

MORELAND AVE 19 LOT 7
NEW DWELLING & GARAGE

DPS 57718

BC 94/170
1/2

HAMILTON CITY COUNCIL

APPLICATION FOR A BUILDING CONSENT

3 Plans



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

APPLICATION NUMBER: 94/170 ✓

RECEIVED
10 FEB 1994
BUILDING

PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

2. CONTACT (If not owner)

Name: <u>MR. Bruce James</u> Postal Address: <u>20 McCracken Ave</u> <u>Hamilton</u> Phone Number: <u>856 6899</u> Fax Number: _____	Contact Name: _____ Postal Address: _____ Phone Number: _____ Fax Number: _____
--	--

3. PROJECT LOCATION

Address: ~~#17 OPS 5778~~ 19 Moreland Ave . Private

4. LEGAL DESCRIPTION

Valuation Number: <u>04192-032-54</u>		OFFICE USE ONLY	
Property ID: <u>D005771807</u>		Lot Area:(s) <u>684 m²</u>	
Lot(s) (Section) <u>7</u>	DP/S (Block) <u>5778</u>	square metres	hectares

5. PROJECT

NEW DWG & GARAGE

5.1 New Building <input checked="" type="checkbox"/>	5.2 Intended Life: Indefinite, but not less than 50 yrs <input checked="" type="checkbox"/> OR Specified as _____ yrs	5.3 Description of Work: <u>New house</u>
Alteration <input type="checkbox"/>		5.4 Intended Use(s) (in detail): <u>Private Dwelling</u>
Relocation <input type="checkbox"/>		5.5 Estimated Value: \$ <u>70,000.00</u> (GST INCL)
Demolition <input type="checkbox"/>		

- Application for building consent only, in accordance with Project Information Memorandum No.
- Application for Building Consent and Project Information Memorandum.

Signed by or for and on behalf of the owner:

Signature: James Edwards

Name: JAMES EDWARDS Date: 8-2-94

OFFICE USE ONLY

TARGET DATE

PART B : PROJECT DETAILS

6. (Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters, tick each applicable box, if any, 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, falling debris, filled ground, subsidence, slippage, alluvion, 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 watermains.
- (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, of any resource consent or planning approval for this project.
- (k) Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway.

PART C : BUILDING DETAILS

Complete Part C in all cases

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).

- 7. The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
- 8. Building certificates
- 9. Producer statements
- 10. References to accreditation certificates issued by the Building Industry Authority
- 11. References to determinations issued by the Building Industry Authority
- 12. Proposed procedures, if any, for inspection during construction.

PART D

Complete as far as possible in all cases

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

11.

DESIGNER(S)

Name: MR. Bruce James
Address: 20 McCracken Ave.
Phone Number: 856 6899 Fax Number:

BUILDER

Name: MR Bruce James
Address: 20 McCracken Ave.
Phone Number: 856 6899 Fax Number:

DRAINLAYER

Name: Mr Chris Gibson Reg. No.
Address:
Phone Number: Fax Number:

PLUMBER

Name: Reg. No.
Address:
Phone Number: Fax Number:

GASFITTER

Name: Reg. No.
Address:
Phone Number: Fax Number:

ELECTRICIAN

Name: Reg. No.
Address:
Phone Number: Fax Number:

CERTIFIERS

Name: Reg. No.
Address:
Phone Number: Fax Number:

Certifying

Name: Reg. No.
Address:
Phone Number: Fax Number:

Certifying

(More than number allowed for cases provide details on a separate sheet)

13. Please answer the following questions if they apply.

What materials will be used for the: (tick boxes) and which form of energy is being installed OR is already installed?

Floor

1 Timber

2 Concrete

3 Wood products

4 Other

Roof

1 Steel

2 Concrete tiles

3 Steel tiles

4 Shingles

5 Aluminium

6 Other

Outer Walls

1 Brick

2 Concrete

3 Concrete block

4 Cement board

5 Plaster

6 Timber

7 Steel

8 Aluminium

9 Other

Energy

1 Electric

2 Gas

3 Solid Fuel

4 Floor electrical

5 Ceiling electrical

6 Storage electrical

Cooking

7 Electric

8 Gas

9 Solid fuel

Framing

1 Timber

2 Concrete

3 Steel

4 Aluminium

5 Other

Internal Linings

1 Plaster board

2 Fibrous plaster

3 Wood products

4 Other

Insulation

1 Fibreglass

2 Paper

3 Wool

4 Foil

5 Other

14.

Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq. m
Floor	sq. m 115 m ²
Basement	sq. m
Ground Floor	sq. m 115 m ²
First Floor	sq. m
Second Floor	sq. m
Additional Floors (Total)	sq. m
Mezzanine	sq. m
Decks	sq. m
Total	sq. m 115 m ²
Detached Accessory Buildings:	Area square metres
Garage	sq. m
Carport	sq. m
Other Buildings	sq. m
Total	sq. m

GENERAL INFORMATION

15. The fees payable on lodging this application are:.....

(All fees are GST inclusive)

VALUE RANGE	FEE
0 - 2500	71
2501 - 5000	71
5001 - 25000	85
25001 - 50000	100
50001 - 100000	110
100001 - 150000	240
150001 - 250000	270
250001 - 500000	300
500001 - 1 million	420

For every \$500,000 or part thereof in excess of \$1,000,000, an extra \$180.00 is payable.

This is a process fee only. Inspection, code compliance certificate and other fees are payable when uplifting the consent.

NOTE:

On some minor projects such as solid fuel heater installations, re-roofs, re-claddings and very minor buildings, the payment of ALL consent fees is possible.

PLEASE ASK FOR DETAILS

PROJECT INFORMATION MEMORANDUM FEES

(Payable on Application)

- (a) All internal alterations to existing buildings including electrical plumbing drainage other services and signs = \$50
- (b) i) All new buildings and additions to existing buildings intended to be used for and associated with residential use; OR
- ii) Any outbuilding for any other use up to 30m² = \$105
- (c) For ALL other projects \$150

FOR OFFICE USE ONLY

CONSENT NO:

94/170

FEES	
FEES PAID ON APPLICATION	
Plan Review	\$110 = 00
Project Information Mem.	105 = 00
Microfilming	
TOTAL FEE GST Incl.	215 = 00
FEES PAYABLE ON APPROVAL	
Building Consent	\$ 254 00
Street Crossing	87 00
BRANZ Levy	70 00
Reserves Contribution	
Footpath Deposit	400 00
Photocopying	
Microfilming	69 00
Water Connection <i>CCC</i>	50 00
Structural Check	
<i>NS FX RECS</i>	100 00
<i>SLSTOKFC</i>	150 00
<i>BIT</i>	70 00
Approval Total \$	2039 00

CONSENT ISSUE AUTHORITY

Receipt No. 588903

Date of Issue 2-3-94

Authorised By: *[Signature]*

Date Authorised: 2-3-94

REFERRALS

	SENT	RETURNED
Structural		
Fire Service		

AMENDED DETAILS RECEIVED

	TO	FROM
Planning		
Health		
Streets		
Traffic		
Water		
Drainage		
P & D		
Building		
Structural		

DIT

BUILDING CONTROL DIVISION
PROCESS CARD

Jm

ADDRESS: 19 AVE
Moreland Drive

OWNER: Bruce James

BUILDER:

CONSENT NO: 94/170
DATE ISSUED: - 3 MAR 1994
LOT: 7
DPS: 57718
VALUE: 70,000
NATURE: Dwelling

TO STRUCTURAL:

FROM:

TO HFS:

FROM:

RECEIVING OFFICERS' COMMENTS:

WITHHELD NOTICE:

ISSUED NOTICE:

RECEIVED

10 FEB 1994

BUILDING

DATE

RECEIVED.

COMPLETED

BUILDING: PLUMBING & DRAINAGE: NO YES VALUE

INSPECTIONS	SIGN	DATE	APPR'D	DATE	INSPECTIONS	SIGN	DATE	APPR'D	DATE
Siting	<i>P. White</i>	9/3/94	✓	9/3/94	Concrete Floor	<i>P. White</i>	14-3-94		
Foundation	<i>P. White</i>	9/3/94	✓	9/3/94	Prelining	<i>P. White</i>	22-4-94		
Bond Beam	<i>P. White</i>	10/3/94	✓	10/3/94	Waste & Soil				
Concrete Floor	<i>P. White</i>	14/3/94	✓	14/3/94	Foulwater	<i>P. White</i>	5/5/94		
Prelining	<i>P. White</i>	24-4-94	✓		Stormwater	<i>P. White</i>	5/5/94		
Fire Protection					Heater				
Completion	<i>P. White</i>	23-6-94			Completion	<i>P. White</i>	23-6-94		

DISPENSATION NO YES

CONSENT NO YES

DRAINLAYER:

PLUMBER: C. Woodcock

DRAINAGE PERMIT NO:

DATE:

PLUMBING PERMIT NO:

RECEIPT NO:

NATURE OF WORK:

Requires inscription to walls ceilings
sheet bonds as approved plans
P. White 24-4-94

Section 43(3), Building Act 1991

ISSUED BY **HAMILTON CITY COUNCIL**

BUILDING CONSENT NO: **94/0170**

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT		PROJECT LOCATION
All	<input checked="" type="checkbox"/>	Street Number:
Stage No of an intended stages of:		MR B JAMES 19 MORELAND DR AVE HAMILTON
New or relocated building	<input checked="" type="checkbox"/>	
Alteration	<input type="checkbox"/>	
Intended use(s) (in detail):		LEGAL DESCRIPTION
DWELLING		Property Number: D0057718007
Intended Life:		Valuation Roll Number: 04192-032-54
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	Lot: 7 DP: S.57718
Specified as years		Section: Block:
Demolition	<input type="checkbox"/>	Survey District:

This is:

- A final code compliance certificate issued in respect of all of the building work under the above building consent
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ **0.00**

Receipt No:

Signed for and on behalf of the Council: *P. Martens*

Name: P. MARTENS

Position: C. Ordinate Field Inspector Date: 24 / 6 / 1994

CONSENT COPY

FORM 8

NOTICE TO RECTIFY BUILDING WORK NO:

RN/0343

Section 42, Building Act 1991

P. Waters
27/6/94
ABG-27.6.94

ISSUED BY HAMILTON CITY COUNCIL

TO: BRUCE JAMES
(owner or person to whom building consent, if any, was issued).

and
(any person undertaking the building work described below).

BUILDING CONSENT NO: 94/0170 (if any)

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT	PROJECT LOCATION
New or relocated building <input checked="" type="checkbox"/>	Street Address: 19 Moreland Avenue
Alteration <input type="checkbox"/>	HAMILTON
Intended use(s) (in detail): Dwelling	
Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/>	LEGAL DESCRIPTION
Specified as years	Property Number: D0057718007
Demolition <input type="checkbox"/>	Valuation Roll Number: 04192-032-064
Being stage of an intended stages	Lot: 7 DP.S 57718
	Section: Block:
	Survey District:

You are hereby notified to rectify building work on the project described above that was not done in accordance with the Building Act 1991 or the building code, as detailed in the attachedone..... page(s) headed "Particulars of Contravention".

You are also notified that building work, except for work necessary to properly secure and protect the building and to keep the site in a safe condition, is to cease forthwith on:

- The entire project
- That part of the project specified in area below is not to be resumed without the written approval of the council.

[Signature]
Signed for and on behalf of the Council:

Name: D. R. HOLCROFT Position: AREA BUILDING INSPECTION Date: 3.6.94

Contact: 838 6677

PARTICULARS OF CONTRAVENTION

NOTICE TO RECTIFY BUILDING WORK NUMBER: RN/343

BUILDING CONSENT NUMBER: 94/0170

PROJECT LOCATION	LEGAL DESCRIPTION
STREET ADDRESS: 19 Moreland Avenue HAMILTON	LOT 7 DPS 57718

1. Burnt roof trusses to be inspected by manufacturers.
2. Roof framing and trusses to be inspected by Hamilton City Council prior to re-roofing.
3. PVC water piping to be replaced.
4. Hot water pipe to be re-insulated.
5. Check terminal vent and or hunter values for damage.

SIGNED FOR AND ON BEHALF OF COUNCIL:

D R Holcroft
.....

DATE: 3 June 1994

NAME: D R HOLCROFT

POSITION: AREA BUILDING INSPECTOR

BUILDING CONSENT NO: 94/0170

Project Information Memorandum No:

Section 35, Building Act 1991

ISSUED BY

HAMILTON CITY COUNCIL

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: MR B JAMES Mailing Address: 20 MCCRAKEN AVENUE HAMILTON	All <input type="checkbox"/> Stage No x of an intended stages of: New Building <input type="checkbox"/> Alteration <input type="checkbox"/>
PROJECT LOCATION	Intended Use(s) (in detail): DWELLING Intended Life:
Street Address: 19 MORELAND DR Ave HAMILTON	Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/> Estimated Value: \$ 70,000.00
LEGAL DESCRIPTION	Signed for and on behalf of the Council: Name: <u><i>[Signature]</i></u> Position: _____ Date: <u>4.13.94</u>
Property Number: D0057718007 Valuation Roll Number: 04192-032-54 Lot: 7 DP: S.57718 Section: Block: Survey District:	The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE
COUNCIL CHARGES	

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 the attached _____ pages, headed "Conditions of Building Consent No _____"

March 3, 1994

Mr B James
20 McCracken Avenue
HAMILTON

Dear Sir

RE: BC NO 94/170 DWELLING LOT NO 7 DPS 57718
ADDRESS: 19 MORELAND ~~DRIVE~~ Ave

IN REFERENCE TO THE ABOVE APPLICATION I ADVISE THAT THIS HAS NOW BEEN APPROVED AND UPON RECEIPT OF FEES AND CHARGES ITEMISED ON THE ATTACHED TAX INVOICE, A BUILDING CONSENT WILL BE ISSUED.

Approved consent documents are to be on site at all times during construction.

CONDITIONS:

1. Please note that any deviation from the approved documents is subject to a new Building Consent.
2. A foundation/siting inspection required. Please provide 24 hours notice.
3. A bond beam inspection required. Please provide 24 hours notice.
4. A pre-concrete floor inspection required. Please provide 24 hours notice.
5. A pre-lining inspection required. Please provide 24 hours notice.
6. Please ensure boundary pegs and boundary lines are clearly defined to check siting of building.
7. Boundary measurements are to be taken from the point of building closest to the boundary.
8. Completion inspection required prior to issue of interim or final code compliance certificate. Please make application for inspection on the appropriate form.
9. Inspection of foulwater drains required. Please provide 24 hours notice.
10. Inspection of stormwater drains required. Please provide 24 hours notice.

11. Preline inspection of Plumbing Installation required. Please provide 24 hours notice.
12. Prefloor inspection of Plumbing and Soil Waste system required. Please provide 24 hours notice.
13. All foulwater and stormwater drains to be laid in accordance with Documents E1 and G13 of the Building Code.
14. Please ensure compliance with G12 of the Building Code Hot Water Supplies.

Yours faithfully

R H HARGOOD
CHIEF BUILDING OFFICER

per: 

BUILDING CONSENT ACTION SHEET

Consent No. 94/170
 Log Sheet K13

		W/held	Issue
HEALTH:			<i>CPM</i> <i>14/2/94</i>
Crossing Req'd: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Footpath Type: Size: <u>3.0</u> x <u>5.0</u> Concrete <input checked="" type="checkbox"/> Seal <input type="checkbox"/> Pavements Damage: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N _____ m ² Metal _____ Other _____			<i>MA 15/2</i>
STREETS: Traffic			
TOWN PLANNING: <i>Residential Low</i> Please indicate distance to southern boundary from office area		<i>✓</i> <i>11/2</i>	<i>11/2</i> <i>3/3/94</i>
WATER SUPPLY:			<i>15/2</i>
DRAINAGE:			<i>16/2</i>
PLUMBING & DRAINAGE: <i>XI XII XIII XIV XV XVI</i>			<i>18/2</i>
BUILDING: <u>Withheld</u> Show distance from office/laundry eaves to nearest boundary. ✓ Conditions <u>ii, iii, iv, v, vi, vii, viii, x</u>		<i>SA</i> <i>24/2/94</i>	<i>[Signature]</i> <i>2-3-94</i>



CITY OF HAMILTON

Hamilton City Council, Municipal Offices

TAX INVOICE

G.S.T. Inclusive. Reg. No. 11-174-531

Chr JAMES B

04351000000020925 70.00

94/0170

588904

TOTAL: \$70.00

2-Mar-94 Cash Tendered \$0.00

Cheque Tendered \$70.00

Change \$0.00

DP:27/TT:614

With the Compliments of the Department of Finance

CASH RECEIPTING SECTION

Garden Place, Hamilton. Private Bag 3010

Telephone 838-6699 hpw



CITY OF HAMILTON

Hamilton City Council, Municipal Offices

TAX INVOICE

G.S.T. Inclusive. Reg. No. 11-174-531

JAMES B

Chm JAMES B

013500021000020991	110.00
013500021500020992	105.00

94170

565023

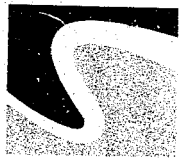
TOTAL:	\$215.00
10-Feb-94 Cash Tendered	\$0.00
Cheque Tendered	\$215.00
Change	\$0.00

CP:24/TT:868

With the Compliments of the Department of Finance

CASH RECEIPTING SECTION

Garden Place, Hamilton. Private Bag 3010
Telephone 838-6699 hpw



CITY OF HAMILTON
PLANNING AND REGULATORY DIVISION

BUILDING CONSENT PLAN REVIEW FEE (BUILDING APPLICATION)

For prompt service always refer to this number when inquiring about your application.

Date	10 / 2 / 94
	94 / 170

APPLICANT Bruce James

PROJECT ADDRESS Moreland Drive
LOT 7

FOR ALL CONSENT ENQUIRIES PLEASE PHONE 838-6444

THIS IS NOT A BUILDING CONSENT

No application for a Building Consent will be processed without official cashiers receipt appearing here:

Plan Review Fee	BLD CON 991	\$	<u>110-00</u>
Structural Check Fee	STRUCT 925	\$	<u>1</u>
Project Info (PIM)	BLD PLC 992	\$	<u>105-00</u>
Microfilming	BLD MIC 925	\$	<u>1</u>
Code Compliance Cert	BLD CON 995	\$	<u>215-00</u>
Total fees Inc GST	Total to Pay	\$	<u>215-00</u>

The GST Content of this invoice is \$ _____

HAMILTON CITY COUNCIL GST No 41 - 174 - 531

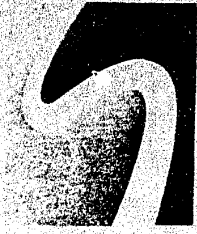
Tax invoice only if accompanied by Official Receipt.

HOW TO USE THIS DOCUMENT:

Pink: Customer's Copy Blue: Permit Copy White: File Copy

Hamilton City Council, Municipal Offices, Garden Place, Private Bag 3010, Hamilton, New Zealand - Phone (07) 838-6699 - Fax (07) 838-6599

DEPOSIT NUMBER



STREET INFORMATION SHEET

This is to be submitted with all new dwellings, garages, commercial/industrial buildings and demolition applications.

CITY OF HAMILTON

SITE ADDRESS: ... 19 Moreland ~~Drive~~ ^{Ave} Pakete

LEGAL DESCRIPTION: LOT ... 7 ... DPS .5.7718

1. TYPE OF FOOTPATH:

Seal Concrete Metal Other

2. FOOTPATH DAMAGE:

No Yes Amount m²

3. IS THERE A FULLY FORMED CROSSING SERVICING EACH AND/OR EACH DWELLING GARAGE AND/OR PARKING AREA AT THIS PROPERTY?:

Yes (must be shown on site plan)

No (please complete a crossing application form)

WHERE A FOOTPATH DAMAGE DEPOSIT IS PAYABLE THE REFUND OR ANY OTHER REPAIR COSTS ARE TO BE PAYABLE/CHARGED TO:

Name: ... Mr. Bruce James

Address: ... 20 McCracken Ave
Hamilton

Signed: *[Signature]* Contact Phone Number: ... 856 6899

For any enquiries regarding vehicle crossings or footpath damage deposits please telephone Andrew Parsons 838-6779. Requests for refunds should be made as soon as possible upon completion of the job to the Streets Division.

RECEIVED
10 FEB 1994
BUILDING

ACORN

BUILDING SUPPLIES

LIMITED

STOCKISTS OF NATIVE & EXOTIC TIMBER, PRECUTS, PRENALS, TRUSSES, ROUNDWOOD, MOULDINGS, BULK HARDWARE, CEMENT, ETC.

Riverlea Road Hamilton
(Next to Bendon)

P.O. Box 11085

Phone 07-856 6789

Fax 07-856 4789

A/H 07-849 4290

4th July 1994

Hamilton City Council
Private Bag
HAMILTON

RECEIVED
7 JUL
HAMILTON CITY COUNCIL

403015

BC. 94/170

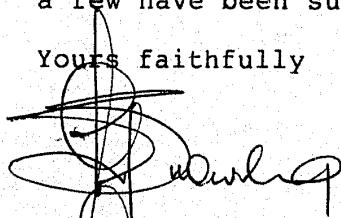
Dear Sir

re: SPEC - Lot 7 ^{19 Ave} Moreland Drive Hamilton
BUILDER - Bruce James 20 McCracken Ave Hamilton

Regarding Fire Damaged Trusses, this is to confirm that we have replaced six Fire damaged Trusses over the garage area.

The balance of the Trusses have been checked and have found that a few have been surface singed only, and are structually sound.

Yours faithfully



G W Snowling
Manager/Director

pryda®

Certificate of Approval

This is to Certify that

Acorn Building Supplies Ltd.

of

Hamilton

has become an accredited PRYDA fabricator, entitled to manufacture timber engineered components in accordance with specifications and drawings supplied by PRYDA (N Z) LTD.

The aforesaid accredited PRYDA fabricator has agreed to comply with the conditions of manufacture as defined by P.R.I.D.A.

PRYDA RESEARCH INSTITUTE
AND DEVELOPMENT ASSOCIATION

Dated this **21st** day of **April '93**

Signed.....*Tim Cass*.....

For PRYDA (N Z) LTD.



Please Photocopy

Wall Bracing Calculation Sheet A

Job Details

box 1

Name Bruce James

Street and Number R Maclean Street Ave

Lot and DP Number lot 7 D/S 67718

City/Town/District Hamilton

Location of Storey: single/upper of two/lower of two

Building height to apex 5.0 m Roof weight light/heavy

Roof height above eaves 2.0 m Cladding weight light/heavy

Stud height 2.4 m Room in roof space Y/N

Average roof pitch 18°

Building length BL = 21.0 m Gross Building

Building width BW = 10.50 m Plan Area, GPA = 220 m²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

Note: For heavy roofs use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

Region: R1 0 Inland 0 Sheltered 0 Gentle 0

R2 1 Coastal 1 Exposed 1 Moderate 1

Extreme 3

Total points 2

Wind zone: Low (0) Very high (3)

Medium (1) Specific Design (4)

High (2)

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Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BU's required Wind

box 4

From Table W1A/W1B

W along = 33 BU's/m

W across = 28 BU's/m

Total wind load,

W ALONG:

W along x BW = 294 BU's

W ACROSS:

W across x BL = 346 BU's

BU's required Earthquake

box 5

From Table EQ1

E = 2.0 BU's/m²

Note: For a room in the roof space use E+1

Total earthquake load,

EQ ALONG and EQ ACROSS:

E x GPA BU's = 440 BU's



BUILDING BOARD

Please Photocopy

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BUs Achieved (BU/m x L)	Rating BU/m	BUs Achieved (BU/m x L)
					W	W	EQ	EQ
A		1	1	2.4	55	132	50	120
		2	2	2.4	75	180	50	120
		3	2	2.4	75	180	50	120
B		4	2	2.4	75	180	50	120
		5	2	2.0	75	150	50	100
C		6	2	2.4	75	180	50	120
		7	2	2.4	75	180	50	120
		8	2	2.4	75	180	50	120
D		9	1	2.4	55	132	30	120
		10	1	2.4	55	132	50	120
E								

Totals Achieved		W	1626	EQ	1180
From Sheet A Totals Required		W	2964	EQ	440
Wreq/EQreq =					

*If Wreq/EQreq is 1 or less complete EQ column only
 If Wreq/EQreq is 1.5 or more complete W column only
 Otherwise complete both W and EQ

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BUs Achieved (BU/m x L)	Rating BU/m	BUs Achieved (BU/m x L)
					W	W	EQ	EQ
M		11	B24	0.0	100	99.1	255	76.5
		12	1	2.4	55	132	50	120
		13	1	2.4	55	132	50	120
N		14	2	2.4	75	180	50	120
		15	2	2.4	75	180	50	120
		16	2	2.4	75	180	50	120
O		17	1	2.4	55	132	50	120
		18	1	2.4	55	132	50	120
		19	1	2.4	55	132	50	120
P								
Q								

Totals Achieved		W	1249	EQ	1036.5
From Sheet A Totals Required		W	3616	EQ	610
Wreq/EQreq =					

RECEIVED
 10 FEB 1994
 BUILDING

PROJECT INFORMATION MEMORANDUM NO:

94/0170

Section 31, Building Act 1991

ISSUED BY

HAMILTON CITY COUNCIL

(Insert a cross in each applicable box. Attach relevant documents.)

<p>APPLICANT</p> <p>Name: MR B JAMES</p> <p>Mailing Address: 20 MCCRAKEN AVENUE HAMILTON</p>	<p>PROJECT</p> <p>New or Relocated Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/></p> <p>Intended Use(s) (in detail): DWELLING</p> <p>Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Specified as _____ years</p>
<p>PROJECT LOCATION</p> <p>Street Address: 19 MORELAND DR HAMILTON</p>	<p>This is:</p> <p><input checked="" type="checkbox"/> 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.</p> <p>Not yet applied for <input type="checkbox"/></p> <p>No: attached <input type="checkbox"/></p> <p><input type="checkbox"/> Notification that other authorisations must be obtained before a building consent will be issued.</p> <p><input type="checkbox"/> Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.</p>
<p>LEGAL DESCRIPTION</p> <p>Property Number: D0057718007 Valuation Roll Number: 04192-032-54 Lot: 7 DP: S. 57718 Section: _____ Block: Survey District:</p>	
<p>COUNCIL CHARGES</p> <p>The Council's total charges payable on the uplifting of this project information memorandum, in accordance with the tax invoice are \$ 0.00</p> <p>ALL FEES ARE G.S.T. INCLUSIVE</p>	

This project information memorandum includes (cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings):

- Information identifying relevant special features of the land concerned.
- Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- Details of relevant utility systems.
- Details of authorisations which have been granted.
- Details of authorisations which must be obtained before a building consent will be issued.
- Details of authorisations which have been refused.

Signed for and on behalf of the Council:

Name: L. L. Hughes

Position: Mayor

Date: 25/2/94

25 February 1994

COPY

Mr B James
20 McCracken Avenue
HAMILTON

Dear Sir

RE: PROJECT INFORMATION MEMORANDUM NO.94/0170 - FOR A DWELLING AT 19 MORELAND DRIVE, HAMILTON

The information from various council departments is as listed below

1. **Town Planning**

Log Sheet K13. Lot 7 DPS.57718.

Zone - Residential Low.

Please indicate distance from southern boundary to office area. This is to ensure that building does not encroach in to the 1.5m side yard.

2. **Health**

- To comply with the Housing Improvement Regulations 1947.

3. **Building**

- Soil conditions vary. Solid bearing may be found approximately 1 - 1.2m below ground level. Refer to Engineers Soil Report.

NOTE - The Project Information Memorandum lapses if a Building Consent for the work concerned has not been issued within **24 months** after the date of the issue of the Project Information Memorandum.

Yours faithfully
R H HARGOOD
CHIEF BUILDING OFFICER

per: 

P I M ACTION SHEET

P I M No. 941 170

Contact Bruce James

Postal Address 20 McCracken Ave Project Location 19 Moreland Drive

Description of Work Dwelling

Intended Life _____ Legal Description 7/ 57718 Date _____

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HEALTH:

BUILDING

H11

AKM
14/2/94

STREETS:

Pavements

10/1/92

STREETS:

Traffic

TOWN

PLANNING:

11/2

WATER

SUPPLY:

15/2

DRAINAGE:

16/2

PLUMBING

&

DRAINAGE:

18/2

BUILDING:

soil conditions vary. Solid bearing
may be found approx. 1.0-1.2 m below
ground level. Refer to engineers soil report

SD
24/2/94

STRUCTURAL:

no info. held

22/2

OTHER:

CITY PLANNING

PROJECT INFORMATION MEMORANDUM (PIM)

(Building Act 1991)

PIM N° : 94/170 Date Received : 11 Feb 94
Map N° : K13

Applicant B. James
Proposal Dwelling
Site Address ~~27~~ 19 Moreland

1. Zone: Residential Low

2. Activity - Type	Planning application	File N°.
Permitted	Not required	
Controlled	Approved / Required	
Discretionary	Approved / Required	
Non-Complying	Approved / Required	
Prohibited	Cannot be granted	

3. Comments:
Please indicate distance from southern boundary to
office area. This is to ensure that building does
not encroach in to the 1.5 metre side yard
.....
.....
.....
.....
.....

4. Minimum N° of required parking spaces:
5. Please note that if any non-compliance that has been noted in this PIM is not corrected in the building consent application an Abatement Notice under the Resource Management Act 1991 will be issued.

CITY PLANNING

Date: 11 Feb 94

Per: ✓