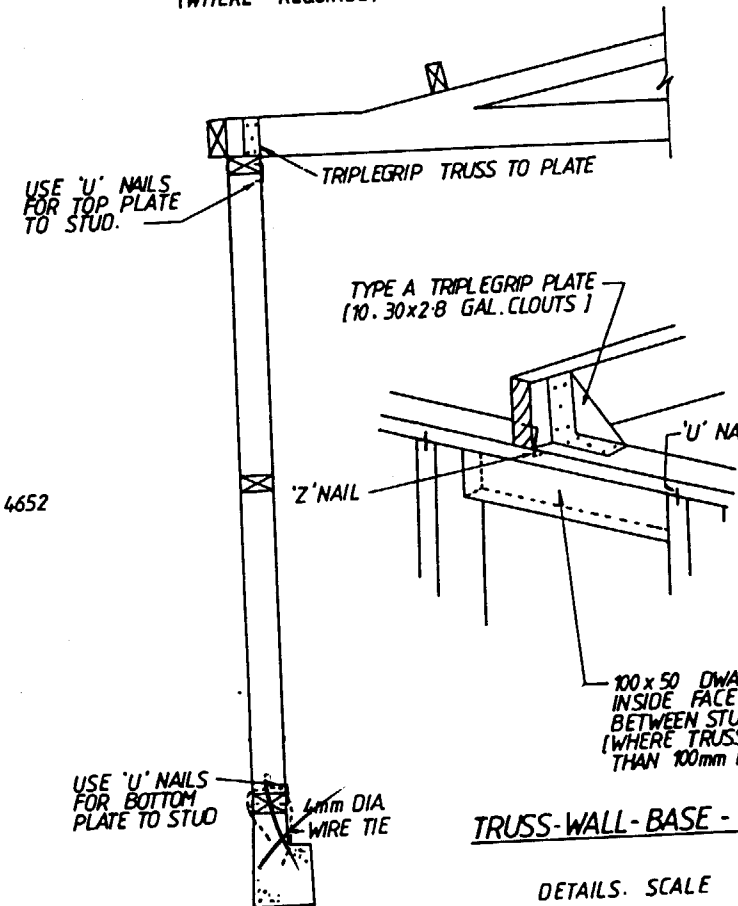
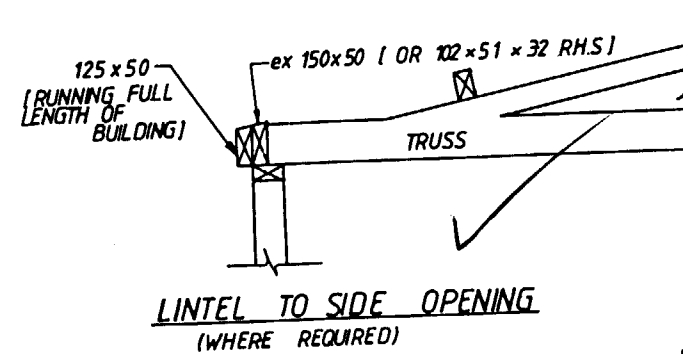


CROSS SECTION
SCALE 1:50

Note: See other plan for layout.

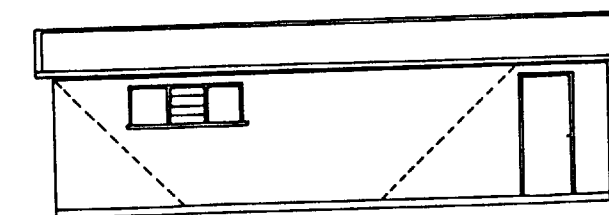


ELEVATIONS
SCALE 1:100



DETAILS. SCALE 1:20

POSITION OF BRACING TO SUIT WINDOW AND DOOR LOCATIONS.



SIDE WALL BRACES FOR ALL GARAGES

GISBORNE DISTRICT COUNCIL
BUILDING PERMIT No. 9601070
BUILDING FILE No. 16227

NOTES

FOUNDATION

200x200 CONCRETE PILES AT 1200 CENTRES UNDER STUDS OR CONTINUOUS CONCRETE FOUNDATION WALL OR POURED CONCRETE FLOOR. (300 MIN. IN GROUND)

PILES

200x200x4.50

DAMPCOURSE

2 PLY MALTHOID UNDER ALL PLATES

FRAMING

ALL TIMBER IS BORIC TREATED, DRESSED NO 1 FRAMING RADIATA. ALL FRAMING IS HOUSED i.e. STUDS CHECKED INTO PLATES AND DWANGS CHECKED INTO STUDS. STUDS ARE AT 600mm CENTRES DOOR BEAMS 150x50.

WALL BRACING

WALL BRACES ARE PRYDE, CUT INTO STUDS

ROOF BRACING

DRAGONITIES LEVEL WITH BOTTOM CHORD. (75x50 MIN.) ROOF PLANE BRACING IN ROOF (BOTH AS SHOWN ON PLANS IN ALL STRUCTURES UP TO 10000m MAX. WALL LENGTH.)

ROOFING

0.45mm CORRUGATED GALVANISED IRON, FITTED WITH 0.45mm GALVANISED LEAD EDGE RIDGING.

SHEATHING

0.45mm GALVANISED METAL WEATHERBOARDS

SPOUTING

125x0.60mm GALVANISED IRON FITTED WITH 65mm D.P.

DOORS

OVERDOOR TO FRONT WITH MATCHING GALVANISED SIDE DOOR.

SIDE OPENING

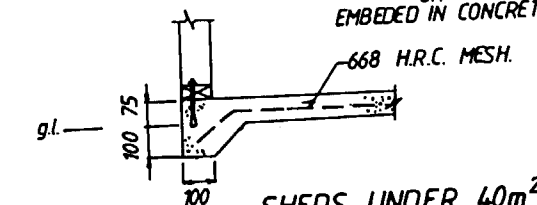
UP TO 2.400 - DETAIL AS SHOWN. OVER 2.400 - REPLACE ex 150x50 WITH 102x51x32 R.H.S.

EXTERIOR SHEATHING

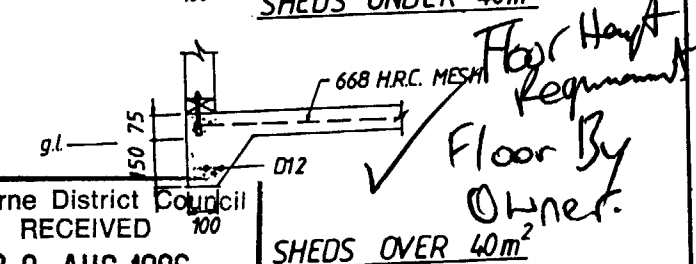
EXTERIOR SHEATHING TO BE NAILED TO TOP PLATE

SECURING TO CONCRETE FLOORS

BOTTOM PLATES TO BE SECURED WITH 98x12mm DIA. MASONRY ANCHORS @ 1200mm ctrs OR 10mm C BOLTS OR 10mm M.S.R. EMBEDDED IN CONCRETE.



SHEDS UNDER 40m²



SHEDS OVER 40m²

Gisborne District Council
RECEIVED
20 AUG 1996
Building Inspectors
Office

J.D. HUTCHISON
B.E. M.I.E. Aust. M.N.Z.I.E.
Registered Engineer

GARAGE, SHED at 7 Duke St for Mr P. Robinson