



PAID

To: FAR NORTH DISTRICT COUNCIL

Building Consent No: 960436

PART A : GENERAL [To be completed by all applicants]

APPLICANT*

Name: R. Slade Telephone: _____

Mailing Address: 1/6 P.O. Avenue

Builder: Les Scott (Versatile Garages) Telephone: 4074861

Address: Wiroa Rd RD3 Kerikeri

Contact Person: _____ Telephone: _____

Address: _____

*Under section 33 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.

PROJECT

- New building Area: 36 m²
- Relocated building Area : _____ m²
- Alteration Area : _____ m²
- Demolition Area : _____ m²
- Plumbing/Drainage Only

Intended uses(s): Garage

Description of work: Versatile Garages

- Intended life:
- Indefinite but not less than 50 years
 - Specified as _____ years

Estimated Value (inclusive of GST)

Building : \$ 4895 Plumbing & Drainage: \$ _____ Total : \$ 4895

PROJECT LOCATION

Street Address : Parnell Street Rawene

Legal Description (as shown on certificate of title) : Sec 254 Rawene township

Area: 0.08880 ha. Valuation No: 570-012



THIS APPLICATION IS FOR :

- Building consent only, in accordance with project information memorandum No : _____
- Issued on : _____
- Both building consent and a project information memorandum

FOR COUNCIL USE

Date Received: 18 SEP 1995 Minimum Estimated Charge: \$150 Receipt No: 745790

PAYMENT MADE BY: R. Slade

PART B: PROJECT DETAILS [Complete only if a separate project information memorandum has not been applied for]

Paid

Provide information on the following matters as relevant [Cross applicable boxes and attach information in duplicate] :

- Location, in relation to legal boundaries, and external dimensions of all existing, new, relocated, or altered buildings or demolition work
- New and/or existing provisions for vehicular access, including parking
- Provisions to be made in building over or adjacent to any road or public place
- New and/or existing provisions for disposing of stormwater and wastewater
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains or under/over cables
- New and/or existing connections to public utilities
- New and/or existing provisions for water supply
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise
- Any cultural heritage significance of the building or building site, including if it is on a marae.

PART C: BUILDING DETAILS [To Be Completed by all Applicants]

This application is accompanied by [Cross applicable boxes, attach relevant documents in duplicate]:

- Copy of the Certificate of Title. What existing buildings are on the property:-
 - The site plan and drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
 - Building certificates
 - Producer statements
 - References to accreditation certificates issued by the Building Industry Authority
 - References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction

200 032 81

PART D: COMPLIANCE SCHEDULE DETAILS

D1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

[Complete Part D1 for all new buildings and alterations, except single residential dwellings]

The building will contain the following [Cross applicable boxes and attach proposed inspection, maintenance, and reporting procedures in duplicate]:

- Automatic sprinkler systems or other systems of automatic fire protection
- Automatic doors which form part of any fire wall & which are designed to close shut and remain shut on an alarm of fire
- Emergency warning systems for fire or other dangers
- Emergency lighting systems
- Escape route pressurisation systems
- Riser mains for fire service use
- Any automatic back-flow preventer connected to a potable water supply
- Lifts, escalators, or travelators or other similar systems
- Mechanical ventilation or air conditioning system serving all or a major part of the building
- Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code
- Building maintenance units for providing access to the exterior and interior walls of buildings
- Such signs as are required by the building code in respect of the above-mentioned systems
- None of the above

D2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

Complete Part D2 only if the building contains one or more of the systems listed in Part D1]

The building will contain the following [Cross applicable boxes and attach proposed inspection, maintenance, and reporting procedures in duplicate]:

- Means of escape from fire
- Safety barriers
- Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975
- Hand-held hoses for fire fighting
- Such signs as are required by the building code or section 25 of the Disabled Persons Community Welfare Act 1975

PART E: KEY PERSONNEL [Complete as relevant]

Designer : Dersatile Garages Reg No: _____

Address: PO Box 76157 Manukau Tel: _____

Registered drainlayer : _____ Reg No: _____

Address: _____ Tel: _____

Registered plumber : _____ Reg No: _____

Address: _____ Tel: _____

Registered gasfitter : _____ Reg No: _____

Address: _____ Tel: _____

Registered electrician : _____ Reg No: _____

Address: _____ Tel: _____

Other : _____

If you intend to use a Building Certifier, provided information below.

Building certifier(s) : _____ Reg No: _____

Address: _____ Tel: _____

igned by or for and on behalf of the applicant:

me : _____

sition : _____

Date : ____ / ____ / ____

ia Service Centre
n Rd, PO Box 94 Kaitia
(09) 408-1400 Fx: (09) 408-1404

Rawene Service Centre
Parnell St, PO Box 3 Rawene
Ph: (09) 405-7829 Fx: (09) 405-7898

Kawakawa Service Centre
S.H No.1, P O Box 11, Kawakawa
Ph: (09) 404-0371 Fx: (09) 404-1544

eri Service Centre
estead Rd, PO Box 417 Kerikeri
(09) 407-7033 Fx: (09) 407-7127

Kaero Service Centre
Leigh St, PO Box 69, Kaero
Ph: (09) 405-0297 Fx: (09) 405-0279

Kaikohe Service Centre
Memorial Drive, _____ Kaikohe
Ph: (09) 401-2101 Fx: (09) 401-0035

**BUILDING CONSENT NO BC 960436
TRACKING SHEET**

NAME: R SLADE

DATE: 20 September 1995

VAL. NO:

00570-012-00

LEGAL DESC: SEC 254 RAWENE TOWNSHIP


PAID

BUILDING: Garage

LOCATION: PARNELL STREET RAWENE TOWNSHIP

RESOURCE PLANNER

DATE: 21/9/95.

SIGNED: 

CONDITIONS:

DEVELOPMENT ENGINEER

DATE:

SIGNED:

CONDITIONS:

PLUMBING & DRAINAGE INSPECTOR

DATE: 20/9/95

SIGNED: Mal

CONDITIONS:

OK

BUILDING INSPECTOR

DATE:

SIGNED:

CONDITIONS:

OTHER : _____

DATE:

SIGNED:

CONDITIONS:

PAID

(please turn over)



To: **FAR NORTH DISTRICT COUNCIL** **PAID**

PART A : GENERAL [To be completed by all applicants] Building Consent No: _____

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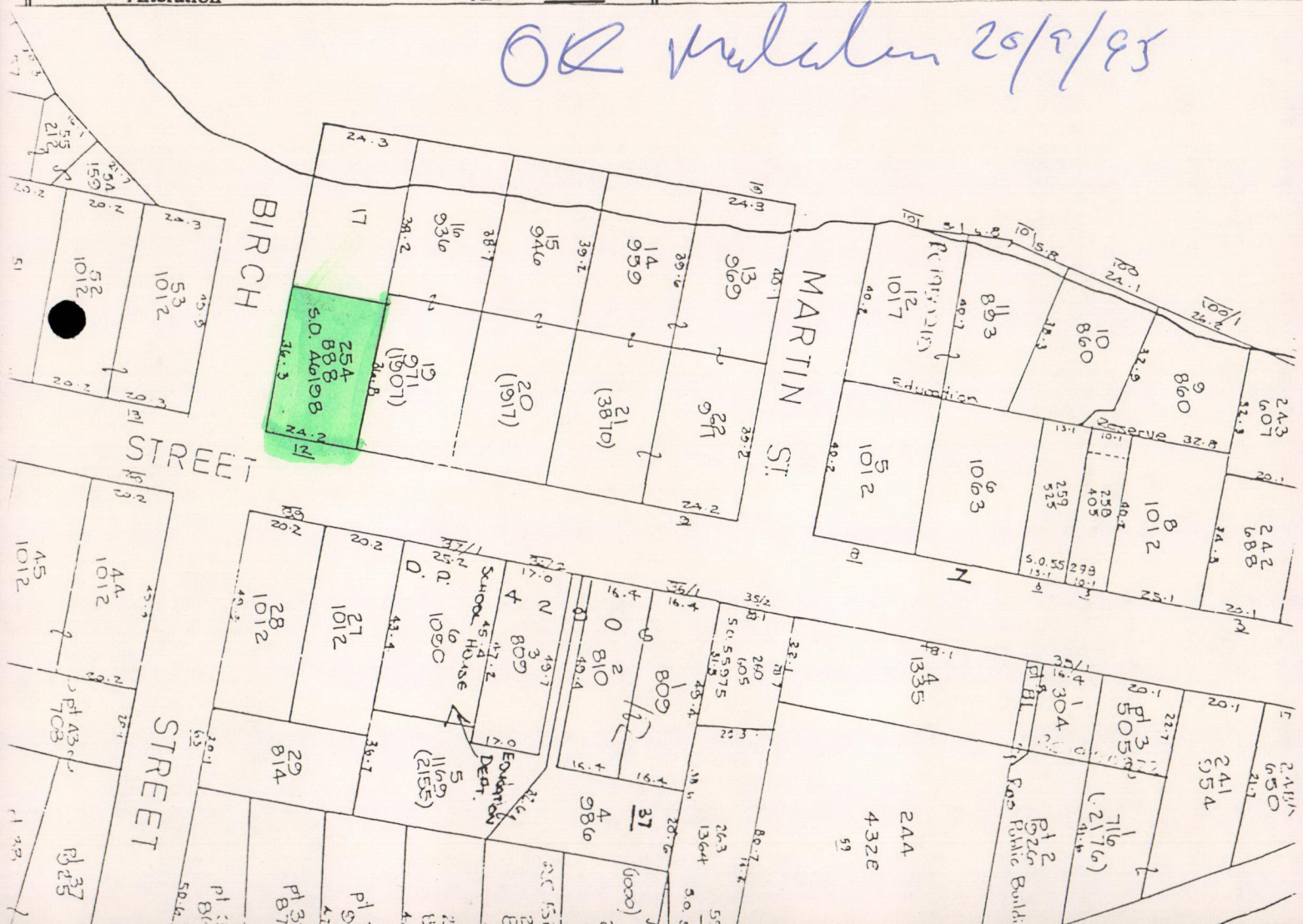
PROJECT

New building Area: 36 m² Intended uses(s): Garage

Relocated building Area: _____ m² Description of work: Versatile Garages

Alteration Area: _____ m²

OK Valued 20/2/95



PLANNING CHECK SHEET

PIM No: 960436

Zoning: Residential ① Hokianga

Does the project comply with all standards or ordinances within the zone?

Yes

No List standards/ordinances not complied with and attach.

Type of Activity under RMA? Permitted

Does the project require a resource consent?

No

Yes

Resource Consent granted?

No

Yes RC # _____ Date granted: _____

Conditions appropriate to this project?

None

Yes Attached.

Comments: _____

Is there a special classification applied to this land or building(s)?

No

Yes

No Site of Special Biological Interest classified by Department of Conservation (see attached)

No Historic or archaeological classification by Historic Places Trust (see attached)

Other: _____

by _____ (see attached)

Licenses that may be required to operate:

Liquor license

Health license

Dangerous goods license

Other license _____

Note This listing is not intended to contain all licenses, permits or other legal requirements relevant to the proposed project.

10.04.00 RESIDENTIAL 1 ZONE

10.04.01 Limitations Applying to All Uses

Where no sewerage system is available the Council will only permit development to a level which is able to achieve on site effluent disposal.

Planning consent may be refused if land is considered to be unstable, and applicants may be required to provide a report from a registered engineer on stability.

Land identified as potential future coastal reserve has additional controls which are applied in addition to the zone controls (see Section 11.01.00).

10.04.02 Predominant Uses

Boarding Houses with a proposed max. population no greater than 5 persons per 400m². of site area.

Churches, Sunday Schools.

Day-care Centres.

Doctors' offices.

Health clinics.

Home Occupations.

Houses - Apartment houses at a rate of one household unit per 300m². of site area.

Pensioner Housing.

Reserves and buildings on reserves.

Accessory buildings for the above uses.

Farming, but not buildings for the housing or yarding of animals.

10.04.03 Controlled Uses

Camping grounds, including cabins and caravan parks.

Educational and residential institutions, youth hostels, hospitals and nursing homes.

Hotels)

) Proposed residential population no greater than 5
Motels) persons/400m² of site area.

Accessory buildings for any of the above uses.

10.04.04 Conditional Uses

Craft Industries.

Tearooms, secondary to the use of the site as a residential property.

Theatres, Halls.

Tourist Centres.

10.04.05 Limitations Applying to Predominant and Controlled Uses

Bulk and Location of Buildings

Site Coverage: Maximum of 35% nett site area.

Distance from road boundary: Minimum of 6m on all roads; and
Minimum of 18m from the centreline of a State Highway, or
Minimum of 16m from the centreline of a main road

Distance from side boundaries on front sides: Minimum of 1.5m.

Distance from other boundaries: Minimum of 3m.

Distance from the sea and rivers: Minimum of 27m from M.H.W. mark of the sea and its bays, inlets or creeks, or to the bank of any river or stream with an average width of not less than 3m.

Height: Maximum of 3m plus the shortest horizontal distance of that part of the building from the boundary, up to a maximum of 9m above average ground level.

Parking

Boarding Houses - 1 space for every three persons the building is designed to accommodate.

Churches - 1 space for every five persons the building is designed to accommodate.

Educational & residential institutions, hospitals and nursing homes - 1 space for each 4 persons the building is designed to accommodate plus 1 space for every 4 staff members.

Health Clinics and Doctors' offices - 2 spaces for each staff member.

Home Occupations - 1 space for each residential unit plus one space.

Hotels - 1 space for each bedroom plus 1 space for every 2m² of bar area.

Houses, apartment houses - 1 per household unit plus where there are more than two units on a site, one extra space will be required for each two units.

Motels - 1 space for each residential unit plus one extra space for each 3 units.

Pensioner Housing - 1 space for every 3 units.

Schools (Public or Private), Primary, Intermediate and Area - 2 spaces/3 staff members.

10.04.06 Additional Limitations on Controlled Uses

Swimming pools and associated pumping and filtration units must be a minimum of 6m from any residential boundary, unless neighbours' consent to the proposed siting has been obtained in the form of a signature on the building plans.

Maximum permitted coverage of all buildings, swimming pools, drives, parking areas and other impervious surfaces is 75% of site area.

Guidelines as to landscaping and design and appearance are set out in the scheme statement.

10.04.07 Requirements for Conditional Use Applications

Buildings must be sited at least 3m from any boundary and comply with any relevant building line restriction. Parking of vehicles or storage of goods or rubbish is not permitted within 3m of a boundary with rurally or residentially zoned land.

Developments which are the subject of a conditional use application must achieve at least the same level of amenity as would have been achieved had the site been developed with a complying predominant use.

10.04.08 Subdivision Standards

Note: No subdivision will be permitted which does not provide a site for a house complying with the ordinances for the zone.

(a) Where there is an existing operative sewerage system:

(i) Front Sites:

Minimum frontage - 8m (not including any frontage over which a right of way easement has been granted to granted to another site).

Minimum area - 600m².

Shape Factor - each site must be able to contain a square of side 18m.

(ii) Corner Sites:

As for front sites except that the site must have a minimum dimension measured at right angles to the road of 21m.

(iii) Rear Sites:

Minimum frontage and width of entrance strip - 3.5m.

Maximum length of entrance strip - 60m.

Minimum nett area - 700m².

Shape Factor - each site must be able to contain a square of side 18m.

The minimum nett area may be reduced to 600m² where the site adjoins an existing reserve or other permanent open space not less than 6m in width.

The frontage and width of the entrance strip may be reduced to 1.5m where an easement or easements are made over adjoining land and the total width of entrance strip and easements is not less than 3.5m where 2 or 3 sites are served, or 6m where 4 sites or more are served.

Any site in a proposed subdivision may be reduced to a minimum area of 400m² provided that the total number of sites which would have been attained without that reduction is not exceeded.

(b) Where there is no operative sewerage system:

Note: Notwithstanding anything to the contrary in these ordinances, no subdivision will be permitted where all the effluent likely to be produced from any complying predominant use cannot be disposed of on site.

(i) Front Sites and Corner Sites:

Minimum frontage - 40m.

Minimum area - 2000m².

Shape Factor - each site must be able to contain a square of side 20m.

(ii) Rear Sites:

Minimum frontage and width of entrance strip, minimum area 2000m² - 3.5m.

Maximum length of entrance strip - 100m.

Shape Factor - each site must be able to contain a square of side 20m.

The frontage and width of the entrance strip may be reduced to 1.5m where an easement or easements are made over adjoining land and the total width of entrance strip and easements is not less than 3.5m where 2 or 3 sites are served, or 6m where 4 or more sites are served. (See also Section 13.02.05.)

10.04.10 ADDITIONAL REQUIREMENTS APPLYING TO MULTIPLE RESIDENTIAL UNITS

These provisions are not mandatory for pensioner housing or where there is only one residential unit on the site.

10.04.11 Existing Buildings

Where separate units are constructed on a site where there is already an existing house, the existing building must be of a high standard of maintenance and finish, and must achieve this standard prior to the occupation of the new units.

Where additional residential units are proposed to be attached to an existing building they must be designed and constructed in compatible materials so that the finished building appears as one building.

Where an existing house does not comply with the requirements for yards and height no dispensation is needed provided all new buildings and additions comply with all requirements, and adequate private open space is available for the existing house.

10.04.12 Living Space

Each residential unit is required to have a minimum of 45m² of open space available for the exclusive use of the occupants of that unit. This space must be:

- (i) located adjacent to the main glazing of a living room,
- (ii) be directly accessible from the living room or the front door of the unit,
- (iii) be located on a side of the building facing north of east or north of west,
- (iv) be exclusive of vehicle access and manoeuvring areas,
- (v) contain a circle of minimum diameter of 4.5m,
- (vi) be unobstructed from the ground level upwards by any building except decks at ground floor level or pergolas eaves, deck railings, and swimming pools.

PROVIDED THAT:

- (a) This area may be reduced to 30m² if an adjacent area of at least 25m² (containing a circle of minimum diameter of 4m) is provided on the north, east or west of the building.
- (b) Where a unit has all its living accommodation at first floor level, a balcony of not less than 8m² and minimum depth of 1.5m, facing north or east or west and immediately accessible from the living room of the unit may be substituted.
- (c) On corner sites whose longest road boundary is on the southern side of the site, the front yard and living space requirements may together unreasonably restrict development. In these cases dispensations will be sympathetically considered according to the circumstances of the case.

10.04.13 Service Area

Each residential unit is required to have a rectangular service area of at least 10m² and of minimum side 2m which is directly accessible from that unit, PROVIDED THAT units with no floor space at ground level may be provided with alternative arrangements for clothes drying and rubbish storage, to the satisfaction of the Council.

No more than 2 such service areas may be located on the same side of any building.

Every service area shall be visually screened from any public place and from any other household unit(s) to a height of 1.8m provided that existing fences/screening may be deemed acceptable to meet this requirement.

10.04.14 Storage Space

Each unit must be provided with a lockable storage space accessible from the outside of the building or in a garage or carport, of at least 2.5m² floor area and 1.8m in height, suitable for the storage of lawnmowers and other garden equipment.

Where the storage space is located in a garage, the garage shall have a minimum size of 20m².

10.04.15 Aural Privacy

Walls and floors between residential units must be designed and constructed to meet the British Standard Code of Practice DP3 Chapter 3 Part 2 1972 (Sound Insulation and Noise Reduction) requirements for Grade II, or obtain equivalent results.

Distance between buildings

Residential units must be either joined together and designed and built to appear as one building or be separated by a minimum distance of 2.4m.

10.04.16 Landscaping

Where there are existing substantial trees on the site these should be preserved. The Council will consider favourably dispensations from yard and open space requirements where they are to enable the retention of existing large trees. Where there will be no large trees on the site after development is completed, adequate space must be shown on the building permit plans to allow the planting and growth of at least one substantial tree which will not cause a nuisance to neighbours or its owners by excessive shading or being too close to buildings.

10.04.17 Parking

Each residential unit must be provided with a garage or carport exclusively for the use of its occupants and directly accessible to the unit it serves, and one additional parking space must be provided for each three bedroom unit.

On rear sites additional space for parking by visitors must be provided so that each unit can have one extra car on the site without obstructing vehicle access to the other units. Adequate provision must be made for visitor parking on front and corner sites with more than 4 units, taking into account the on-street parking situation.

Vehicle manoeuvring areas should be arranged so that a car may turn on the site to avoid reversing to or from the street.

All vehicle manoeuvring areas, access drives and parking spaces must be formed in permanent materials and finished in concrete or seal.