RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

Building Consent File Complete - Checklist

Item Checked	Y	N	NA	Comments	File Type
Application Form and Acceptance Checklist	Y	N	NA	PIM/BC Number: 080704.	H
Building Consent and Conditions	Y	N	NA		H S
PIM	Y	N	NA		H S
Resource Consent	Y	N	NA		S
Amendments	Y	N	NA		H S
Plans	Y	N	NA		H
Specifications	Y	N	NA		H
Drainage plan	Y	N	NA		H
2nd Hand Dwelling Relocate Report and signed Confrimation	Y	N	NA		H
Bracing / Engineering Calcs	Y	N	NA		H
Producer Statements	Y	N	NA	Mitek PSI Design.	H
Specified Systems Information	Y	N	NA		H
Processing Checklist	Y	N	NA		H
Other Checklists (Please Note)	Y	N	NA		H
Requests for Additional Information	Y	N	NA		H S
Records of all correspondence (emails, letters, phonecalls)	Y	N	NA		H S
Memorandum from NZFS	Y	N	NA		H
Form 4A (Section 37)	Y	N	NA		H S
Approval from NZHPT	Y	N	NA		H
Development Contributions	Y	N	NA		
Inspection Records	Y	N	NA		H S
Truss Layout	Y	N	NA		H
Photos	Y	N	NA		H
Geotech Report	Y	N	NA		H
Notice to Fix	Y	N	NA		H S
Compliance Schedule	Y	N	NA	Refer CS:	H S
Compliance Schedule Statement	Y	N	NA	Refer CS:	S
Certificate of Public Use	Y	N	NA		H S
Copy of Complaints Received	Y	N	NA		H S
CCC Application	Y	N	NA		H S
CCC Checklist	Y	N	NA		H S
Code Compliance Certificate	Y	N	NA		H S
Drainage Asbuilt	Y	N	NA	Glen Bowmar	H
Electrical Certificate of Compliance	Y	N	NA	3390172	H
Gas Certificate	Y	N	NA		H
Other (Please State)	Y	N	NA		H
Comments:					

Checked & Approved by: Date: 22/6/11

Circle if applicable Y = Yes on file N = Not on file NA = Not applicable to this file

Note: If 'N, Not on file' is used, reasons need to be added to the comments box

H = Hard Copy - Information found on paper file. S = Soft Copy - Information available on NCS system

Once file is completed, file is sent for scanning. All information available as hard and soft copy.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT COUNCIL

PIM And Building Consent Application

(The Building Act 2004)

Applicant Details: | **BC No:** 080704

1 The Owner

Name of Owner: PETER LINNELL

Contact Person: PETER

Postal Address: 542 ONERIRI ROAD · KAIWAKA.

Street Address/Registered Office:

Phone No: 431 2600 Fax No:

Mobile No: 021 0588503

Email :

The following evidence of ownership is attached to this application : *(If property has been recently sold a copy of Sale and Purchase Agreement is required)*

2 The Agent

Name of Agent: ~~Glant Scrim~~ GLANT.

Contact Person:

Postal Address: 12 MAUKATI COTO KAIWAKA

RECEIVED 12 SEP 2008 Kaipara District Council

Street Address/Registered Office:

Phone No: 09-431-8044 Fax No: 09-431-8046

Mobile No:

Email: Gailgrant@xtra.co.nz

Relationship to Owner:

First Point of Contact for Communications/Fees/Refunds to:

☐ The Owner ☑ The Agent

3 The Project (What is the work to be done)

Description of the building work:

Will the work result in a change of use of the building:

☑ Yes ☐ No

If YES please state new use and provide details:

TURN FARM BUILDING INTO DWELLING

List Building Consents previously issued for this project (if any): # 050793.

Floor area (proposed work - square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building		96m²		
Accessory Buildings		32.4m².		128m².

4 Building Details: (Where work to be done)

Valuation Roll No : 0120005411

Legal Description: LOT 6. 371726

Street Address of Building: 542. ONERIRI RD. KAIWAKA.

Location of Building within site/block number (include nearest street access):

Building Name:

Number of Levels:

Level/Unit No:

Certificate of Title No : NA 129C/476.

Area of Site (m²/ha) : 2.1055 ha.

Current, lawfully established use (if applicable) : FARM BUILDING / DWELLING.

Year first constructed (if applicable) : 7

5 Nature Of Consent

☐ New building - exclude domestic garages and domestic outbuildings

☐ Foundations only

☑ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances

☑ Domestic garages and domestic outbuildings

Intended Life: Indefinite, but not less than 50 yrs ☑ OR Specified as ..... yrs

Demolition ☐

Being stage ..... of an intended ..... stages

6 Value Of Work And Fees (GST Incl)

Main buildings	$12,000:00
Accessory buildings	$6,800:00
Plumbing & Drainage	$8,000:00 est
Total Value of Work	$26,800
Office Use Only	
PIM	$50.00
Building Consent	$746.00
BRANZ Levy	$26.00
DBH Levy	$51.22
Certificate of Acceptance	$
TOTAL	$873.22

Receipt No: 559778

Date: 24/9/08

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

7 Tick box A to D below, as appropriate :

- ☐ A Application is for a Project Information Memorandum (PIM)
- ☑ B Application is for Building Consent (BC) only, in accordance with PIM No : .....
- ☐ C Application is for Building Consent (BC) and Project Information Memorandum (PIM)
- ☑ D Application is for a Certificate of Acceptance (COA)
- ☐ E Amendment to Building Consent No: .....

8 Confidentiality (Plans and Specifications):

I/We require the following to be treated as confidential (proof of reasons for confidentiality will be required and will only be accepted if legally valid)

- ☐ Plans (please specify which plans i.e. Floor Plans etc.,) : .....
- ☐ Specifications
- ☐ I/We require that **all details** of this application remain confidential as required by a Council directive applied for, or already issued, in relation to a protection order currently in force under The Domestic Violence Act 1995.

9 Vehicle Crossing Required

Is this application linked to a vehicle crossing application? N/A

YES/NO If 'YES', Application No : .....

(If 'YES' please include Vehicle Crossing Application)

10 Public Utility Connections Required

Is this application subject to a utility connection application? N/A

(Drainage, Water Connection or Water Meter Installation)

- ☐ YES - Application No: N/A.
- ☐ NO - Existing connections in place

11 Historic Places Trust

- ☐ The property is a registered historic place, historic area or wāhi tapu area
- ☐ A PIM has already been issued for this project - PIM No : .....

If your property has an archaeological or historic site, you need to consult with the Historic Places Trust in regards to your project for review and approval prior to your project commencing

12 Fire Service Design Unit (3 copies - 4 where fire report required, 1 set to be A3)

Section 47 of The Building Act 2004, requires certain projects as specified by notice in the NZ Gazette to be reviewed by the New Zealand Fire Service, which may require a Memorandum, setting out advice on issues such as **'means of escape from fire'** and **'water supply for fire fighting'**. Not required when Fire Design Report shows compliance with the 'C' Documents of the New Zealand Building Code. N/A

13 Compliance Schedule (where applicable – Complete Part E)

A Compliance Schedule is required for buildings with specified systems. This does **NOT** apply to single storey, residential property apart from when serviced by a cable car (lift).

14 Certificate of Acceptance

Is this application in relation to obtaining a Certificate of Acceptance (Section 96 Building Act 2004) ?

☑ Yes ☐ No If yes, please provide details below:

Description of Building work - TURN ARM BUILDING EX ARMY - ARMORY INTO DWELLING.

Date work carried out - .....

Personnel who carried out work – Please list over page in PART D: KEY PERSONNEL

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Part B: Project Details

Project Information Memorandum (Complete this part only when applying for a PIM)

The project involves the following matters. Tick each applicable box and attach relevant information in **triplicate** for residential and **four copies** for Commercial Industrial or Multi-Storey. **Always include one set A3 size.**

- ☑ (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, inundations, and hazardous contaminants on or near the site, land contours.
- ☑ (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).
- N/A (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.
- N/A (g) New connections to public utilities i.e. water supply, stormwater system, wastewater system.
- N/A (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.
- N/A (i) Details of any cultural or heritage significance of the building or building site, including whether it is on a marae or wahi tapu.
- N/A (j) Copy of/or reference to, any resource consent or planning approval (including subdivision) for this project.
- N/A (k) Details of volume of proposed excavations; include volumes for site preparation, basement and driveway.

Part C: Building Details

Complete this part only when applying for a Building Consent

This application is accompanied by: (tick each applicable box, attach relevant documents in **triplicate** (one of which must be A3 size) for residential and **four copies** (one of which must be A3 size) for Commercial, Industrial or Multi-Storey).

- ☑ 1 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:
- ☐ 2 Building Certificates.
- ☐ 3 Producer Statements (including TP 58 Effluent Design), and any alternative solutions.
- ☐ 4 References to product certification issued by the Department of Building and Housing (DBH).
- ☐ 5 References to determinations issued by the Department of Building and Housing (DBH).

For details on drawings and specifications etc, see checklist form. If applying for PIM and Building Consent together, then plans for PART B (a) can be included in PART C (1).
If a PIM has already been applied for then include a copy of any relevant authorisations (eg Resource Consents) with this application.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Part D : Key Personnel

From 30 November 2009, the Building Act 2004 requires all restricted building work to be carried out or supervised by a Licensed Building Practitioner. After this date, applications for consent can only be accepted where a Licensed Building Practitioner has been engaged and the registration number shown in the appropriate area below.

Designer

Name : GRANT RICES DESIGNS Reg No : ..... Phone No: 09-431-8044.

Address : 12 WHAKA ST. MANGAWHAI

Mobile No : ..... Email: .....

Builder (Licensed Building Practitioner From 30/11/2009)

Name : ..... Reg No : ..... Phone No: : .....

Address : .....

Mobile No : ..... Email: .....

Registered Drainlayer

Name : ..... Reg No : ..... Phone No: : .....

Address : .....

Mobile No : ..... Email: .....

Registered Plumber

Name : ..... Reg No : ..... Phone No: : .....

Address : .....

Mobile No : ..... Email: .....

Registered Electrician

Name : ..... Reg No : ..... Phone No: : .....

Address : .....

Mobile No : ..... Email: .....

Registered Gas Fitter

Name : ..... Reg No : ..... Phone No: : .....

Address : .....

Mobile No : ..... Email: .....

Other

Name : ..... Reg No : ..... Phone No: : .....

Address : .....

Mobile No : ..... Email: .....

Other

Name : ..... Reg No : ..... Phone No: : .....

Address : .....

Mobile No : ..... Email: .....

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Building Consent Application Checklist/Design Review

(To Be Completed By Applicant/Designer)

Return this completed checklist with your application.

Include all information and documents requested.

This will ensure your consent is processed in the quickest possible time.

Name: KINNELL	**Date:** 22/9/08
Address: 542 ONERIRI ROAD KAIWAKA.	

Application Type				**Application Number**			
New building	YES	NO	N/A	Certificate of title	(YES)	NO	
Alterations	(YES)	NO	N/A	Legal description checked	(YES)	NO	
Additions	YES	NO	N/A	Street address	(YES)	NO	
Demolition	YES	NO	N/A	Name of building			
Relocation	YES	NO	N/A	Floor level	(YES)	NO	N/A
Change of use	(YES)	NO	N/A	Current lawful use			
Stage of	YES	NO	N/A	Building history - listed ?	(YES)	NO	N/A
Building Classification				Intended life NOT LESS THAN 50 YEARS.			
Housing							
Detached	(YES)	NO	N/A	**Floor Area**			
Multi-unit	YES	NO	(N/A)	Ground floor	96.		M^2
Group dwelling	YES	NO	(N/A)	Basement			M^2
Outbuildings				1st floor			M^2
Garage, barn, shed	(YES)	NO	N/A	2nd floor			M^2
Swimming pool	YES	NO	(N/A)	Outbuildings	32.4.		M^2
Glasshouse, pergola, other	YES	NO	(N/A)	Decks/balconies			M^2
Ancillary				Other			M^2
Bridge, Outdoor fire, retaining wall	YES	NO	(N/A)	TOTAL	128.4.		M^2
Office Use:				**Contact Details, Address, Phone, Etc**			
				Owner's details	(YES)	NO	N/A
				Agent's details	(YES)	NO	N/A
				Designer's details	(YES)	NO	N/A
				Engineer's details	(YES)	NO	N/A
				Builder details	YES	NO	(N/A)
				Electrician details	YES	NO	(N/A)
				Plumber details	YES	NO	(N/A)
				Drainlayer details	YES	NO	(N/A)
				Means of compliance (as per application form)	YES	NO	N/A

Wind zone	Low	Med	High	(Very high)	Spec. Des	Corrosion zone	1	Earthquake region	C

Full Description Of Building Work

TO CHANGE EXISTING FARM BUILDING INTO DWELLING.
3x BEDROOMS. | BATH | LAUNDRY | KITCHEN | ADD A NEW GARAGE.
SPECIAL CONSIDERATIONS: THIS BUILDING WAS A OLD ARMOURY. - PLATE STEEL IN EXTERIOR WALLS.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Provide Details Of Any Reports Submitted And Issue Date:

Plans		Site plan			
Number of sets supplied		1:100 1:200 or 1:500	YES	NO	N/A
Specifications		Legal description	YES	NO	N/A
Number of sets supplied	3 (2+1 PV)	Site area	YES	NO	N/A
Bracing Calculations		Private drainage	YES	NO	N/A
Subfloor/ Deck		Public drainage showing depth of drains, manholes etc.	YES	NO	N/A
Wall (per floor)	YES	Dimensions – 3 minimum	YES	NO	N/A
Structural Engineering		Existing and proposed buildings	YES	NO	N/A
Number of sets supplied		North point	YES	NO	N/A
Beam layout plan	YES NO N/A	Contours, datum	YES	NO	N/A
Connection details	YES NO N/A	Finished floor level	YES	NO	N/A
Producer statement	YES NO N/A	Retaining walls	YES	NO	N/A
Geotechnical Engineering		Extent of cut and fill	YES	NO	N/A
Number of sets supplied		Site coverage	YES	NO	N/A
Site plan	YES NO N/A	Parking and vehicle access	YES	NO	N/A
Soils analysis/report ON BC#	YES NO N/A	Protected trees	YES	NO	N/A
Producer statement 050793	YES NO N/A	HWC (gas)	YES	NO	N/A
Drainage Report		Water meter (if applicable)	YES	NO	N/A
Who	YES NO N/A	Natural water course	YES	NO	N/A
Soil Analysis	YES NO N/A	Site Drainage away from house to suitable path	YES	NO	N/A
System/Design recommended under	YES NO N/A	Ponding	YES	NO	N/A
E2 Risk Matrix – 1 per face/elevation		**Floor Plan**			
• North	YES NO N/A	Room use denoted	YES	NO	N/A
• South	YES NO N/A	Window size and position	YES	NO	N/A
• East	YES NO N/A	Fixtures and fittings	YES	NO	N/A
• West	YES NO N/A	Solid fuel heating	YES	NO	N/A
Cross-Sections		HWC	YES	NO	N/A
Minimum of one along the length	YES NO N/A	Wall bracing - height, position, type	YES	NO	N/A
Minimum of one across the width	YES NO N/A	Lintels	YES	NO	N/A
Details to include		Door/window size and position	YES	NO	N/A
Fixings	YES NO N/A	**Foundation Plan**			
Footing size	YES NO N/A	**Timber Floor And Fixings**			
Subfloor ventilation and insulation	YES NO N/A	Pile size, centres, treatment	YES	NO	N/A
Foundations steel – size and centres	YES NO N/A	Fixings	YES	NO	N/A
Wall insulation	YES NO N/A	Footing size IN EXISTING	YES	NO	N/A
Wall framing - sizes, centres, treatment, height	YES NO N/A	Bracing layout, type and position BC# 050793	YES	NO	N/A
Masonry and slab	YES NO N/A	Joists and bearers	YES	NO	N/A
Cladding	YES NO N/A	**Concrete floor**			
Cavity and battens	YES NO N/A	Dimensions, bays, mesh size, plumbing fixtures, point load pads, slab thickenings,	YES	NO	N/A
Building paper	YES NO N/A	Specific design (raft)	YES	NO	N/A
Stairs - tread, rise, pitch, height	YES NO N/A	**Roof Framing Plan**			
Decks and balconies EXISTING	YES NO N/A	**Pitched roof**	YES	NO	N/A

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Linings and finishes	YES	NO	N/A	Ridge beam, rafters, purlins, building paper, insulation	YES	NO	N/A
Ceiling insulation	YES	NO	N/A	Eaves	YES	NO	N/A
				Pergola EXISTING	YES	NO	N/A
Electrical Plan				Fixings	YES	NO	N/A
Smoke detectors	YES	NO	N/A	**Trussed Roof**	YES	NO	N/A
Mechanical light and ventilation	YES	NO	N/A	Truss type EXISTING FINK TRUSS	YES	NO	N/A
Elevations				Point loads identified	YES	NO	N/A
• North	YES	NO	N/A	Roof bracing	YES	NO	N/A
• South	YES	NO	N/A	Fixings	YES	NO	N/A
• East	YES	NO	N/A	**Weathertightness - Flashing Details**			
• West	YES	NO	N/A	Windows	YES	NO	N/A
Wall cladding	YES	NO	N/A	Balconies	YES	NO	N/A
Roof cladding	YES	NO	N/A	Parapets	YES	NO	N/A
Finished floor levels	YES	NO	N/A	Decks	YES	NO	N/A
Height in relation to boundary	YES	NO	N/A	Roof and wall junctions	YES	NO	N/A
Maximum building height	YES	NO	N/A	More than one cladding	YES	NO	N/A
Deck Construction				Pergola	YES	NO	N/A
Foundation plan	YES	NO	N/A	Other penetrations	YES	NO	N/A
Pile size, centers. treatment	YES	NO	N/A	**Solid Fuel Heating**			
Bearer size, span, treatment	YES	NO	N/A	Specifications	YES	NO	N/A
Joist size, centers, treatment IA BC# 050795	YES	NO	N/A	Construction details	YES	NO	N/A
Detail at junction of house	YES	NO	N/A	Floor plan	YES	NO	N/A
Fixings	YES	NO	N/A	Energy source	YES	NO	N/A
Fencing Of Swimming Pools				**Outbuildings**			
Pool construction details	YES	NO	N/A	Foundation plan	YES	NO	N/A
Pool specification	YES	NO	N/A	Cross-section	YES	NO	N/A
In-ground or above-ground	YES	NO	N/A	Wall bracing	YES	NO	N/A
Fencing and gate plan	YES	NO	N/A	Roof framing	YES	NO	N/A
Fencing/construction details	YES	NO	N/A	Elevations	YES	NO	N/A
Floor plan if house forms fencing	YES	NO	N/A	Drainage	YES	NO	N/A
Backflow	YES	NO	N/A	Engineer design 3604.	YES	NO	N/A

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Means Of Compliance Checklist

(To Be Completed By Applicant/Designer)

Please circle all parts of New Zealand Building Code that your project complies with.

If using a verified method or have gained a waiver, please provide verification method or waiver certificate.

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state mean of inspection. Note PS4 or certification may be required) For Office Use Only .		
B1 Structure	B1/AS2	NZS 3604	NZS 4203	☐Council	☐Consultant	☐Othe
	NZS 4229					
B2 Durability	B2/AS1	NZS 3101	NZS 3602	☐Council	☐Consultant	☐Othe
	NZS 3604					
C1-C2-C3-C4 Fire	C1/AS1	C2/AS1	C3/AS1	☐Council	☐Consultant	☐Othe
	C4/AS1					
D1 Access routes	D1/AS1	NZS 4121		☐Council	☐Consultant	☐Othe
D2 Mechanical installations for access	D2/AS1	NZS 4322	EN/81	☐Council	☐Consultant	☐Othe
	EN/115					
E1 Surface water	E2/AS1	AS/NZS 3500		☐Council	☐Consultant	☐Othe
E2 External moisture	E2/AS1	SPECIFIC DESIGN		☐Council	☐Consultant	☐Othe
E3 Internal moisture	E3/AS1	COUNCIL STANDARDS		☐Council	☐Consultant	☐Othe
F1 Hazardous agents on site	F1/AS1			☐Council	☐Consultant	☐Othe
F2 Hazardous building materials	F2/AS1	NZS 4233		☐Council	☐Consultant	☐Othe
F3 Hazardous substances	F3/AS1			☐Council	☐Consultant	☐Othe
F4 Safety from falling	F4/AS1	FENCING OF SWIMMING POOLS ACT		☐Council	☐Consultant	☐Othe
F5 Construction and demolition hazards	F5/AS1			☐Council	☐Consultant	☐Othe
F6 Lighting for emergency	F6/AS1			☐Council	☐Consultant	☐Other
F7 Warning systems	F7/AS1	NZS 4512	NZS 4515	☐Council	☐Consultant	☐Othe
	AS/NZS 1668					
F8 Signs	F8/AS1			☐Council	☐Consultant	☐Other
G1 Personal hygiene	G1/AS1			☐Council	☐Consultant	☐Othe
G2 Laundering	G2/AS1			☐Council	☐Consultant	☐Other
G3 Food preparation and prevention from contamination	G3/AS1			☐Council	☐Consultant	☐Other
G4 Ventilation	G4/AS1	AS 1668.2		☐Council	☐Consultant	☐Other

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
G5 Interior environment	G5/AS1			☐Council	☐Consultant	☐Other
G6 Airborne and impact sound	G6/AS1			☐Council	☐Consultant	☐Other
G7 Natural light	G7/AS1			☐Council	☐Consultant	☐Other
G8 Artificial light	G8/AS1	NZS 6703		☐Council	☐Consultant	☐Other
G9 Electricity	G9/AS1			Energy works certificate		
G10 Piped services	G10/AS1	NZS 5261		Energy works certificate		
G11 Gas as an energy source	G11/AS1			Energy works certificate		
G12 Water supplies	G12/AS1	AS/NZS 3500.2	AS/NZS 3500.5	☐Council	☐Consultant	☐Other
G13 Foul water	G13/AS1	AS/NZS 3500.2	BS 5572	☐Council	☐Consultant	☐Other
G14 Industrial liquid waste	G14/AS1			☐Council	☐Consultant	☐Other
G15 Solid waste	G15/AS1			☐Council	☐Consultant	☐Other
H1 Energy efficiency	H1/AS1 NZS 4214	NZS 4218	NZS 4243	☐Council	☐Consultant	☐Other

Waiver or modification								
	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

Alternative solution								
	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Kaipara District Council

Dargaville

Hours	8.00 am to 5.00 pm
	9.30 am to 5.00 pm (Tuesday)
Telephone	0800 727 059
Postal Address	Private Bag 1001
	Dargaville

Kaiwaka

Hours	8.30 am to 4.30 pm
	8.30 am to 4.30 pm (Saturday)
Telephone	0800 100 388
Postal Address	State Highway 1
	Kaiwaka

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Part E: Compliance Schedule Details

E1 : Systems Necessitating a Compliance Schedule :

The building will contain the following (tick each box and attach proposed inspection, maintenance and reporting procedures).

Note : The building consent cannot be issued unless all specified systems are included.

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and 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.
- ☐ 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 units for providing access to the exterior and interior walls of buildings.
- ☐ 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.

E2 : Other Systems and Features to be Included in the Compliance Schedule :

The building will contain the following : (Tick each applicable box and attach proposed inspection, maintenance and reporting procedures).

- ☐ Means of escape from fire.
- ☐ Safety Barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Schedule 2 of the Building Act 2004.
- ☐ Hand held hoses for fire fighting.
- ☐ Such signs as are required by the New Zealand Building Code or Schedule 2 of the Building Act 2004.

Application

- ☐ I have read the guidance notes and the information I have supplied with this application is true and complete to the best of my knowledge.
- ☐ I have completed the attached checklists

I request that you issue a (please tick):

- ☐ Project Information Memorandum
- ☑ Building Consent
- ☑ Certificate of Acceptance

for the building work described in this application

Signed by / for and on behalf of / the owner

Note : If acting for and on behalf of, please read the following declaration prior to signing

"I hereby declare that I am authorised to act as Agent of the Applicant"

Signature : ..... **Name :** Grant Fries

Date : 22/9/08 .

Please Note :

Council is unable to accept your application as being lodged until all details and relevant information are provided and the application is signed and the processing fee paid. Fees for your application will be assessed by the Customer Services Section on application. Further fees may be incurred after the Building Consent is issued.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Application Acceptance Checklist

KAIPARA DISTRICT COUNCIL

*For Council Use Only

Name Of Applicant LINNELL BC 080704

Received By GLENIS Date Stamp 23 SEP 2008 KAIWAKA Kaipara District Council

Office Received ☑ Kaiwaka ☐ Dargaville

Received ☑ In Person ☐ By Mail ☐ By Courier ☐ By Email ☐ Other

☑ Print off **'General Property Information'** to confirm legal description of property.

☒ Certificate of Title provided or other evidence of ownership.
Incorrect Title - Correct one will be mailed.

☑ Check that **all** sections (1 – 14) of the application have been filled in and the application has been signed and dated.

☑ Check that all relevant details (plans, calc and specs) for Part B (PIM) and Part C (Building Consent) are provided.

☑ Check all **contractors** have been listed in Part D (Key Personnel).

☑ Check that Part E (Compliance Schedule Details) is completed.

☑ Is the **Building Consent Application Checklist** completed?

☑ Is the **Means of Compliance Checklist** completed?

☐ ~~Are any other application forms~~ required, ie

- ☐ Vehicle Crossing
- ☐ Fire Service Design
- ☐ Rapid Application
- ☐ Application for Reticulated Services

Payment Method ☐ Cash ☐ Eftpos ☑ Cheque ☐ Direct Credit

Fees: $873.22.

Receipt Number 559778

Date 23/9/08.

Received By GLENIS

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Kaipara te Oranganui · Two Oceans Two Harbours

Application Acceptance Checklist

KAIPARA DISTRICT COUNC

Building Consent Processing Time

A building consent authority has 20 working days from the date the application for a building consent was received to decide whether to refuse or grant the application.

Further Information: A building consent authority may request more information in respect of the application within 20 working days from the date the application was received. If a request is made, the 20 working day period is suspended until the building consent authority receives this information.

The Building Consent

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 month after the date of issue of the building consent, unless the owner has gained approval from the building consent authority to extend the time required.

Inspections

Most projects require between 1 and 8 inspections. Additional inspections will be charged as required. Refer to Fees and Charges booklet.

Please phone council 48 hours ahead to book an inspection, and provide the following details: owners name, site address, building consent number, contact phone number and type of inspection required. The building consent documentation pack should be kept on the building site and be available at all times. Copies of the inspection details will be left onsite. They will state what work needs to be completed and re-inspected before work can progress, or that the completed work has passed inspection and work may continue to the next stage.

Code Compliance Certificate

The building consent authority must decide within 24 months from the building consent being granted, whether to issue the code compliance certificate. Once again, the owner can also apply for an extension of time if required.

The owner must apply for a Code Compliance Certificate after all work set out in the building consent approval has been completed.

The following documentation should be submitted with the application for the code compliance certificate, (if they have not already been presented):

- any certificates relating to any gas fitting or prescribed electrical work (energy work)
- As Built plans for plumbing and drainage
- a complete list of all personnel who undertook work, including registration numbers if applicable.
- certificates relating to specific design (ie trusses, beams outside of NZS3604)
- installers certificates (ie fire places)

If the owner does not supply the requested information it may not be possible to issue a code compliance certificate.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

FILE COPY

Tax Invoice

P Linnell
C/- Garant Frires Designs
12 Whaka Street
Maungaturoto

GST Reg No.	52-237-122
Date	24/09/08
Customer No:	BC080704
Invoice Number	23061

080704 : 542 ONERIRI ROAD, KAIWAKA
Housing-detached-dwelling
Owner: P Linnell

Qty	Description	Rate	Amount	
	Building Consent Fee		746.00	*
	PIM Fee		50.00	*
	BRANZ Fee		26.00	OG
	DBH Levy		51.22	OG
		BEFORE GST	**784.77**	
		(* Includes GST) GST	88.45	
		Total incl. GST	**$873.22**	
		LESS DEPOSIT PAID	873.22CR	
		Net Due	**$0.00**	

Remittance Advice

Please use this remittance when making your payment and make cheques payable to Kaipara District Council.

P Linnell
C/- Garant Frires Designs
12 Whaka Street
Maungaturoto

Customer Number	BC080704
Invoice Date	24/09/08
Invoice Number	23061
Amount Due	**$0.00**

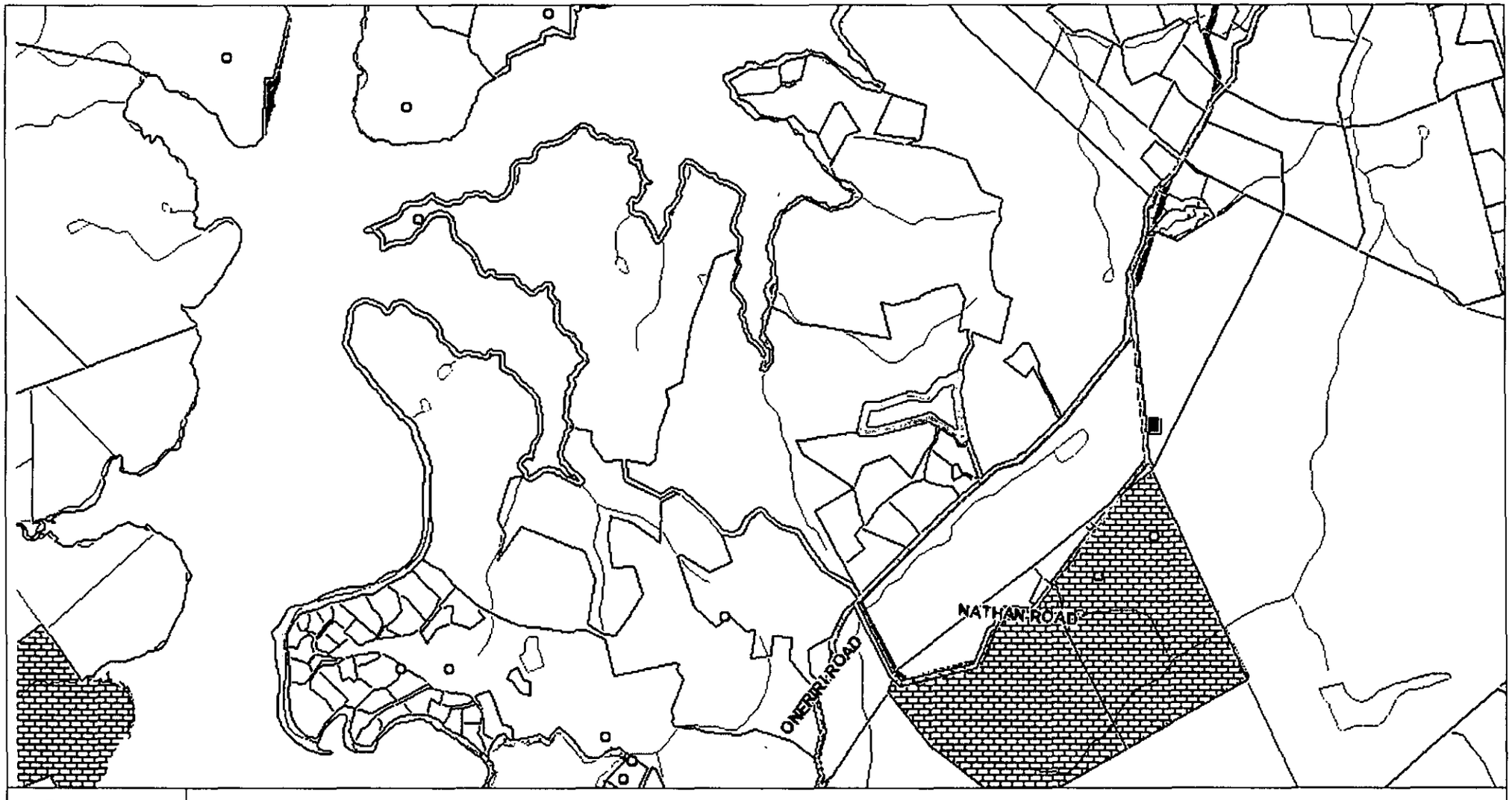
KAIPInvoice Feb 04

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

OTAX INVOICE RECEIPT (GST NO. 52-237-122)
Received with thanks by 8/15

24-09-08 10:11 Receipt no.559778

COPY *COPY* *COPY*
DR BC080704
INV NO 23061/LINNELL 873.22-
P Linnell::C/- Garant Frires Designs:12
CQ ASB WELLSFORD
P Linnell 873.22



KAIPARA DISTRICT

0120005411 542 ONERIRI ROAD, KAIWAKA LOT 6 DP 371726 Linnell Peter Ashley Sinclair

N

The information displayed has been taken from Kaipara District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed.

Position of property boundaries is INDICATIVE only and must NOT be used for legal purposes. All services data should be verified before commencing work. Digital cadastral data supplied by Critchlow Associates Ltd. Sourced from Land Information New Zealand data. Crown Copyright Reserved.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General of Land

Identifier	**290080**
Land Registration District	**North Auckland**
Date Issued	02 November 2006

Prior References
NA108A/669 NA129C/476

Estate	Fee Simple
Area	2.1055 hectares more or less
Legal Description	Lot 1 Deposited Plan 371726

Proprietors
Peter Ashley Sinclair Linnell

Interests

C590433.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 19.4.1994 at 11.01 am (Affects part formerly CTNA129C/476)

Subject to rights of way and rights to transmit electricity and telecommunications over parts marked G and H DP 371726 specified in Easement Certificate D066714.4 - 12.11.1996 at 2.43 pm

The easements specified in Easement Certificate D066714.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to transmit electricity specified in Easement Certificate D066714.4 - 12.11.1996 at 2.43 pm (Affects part formerly CTNA108A/669)

Appurtenant hereto are rights of way and rights to transmit electricity and telecommunications specified in Easement Certificate D066714.4 (Affects part formerly CTNA129C/476)

The easements specified in Easement Certificate D066714.4 are subject to Section 243 (a) Resource Management Act 1991

D532865.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 16.8.2000 at 12.53 pm (Affects part formerly CTNA129C/476)

Subject to a right of way and a telecommunications right over parts marked T and R and a right to transmit electricity over part marked F all on DP 371726 specified in Easement Certificate D532865.5 - 16.8.2000 at 12.53 pm

Appurtenant hereto is a right to transmit electricity specified in Easement Certificate D532865.5 - 16.8.2000 at 12.53 pm (Affects part formerly CTNA129C/476)

The right of way and telecommunications easements specified in Easement Certificate D532865.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 200716)

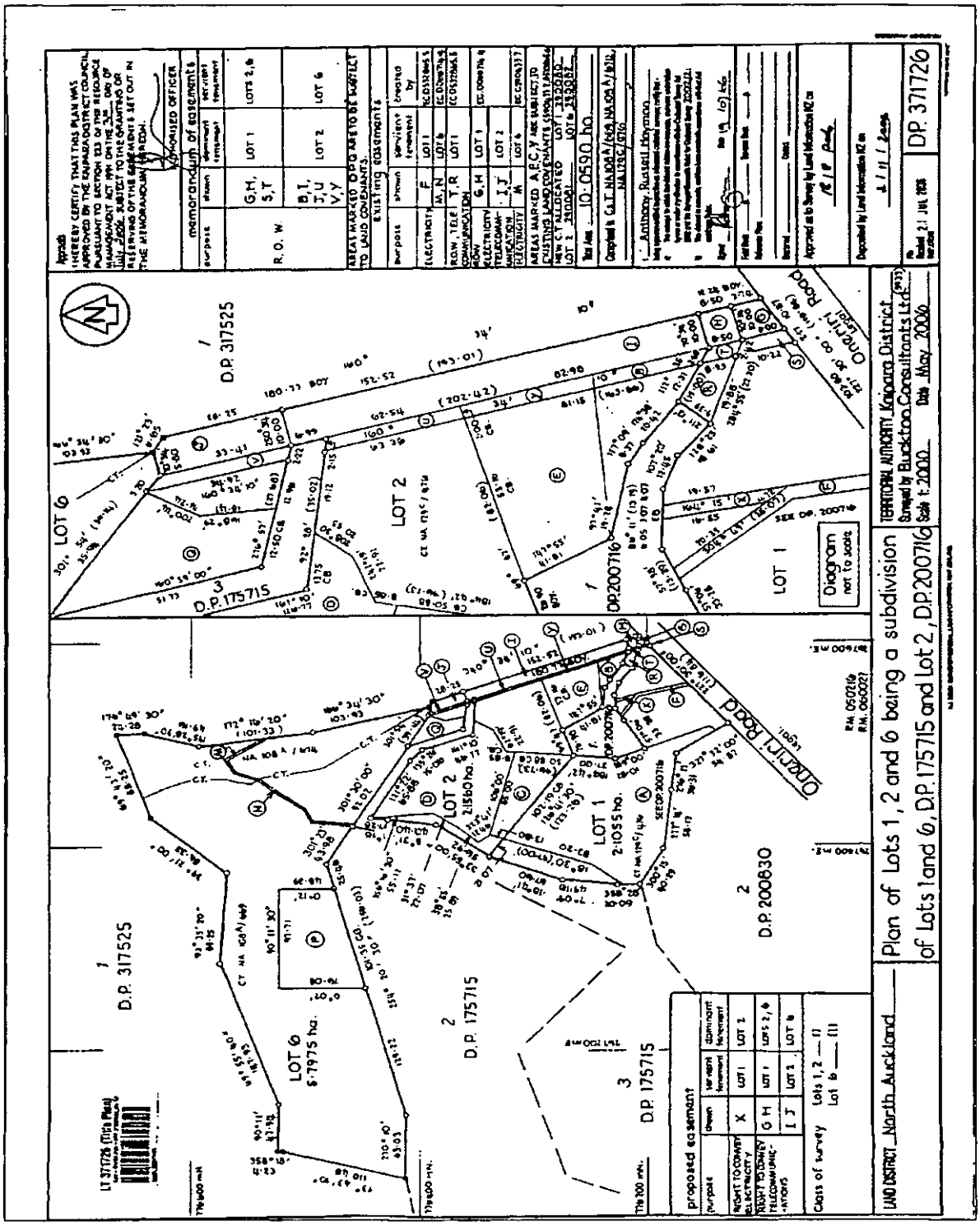
Land Covenant in Deed D532865.6 - 16.8.2000 at 12.53 pm (Affects part formerly CTNA129C/476)

Subject to a right of way over parts marked G, H, S and T, right to convey electricity over part marked X and rights to convey computer media and telecommunications over parts marked G and H all on DP 371726 created by Easement Instrument 7096483.4 - 2.11.2006 at 9:00 am

The right of way created by Easement Instrument 7096483.4 is subject to Section 243 (a) Resource Management Act 1991

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Identifier **290080**



RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Risk Matrix Assessment

WALL NUMBER: NORTH	Risk severity								
Risk factor	LOW	score	MEDUIM	score	HIGH	score	VERY HIGH	score	Subtotals for each risk factor
Wind zone (per NZS 3604)	0		0		1		2	2	2
Number of storeys	0	0	1		2		4	0	0
Roof / wall junctions	0	0	1		3		5	0	0
Eave width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Decks	0	0	2		4		6		0
								Total risk score:	4

WALL NUMBER: SOUTH.	Risk severity								
Risk factor	LOW	score	MEDUIM	score	HIGH	score	VERY HIGH	score	Subtotals for each risk factor
Wind zone (per NZS 3604)	0		0		1		2	2	2
Number of storeys	0		1		2		4	0	0
Roof / wall junctions	0		1		3		5	0	0
Eave width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Decks	0		2		4		6		0
								Total risk score:	4.

WALL NUMBER: EAST	Risk severity								
Risk factor	LOW	score	MEDUIM	score	HIGH	score	VERY HIGH	score	Subtotals for each risk factor
Wind zone (per NZS 3604)	0		0		1		2	2	2
Number of storeys	0	0	1		2		4		0
Roof / wall junctions	0	0	1		3		5		0
Eave width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Decks	0	0	2		4		6		0
								Total risk score:	4

WALL NUMBER: WEST.	Risk severity								
Risk factor	LOW	score	MEDUIM	score	HIGH	score	VERY HIGH	score	Subtotals for each risk factor
Wind zone (per NZS 3604)	0		0		1		2	2	2
Number of storeys	0	0	1		2		4		0
Roof / wall junctions	0	0	1		3		5		0
Eave width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Decks	0	0	2		4		6		0
								Total risk score:	4.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

LINNELL.

Job Number :
Sheet : 1

DOCUMENT TRANSMITTAL

PROJECT TITLE	DATE OF ISSUE
DWELLING / GARAGE.	Day / Month / Year 06

DRG No.	Description		Revision
A00	SITE PLAN.	A3	A
A10	FLOOR PLAN / CEILING PLUMBING.	A3	A
A11	BRACING INTERNAL	A3	A
A12	ELEVATIONS (DWELLING) SHED.	A3	A
A13	CROSS SECTION EXT. WALL	A3	A
A14		A3	A
A15	EXTERIOR (EXISTING BRACING)	A3	A
	ROOF DETAIL		
	WINDOW SCHEDULE..	A3	A.
	WINDOW FLASHING DETAIL 1	A3	
	DETAIL 2	A3	
	DETAIL 3	A3	
	SHED ROOF. FLASHING		
	WINDOW SEALING TAPE.		
	ENGINEERS REPORT EXISTING BUILDING	A4	
	RISK MATRIX	A4.	
	TRI-FOLD SPECS	A4.	
	PEIPA BRACE SPECS. ON STEEL CLADDING/LINING NS BUS	A4.	
	GIB - BRACE SPECS ON INTERNAL BUS.	A4.	
	PEIPA CONNECTORS.	A4.	
	NB: SEWAGE ENGINEERS SPECS NOT IN.		

DISTRIBUTION	Number of Copies
	1

DOCUMENT STATUS	
Preliminary	
Consent	
Client Approval	
Approved for Construction	
Paper Size	A3
Electronic Copy	

SIGNATURE DATE

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

COUNCIL

Kaipara District Council
General Property Information

Property

Valuation No.	0120005411: (GIS)
Location	542 ONERIRI ROAD, KAIWAKA
Legal Description	LOT 6 DP 371726
Owner	Linnell Peter Ashley Sinclair :
Owner Address	Oneriri Rd : RD 2 : Kaiwaka :
Area (hectares)	5.7975

Rates

Government Valuation	
Land	$ 160,000
Improvements	$ 165,000
Capital Value	$ 325,000
Current Rates Year 2008 to 2009	
Annual Rates	$ 900.50
Current Instalment	$ 150.10
Outstanding Balance	$ 150.10
Arrears for Previous Years	
Next Instalment Date	1/11/08

Planning/Resource Management	
31/01/06	RESOURCE CONSENT 050216 : Subdivision of Lot 1 & 6 DP 175715 & Lot 2 DP 200716 into five lots : Section 224 Issued 2/10/06 (Found on parent property: 0120005432)
	PLANNING NOTES RM050216 Consent Notices for Lots 4 and 5 wastewater treatment and disposal systems serving the lots shall be the subject of specific design by an appropriately qualified competent Engineer. Building platforms and building foundation designs shall be the subject of specific design by an appropriately qualified competent engineer. The colour of roof claddings of any buildings erected on the site shall be recessive with a reflectivity less than 25%. The colour of wall claddings of any buildings erected on the site shall be recessive with a reflectivity less than 35%.
Building	
18/04/01	BUILDING CONSENT 010244 : ALTER PLUMBING & DRAINAGE MOVE WALL/WINDOW : Consent Granted 18/04/01
Licences	
No information located	
Sewer & Drainage	
No information located	
Land and Building Classifications	
No information located	
Transport	
No information located	
Special Land Features	
No information located	
Swimming Pools	

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

No information located
Other
No information located
**** End of enquiry ****

Napier Computer Systems Limited.
Copyright © 2007, all rights reserved.
Author: Greg M Lee



RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

David Hughes

From: David Hughes
Sent: Monday, 3 November 2008 2:44 p.m.
To: 'catgrant@xtra.co.nz'
Subject: Peter Linnell BC 080704

Hi Grant,

Finally have everything stamped and ready to go for the change of use building consent. Paul Warren brought in a drainage plan a week or so ago but there's lots of files on my messy desk so takes a while to sort through the millions of them. Let Peter know there will be development contributions payable to Council prior to issue of Code Compliance Certificate. He has over 4 hectares of land so doesn't need resource consent for a 2nd dwelling but the development contributions still apply; for Otamatea it's around $9500. He can call me here to discuss it if he wishes or contact my boss Mark Vincent in Dargaville 0800-72-7059.

Kind regards,
David Hughes
Kaipara District Council

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Conditions of the Building Consent
Type of Inspections Required for Building Consent

Building Consent Number: 080704

Please circle		Description of Inspection T-19.4
01	**Producer statement Construction (PS4)**	As required by either the consent or BCA officer for specialist installations for ground conditions, pile driving, foundations, structural, all building work.
02	**Foundations** *slab or wall concrete strip foundations*	Boundaries are to be defined and foundations excavated, reinforcing placed as required. Depth/width of excavations, steel size, laps ties clearances ground bearing to be checked.
03	**Footings** *pile or posts*	Boundaries are to be clearly defined. Pile and/or post holes to be drilled/dug to required depth, cleaned and correct size. Depth/width of holes, ground bearing (i.e. firm original clay) anchor or bracing components identified, to be checked.
04	**Slab drainage** *concrete floors*	All sub floor drainage to be completed, and junctions exposed. Inspection to be carried out while under water test
05	**Slab** *concrete floors*	All slab steel, underlay, penetrations wrapped, thickenings and point loads, formwork complete. Please have a string line taught across slab for ready thickness check
06	**Tilt Slabs**	All Formwork complete. All steel in place, tied and on chairs. All welding plates lifting eyes as per engineer design.
07	**Sub floor** *timber floor*	Bearer support, fixings, and size, and joist span, support, fixings and size, and brace size, location, fixings to be complete (if this is carried out before the floor is laid it is useful). Decks – all fixings to be stainless steel or similar
08	**Bond Beam**	Any block work with bond beams or fill to be complete with steel correctly placed and if over 1200mm high washouts at the base of each starter
09	**Framing**	All framing to be completed, all bottom plate, stud to top plate, truss fixings, strapping diagonal braces, purlin fixings to be checked ***prior to building wrap or roof install***
10	**Cladding**	Check of flashings and fixings to systems prior to coating being installed.
(11)	**Flashing/Wrap/Cavity**	All building wrap and flashing tape to be completed, roof can be installed by this stage Check of flashings and battens to cavity systems prior to cladding being installed / fitted.
12	**Brick Veneer**	Bricks half completed, brick tie spacing, slope, type checked, cavity width window flashings (dpc) checked
(13)	**Preline**	Cladding completed windows installed, building completely weather tight, pre-wire, pipe-out *(see preline plumbing)* wastes and soil stacks, vents and insulation complete.
14	**Fireplace Chimney**	Chimney to be inspected prior to the fire being installed (In Built)
(15)	**Preline Plumbing** *often part of preline*	All plumbing to be complete and mixers bypassed, outlets plugged and entire system to be under 1500kpa (250psi) pressure test for not less than 30 minutes, Pressure gauge to be on the line at time of inspection and under the above pressure
16	**Post Line**	When internal linings (gib) are installed and all bracing elements correctly fastened, fastening type and spacing to be inspected. ***All fastening to be exposed, no stopping skirting, Scotia etc to be covering fasteners***
(17)	**Drainage**	An inspection of all foul water, storm water drains, septic tanks, effluent fields, sewer connections is to be carried out when drains are completed prior to back filling all foul water lines to be under static water test at time of inspection. As built plan of drainage to be provided
(18)	**Septic Tank**	Septic Tank installed. Effluent systems completed and/or planted. As built plan of drainage required at time of inspection.
19	**Swimming Pool Fence**	The pool fence and gates must meet the requirements of the Swimming Pool and Fences Act 1987
20	**Final – Heating Appliance**	Required when appliance has been installed in strict compliance with the manufacturers instructions and NZ Building Code
(21)	**Final – Building (Code Compliance Certificate Inspection)**	All work to be completed, all specified inspections on inspection sheet passed by a Kaipara District Council building officer, and all work complying to consented plans. (This may require landscaping against building to be complete also). All required documentation to be provided, see below Development levies to be paid prior to issue of CCC if applicable
(22)	**As built drainage plan**	This plan shows the location of drains laid, inspection, gullies, depth of connections, with distances off boundaries or buildings to enable accurate relocation of services in the future
(23)	**Producer statements**	As required by either the consent or BCA officer for work such as water proof membranes, or specialist installations
(24)	**Other documentation**	As required. Copies of Electrical certificates, or Gas certificates included. CCC application

Contact: **Kaipara District Council**

Telephone: Dargaville Telephone (09) 439 7059 Facsimile: (09) 439 6756

Kaiwaka Telephone (09) 431 2013 Facsimile: (09) 431 2023

Depending on the form of construction some of these inspections could be incorporated into one inspection. Other inspections may be necessary.

Note: This form is to be kept on site at all times together with the approved plans/specifications.

One working days notice is required for all inspections

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Minor Processing Checklist

Unit: Building Processing Document No:
Revision No.: Version 0.1 Date issued:

Address	542 OMERI RD. KAIWAKA													
Date	15-10-08	Consent number	080704					Processed by:	DAVID HUGHES					
Current Use	CS	CL	CO	CM	SC	SD	SA	SR	Number of levels above ground	1				
Crowd Activity	SH	WL	WM	WH	WF	IA	ID		Number of levels below ground	0				
Building Cat.	(1-3)	2	3		Comp. level				1	(2-3)	3			
Wind zone	L	M	(H)	VH	SD	Corrosion			(Zone 1)	Seaspray				

To be used as an aid, by the Building Control Officer, when processing Building Consents at the Processing table
- It is expected that there will be a tick in every line and that this will indicate that the BC application complies with the New Zealand Building Code. If it does not comply leave the line blank until it does
- This document is to be read in conjunction with the appropriate *Building Consent Checklist*
- The shaded areas are not to be filled in
- This document is to be used for all minor Building Consent applications, including the following:
  Minor plumbing and drainage repairs/work Internal building alterations Heater installations Outbuildings - Garages and sheds Decks

NZBC Clause number	Clause	Items	Alternative solution	N/A	Complies P&D	Complies Build	Comments Including Endorsements, Conditions and Requirements NOTE:- If its an alternative solution there must be comments
PIM	S31 - S39	*Have you filled in PIM conditions*				✓	
BA 2005	S47	*Does this application need to go to the NZFS – DRU?*		✓			
	S71 - 74	*Building on land subject to erosion , check PIM entry*		✓			FURTHER INFO
	S75 - 83	*Building on 2 or more allotments*		✓			
	S112	*Alterations to existing Buildings*		✓			
	S100 – 107	*Is a compliance schedule required*		✓			REQUESTED 16-10-08
	S114 – 116	*Change of use*		✓			
	S118	*Access and Facilities – does the building need them*		✓			
	S122	*Is it an earthquake prone building*		✓			
	S222	*Required inspections marked on site Inspection sheet*				✓	
B1	Structure	*Foundations*				✓	EXISTING
		Floor & Sub-Floor				✓	EXISTING
		Wall Framing				✓	EXISTING
		Roof Framing				✓	EXISTING TRUSSES
		Trusses require a fully developed design		✓			
B2	Durability					✓	
C1	*Outbreak of Fire*	*Solid Fuel Appliances*		✓			
		Oil or Gas Appliances		✓			
C2	*Means of Escape*	*Single Escape*		✓			
		Exits		✓			
		Travel Distance		✓			
C3	*Spread of fire*	*External fire separation*		✓			TOO FAR FROM RELEVANT BOUNDARY
		Internal Fire separation		✓			
		Fire protection systems		✓			
		Smoke Control		✓			
C4	*Structural stability During Fire*			✓			
D1	Access Routes	*Disabled access*		✓			
		Stairs, Handrails		✓			
		Slip resistant Surfaces		✓			
		Lift required		✓			
D2	Mechanical Installations for Access	*Producer Statement required*		✓			
E1	Surface Water	*Confirm FFL is min. 200mm above the 2% event level*		✓		✓	FFL > 225mm
		Hard surface areas		✓			
		Drainage system				✓	STORMWATER TO SAFE OUTFALL
E2	External Moisture	*Risk Matrix*				✓	SCORE OF 4 (EXISTING BLDG)
		Cavities		✓			
		Materials				✓	TIMBER WEATHERBOARDS
		Penetrations/openings Flashings				✓	TYPICAL FLASHING DETAILS
E3	Internal Moisture	*Impervious, Overflow, Thermal resistance, Ventilation*			✓	✓	CHECK ON SITE

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

F1	Hazardous Agents on site	*via the PIM*			✓		NONE KNOWN
F2	Hazardous Building Materials	*Glazing*				✓	TO NZS 4223.3 SPECS
F3	Substances & Processes	*Hazardous Substances PIM note (9)*		✓			
		Trade waste		✓			
		Gas, Solid, Liquid		✓			
F4	Safety from Falling	*Barriers*		✓			
		Restrictors		✓			
F5	Construction & Demolition Hazards	*PIM note (13) or schedule of proposed safety procedures*		✓		✓	HOUSE ALREADY ON SITE
F6	Lighting for Emergency	*Possible compliance schedule*		✓			
F7	Warning Systems	*Possible compliance schedule*		✓			
		Smoke alarm		✓		✓	MARK ON PLANS
F8	Signs			✓			
G1	Personal Hygiene	*Number and type of units*		✓			ONE BATHROOM 2X TOILETS
		Location of units		✓			
		Accessible units		✓			
G2	Laundering	*Accessible units*		✓			
		Number of facilities			✓		LAUNDRY AREA SHOWN
G3	Food preparation and prevention of contamination	*Personal Services, Offensive trades, commercial food premises - Send to EHO*			✓		
G4	Ventilation	*Natural, Mechanical, gas- fuel appliances*			✓	✓	WINDOWS ONLY
G5	Interior Environment	*Heating, Space and Accessibility requirements*			✓		
G6	Airborne & Impact Sound	*STC, IIC*			✓		
G7	Natural Light	*% of glass, Visual awareness*			✓	✓	" "
G8	Artificial Light	*Access routes, Common spaces, exit s*			✓		
G9	Electricity	*Is it part of this BC application – PS1*			✓	✓	C.O.C
G10	Piped Services	*Fuel gas only – all others alternate solution*		✓			
G11	Gas as an Energy Source	*Is it part of this BC application. AS1 / NZS5261*		✓			
G12	Water	*Back flow prevention*		✓			
		Cold Water			✓		
		Hot Water			✓		
		Non-Potable		✓			
G13	Foul Water	*Drainage*			✓	✓	SEE DIAGRAM
		Sanitary Plumbing			✓	✓	" "
		Septic tank ~~(sent to TSO)~~			✓	✓	POWER DRAINAGE REPORT
G14	Industrial Liquid Waste	*TSO, Containment, Disposal*		✓			
		Trade waste		✓			
G15	Solid Waste	*Storage*		✓			
		Access		✓			
		Design		✓			
H1	Energy Efficiency	*R – value building*			✓	✓	"AS NEAR AS REASONABLY PRACTICAL. CHECK ON SITE
		R – value plumbing			✓	✓	
	Have you Stamped the plans and specification					✓	
	Have you signed the plans and specification					✓	
	Have you checked the application form					✓	
	Have you completed your task in NCS					✓	
	Consent documents sorted ready for issuing (customer pile and KDC pile)					✓	
	For amendments only – have you filled in the "time taken in minutes column"						N/A
	Further Information Requested / Letter Sent						N/A

Approval Granted / Refused	State outcome and reasons	OK TO USE BLDG. AS DWELLING — COMPLIES AT LEAST AS MUCH AS PRIOR. PAPER/INSULATION TO BE INSTALLED.	
Checked by:	DAVID HUGHES	Date	3-11-09
Reviewed by:		Date	

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Kaipara te Oranganui · Two Oceans Two Harbours

Building Consent Conditions

KAIPARA DISTRICT COUNCIL

TO: Customer Services Team

FROM: David Hughes / Jim Vallance / Derek Free / Des Sheldon / Bryan McKay

Please insert the conditions indicated into BC No: 080704

01 This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
02 No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
03 IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
04 As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
05 Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, It is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
06 To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
07 NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
08 a) at least 2 working days notice of the intended commencement of construction.
09 b) at least 1 working days notice of the covering up of any
10 i) drainage or plumbing
11 ii) excavation for a foundation
12 iii) reinforcing steel for a foundation
13 iv) timber required to have a specific moisture content
14 v) other work required to give notice as a condition
15 Council MUST be notified at the completion of building work on the attached form.
16 This building MUST NOT be used for human habitation.
17 THIS CONSENT IS ISSUED SUBJECT TO AN ENTRY PURSUANT TO SECTION 72 OF THE BUILDING ACT 2004. EQC ADVISES THAT THIS MAY EFFECT THE NATURAL DISASTER INSURANCE. REFER TO THE ATTACHED STATEMENT AND CLAUSE 3(D) OF THE 3RD SCHEDULE TO THE EARTHQUAKE COMMISSION ACT 1993.
18 From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke alarm(s) in order to comply with the Building Code.
19 This Building Consent is issued subject to Section 37 of the Building Act 2004 whereby no building work shall be carried out until Resource Consent is granted.
20 This building consent is issued subject to the condition that the element(s) of the building work with limited life/lives which is/are the subject of this building consent, is/are demolished, removed or altered on or before the end of the specified intended life.
21 Council recommends that woodburners are installed by a member of the New Zealand Home Heating Association and an installers certificate is submitted to Council with the application for Code Compliance Certificate.
22 This Building Consent is issued subject to site and soil conditions being in 'good ground' as defined in NZS3604:1999
23 The design engineer or his agent is to INSPECT ALL ASPECTS OF THIS CONSTRUCTION as per the engineers Producer Statement covering engineering aspects of this project.
24 The engineers inspections are to be carried out in conjunction with Councils inspections to enable continuity throughout the project.
25 Council will require a Producer Statement Construction Review from the design engineer for this project upon completion of the building.
26 Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
27 A Compliance Schedule is required for the building

Other non-standard condition/s: 080704

1	✓
2	✓
3	✓
4	✓
5	✓
6	✓
7	✓
8	✓
9	✓
10	✓
11	✓
12	✓
13	✓
14	✓
15	✓
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	✓
26a	✓
27	

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DC	PIM PROCESSING T- 08.2v3			Application Number	080704
Page 1 of 2	A checklist of procedure & contents: Project Information Memorandum			Date Received	23/09/08
OWNER	Quality Manager	Status:	PIM & BC ~~PIM only~~	Date Issued	

Fees paid?	(Y) N	Intended building use: Housing Detached			
Change of use?	(Y) N	Zoning: Rural/Kaipara Harbour Development			
Fire design outside of the C	Y (N)	If change of use, what changes? outbuilding into a Dwelling			
Evacuation scheme required?	Y (N)				
Notify Health Officers?	Y (N)	If yes, done within 48 hrs?		Y ~~N~~	
Notify Historic Places Trust?	Y (N)	If yes, done within ~~5 days~~?		Y N	
More information required?	Y (N)	If yes, done within 10 days?		Y N	
1. Are there any other licenses that may be required?					
Liquor	Y (N)	Other		Y (N)	
Health	Y (N)				
2. Any outstanding issues with the property?					
Certificate of Title:	Y (N)	Resource Consent Notices:		Y (N)	
Two or more building sites?	Y (N)	Property Comment:			
3. Any GIS or site specific information relevant to this application?					
Location of service adjacent to, or on, the site: MA		water	well	storm water	
wastewater treatment on site	wastewater utility	manhole	public place		
Wind Zone: (VH)	Site topography:	(gentle)	moderate	steep	
H M	Spec Eng	Sea Spray Zone	(Zone 1)	Zone 2	
Demolition arrangements requ	Y (N)	Party wall on the Boundary?		Y (N)	
Earthquake/dangerous/insanitary building? Y (N)		Building over sewer/drains?		Y (N)	
4. Any flags with District Plan district wide issues?					
Earthworks RC required:	Y (N)	Network Authority affected?		Y (N)	
Parking required:	Y (N)				
Vehicle crossing required: (exist)	Y (N)	DP Comment:			
5. Any flags with District Plan Heritage & landscape protection?					
Archaeological sites	Y (N)	Ecological feature		Y (N)	
Historical buildings	Y (N)	Trees of amenity value		Y (N)	
Biological interest	Y (N)	Significance to Maori		Y (N)	
Heritage orders	Y (N)	Coastal Hazard		Y (N)	
Designated Site	Y (N)	Other Hazards#		Y (N)	
Places of heritage value	Y (N)	Site susceptible to flooding		Y (N)	

#Includes natural hazards of potential erosion, avulsion, falling debris, subsidence, alluvion, inundation, slippage; alteration of existing earthquake prone building; or contaminants at or near the site. Check the Hazard Register for any historical information known to Council.

6. Are District Plan zone rules exceeded?			
Boundary setbacks	Y (N)	Minimum Floor Levels	Y (N)
Location near water or sea	Y (N)	Buildings near Infrastructure	Y (N)
Height of buildings	Y (N)	Private Open Space	Y (N)
Relocated building	Y (N)	Impermeable Surfaces	Y (N)
Building coverage	Y (N)	Other:	
7. Are Development Contributions required for this project?			
Wastewater - Mangawhai	Y (N)		
Roading - Mangawhai	Y (N)		
Roading - Otamatea	(Y) N		

NOTES - If yes to any of the above – note section number, list issue & action taken:

(PLEASE note any impacts on timeframes & anything that makes this application not standard - notes are to include date & initials of processer)

Tm 030906

PLEASE SEE OVER PAGE

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

This project information memorandum includes:	
X	Information identifying relevant special features of the land concerned
X	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 that have been granted
	Notification of any other authorisations that must be obtained before the proposed building work may be undertaken
	Details of authorisations, which have been refused

Building work may be carried out? Yes	Building work may not be carried out?
PROCESSED BY (Print Name):	
SIGNED:	**DATE:** 3-11-08

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

PIM NUMBER : 080704

This Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

1. **This document is not approval to build.**
2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. if the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**
  - X The proposed project complies with / ~~does not comply with~~ the District Plan zoning as it does/~~does not~~ meet the ....RURAL ZONE..... Rules. ~~Please see the attached Form 4~~
  - o There are special planning restrictions (include exact reference from page 1 heritage & landscape protection) known to affect this site which will have an impact on the proposed project. Please refer to the attached Heritage and landscape protection rules.
  - o The site contains an overland flow path that needs to be maintained e.g. through the building of a "swale drain". OR For your information: The site is low lying but is not known to flood. OR For your information: The site is located in a natural floodplain that is assisted by a number of flood drainage schemes.
  - o This property is subject to a section 73 notice - where an entry has been made on the Certificate of Title to allow land subject to certain hazards to be developed as long as the owner and future owners are aware of the risks. Under section 392 of the Building Act, the Council is not liable in any civil proceedings brought against it in respect of a building consent issued under section 72 where the building suffers damage directly or indirectly from the natural hazard noted on the Certificate of Title. Please also note that the existence of an entry under Section 74 of The Building Act 2004 may limit statutory natural disaster insurance. Refer to Clause 3(d) of Third Schedule to The Earthquake Commission Act 1993. Please call the Earthquake Commission on 0800 652 333 if you have any enquiries about your property.
  - o The Council's records show that the building site may be subject to one or more natural hazards (list hazards). You will need to take both legal and engineering expert advice as this proposed building development will, or may, be subject to risks. You need to take these risks into account in this building project. The building consent, if the natural hazard is verified, will be subject to a section 73/74 notice which will be registered against the title of this property at building consent stage. The existence of an entry pursuant to section 73 / 74 of the Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of the Earthquake Commission Act

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - The alterations to the property and/or the use mean/s that a review of the means of escape and access and facilities for people with disabilities may need to be upgraded. The building use type is listed in Schedule 2 of the Building Act, as such the provisions of sections 117–120 may apply and access and facilities for people with disabilities must be considered.
  - You will require a health license/liquor license to operate, and this requirement will be subject to the building consent being granted. Please see the enclosed application forms.
  - X As the PIM application outlines plans for more than one unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a code compliance certificate cannot be issued until all development contributions have been paid. ~~Pleas find attached a Section 36 Development Contribution Notice, form 3.~~
  - X The building work referred to in this PIM ~~will~~ may be affected by active resource consents - please see the attached conditions from Resource Consent (number). RM 050246
  - The PIM is subject to a condition under section 75 of the Building Act (2004) where 1 or more of the specified allotments (provide allotment DPs) must not be transferred or leased except in conjunction with (provide allotment DPs) of those allotments. The attached certificate is to be signed by owner and proof of lodgement with the Registrar General of Land must be provided to Council before the building consent may be granted. If required, exemptions to section 75 are possible if the building work is constructed with a party wall on the boundaries of the allotments referred to, or if the owner provides evidence of an application to the Registrar-General of Land for amalgamation of the allotments.
  - Please apply for a section 363A Certificate of Public Use if you wish to continue to use the premises for public use while building commences.

- **Details of authorisations which have been refused**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents refused include...
  - Previous network utility operator refusals include...

Attachments:

- X GIS map of property and utilities etc.
- Form 4
- Application to the Fire Commissioner for approval of an evacuation scheme
- Form 3
- Section 73 Notification
- Section 74 removal of hazard condition
- Section 75 Allotment development condition
- Section 363A Application for certificate of public use
- Resource Consent application form
- Rapid Number application form
- Liquor License form
- Health license form
- Crossing application form
- Vehicle access rules
- Zone rules
- Heritage rules

X RM 050246

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

- 1993. For further information please contact the Earthquake Commission on 0800 652 333.

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - X For your information: The Council has found that the site wind zone rating is ~~(low / medium / high~~ (very high) ~~/ exceeds very high. Special engineering will be required.~~
  - X For your information: The Council has found that the site exposure zone is ~~Sea Spray Zone~~ (Zone 1) ~~Zone 2~~
  - The provisions (hoardings / gantries / temporary support) being made with regard to building over or adjacent to a road or public place are acceptable / not acceptable.
  - The existing building is classified as insanitary / dangerous / earthquake prone.
  - The site is known to be affected by hazardous contaminants (chemical contamination / underground tanks / asbestos) which may impact on the proposed project. The Northland Regional Council has been advised of your application, and ...
  - An evacuation scheme may be required for the proposed building, under section 21A of the Fire Services Act. Please see the attached form that, when completed, must be sent to the New Zealand Fire Services.
  - Council considers that notification to the New Zealand Historic Places Trust is required under section 39. A copy of the PIM application has therefore been sent to the New Zealand Historic Places Trust, under section 39 of the Building Act, as the application affects a (registered historic place / historic area / wahi tapu / wahi tapu area). The Historic Places Trust may impose conditions on the application, and a Building Consent will not be issued by the Council until approval, or conditions, from the Historic Places Trust is received.
  - Under section 38 of the Building Act, a copy of this PIM has been sent to (statutory / network utility authority) as they are affected by the proposal.
- **Details of relevant infrastructure systems**
  - The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
  - The Northland Regional Council Transitional Regional Rule for small domestic sewerage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a Resource Consent to discharge effluent.
  - The proposed methods for building over or near service pipes acceptable/ not acceptable. The application needs approval from the Assets section of Council, and design of the building needs to meet their requirements.
- **Details of authorisations which have been granted**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - X Previous resource consents granted include ... RM 050246
  - Previous network utility operator authorisations include...

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT COUNCIL

Building Consent Status History Change

New Current Status , Enquiry , Search

No: 080704
Applicant: P Linnell
Proposal: Housing-detached-dwelling
Location: 542 ONERIRI ROAD, KAIWAKA
Valuation No: 0120005411
Overseer: Central

Change Status	Status date	Delete	Insert	Status Notes
Formally Received	24/09/08	delete status	insert status	
Invoiced	24/09/08	delete status	insert status	23061
Information Received	24/09/08	delete status	insert status	Fees paid receipt number 559778
Further Information Requested	16/10/08	delete status	insert status	refer to notes
Information Received	3/11/08			ok to issue

New Current Status , Enquiry , Search

Cancel

Copyright © 1997, Napier Computer Systems Limited. All rights reserved.
Author: Lesley Marshall

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Building Consent 080704

(Form 5) Section 51, Building Act 2004

P Linnell
C/- Grant Frires Designs
12 Whaka Street
Maungaturoto

Issue Date: 3/11/08
Application Date: 24/09/08
Overseer: Central

THE PROJECT: (the following Building Work is authorised by this Building Consent)

Description:	Housing-detached-dwelling
	DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Estimated Value:	$26,000
Intended Use:	Outbuilding-change of use to dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	542 ONERIRI ROAD, KAIWAKA
Valuation Number:	0120005411
Legal Description:	LOT 6 DP 371726
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

THE OWNER:

Owners Name:	P Linnell				
Owners Mailing Address:	542,Oneriri Road, Kaiwaka				
Street Address/Registered Office:					
Phone Number	**Landline:**	09 4312600	**Daytime:**		**After Hours:**
	Mobile:	0210588503	**Fax:**		
Email:				**Website:**	

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact:	Grant				
Mailing Address:	C/- Garant Frires Designs, 12 Whaka Street, Maungaturoto				
Phone Number	**Landline:**	09 4318044	**Daytime:**		**After Hours:**
	Mobile:		**Fax:**	09 4318046	
Email:	catgrant@xtra.co.nz			**Website:**	

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Signature _____ **Date:** 3/11/08 **Position** Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

ADDENDA TO THIS BUILDING CONSENT:

1. This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
6. To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
7. NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
8. a) at least 2 working days notice of the intended commencement of construction.
9. b) at least 1 working days notice of the covering up of any
10. i) drainage or plumbing
11. ii) excavation for a foundation
12. iii) reinforcing steel for a foundation
13. iv) timber required to have a specific moisture content
14. v) other work required to give notice as a condition
15. Council MUST be notified at the completion of building work on the attached form.
16. Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
17. near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.

ATTACHMENTS:

Copies of the following documents are attached to this building consent:

BUILDING CONSENT FEES:

Please note that further fees may be required to be paid before a Code Compliance Certificate is issued for this Building Consent. All fees must be paid before a Code Compliance Certificate will be issued.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Project Information Memorandum 080704

Section 31, Building Act 2004

P Linnell
C/- Garant Frires Designs
12 Whaka Street
Maungaturoto

Issue Date: 3/11/08
Application Date: 24/09/08
Overseer: Central

THE PROJECT:

Description:	Housing-detached-dwelling
	DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Estimated Value:	$26,000
Intended Use:	Outbuilding-change of use to dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	542 ONERIRI ROAD, KAIWAKA
Valuation Number:	0120005411
Legal Description:	LOT 6 DP 371726
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent.

This project information memorandum includes:

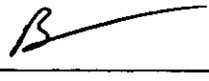
___ Information identifying special features of the land concerned

___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

___ Details of authorisations which have been granted

___ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken

___ Important information

Signature  **Date:** 3/11/08 **Position** Building Services Officer

On behalf of: KAIPARA DISTRICT COUNCIL

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

PIM NUMBER : 080704

This Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

1. **This document is not approval to build.**
2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. if the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**
  The proposed project complies with the District Plan zoning as it does meet the Rural Zone Rules.
- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  For your information: The Council has found that the site wind zone rating is very high.
  - For your information: The Council has found that the site exposure zone is Zone 1
- **Details of authorisations which have been granted**
  - Previous resource consents granted include RM050216
- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  As the PIM application outlines plans for more than one unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a code compliance certificate cannot be issued until all development contributions have been paid.
  - The building work referred to in this PIM may be affected by active resource consents - please see the attached conditions from Resource Consent 050216.

Attachments:

- GIS map of property and utilities etc.
- RM050216

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

11 October 2010

P Linnell
542,Oneriri Road
RD 2
Kaiwaka 0573

Dear Peter

Building Consent Application 080704 Valuation Number 0120005411 Change outbuilding to dwelling.

A review of our records have identified that as yet, no final inspection has been called for in relation to Building Consent 080704, and therefore no Code Compliance Certificate issued.

Council would like to bring your attention to Section 93(2)(b) of the Building Act 2004:

> **93 Time in which building consent authority must decide whether to issue Code Compliance Certificate**
> (2)(b) if no application is made, the expiry of:
> (i) 2 years after the date on which the building consent for the building work was granted.

Applications for an extension of time must be made formally, on the form provided, prior to the 24 month expiry date being reached. Extensions of time may be allowed after due consideration of the factors involved and at Council's absolute discretion. Or, if your work is finished please ***complete, sign and return*** the Application for Code Compliance Certificate ***and book your final inspection***.

If you are having problems in completing your project within this timeframe, which in relation to BC 080704 ends on 3/11/2010, please contact Council. If there are valid reasons for not progressing with the project, please advise with some urgency as we may be of assistance in agreeing to an extension of time.

Please be assured of our good intentions in assisting you with the best outcome possible.

Yours faithfully

Jane Stace
Building Administrator

File
Document1

INITIALS: JS

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

RECEIVED
26 OCT 2010
KAIWAKA
Kaipara District Council

Application of Extension of Time to Apply for a Code Compliance Certificate

KAIPARA DISTRICT COUNCIL

BC 080704

Applicant Name Peter Linnell

Project Housing - detached - dwelling

Location 542 OWENGA ROAD, RD 2 Kaiwaka 0573

I apply for an extension of time to complete the building works in connection with the above project (if this is the first application of extension of time, no fee applies)

Reason for request Delay owing to very tardy drainlayer (Paul Lawrence)

Scope of outstanding works Drainage + Septic

Length of extension requested 9 months

Note

This should be a 'reasonable' period. Council is not able to extend this period indefinitely

MAS Linnell
Signature Owner/Applicant

19/10/10
Date

Applicant: Please return form to Kaipara District Council, Building Department, P O Box 26, Kaiwaka

---

Office Use Only

Decision of Nominated Building Officer

~~Extension~~ Approved Not Approved

Reason for decision Please allow 9 months as requested.

Notes entered on screen

Des Skeleton
Signature

Name Printed

2-11-10
Date

File

App Extension of Time to App/CCC.doc

JS:rb

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

5 November 2010

P Linnell
542,Oneriri Road
RD 2
Kaiwaka 0573

Dear Peter

Request for Extension of Time - BC 080704

Thank you for your letter requesting an Extension of Time to complete your building project.

Council has reviewed your building file and has agreed to extend the period of time by nine months from the date of this letter.

Please remember to call and book any inspections required as you are ready for them, and inform Council as soon as possible when work is complete and apply for a Code Compliance Certificate.

Yours faithfully

pp

Des Sheldon
Building Services Officer

File
Document1

INITIALS:DS

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Wastewater - Pressure (Pump Make/Model)_____

Connection Diameter		Pipe Material		Connection Type	
	40mm		uPVC		Public Utility Service Connection
	50mm		Vitrified Clay		Septic Tank
	80mm		Concrete		Other _____
	Other_____mm		Other _____		

Wastewater - Gravity

Connection Diameter		Pipe Material		Connection Type	
	65mm	✓	uPVC		Public Utility Service Connection
	80mm		Vitrified Clay		Soak Hole
✓	100mm		Concrete		Stream
	Other_____mm		Other _____	✓	Other Septic tank

Wastewater - Disposal System Description

Septic Tank

Size: 4500 litres

Type
- [ ] Ecotank
- [ ] Biocycle
- [ ] Other _____

Effluent Field

Trench 5 x 20 m

- [ ] Deep Soakhole
  - Depth _____m
  - Number of holes _____m
- [ ] Other _____

Sanitary Facilities

	Toilet	Number_____	
	Bidet	Number _____	
	Urinal	Number _____	

Waste Disposal Unit

- [ ] No
- [ ] Yes Type _____

Certification

I Glen Bowmar being

- [ ] Owner
- [ ] Occupier
- [ ] Craftsman plumber
- [✓] Registered drainlayer Registration Number 10740

Jamie Somerville 23041

certify that this Private Utility Service As-Built Record is an accurate representation of the work carried out.

Signature

22/11/10

Date

KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

Private Utility Service As-Built Record

(Section 216, Building Act 2004)

Part A Consent Details (to be completed in all cases)

Building Consent Number 080704

Applicants Name P Linnell

Applicants Mailing Address 542 Oneriri Road, Kaiwaka

Site Address 542 Oneriri RD

Part B As Built Services Information (to be completed in relation to service provided, ticking each box as appropriate)

Stormwater

Pipe Diameter		Pipe Material		Connection Type	
✓	80mm	✓	uPVC		Public Utility Service Connection
	100mm		Vitrified Clay		Soak Hole
	150mm		Ductile Iron		Stream
	225mm		Concrete		Drain
	Other_____mm		Other_____	✓	Other Tank

Water Supply

Pipe Material - Cold
- [ ] uPVC
- [ ] Copper
- [ ] Polybutylene
- [ ] Other _____

Hot Water Cylinder
- [ ] High Pressure _____Litre
- [ ] Low Pressure _____Litre

Meter Type

Make _____ Model _____

Pipe Material - Hot
- [ ] uPVC
- [ ] Copper
- [ ] Polybutylene
- [ ] Other _____

Diameter _____

Serial Number _____

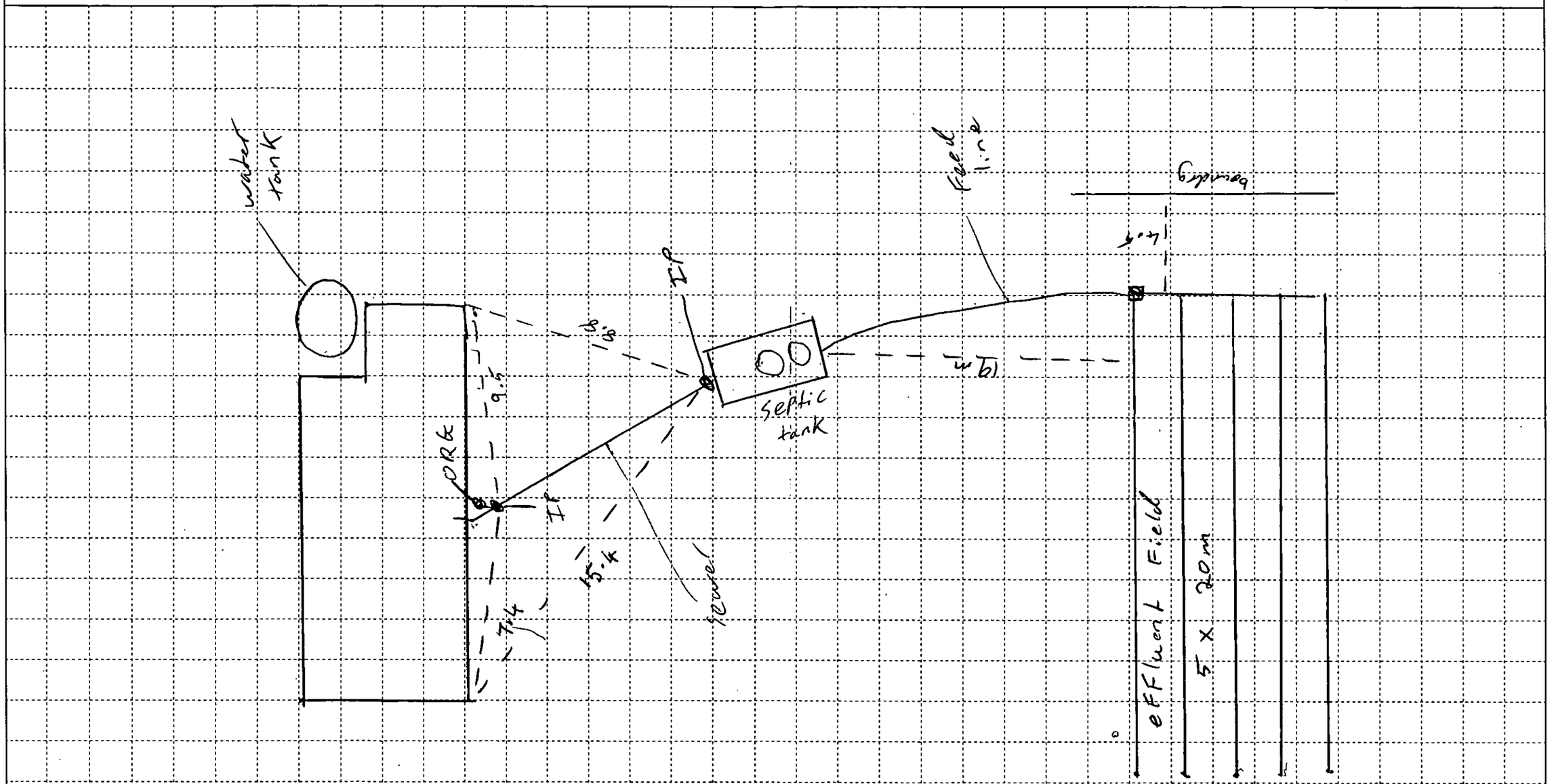
Reading _____ m³

(Quote all black figures inclusive of zeros only)

Note Part B As Built Services Information **Continued on last page**

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

PART C: As Built Services Plan
(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, are noted below.)



Scale: _____ in _____
Site Address: _____
_____

Please provide at least two measurements for each access point for future location

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

BC080704 EWRB 55

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

Electrical Certificate of Compliance

No. 3390172

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. of attachments

To be completed whether or not an Inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Peter Linnell Phone: 094312600

Address of installation 542 Onemri Rd

Postal address of customer (if not as above)

RECEIVED
14 MAR 2011
KAIWAKA
Kaipara District Council

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

(a) complies with either Part 2 of AS/NZS 3000:2007 ☑ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and

(b) the supply system of the installation or part of the installation to which this certificate applies is 230V/400 V MEN ☑ or attached other system ☐

WORK DETAILS

15 No. of lighting outlets

21 No. of socket outlets

1 No. of ranges

1 No. of water heaters

Was any installation work carried out by the homeowner? Yes ✓ No

Please tick (✓) as appropriate where work includes:

✓ Mains

✓ Main earthing syste

✓ MEN Switchboard closest to point of supply

✓ Electric lines

Description of work carried out (If necessary attach any pages with work done)

Install Submain to armoury
(1) ppts Lts ~~Etc~~ Stove Septic
Circuit

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

☑ has been installed in accordance with the design detailed in the Declaration of Conformity section above

☑ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed

☑ has an earthing system that is correctly rated

☑ contains fittings which are safe to connect to a power supply

☑ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name Paul Craig

Company P.G.E

Signature P.Craig

Registration No.

Contact Ph No.

Date

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

☐ Attached other

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

Signature

Registration No.

Date

Contact Ph No.

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

FIELD ADVICE NOTICE - 2

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 080704 **Date:** 8-9-09

ENTERP.

06272

Applicant: Linnell

Contractor:

Site Address: 542 Oneriri Rd **Inspection** Prelene **Passed / Failed**
Reinspection Required: **Yes / No**

VAL #
Travelling Time: **Inspection Time:**
Officer: Des Bekkers *Signature:*

10	CLADDING INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9	**FRAMING INSPECTION** **13 PRELINE BUILDING INSPECTION**	**OK**	**Not**	**N/A**	
1	Trusses: fixing, spacing, bracing, support	✓			
2	Pitched roof; fixing, spacing, bracing, strutting, span	✓			
3	Ceiling: joists/Batten: fixing, spacing, support			✓	
4	Bottom-Top plate: fixing, size, DPC	✓			
5	Bracing: Strapping, bolts, check plan	✓		✓	preline includes
6	Moisture content	✓			
7	Frame timber treatment	✓			plumbing,
8	Frame; stud size, space, lintel fixings, grade	✓			
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)			✓	
10	Insulation: type, thickness			✓	
11	Glazing: safety glass, thickness			✓	Ltl OK
12	Fire & Sound walls: sealer, staggered laps, fire collars			✓	
13	Other			✓	
15	**PRELINE PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	
1	Pressure Test	✓			
2	Pipe material, size, support, insulation	✓			
3	Stacks	✓			
4	Wastes	✓			
5	Supply Tank	✓			
6	Other			✓	
16	**POST LINING INSPECTION**	**OK**	**Not**	**N/A**	
1	Sheet brace nailing				
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Other				
17	**DRAINAGE INSPECTION**	**OK**	**Not**	**N/A**	
1	Accurate "as built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line; Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
18	**SEPTIC TANKS**	**OK**	**Not**	**N/A**	
1	TP58 on site - is it per design?				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

FIELD ADVICE NOTICE - 1

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 080704 **Date:** 5/7/09

05050

Applicant: Line 11

Contractor:

ENTERED

Site Address: 542 Oneriri Rd **Inspection** Passed / Failed
Reinspection Required: Yes / No

VAL #
Travelling Time: **Inspection Time:**

Officer: BR *Signature:*

02/03	**FOUNDATION INSPECTION**	**OK**	**Not**	**N/A**	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Boundary Pegs Sited				Granted to Garage corrects to building Garage wall is over the building so no foundation required
2	Correct site & building siting (closer than 1.1m to boundary surveyors Certificate required	✓			
3	Ground bearing, fill, expansive clay	✓			
4	Reinforcing: spacing, size, clearance etc	✓			
5	Excavation: depth, width	✓			
6	Pile/pole holes: depth, diameter			✓	
7	Pile / Pole: Correct grade, diameter			✓	
8	Driven Piles: Engineers Certification			—	
9	Retaining Wall: polythene underneath			✓	
10	Other			—	
04	**UNDER SLAB PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	
1	Pipes: gradient, protection, sizing, tested				
2	Other				
05	**SLAB INSPECTION / 06 TILT slab inspection**	**OK**	**Not**	**N/A**	
1	Slab thickness: D.P.M., Tape, rebates	✓			
2	Slab Reinforcing: Thickenings, tying, cover etc	✓			
3	Fill: Compaction, depth, binding	✓			
4	Other			✓	
07	**SUBFLOOR INSPECTION**	**OK**	**Not**	**N/A**	
1	Sub floor brace connectors				
2	Bracing: washers, timber size etc				
3	Bearer / Joist: Size, spacing, joist hangers				
4	Notching/holes/clocking for lines of horizontal supports				
5	Ventilation & Insulation				
6	Other				
08	**BOND BEAM - BLOCK INSPECTION**	**OK**	**Not**	**N/A**	
1	Block size				
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2m in height				
4	Design Calculation on site				
5	Retaining Wall: DPM, type, protection, Novacoil siting				
6	Adequate propping				
7	Services Installation (Fire Collars)				
8	Identify proprietary pre-stress components				
9	Other				
11	**FLASHING/WRAP/CAVITY INSPECTION**	**OK**	**Not**	**N/A**	
1	Flashings				
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
12	**BRICK VENEER INSPECTION**	**OK**	**Not**	**N/A**	
1	Brick Ties SS / Galv				
2	Other				
14	**FIREPLACE CHIMNEY INSPECTION**	**OK**	**Not**	**N/A**	
1	Solid fuel heating, chimney check, setback				
2	fixing, flue flashing, mantel shelf, hearth construction				
19	**SWIMMING POOL FENCE INSPECTION**	**OK**	**Not**	**N/A**	
1	Swimming pool: backwash, fencing, registration				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by: BR

Designation: Building Officer

Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

FIELD ADVICE NOTICE - 3 Pg 1

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

ENTERED 07042

BC # 030706 **Date:** 11-3-11

Applicant: Linnell

Contractor:

Site Address: 562 Oneriri Rd **Inspection** Final **Passed / ~~Failed~~**

Reinspection Required: Yes / No

VAL # **Recommended to issue CCC:** (Yes) / ~~No~~

Travelling Time: **Inspection Time:** Please issue CCC

Officer: Des Sheldon *Signature:*

21	FINAL INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Peer Review required (over 5 yrs)			✓	
2	Owners Application for CCC / Contractors List	✓			
3	Consent Documents on Site	✓			
4	Photos Taken			✓	
20	**FINAL FIREPLACES INSPECTION**	**OK**	**Not**	**N/A**	
1	Smoke Alarms with Hush			✓	
2	Hearth size and & secured			✓	
3	Fire Place Clearances			✓	
4	Fire Place secured			✓	
5	Flue Shield			✓	
6	Flashings / Flue Height			✓	
7	Wet back circulators correct size and fall			✓	
PLUMBING		**OK**	**Not**	**N/A**	Relocated
1	Waste pipe correct support & gradient	✓			
2	Water filtration system installed			✓	
3	Hot water pipe lagged	✓			
4	1 metre minimum of copper outlet of HWC	✓			
5	Hot water cylinder seismic restraint	✓			
6	Hot water tempering value set at 45/55 degrees	✓			
7	Hot water energy cut out switch to all valve vented systems	✓			
8	Hot water drain OK (falls to outside of building)	✓			
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves	✓			
10	Notches & holes in joists & bearers			✓	through ceiling
11	Waste pipes sizing / fall / support to gully trap	✓			
12	Soil pipe sizing / fall / support	✓			
13	Adequate support to water pipes	✓			
14	Water supply tank / bore / supply	✓			
15	Back flow prevention where required			✓	
16	Other			✓	
FINAL INTERNAL INSPECTION		**OK**	**Not**	**N/A**	
1	Smoke alarms with hush	✓			
2	Sink insert secured correctly	✓			
3	Service rooms inpervious walls	✓			
4	Service rooms impervious floors	✓			All OK
5	Producer statement membrane in wet areas			✓	
6	Ceiling insulation (clear of downlights)				
7	Safety glass where required	✓			
8	Ventilation	✓			
9	Stairs gap / tread / rise / handrails			✓	
10	Barrier Height 1.0m / 1.1m / Stairs 900mm			✓	
11	Safety from falling eg. 100mm balustrade gaps			✓	
12	Access for disabled *(commercial only)*			✓	
13	Facilities for disabled *(commercial only)*			✓	
14	All surfaces completed			✓	

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

FIELD ADVICE NOTICE - 3 Pg 2

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

ENTERED 080704

07042

	FINAL EXTERIOR INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Conditions on Resource / Building consent	✓			
1a	Landscaping Complete	✓			
2	Joints in bearers supported	✓			
3	Ground clearance to u/side of floor	✓			
4	Subfloor ventilation	✓			
5	Subfloor bracing	✓			
6	U/floor insulation			✓	
7	Finished ground level	✓			
8	Cladding (joints, corner, scribers window flashing etc)	✓			
9	Cladding - painted / penetrations sealed	✓			
10	Brick veneer weep holes cleared			✓	
11	Roof & post fixings	✓			
12	Roof, ridging and flashings fixed correctly	✓			
13	Roof penetrations flashed correctly			✓	
14	Spouting fixed correctly	✓			
15	Down pipe clips at 1.2	✓			
16	Vent pipe clips at 1.2	✓			
17	Vent Discharge / Vermin cage	✓			
18	Stairs gap / tread / rise / handrails	✓		A	
19	Barriers 1.0m / 1.1m / stairs 900mm			✓	
20	Safe from falling ballustrades			✓	
21	RAMPS grade / slip resistance			✓	
22	Safety Glass (Glass Visible - commercial)			✓	
	DRAINAGE	**OK**	**Not**	**N/A**	Relocated house
1	As built drainage plan s/water and sewer	✓			On file
2	Gully dish 25mm above sealed surface "A"			✓	
3	Gully dish 75mm above unsealed surface "B"	✓			
4	Relief gully installed	✓			
5	Foulwater drain finished	✓			
6	Ventilation to drains, e.g. TV & or valves	✓			All OK
7	Stormwater drain finished	✓			
8	Retaining wall drainage connected into stormwater drain			✓	
9	Overflow to water tank	✓			
10	Access for septic tank maintenance	✓			
11	Commissioning statements			✓	
12	Effluent Completed Barking / Planting	✓			
	PRODUCER STATEMENTS	**OK**	**Not**	**N/A**	
1	Engineer / Licenced Building Practioneer			✓	
2	Membranes / Roof			✓	
	FINAL POOL INSPECTION	**OK**	**Not**	**N/A**	
1	Pool fencing compliance (sheet completed)			✓	
2	Back flow prevention where required			✓	
	ENERGY CERTIFICATES	**OK**	**Not**	**N/A**	
1	Electrical	✓			On file
2	Gas			✓	
	ROAD DAMAGE	**OK**	**Not**	**N/A**	
1	Footpath & kerb damage	✓			
2	Crossing installed	✓			
	COMMERCIAL	**OK**	**Not**	**N/A**	
1	Compliance Schedule			✓	
2	Fire Design Compliance			✓	
3	FPIS report			✓	
4	Certificate of Public Use			✓	
5	Fire Service - Evacuation Scheme			✓	
6	Fire Service - Conditions meet			✓	
7	Producer Statements - Fire Alarm, Ventilation etc			✓	

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

FIELD ADVICE NOTICE - 2

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 080704 **Date:** 22-11-10

Applicant: Linnell

07488

Contractor:

Site Address: 542 Oneriri Rd **Inspection** Drains **Passed / ~~Failed~~**

Reinspection Required: ~~Yes~~ / No

VAL #

Travelling Time: **Inspection Time:**

Officer: Des Skelton *Signature:*

		OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
10	**CLADDING INSPECTION**				
1	Plaster: reinforcing, flashings, sealants, construction			/	
2	Waterproofing / Coating			/	
3	EPS (polystyrene), nailing, flashings etc.			/	
4	Sheet Systems: layout, nailing, flashing, construction			/	
5	Weatherboard: grading, type, fixing, flashing		/		
6	Other		/		
9	**FRAMING INSPECTION**				
13	**PRELINE BUILDING INSPECTION**	**OK**	**Not**	**N/A**	
1	Trusses: fixing, spacing, bracing, support, purlins			/	
2	Pitched roof; fixing, spacing, bracing, strutting, span			/	
3	Ceiling: joists/Batten: fixing, spacing, support			/	
4	Bottom-Top plate: fixing, size, DPC			/	
5	Bracing: Strapping, bolts, check plan			/	
6	Moisture content			/	
7	Frame timber treatment			/	
8	Frame; stud size, spacing, lintel fixings, grade			/	
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)			/	
10	Insulation: type, thickness			/	
11	Glazing: safety glass, thickness			/	
12	Fire & Sound walls: sealer, staggered laps, fire collars			/	
13	Other				
15	**PRELINE PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	
1	Pressure Test				
2	Pipe material, size, support, insulation				
3	Stacks / Wastes				
4	Supply Tank				
5	Other				
16	**POST LINING INSPECTION**	**OK**	**Not**	**N/A**	
1	Sheet brace nailing, placement options				
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Waterproofing under tiles				
4	Other				
17	**DRAINAGE INSPECTION**	**OK**	**Not**	**N/A**	
1	Accurate "as built" plan provided	✓			
2	Depth of drain	✓			
3	Bedding	✓			
4	Gradient Line; Inspections, diameter correct	✓			
5	Water test - connection to main	✓			
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				All OK
7	Drains within boundaries, too close to foundations	✓			
8	Other			✓	
18	**SEPTIC TANKS**	**OK**	**Not**	**N/A**	
1	AS/NZS 1546, 1547 design	✓			
2	Depth of beds, length, scoria, matting, cut off drain	✓			
3	Tank installed properly on level	✓			
4	Ventilation provided-distribution box	✓			
5	Aerated mechanical systems installed to manufacturers specifications			✓	
6	Access or tank maintenance (no vertical air loading)	✓			
7	Other			✓	

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:

Owner / Agent / Contractor

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT COUNCIL

Building Consent Enquiry

Prev Change, Inspection Load, Create Invoice, Print Forms, Print Letters, Search, Resource Consent Search (Change Log) Next

PIM/Consent No: 080704

Please issue CCC. thanks. PB

The Building

Valuation No	0120005411
	General Property Enquiry
Street Address	542 ONERIRI ROAD, KAIWAKA
Legal Description	LOT 6 DP 371726
Floor (m2)	128
Current use	Outbuilding change of use to Dwelling
Building Category	1.2
Current Status	CCC Application Received 11/03/11
	Collected on final inspection
Process Days Taken To Issue	16
CCC Process Days To Date	1
Overseer	Central
Zone	Rural Zone - Kaipara Harbour Environment Area

The Owner

Post to

Name	P Linnell
Contact	Peter
Mailing Address	542,Oneriri Road
	Kaiwaka
Landline Phone	09 4312600
Mobile Phone	0210588503

The Agent

Name	P Linnell
Contact	Grant
Mailing Address	C/- Garant Frires Designs
	12 Whaka Street
	Maungaturoto
Landline Phone	09 4318044
Fax	09 4318046
E-mail	catgrant@xtra.co.nz
Relationship to Owner	Agent
Debtor	BC080704 Edit Debtor
Balance	$ 0.00
Invoice	23061

Building Work

Type of Work	Housing-detached-dwelling
Intended use	Outbuilding-change of use to dwelling
Intended life / Durability	INDEFINITE
Being stage	1 OF 1

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Stats code	3100 DWELLINGS - ALTERATIONS & ADDITIONS
Estimated value	$26,000
Resource Consent?	
Dev Contrib Notice?	

Deposit	$873.22
Building Consent	$746.00
PIM Fee	$50.00
BRANZ Levy	$26.00
DBH Levy	$51.22
Total Charges	$873.22

Status history

Deadline	8/04/11	
Formally Received	24/09/08	
Invoiced	24/09/08	23061
Information Received	24/09/08	Fees paid receipt number 559778
Further Information Requested	16/10/08	refer to notes
Information Received	3/11/08	ok to issue
PIM Issued	3/11/08	CONFIRMATION
Consent Granted	3/11/08	
Letter Sent	11/10/10	
CCC Extension	5/11/10	Granted until 5/8/11
CCC Application Received	11/03/11	Collected on final inspection

Designer	Grant Freres Designs
Phone	09 4318044
	12,Whaka Street,Maungaturoto

Forms that should have been saved

Consent

PIM

Forms and Letters Actually Saved	080704 email to agent 031108.pdf	080704bc.doc
	080704L324mth_20101011.doc	080704Lcccext_20101105.doc
	080704pim.doc	

Notes

Date	26/09/08
Officer	Bridget Sewell
	received CT title for Lt 6 DP 371726
Date	16/10/08
Officer	David Hughes
	Change of use to dwelling will be ok for this building; roof is reasonably new and had paper installed at that time. Insulation will be put in ceiling, under floor, and as much as they can access into the walls when windows are put in. Overall, will comply "as much as reasonably practical" with habitable standards. Need septic design prior to issue; owner and agent contacted.
Date	23/10/08

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

	Received today from Paul Warren copy of his site evaluation and on-site effluent treatment recommendations
Date	15/10/10
Officer	Jane Stace
	Peter rang he is applying for an extension of time.
Date	26/10/10
Officer	Hannah Davies
	Received app of extension of time
Date	15/02/11
Officer	Jane Stace
	Please check out BC 010244 as well .
Date	14/03/11
	Received Electrical Certificate of Compliance - Paul Greig. LH

Diary Reminders

None found

Standard and Non-Standard Conditions

This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.

No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.

IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.

As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.

Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.

To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.

NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:

a) at least 2 working days notice of the intended commencement of construction.

At least 2 working days notice of the covering up of any

i) drainage or plumbing

ii) excavation for a foundation

iii) reinforcing steel for a foundation

iv) timber required to have a specific moisture content

v) other work required to give notice as a condition

Council MUST be notified at the completion of building work on the attached form.

Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.

near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Standard and
Non-Standard PIM Notes
None found

Inspections

Type	**B02 B02 Foundations - Slab or wall concrete strip foundations**
Date required	5/03/09
Inspected	5/03/09
Officer	Bryan McKay
Result	Okay
	Sheet 05050 Fan 1 Amended as garage connects to the building and uses the existing wall and no foundation required along the building. Reo to consent otherwise
Type	**B05 B05 Slab - Concrete floors**
Date required	5/03/09
Inspected	6/03/09
Officer	Bryan McKay
Result	Okay
	Sheet 05050 Fan 1 as consented
Type	**B13 B13 Preline**
Inspected	8/09/09
Officer	Des Sheldon
Result	Okay
	Field sheet 06272....This is a preline to this building...It includes plumbing which is under test and ok....No Insulation needed because of its existing design....All fixings as needed are there and ok to line.
Type	**EX EXTENSION OF TIME GRANTED RM SH**
Inspected	2/11/10
Officer	Des Sheldon
Result	Okay
	This guy works fairly hard at this and has got good progress..I would be happy to allow his 9 month extension of time as requested...
Type	**B17 B17 Drainage**
Inspected	22/11/10
Officer	Des Sheldon
Result	Okay
	Field sheet 07488...This is the pipework to and away from the septic tank and field drains...All good fall here and in a straight line...All ok to backfill.
Type	**B18 B18 Septic Tank**
Inspected	22/11/10
Officer	Des Sheldon
Result	Okay
	Field sheet 07488...This is the concrete septic tank and includes the drainage field...Tank level and ok...Field drains as per as-built plan supplied...All ok to backfill...As-buiolt supplied and on file...
Type	**B21 B21 Final - Building Code Compliance Certificate**
Inspected	11/03/11
Officer	Des Sheldon
Result	Okay
	Field sheets 07042...Final on this relocated Armory and its alterations...Owner is a builder and this is nicely completed with some native timbers used...Electrical cert and as-built drains are on file...Please now issue a CCC.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Print Summary

Standard and Non-Standard CCC Conditions	None found
Work to be Stopped and Notice to Fix Conditions	None found
RM Certificate	None found
Letter 1 and Letter 2 Paragraphs	None found

Napier Computer Systems Limited.
Copyright © 1997-2011, all rights reserved.
Author: Greg M Lee

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Kaipara ki Oraingaki - Two Oceans Two Harbours

Code Compliance Certificate Checklist

KAIPARA DISTRICT COUNCIL

Code Compliance Certificate Checklist

Address of Property	342 Oninini Rd		
Consent Number	080704	**Date**	11-3-11
Staff Responsible	[illegible]	**Building Category**	1.2

Note: In some cases some of the following items may not need to be checked

Number	Issue	Yes	No	N/A	
1 *	Change of owner or address	Yes	(No)	N/A	
2 *	Request for CCC within 2 year timeframe	Yes	(No)	N/A	
3 *	All inspections completed	(Yes)	No	N/A	
4 *	Development contributions paid	Yes	No	(N/A)	
5 *	Energy works certificate provided	(Yes)	No	N/A	on file
6 *	Inspections Extra inspections to be charged	Yes	(No)	N/A	
7 *	All building consent conditions fulfilled	(Yes)	No	N/A	
8 *	Ensure that conditions of geotechnical reports, engineers reports of producer statements are complied with	Yes	No	(N/A)	
9 *	Work complies with approved building consent documentation	(Yes)	No	N/A	
10 *	Check that items are completed from Final Checklist (FAN)	(Yes)	No	N/A	
11 *	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	Yes	No	(N/A)	
12 *	List of contractors	Yes	No	(N/A)	
13 *	Amendments, variations and associated documentation properly completed	Yes	No	(N/A)	
14 *	Document applies to **building work** for which a building consent has been issued **before the date** on which the compliance document came into force	Yes	No	(N/A)	

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

15 *	Reference (if applicable) to acceptable solutions of verification methods	Yes	No	N/A	
16 *	File forwarded to Senior Building Services Officer to undertake a Peer Review (over 5 years old) and arrange issue of CCC	Yes	No	N/A	
17 *	If compliance schedule must be issued, co-ordinate issue with issue of CCC	Yes	No	N/A	
18 *	Photographs	Yes	No	N/A	
19 *	CCC Consent issued under the transitional provisions of Section 436 Building Act 2004 noted added to CCC	Yes	No	N/A	
20 *	Regulatory approvals, dispensations, waivers or modifications	Yes	No	N/A	

Issue CCC	**Yes** ~~No~~
Reason for Decision	I am satisfied on reasonable grounds that the: ~~Building work complies with the building code at the time the Building Consent was granted (see number 19)~~ Building work complies with the Building Consent issued; and ~~The specified systems in the building are~~ capable of performing to the performance standards set out in this building consent (Added to CCC and the compliance schedule as attachment) (~~compliance schedule statement issued~~)
Signed	Alex Skelton

"Yes" means Approved "No" Means not Approved "N/A" means Not Applicable

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Application for a Code Compliance Certificate for 080704

(Form 6) Section 92 Building Act 2004

P Linnell
C/- Garant Frires Designs
12 Whaka Street
Maungaturoto

Issue Date: 3/11/08
Application Date: 24/09/08
Overseer: Central

IMPORTANT:

You need to submit this form when requesting your final inspection. Please check that the details below are still current when submitting it, and that all information required is provided. Once you make this request, Council will have 20 working days within which to deal with it. You will need to insure that all fees relating to this Building Consent are paid. The Code Compliance Certificate will not be issued while fees are owing.

THE OWNER:

Owners Name:	P Linnell			
Owners Mailing Address:	542,Oneriri Road, Kaiwaka			
Street Address/Registered Office:				
Phone Number	**Landline:** 09 4312600	**Daytime:**	**After Hours:**	
	Mobile: 0210588503	**Fax:**		
Email:		**Website:**		

Part ste

THE BUILDING (The following building work was authorised by this Building Consent)

Description:	Housing-detached-dwelling
Street Address of Building:	542 ONERIRI ROAD, KAIWAKA
Valuation Number:	0120005411
Legal Description:	LOT 6 DP 371726

THE AGENT:

Agents Name:				
Agents Mailing Address:				
Street Address/Registered Office:				
Phone Number	**Landline:**	**Daytime:**	**After Hours:**	
	Mobile:	**Fax:**		
Email:		**Website:**		

Relationship to Owner: (State details of authorisation from the owner to make the application on the owner's behalf)

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact:	Grant			
Mailing Address:	C/- Garant Frires Designs, 12 Whaka Street, Maungaturoto			
Phone Number	**Landline:** 09 4318044	**Daytime:**	**After Hours:**	
	Mobile:	**Fax:** 09 4318046		
Email:	catgrant@xtra.co.nz	**Website:**		

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

KAIPARA DISTRICT

ATTACHMENTS: The following documents are attached to this application:

☐	Certificates from the personnel who carried out the work
☐	Certificates that relate to the energy work
☐	Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent

EVIDENCE OF OWNERSHIP: (The following evidence of ownership is attached to this application):

☐	Copy of Certificate of Title
☐	Lease Agreement for Sale and Purchase
☐	Other document showing full name of legal owner(s) of the building/property
Please state other document:	

REQUEST TO ISSUE A CODE COMPLIANCE CERTIFICATE FOR BC 080704:

All of the building work relating to the Building Consent 080704 was completed on:

I request that the Kaipara District Council issue a Code Compliance Certificate for the Building Consent 080704 under Section 95 of the Building Act 2004:

Signed by / for and on behalf of/ the owner

Note: If acting for and on behalf of, please read the following declaration prior to signing

'I hereby declare that I am authorised to act as the Agent of the Applicant':

Signed: _____ 11/3/2011

Signature **Name** **Date**

The Code Compliance Certificate should be sent to:

Name: _____ **Owner / Agent** (delete one)

Address: _____

_____

_____

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Code Compliance Certificate 080704

Form 7, Section 95, Building Act 2004

P Linnell
542 Oneriri Road
Kaiwaka 0573

Issue Date: 14/03/11
Overseer: Central

THE BUILDING:

Street Address of Building:	542 ONERIRI ROAD, KAIWAKA
Valuation Number:	0120005411
Legal Description:	LOT 6 DP 371726
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Outbuilding change of use to Dwelling
Year First Constructed:	

THE PROJECT:

Description:	Housing-detached-dwelling DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Intended Use:	Outbuilding-change of use to dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE OWNER:

Owners Name:	P Linnell			
Owners Mailing Address:	542,Oneriri Road, Kaiwaka			
Street Address/Registered Office:				
Phone Number	**Landline:** 09 4312600	**Daytime:**		**After Hours:**
	Mobile: 0210588503	**Fax:**		
Email:			**Website:**	

FIRST POINT OF CONTACT:

First Point of Contact:	Full Name: P Linnell Mailing Address: C/- Garant Frires Designs, 12 Whaka Street, Maungaturoto Phones:: 09 4318044 Fax: 09 4318046 Email: catgrant@xtra.co.nz

BUILDING WORK:

Building Consent Number:	080704
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that :

- the building work complies with the Building Consent 080704

Signature  **Date:** 14/03/11 **Position** Building Services Officer

On behalf of: Kaipara District Council

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Power Drainage
Passive Organic Waste Recycling Systems
Kaiwaka Northland Ph/fax 64 9 431 2434

RECEIVED
23 OCT 2008
KAIWAKA
Kaipara District Council

entered

Site Evaluation and On-Site Effluent Treatment Recommendations for P Linnell Oneriri Rd Kaiwaka

KAIPARA DISTRICT COUNCIL
D807.04
BC
BUILDING INSPECTOR

October 2008

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Power Drainage
Passive Organic Waste Recycling Systems
Registered Drainlayers
Biotic Systems Designer
Kaiwaka Northland
Ph/fax 64 9 431 2434 mobile 027 604 5581

Introduction

Power Drainage was retained to evaluate Peter Linnell's property, Lot 6 DP371726 Oneriri Rd Kaiwaka for suitability for on-site organic waste treatment. Using this evaluation a site specific design was required to treat the black water, and recycle the suitably treated effluent into an appropriate dispersal area.

Existing Conditions

This property is a 5.7975Ha lifestyle block, and groundcover currently consists of pasture. A removal building has been sited on the property and plans have been submitted to convert this to a 3 bedroom dwelling. The dwelling is situated in the north east corner of the property. The building is situated approximately 10 metres from the northern boundary with the ground falling to the north east. The ground around the building has been the site of workshop and farm yards and much of it is covered in limerock or concrete. Subsoils in the area are typical with hard limerock pan at shallow depths and very little subsoil drainage available. The lowest point of this area is at the corner of the section with two large poplar trees against the northern and the eastern boundary fences. Piles of foliage, mulch and organic rubbish has been piled in this corner and some of this could be utilised for upgrading soil conditions.

Recommended Technology

A 4500 litre twin chamber septic tank with filter and dosing pump is recommended for this installation. The area recommended for the dispersal field is the north-east corner of the property against the boundary fences. This area will need a large amount of topsoil and mulch to allow evapotranspiration to recycle the wastewater into the environment. The need to raise the final height of this area with topsoil and mulch means a pump will be needed to distribute the blackwater into the field.

The fine granular nature of the native soil makes soil compaction and pore slumping over time likely. Upgrading the existing topsoil layer is necessary and along with planting of the field area with hydrophilic species such as phormium tenax this measure should stabilise soil structure to provide good LTAR's. Power Drainage recommends the area is filled with at least 600mm depth of good soil mix while the existing ground is shaped to prevent leaching of blackwater from the field into neighbouring property. Unsuitable material must be removed from this area before filling takes place and Power Drainage must be allowed to inspect for approval, the imported topsoil/mulch before it is placed on site and planting of this area should be INTENSIVE. These factors are crucial to this design and a Producer Statement will not be issued unless these conditions are satisfied.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Recommended Technology Continued

A swale drain or bund should be installed around the base of the created mound so as to divert any surface water from the upslope amenity areas and discharge this water below the position of the dispersal field. Additionally, the amenity area around the house should be shaped to prevent surface or subsurface water flows from entering the field area.
There does not appear to be a problem on this site with sub surface water flows, however if signs of this are noticed while excavation is taking place a novacoil and drainage metal sub drain should be installed in the amenity area between the house and the field. This drain if it becomes necessary must extend deeply enough to prevent this water movement. If the question arises the installation contractor must contact Power Drainage for further design specifications. If this is not done Power Drainage will take no responsibility for the system.
Using calculations from ARC TP58 this 3 bedroom dwelling will require capacity for 4PE at a discharge rate of 160 l/p/day. Considering the enhanced transpiration of blackwater made possible by extensive planting a discharge concentration of 4mm/m^2/day is considered appropriate for this system. Care should be taken to **identify the positions of all flush valves so they may be easily found when maintenance is required in later years.**

Once the field is established, livestock pedestrian and vehicular traffic should be kept off the area to avoid ground compaction or damage to the pipes.

System Specifications and Conditions

1) The installation contractor shall inform the designer 24 hours before commencement of work to coordinate calculation of outlet orifice sizes.

2) Using figures for wastewater production from ARC TP58, estimated effluent volumes per person are 160 litres/day. For this 3 bedroom dwelling the standard design loading requires capacity for 4 persons. This equates to 4 x 160 = 640 litres/day total loading. At a conservative application rate of 4mm/m^2/day the area required to service this loading is 640 litre/ 4 litres/m^2 = 160 m^2.

3) The treatment system to be employed is a 4500 litre twin chamber septic tank with dosing pump and Zoeller effluent filter in primary outlet. The **installation contractor must** install the system to manufacturers specification and provide a Producer Statement Construction Review.

4) The dispersal field area is to be situated on the area to the north-east of the house site. The dispersal pipes are to be laid within 150mm of the finished ground surface, laid level along the contour. There is room for more than 100% reserve area between this area and the western boundary.

5) A swale drain or bund will be installed at the base of the batter above the field area. Care should be taken to ensure this drain prevents any surface water from upslope entering the field area.

6) A **garbage grinder type waste disposal unit may not** be fitted to this system as increased volumes of waste solids can overload a septic system. In particular, fat and oil should be disposed of elsewhere whenever possible. Fats can block outlet filters and cause oxygen depletion in the waste treatment tank resulting in death to the aerobic bacteria in the waste material.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

System Specifications and Conditions Continued

7) Septic treatment systems sediment and then treat waste as it is held in the primary chamber. The more you put into it the more often it will need emptying. The frequency of such emptying is best judged by annual inspection of the level of sediment in the tank. Generally a septic should be emptied every two to three years. Always remember, the less you put in the longer it will take to fill.

8) The effluent filter in the primary chamber outlet should be checked and if necessary cleaned six monthly. This is a simple procedure. Heavy clogging should be cleared with a light hose off but care should be taken not to remove all bacterial matter as this provides additional filtering. Failure to keep this filter clean is one of the most common reasons for septic blockages occurring in the system.

9) Care should be taken to **absolutely minimise bleaches, detergents and disinfectants going into the septic system**. These substances can seriously damage the bacterial action of the septic tank, they will increase the frequency with which the tank needs to be emptied and can even cause system failure through untreated solids being carried into the treatment field. Wherever possible dispose of bleaches, detergents and disinfectants outside the septic system. Where this is not possible, reduce the amounts used to a minimum. This simple to form habit could easily save you thousands of dollars in system repairs.

12. Stormwater overflow from water tanks, roofs and paved areas shall be diverted so as to prevent infiltration of the dispersal field area.

Conclusion

A septic treatment system can effectively recycle nutrients into our environment if installed, used and maintained appropriately. This site is large enough to easily support an on-site septic treatment system and dispersal field with large reserve capacity. The native soil's LTAR is poor however the field area is to be upgraded with additional soil and intensively planted to take advantage of the nutrient in the waste water. Given this, the concentration specified is conservative. This rate of 4mm/m^2/day is equivalent to just 4 litres per square meter per day.

All treatment systems require maintenance at regular intervals and this system should be inspected annually by an On Site Waste System Specialist to ensure the systems health and that any maintenance needed is carried out promptly. Regular maintenance of septic and waste treatment systems can prolong the useful life of these fixtures for many years but unfortunately, once a system has failed it may prove very expensive and technically difficult to remedy. The cliché 'a stitch in time saves nine' is eminently appropriate, with this vital piece of equipment often being a large part of the overall cost of your building project. It is prudent to protect that investment. An organic treatment system is a biologic entity similar to a plant or animal, and it requires certain conditions to maintain its health, and your healthy environment. It is in your interest to see that these conditions are maintained for your own sake, for your children's sake and for the sake of all our fellow creatures on the planet.

Report compiled by Paul Warren, Power Drainage.
Biotic Systems Engineer and Registered Drainlayer
October 2008

Power Drainage Settlement Road RD2 Kaiwaka Phone/Fax 09 431 2434 mobile 027 604 5581

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

System Component Sizes and Specifications

System Description; septic tank with pumped discharge to constructed LPP field

House Drain Pipes; 100mm uPVC DWV pipe.

Septic Tank; 4500 litre twin chamber septic tank with filter and dosing pump

Septic Outlet Line; 40mm polyethylene pipe distribution manifold.

Field Lines; Layout to meet requirements of owners landscape plan

Effluent Dispersal Concentration; 4mm/ m^2/ day.

Surface Water Drains; Swale drain around field.

Sub-surface drain; None unless sub-surface water detected.

Dispersal Field Area; 160m^2

Power Drainage Settlement Road RD2 Kaiwaka Phone/Fax 09 431 2434 mobile 027 604 5581

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

REFERENCES

National Plumbing and Drainage Part 2.2: Sanitary Plumbing and Drainage-Acceptable Solutions, AS/NZS 3500.2.2:1996

New Zealand Guidelines for Utilisation of Sewage Effluent on Land,Part Two: Issues for Design and Management, New Zealand Land Treatment Collective and Forest Research,2000.

On-site domestic-wastewater management, AS/NZS 1547:2000.

On-site domestic wastewater treatment units, Part 1 Septic Tanks, AS/NZS 1546.1:1998.

On-Site Wastewater Disposal from Households and Institutions, ARC Environment Technical Publication No.58, August 2004.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

On-site Wastewater Disposal Site Evaluation Investigation Checklist

PART A: Contact Details

1.Applicant Details:

Applicant Name	Peter Linnell
Company Name	

	First Name(s)	Surname
Property Owner Name(s)	Peter	Linnell
Nature of Applicant*	Owner	

(i.e. Owner, Lessee, Prospective Purchaser, Developer)*

2.Consultant/Site Evaluator Details:

Consultant/Agent Name	Power Drainage			
Site Evaluator Name	Paul Warren			
Postal Address				
Phone Number	Business		Private	
	Mobile	021 1300 821	Fax	
Name of Contact Person				
E-mail Address				

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge/disposal on the site?

Yes		No	✓	(Please tick)

If yes, give Reference Number(s) and Description

4. List any other consents in relation to this proposal site and indicate whether or not they have been applied for or granted.
If so, specify Application Details and Consent No.):
(e.g. Land Use, Water Take, Subdivision, Earthworks Stormwater Consents)

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	Onewhiri Rd Kaukaka
Territorial Local Authority	KDC
Regional Council	NRC
Legal Status of Activity	Permitted: ✓ Controlled: Discretionary:
Relevant Regional Rule(s) [Note 1]	
Total Property Area (m^2)	57975
Map Grid Reference of Property [Note 2]	

Notes:
1. In the Auckland Region, the relevant Permitted Activity criteria is as specified in the ARC Air Land and Water Plan (ARC: ALWP) Rule 5.5.XX (refer Appendix C TP58), and until this Plan comes into force the PA criteria is specified in the ARC Transitional Regional Plan for "On-site Disposal of Domestic Wastewater".
2. NZMS 260 series, scale 1:50,000

2. Legal description of land (as shown on Certificate of Title):

Lot No.		DP No.		CT No.	
2		DP	371726		
Other (specify)					

Please ensure copy of Certificate of Title is attached.

PART C: Site Assessment – Surface Evaluation

(Refer TP58 – Sn 5.1 General Purpose of site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)
Note: Underlined terms defined in Table 1, attached

1. Has a Desk Study been undertaken for this property

Yes [ ] No [ ] (Please tick one)

If yes, please specify the findings of the Desk Study, and if not please specify why this was not considered necessary.

2. Has a Slope Stability Assessment been carried out on the property?

Yes [✓] No [ ] (Please tick one)

If No, why not?

Level site.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

If Yes, please give details of report (and if possible, please attach report):

Author:	P. Warren
Company/Agency	Power Drainage
Date of Report	
Brief Description of Report Findings	

See Drainage Report.

3. Site Characteristics (See Table 1 attached):

Provide descriptive details below:

Performance of Adjacent Systems:

Some working well.

Estimated Rainfall and Seasonal Variation:

1200-1500 MM.

Vegetation Cover:

Pasture

Slope Shape:

Planar

Slope Angle:

2%.

Surface Water Drainage Characteristics:

Flooding Potential: YES/NO

NO.

If yes, specify relevant flood levels on appended site plan, i.e. one in 5 year and/or 20 year and/or 100 year return period flood level, relative to disposal area.

Surface Water Separation:

Site Clearances (Provide general description here and specific dimensions in Part 6 below and in Site Plan):

Adjacent boundary

Site Characteristics:

Near level

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

4. Site Geology of the subject property

Geological Map Reference Number	

5. What Aspect(s) does the proposed disposal system face (please tick)?

North	✓	West	
North-West	✓	South-West	
North-East	✓	South-East	
East	✓	South	

6. Site clearances, which should also be shown on the site plan:

Separation Distance from:	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	10m	1.5m
Surface water	NA	NA
Groundwater	1.2M	1.8m
Stands of Trees/Shrubs	Adjacent	Adjacent
Wells, water bores	NA	NA
Embankments/retaining walls	25m	40m
Buildings	3m	18m
Other (specify):		

PART D: Site Assessment – Subsoil Investigation

(Refer TP58 – Sn 5.1 General Purpose of Site Evaluation, Sn 5.2.2(b) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)
Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth____m)	No. of Test Pits		
Bore Hole		(Depth____m)	No. of Bore Holes		
Other (specify)	Excavation on site				
Soil Report Attached?	Yes		No	✓	(Please Tick)

2. Was fill material intercepted during the subsoil investigation?

Yes		No	✓	(Please tick)

If yes, please specify the effect of the fill on wastewater disposal

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

3. Has percolation testing been carried out?

Yes		No	✓	(Please tick)

If yes, please specify the method

Test Report Attached? (Please tick)		Yes		No	

4. Are surface water interception/diversion drains required?

Yes	✓	No		(Please tick)

If Yes, please show on site plan

5. Please state the depth of the seasonal water table:

Winter	(m)			
Summer	(m)			
Please indicate whether measured		or estimated	✓	(please tick)

6. Are there any potential short circuit paths?

Yes		No	✓	(Please tick)

If the answer is yes, please explain how these have been addressed

7. Based on results of subsoil investigation above please indicate the disposal field soil category
(Refer TP58 Table 5.1):

Is Topsoil Present?	If so, Topsoil Depth?	(m)

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	✓
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Field to be constructed mound with approved soil/mulch.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	✓
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available *(Refer TP58 Table 6.1 and 6.2)*:

Number of Bedrooms	3	
Design Occupancy	4	(Number of people)
Per capita Wastewater Production	160	(Litres per person per day)
Other - Specify		
Total Daily Wastewater Production	640	(Litres per day)

3. Do you propose to install:

a) Full Water Conservation Devices?	Yes		No	✓	(Please tick)
b) Water Recycling – what %?	%		No	✓	(Please tick)

If you have answered Yes, please provide additional information including the estimated reduction in water usage:

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	✓	(Please tick)

Note if the answer to the above is yes an ARC wastewater discharge permit will be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area		m²
Total Daily Wastewater Production		(Litres per day) (from above)
Lot Area to Discharge Ratio		

6. Does this proposal comply with the Auckland Regional Council Gross Lot Area to Discharge Ratio of greater than 1.5)

Yes	✓	No		(Please tick)

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

7. Does this proposal comply with the Auckland Regional Council Gross Lot Area to Discharge Ratio of greater than 3

Yes	✓	No		(Please tick)

8. Is an Auckland Regional Council Discharge Consent Required?

Yes		No	✓	(Please tick)

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Twin Chamber	4500
	Total Capacity	

2. Is a Septic Tank Outlet Filter to be installed?

Yes	✓	No		(Please tick)

If Yes, please state the type

Zoeller

PART G: Secondary and Tertiary Treatment
(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system (please tick):

Secondary Treatment			
Home aeration plant			
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary Treatment			
Ultraviolet disinfection			
Chlorination			
Other		**Specify**	

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

PART H: Land Disposal Method *(Refer TP58 Section 8)*

1. Please indicate the proposed loading method (please tick):

Gravity	
Dosing Siphon	
Pump	✓

2. Is a high water level alarm being installed in pump chambers?

Yes	✓	No		(Please tick)

3. If a pump is being used, please provide the following information:

Total Design Head	8	(m)
Pump Chamber Volume	1000	(Litres)
Emergency storage volume	750	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site (please tick) *(Refer TP58 Sections 9 and 10):*

Surface Dripper Irrigation	
Sub-surface Dripper Irrigation	
Standard Trench	
Deep Trench	
Mound	
Evapo-transpiration Beds	✓
Other (Please Specify)	

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above stating the reasons for selecting this loading rate:

Loading rate		4	(Litres/m²/day)
Disposal Area	Basal		(m²)
	Areal	160	(m²)

Explanation *(Refer TP58 Sections 9 and 10)*

6. What is the available reserve wastewater disposal area *(Refer TP58 Table 5.3)*

Reserve Disposal Area (m²)	640
Percentage of Primary Disposal Area (%)	100

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Plan Attached ?	Yes	✓	No		(Please tick)

If not explain why not

PART I: Maintenance & Management *(Refer TP58 Section 12.2)*

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes		No	✓	(Please tick)

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?
(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes		No	✓	(Please tick)

2. Are there any specific environmental constraints?

Yes		No	✓	(Please tick)

If Yes, please explain

PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	✓
Include a *Location Plan and Site Plan* (with Scale Bars)	✓
Include a Property Title (Certificate of Title)	✓
Attach an Assessment of Environmental Effects (AEE)	✓

2. Declaration

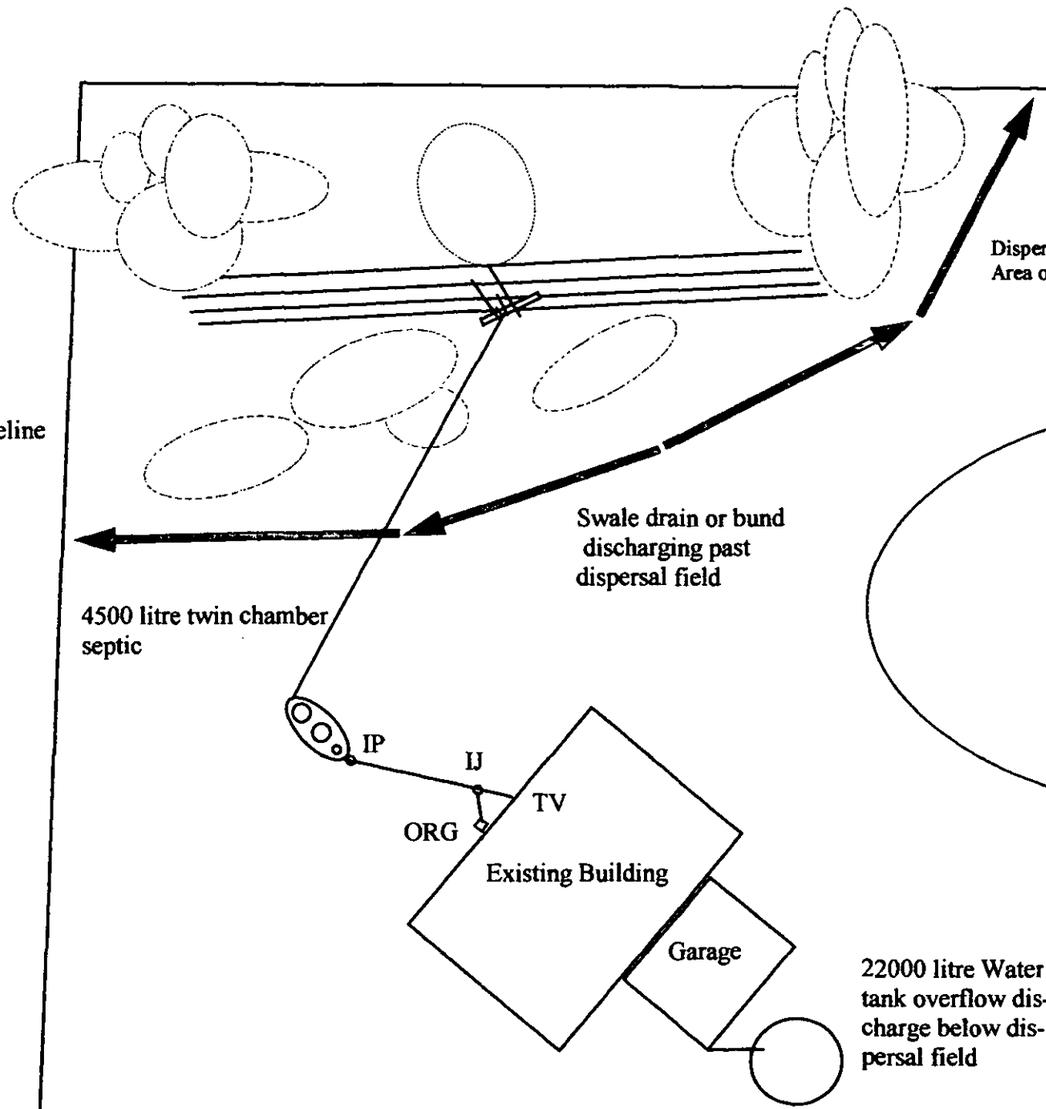
I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and complete.

Name	Powell Drainage Ltd	Signature		
Position		Date		22/10/08

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

- Dispersal Field area to be upgraded with topsoil from site to minimum depth of 600mm.
- Swale drain at base of mound will divert surface water away from field area.
- Field area to be intensively planted to owners landscape plan to improve transpiration potential.
- System designer must be contacted at least 24 hours before installation to coordinate calculation of dispersal orifice sizes.

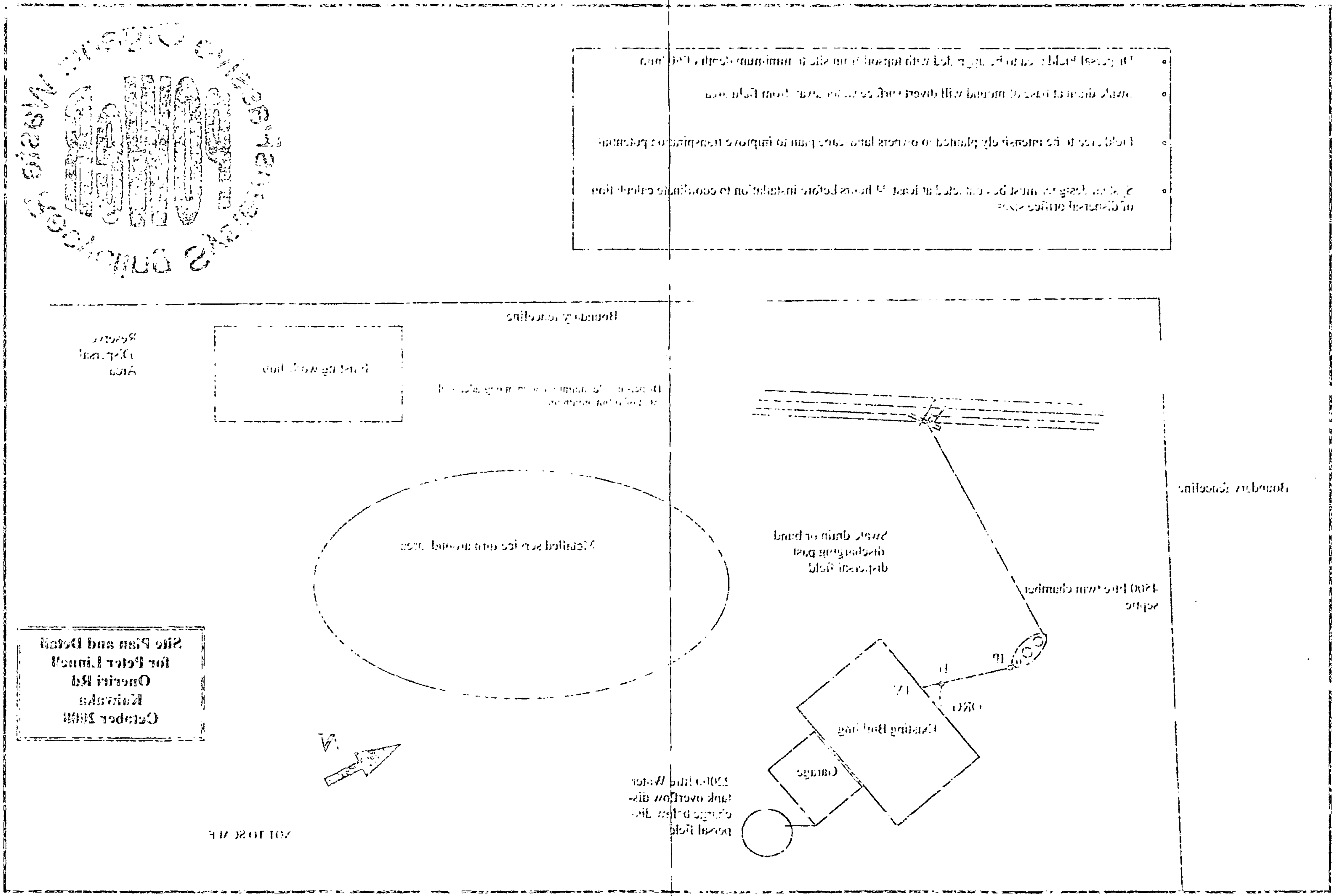
Passive Organic Waste Recycling Systems
POWeR



Site Plan and Detail
for Peter Linnell
Oneriri Rd
Kaiwaka
October 2008

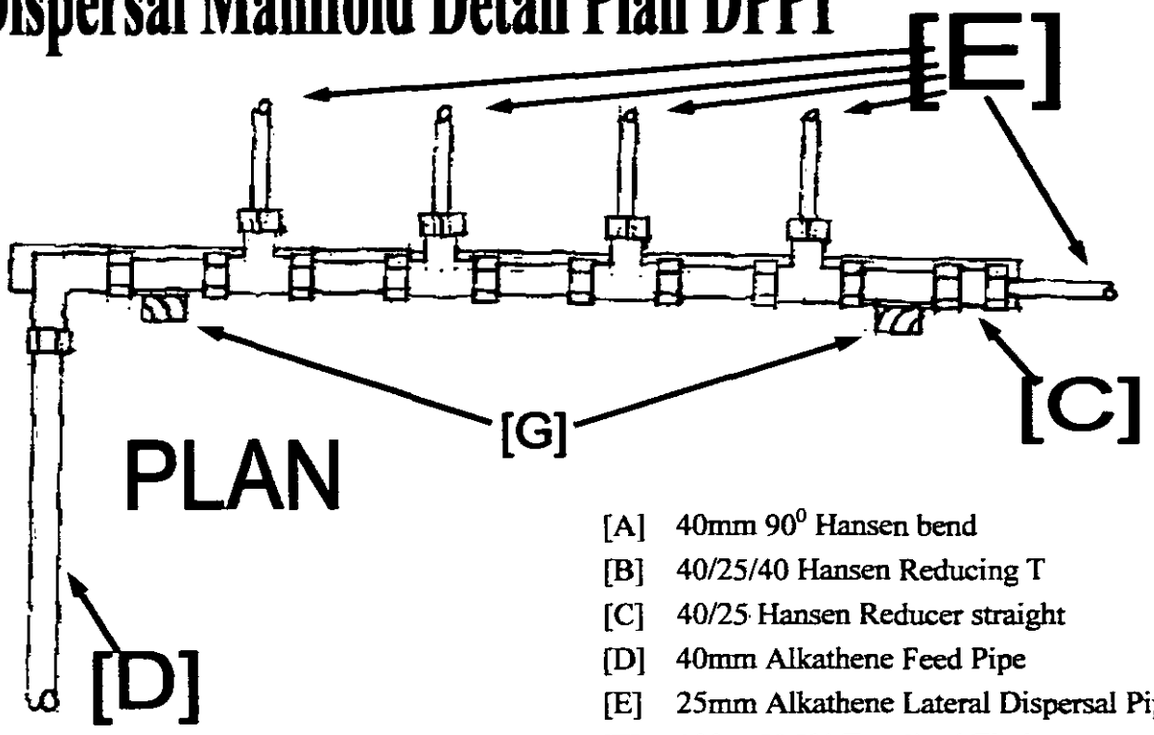
NOT TO SCALE

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG



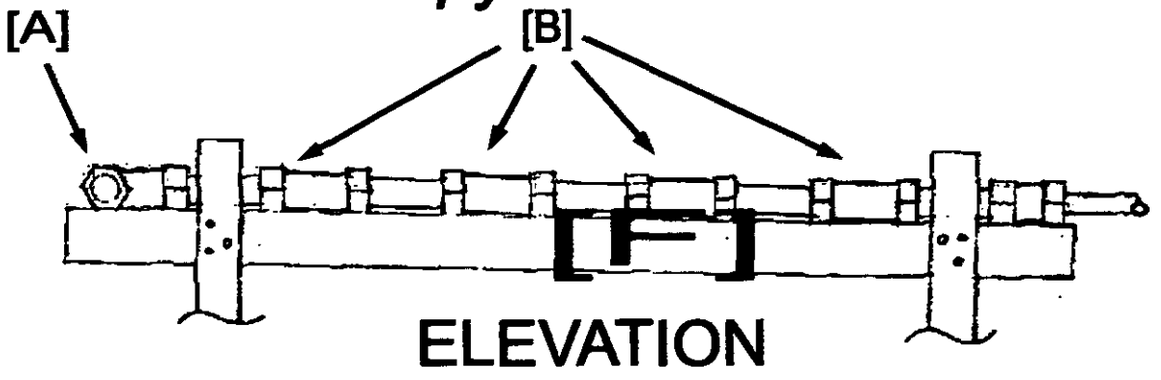
RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Dispersal Manifold Detail Plan DPP1



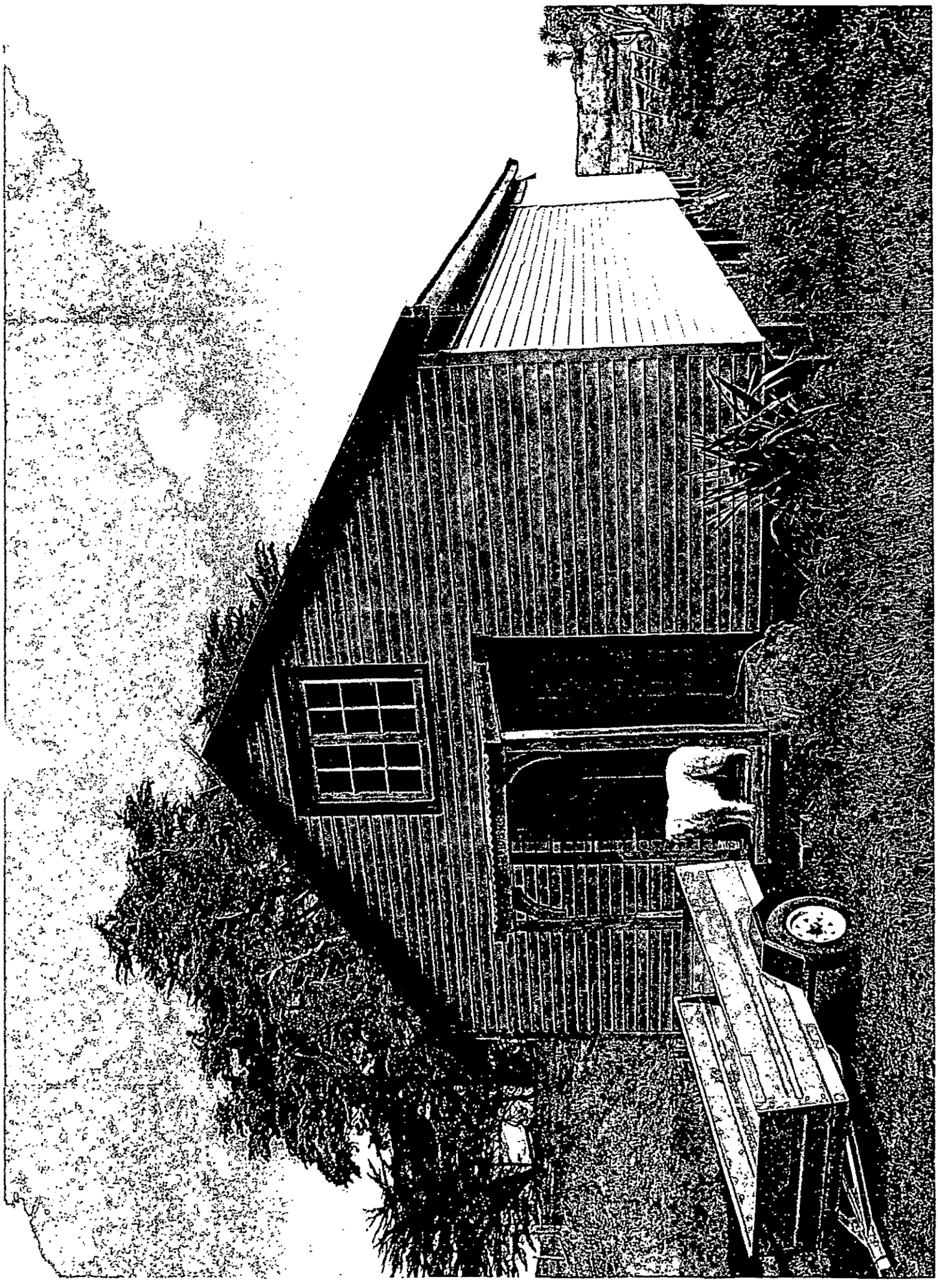
[A] 40mm 90^0 Hansen bend
[B] 40/25/40 Hansen Reducing T
[C] 40/25 Hansen Reducer straight
[D] 40mm Alkathene Feed Pipe
[E] 25mm Alkathene Lateral Dispersal Pipes
[F] 100 x 50 H4 Tanalised Timber support
[G] 100 x 50 H4 Tanalised Timber Pegs

Reduced Copy



1) **Manifold to be securely attached to level timber support by galvanised wire or nylon ties.**
2) **All lateral 25mm outlets from 'T's are to be at the same level to ensure even distribution.**
3) **Timber supports to be H4 Tanalised.**
4) **Main feed line to be 40mm alkathene and laterals to be 25mm alkathene.**
5) **All 'T's and joiners to be Hansen brand fittings for warranty terms.**
6) **Far right outlet discharges to highest dispersal line, next outlet T discharges to next descending lateral line etc.**
7) **Manifold to be installed below finished ground level, while support pegs may protrude to identify manifold position.**

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG



RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG



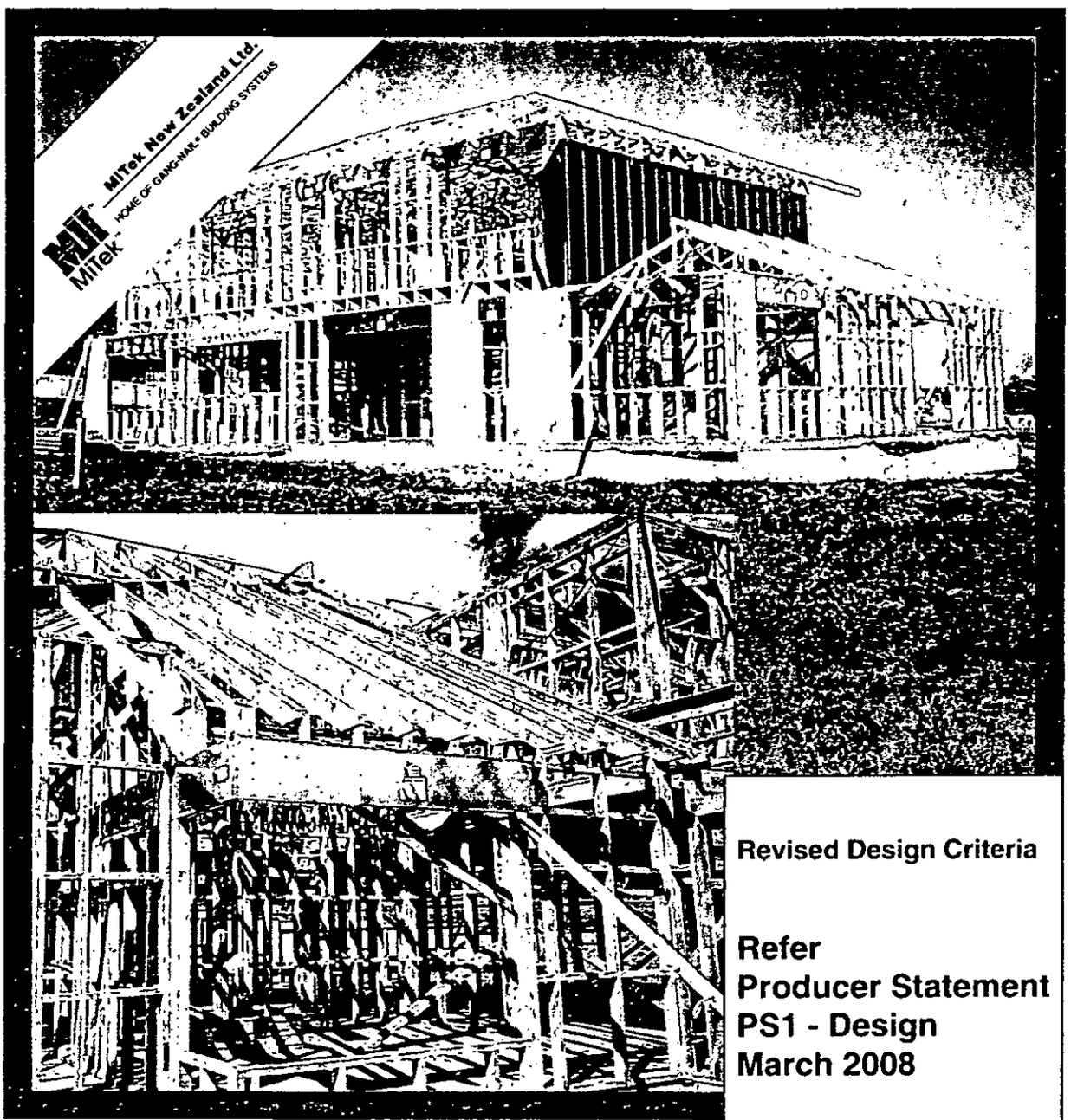
RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

08/2001

TRIFOLD LINTELS

Limit State Design

GALVANISED STEEL LINTELS & BEAMS



Revised Design Criteria

Refer
Producer Statement
PS1 - Design
March 2008

Selection and Installation Manual

MiTek

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

MiTek New Zealand Ltd.

Correspondence from: **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Greenmount 2141
Phone: 09-274 7109
Fax: 09-274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

www.miteknz.co.nz

HOME OF **GANG-NAIL®** BUILDING SYSTEMS

Producer Statement PS1 - Design

ISSUED BY: MiTek New Zealand Ltd

TO BE SUPPLIED TO: Building Consent Authorities in New Zealand

IN RESPECT OF: TRIFOLD LINTELS – Selection and Installation Manual 08/2001

AT: Various Locations in New Zealand

MiTek New Zealand Ltd has provided engineering design services in respect of the requirements of Clause B1 of the NZ Building Code for

☐ All ☒ Part only as specified – TRIFOLD LINTELS

The selection tables within this design manual have been prepared in accordance with VM1 and sound and widely accepted engineering principles, and designed to comply with the requirements of NZS 4203:1992, NZS 3603:1993 and NZS 3604:1999; approved documents of the NZ Building Code.

On behalf of MiTek New Zealand Ltd, and subject to:

1. The verification of the design assumptions within this manual
2. Top and bottom chords shall be MSG 10 timber grade in accordance with NZS 3622:2004
3. Trimming studs shall be in accordance with Section 8.5.2 and Table 8.5 of NZS 3604:1999 Amendment 2
4. All other manufacturing, installation and product usage details in TRIFOLD LINTEL Manual 08/2001 shall still apply
5. All proprietary products meeting the performance specification requirements,

I BELIEVE ON REASONABLE GROUNDS that the use of TRIFOLD LINTELS in the building if constructed in accordance with the drawings, specifications, and other documents provided, will comply with the relevant provisions of the Building Code.

MiTek New Zealand Ltd holds a current policy of Professional Indemnity Insurance of not less than $500,000.

For and on behalf of MiTek New Zealand Ltd Date: March 2008

In Ling Ng
Technical Services Manager
BE (Hons), CPEng, IntPE
MIPENZ (ID: 146585)

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

PRODUCT INFORMATION

About Trifold Lintels

Contents	Pages
Introduction	2
Advantages and Benefits	2
Product Descriptions	2
Selection Chart Information	2
Timber Equivalent Charts	3
Standard Installation Details	3-4
Special Installation Details	5-6
Design Criteria	6
Lintel Order Form	7
Example Selections (How to Use the Charts)	8
Selection Charts (Simply Supported Lintels)	9-13
Selection Charts (Cantilever Lintels)	14-17
Selection Charts (Girder Truss Loaded Lintels)	18-23
Producer Statement & Contact Information	24

Introduction

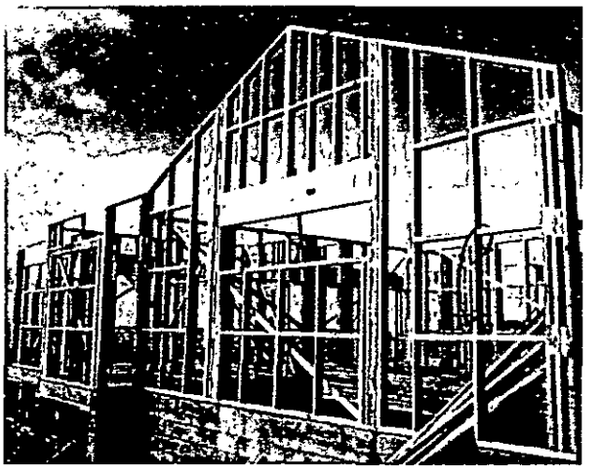
Trifold Lintels are part of the Gang-Nail Product range, and are manufactured to order by the MiTek New Zealand Ltd in Auckland.

Advantages

Trifold Lintels are an easy to use, lightweight, strong alternative to any other lintel/beam system. They minimise problems associated with moisture and will not warp, shrink or sag with time. Being lightweight, they make installation and overall frame handling easier.

Benefits

Trifold Lintels have been engineer designed to span load bearing openings from 600mm up to 6000mm. They meet all NZ standards for light timber frame construction and have a NZ Patent N° 233490.



Lengths and Depths

Trifold Lintels are manufactured in lengths as required, in five standard depths of 400mm, 350mm, 300mm, 250mm and 200mm.

Grades and Types

Trifold Lintels are manufactured in five types (strengths)

L = light, M = medium, H = heavy, CL = cantilever light, CH = cantilever heavy

Note:2xH indicates two H-type lintels per span (one on each face of the timber frame)

2xCH indicates two CH-type lintels per span (one on each face of the timber frame)

The L-type lintel consists of a 0.55mm gauge galvanised metal web plate folded in an elongated [shape. They are designed to be nail fixed onto standard timber wall framing to perform the function of a load bearing lintel or beam over window or doorway openings.

Lintel types M,H and CH have strengthening angle stiffeners fixed along one edge of the main lintel body web (base skirt) as detailed below

Angle Stiffeners

Lintel types M,H and CH have a 30mm x 20mm galvanised metal angle stiffener rivetted along one edge having a thickness as follows

type-M = 0.75mm, type-H and type-CH = 1.55mm

Selection Charts

The selection charts in this manual provide lintel selections for simply supported (stud-to-stud), cantilever and girder truss point loaded situations. The Trifold Lintel system provides solutions for structural situations up to and beyond the scope of NZS 3604. The tables are formulated to show the maximum opening span potential of each lintel type and depth depending on the structural design situation and loads being supported.

Timber Equivalent Charts

If you have selected a timber size for a lintel or beam and you are sure the size is correct, you can simply use the chart on the next page to find the equivalent Trifold Lintel required

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

TIMBER EQUIVALENT CHARTS

Simply Supported & Cantilever Lintels

	SIMPLY SUPPORTED LINTELS					EQUIVALENT TIMBER SIZE	CANTILEVER LINTELS					
	TRIFOLD LINTEL DEPTHS (mm)						TRIFOLD LINTEL DEPTHS (mm)					
	200	250	300	350	400	(NOMINAL mm)	400	350	300	250	200	
(SS)	L	L	L	L	L	100x100	CL	CL	CL	CL	CL	(SS)
	L	L	L	L	L	125x100	CL	CL	CL	2xCL	2xCL	
(DS)	M	L	L	L	L	150x100	CL	CL	2xCL	CH	2xCH	(DS)
	2xH	2xH	H	H	M	200x100	2xCL	CH	2xCH	2xCH	2xCH	
		2xH	2xH	2xM	H	250x100	2xCH	2xCH	2xCH			(TS)
(TS)				2xH	H	300x100	2xCH					
					2xH	350x100						

Note: Heavy Beam or Point Loads

If lintels selected from this timber equivalent chart are going to be supporting heavy point loads please contact our design office for confirmation of correct component before ordering.

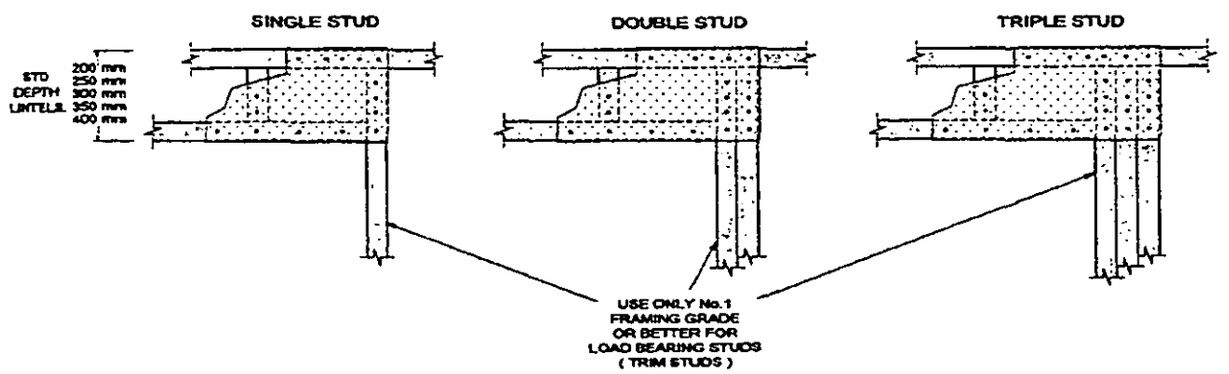
Lintel Terminology Key			
L	= Light type Lintel	CL	= Cantilever Light type Lintel
M	= Medium type Lintel	CH	= Cantilever Heavy type Lintel
H	= Heavy type Lintel	2xCL	= Double sided Cantilever Light type Lintel
2xH	= Double sided Heavy type Lintel	2xCH	= Double sided Cantilever Heavy type Lintel

SIMPLY SUPPORTED LINTELS

Standard Installation Details

Tables 1-7 are shade coded for quick visual reference. The key supporting this information is shown below.

Load Bearing Studs	SINGLE STUD (SS)	DOUBLE STUD (DS)	TRIPLE STUD (TS)
	2.57 2.48 2.39 2.32	3.87 3.90 3.84 3.78	4.19 4.10 4.02 3.94

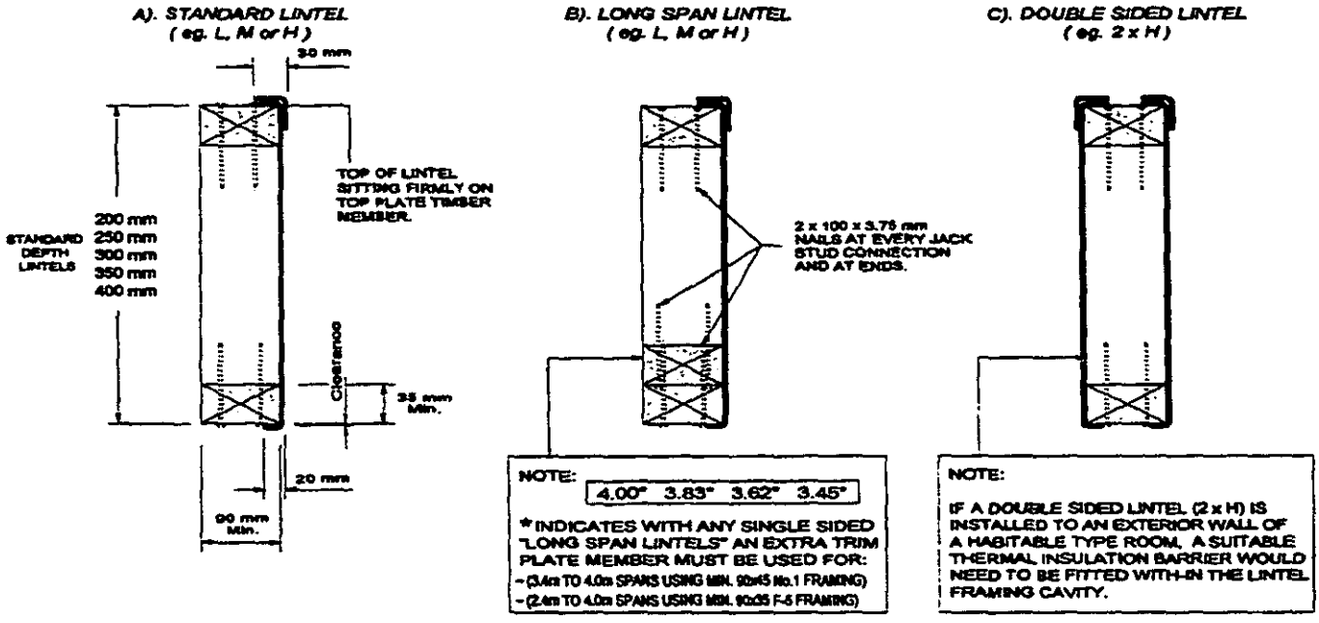


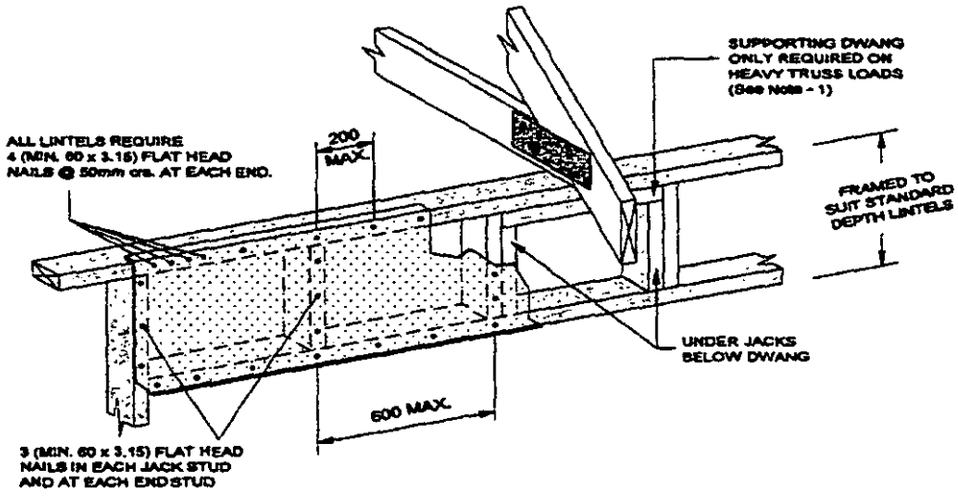
NOTE 3 - Studding requirements above are based on a maximum 2.4m stud height with two rows of nogs and using min 90x45 framing grade.
If using min 90x35 framing grade the relevant manufacturer's studding requirements must be complied with.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

SIMPLY SUPPORTED LINTELS

Standard Installation Details





Important Notes

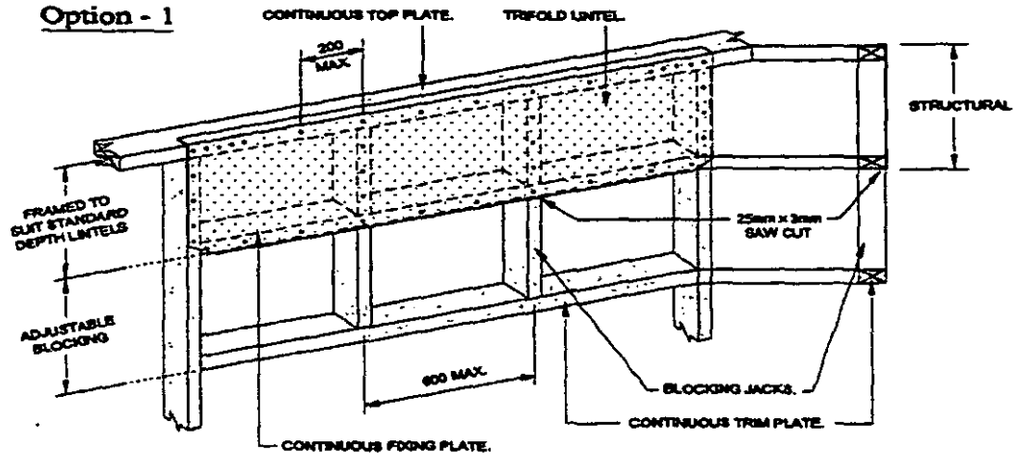
1. DWANGS: If a roof truss is supported on the lintel between the jack studs at 600mm centres then table 8.16 of NZS 3604 1999 should be used to determine if a supporting dwang as seen in Fig 8.13 of NZ 3604 1999 should be used.
2. LINTEL NAILS: Use only flat head nails (min 60 x 3.15) or 75 x 3.5 are recommended. Smaller nails are not acceptable. Mild steel or galvanised are suitable.
   Larger or nail gun nails can also be used. If nail guns are used then the nails should be made to punch new holes through the lintels main metal body area (eg base skirt web) rather than aimed at existing pre-punched holes.
   However, lintels with an angle stiffener (eg M & H types) must be fixed through the rivet holes in the angle stiffener and hammer driven nails would be of best use for that purpose.
3. Timber members must be continuous or joined with a suitable nail plate to form a splice joint, equal to the strength of a continuous member.
4. The timber size equivalent chart can be used to substitute Trifold Lintels for timber lintels sizes that have been selected using NZS3604 or the Ganglam Manual.

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

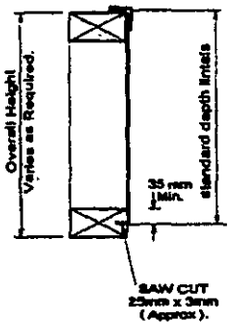
SIMPLY SUPPORTED LINTELS

Special Installation Details

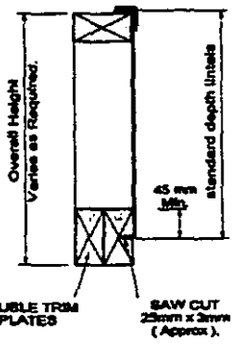
Option - 1



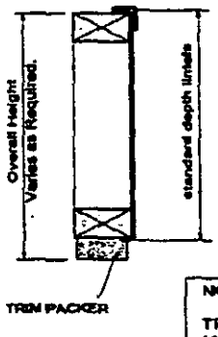
Option - 2



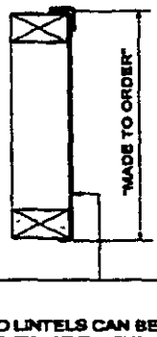
Option - 3



Option - 4



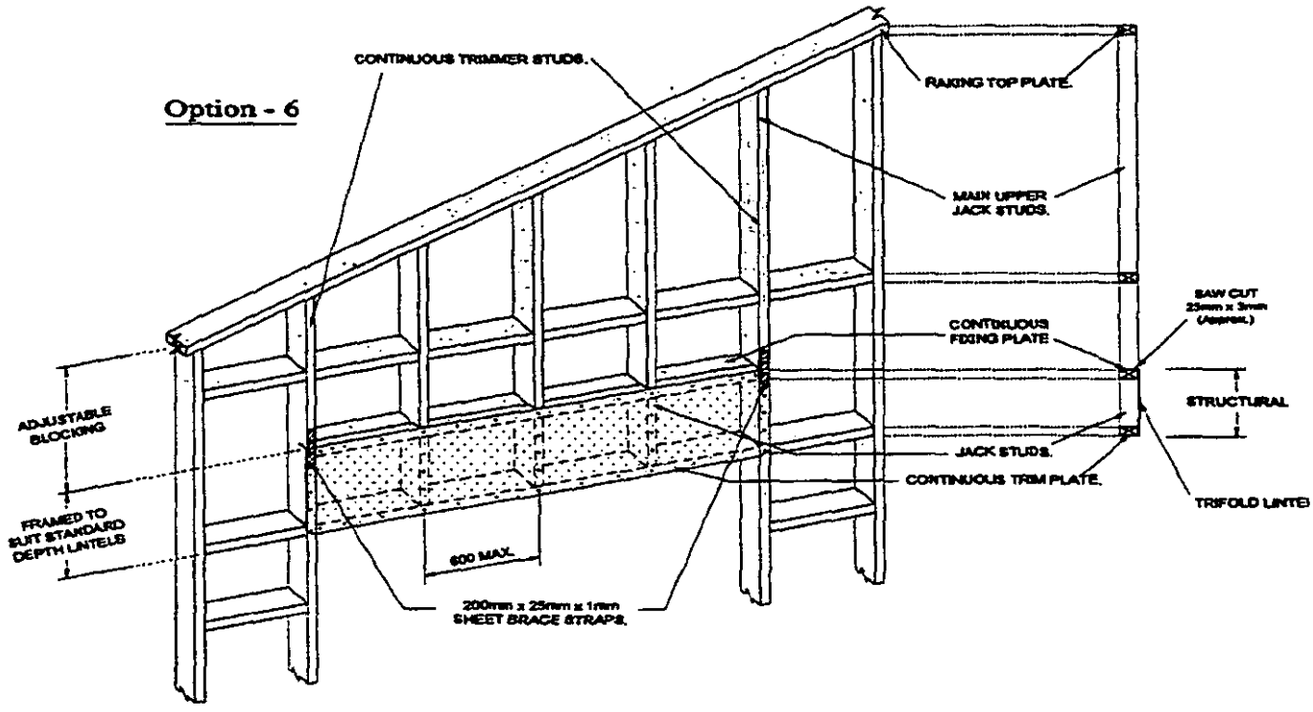
Option - 5



NOTE:

TRI-FOLD LINTELS CAN BE MADE TO EXACT DIMENSIONS IN BOTH DEPTH AND LENGTH SUBJECT TO "LEAD TIME". (MIN. 200mm DEEP)

Option - 6

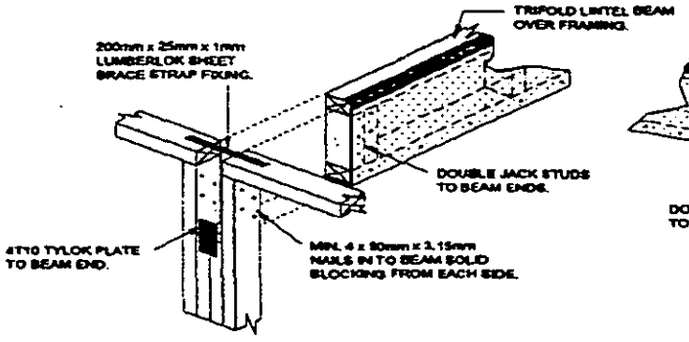


RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

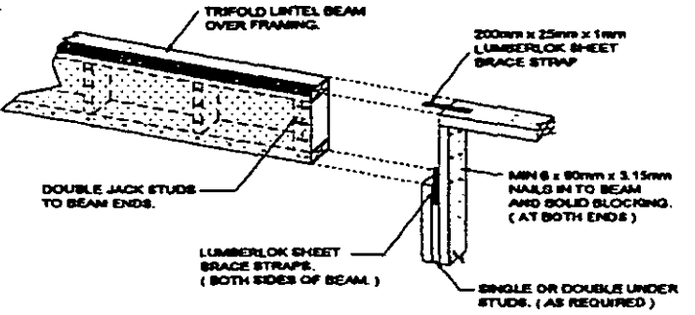
SIMPLY SUPPORTED LINTELS

Special Installation Details

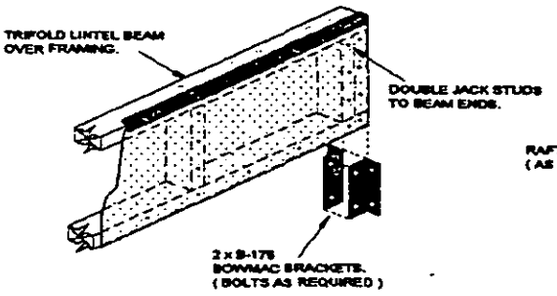
LINTEL BEAM - (TO WALL POCKET)



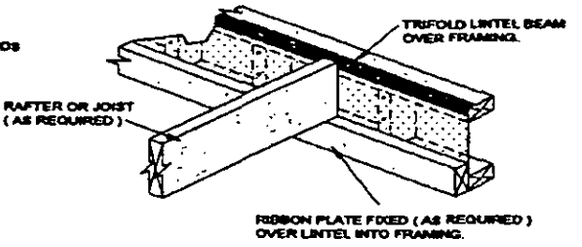
LINTEL BEAM - (TO PARALLEL WALL)



LINTEL BEAM - (TO MASONARY WALL)



LINTEL BEAM - (TO RAFTER \ JOIST)



Design Criteria

Note:
1 For heavy roofs over 30 degrees pitch, multiply the roof span by 1.17 before using the tables:
ie Nominal Roof Span = 1.17 x Actual Roof Span
2 760mm overhang has been included in the derivation of all selection charts.
3 Spans are horizontal measurements.

FLOOR Live Load 1.50 kPa, 1.8 kN
Dead Load 0.40 kPa
Permanent load (D + 0.4L) 1.0 kPa

WALL Dead Load 0.6 kN/m

WIND Design covers all wind zones as in NZS 3604 except for Tables 1,5,6 & 7 which must be modified as follows:
When selecting Lintels from Tables 1,5,6 & 7 a correction factor from the table below must be used to modify the actual roof span into a Nominal roof span. The Nominal roof span is then used to select a Lintel type for a given Lintel span. ie Nominal roof span = Correction Factor x Actual roof span

CORRECTION FACTOR TABLE

Lintel Type	Wind speed zone classification (NZS 3604 : 1999)				
	Light Roof				Heavy Roof
	L	M	H	VH	VH
L	—	—	—	—	—
M	—	—	—	1.5	—
H	—	—	1.7	2.4	1.3
2H	—	—	1.7	2.4	1.3

SNOW The Tables have not been designed to include the weight of snow. To select Trifold Lintels for snow conditions modify the roof span as follows:
– 0.5kPa snow loads — multiply the roof span by 1.29 before using the tables.
ie Nominal roof span = 1.29 x Actual roof span
– 1.0kPa snow loads — multiply the roof span by 1.98 before using the tables.

SEISMIC Design covers all seismic zones as in NZS 3604.

The Trifold Lintel selection charts are an expansion of the selection charts from standard NZS 3604 but must not be used for selecting timber as in most cases the Trifold Lintel is stiffer and stronger than the timber equivalent. The Trifold selection charts have been designed and tested to the following criteria.
– Safety factor of 2 on strength for Dead and Live Loads
– Deflection
Maximum Dead Load when supporting floors = L/300 but not greater than 9.0mm
Maximum Live Load when supporting floors = L/400 but not greater, than 9.0mm

Important Notes:

a These charts are not to be used where the Lintel is supporting beam or heavy point loads. In these cases MiTek New Zealand Ltd will supply details and the correct component on request.
b Studs acting as the main support for either timber or Trifold Lintels must have adequate floor joist and bearer strength to carry the loads. NZS 3604 Fig. 7.3 and accompanying clauses should be followed. In the situation where triple studs for Trifold Lintels are required is is desirable that foundation members be directly beneath the load bearing studs, or no more than 200mm from the load transfer of the stud. If this is not possible larger size bearers and/or floor joists may be required. For specific design information contact MiTek New Zealand Ltd.
c Trifold Lintels do not require supporting trimming studs as do timber lintels.
d Trifold Lintel spans are equal to the trim dimension of the opening and therefore the number of studs required at each end supporting the Lintel must be stated when ordering.

DESIGN DATA
The Tables herein have been designed according to the following loads:

ROOF	Live Load	0.25 kPa, 1.0 kN
	Dead Load	0.65 kPa, Heavy
		0.25 kPa, Light
		0.20 kPa, Ceiling

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Joe Blow & Co.
25 Any Street
ANYWHERE VIC 3750
Tel no: (03) 9706 5488 Fax no: (03) 9706 5499 Email: info@pryda.com.au

Pryda Brace- Input & Wind Forces Report

Copyright: (c) Pryda (Aust.) Pty Ltd.- 2000-2003, v2.0.42
ABN 38 006 630 137 Tel: (03) 9706 5488 Fax: (03) 9706 5499 E-mail: info@pryda.com.au Web site: www.pryda.com.au

JOB DETAILS

Job ref. ID	2008/09/22-12:56:36
Date	September 22, 2008
Job name	
Job address	
Builder's name	
Manufacturer	Joe Blow & Co.

PROJECT OPTIONS

General Options

Wind classification	Very High
Number of sections	1
Maximum storeys	1

Section Options

Section no.>	1
Building plan opt.	Rectangle
Ref. direction	A

Note: Reference direction is the section's main roof slope direction relative to the alignment direction established on the plan by the designer.

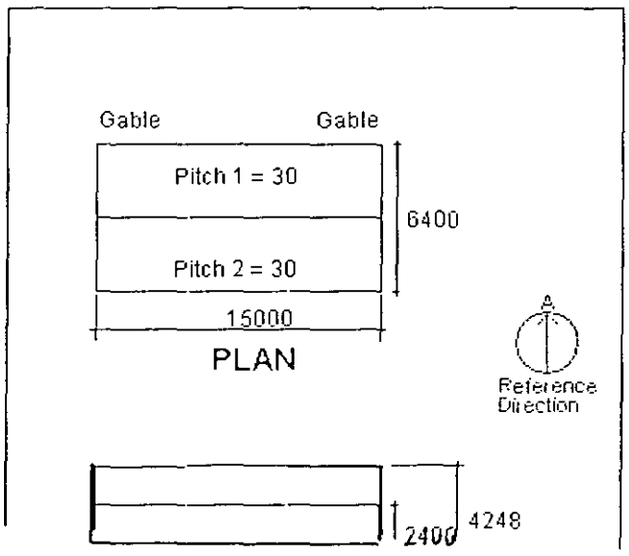
COMPUTED RACKING FORCES

Storey	Align. Dim.	Section No. 1	Total
Single	A	58.5	58.5
	B	21.2	21.2

— GIB CASES. SLIGHTLY HIGHER.

INPUT DIMENSIONS

Section 1



RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Joe Blow & Co.
Any Street
ANYWHERE VIC 3750
Tel no: (03) 9706 5488 Fax no: (03) 9706 5499 Email: info@pryda.com.au

Brace- Wall Bracing Design Report

Unit: (c) Pryda (Aust.) Pty Ltd.- 2000-2008, v2.0.42
ABN 008 630 137 Tel: (03) 9706 5488 Fax: (03) 9706 5499 E-mail: info@pryda.com.au Web site: www.pryda.com.au

DETAILS

Job ID	2008/09/22-12:56:36
Date	September 22, 2008
Name	LINNELL
Address	
Job Name	
Designer	Joe Blow & Co.

ESTIMATED STEEL LINED EXTERIOR WALLS.

DETAILS

Storey	Wind Dim.	Bracing Unit Code	Bracing Unit Type	Unit Capacity kN/m	Length (m)	Bracing Cap. (kN)	Tie-down Cap. (kN)	Comment (Add as required)
Single	A	PBhB	Plywood - AS1684 type h - B	6.00	1.5	9.0	16.2	See AS1684.2 Cl. 8.3.6.10
Single	A	PBhB	Plywood - AS1684 type h - B	6.00	1	6.0	16.2	See AS1684.2 Cl. 8.3.6.10
Single	A	PBhB	Plywood - AS1684 type h - B	6.00	1	6.0	16.2	See AS1684.2 Cl. 8.3.6.10
Single	A	SBB	Speed/Strap Brace Type B	3.00	2.2	6.6	8.1	See Pryda Bracing Supp. 2
Single	A	SBB	Speed/Strap Brace Type B	3.00	2.7	8.1	8.1	See Pryda Bracing Supp. 2
Single	A	SBB	Speed/Strap Brace Type B	3.00	2.7	8.1	8.1	See Pryda Bracing Supp. 2
Single	A	SBB	Speed/Strap Brace Type B	3.00	2.4	7.2	8.1	See Pryda Bracing Supp. 2
Single	A	SBB	Speed/Strap Brace Type B	3.00	1.8	5.4	8.1	See Pryda Bracing Supp. 2
Single	A	SBB	Speed/Strap Brace Type B	3.00	1.8	5.4	8.1	See Pryda Bracing Supp. 2
Single	A	SBB	Speed/Strap Brace Type B	3.00	1.8	5.4	8.1	See Pryda Bracing Supp. 2
			Total bracing capacity =			**67.2**		**Racking Force = 58.5**
Single	B	PBhA	Plywood - AS1684 type h - A	6.40	1.8	11.5	17.3	See AS1684.2 Cl. 8.3.6.10
Single	B	SBB	Speed/Strap Brace Type B	3.00	2.4	7.2	8.1	See Pryda Bracing Supp. 2
Single	B	SBB	Speed/Strap Brace Type B	3.00	2.4	7.2	8.1	See Pryda Bracing Supp. 2
			Total bracing capacity =			**25.9**		**Racking Force = 21.2**

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

GIB® Wall Bracing Calculation Sheet B — single storey — V85A

GIB® EzyBrace ™ — *GIB® Bracing Systems, 2006*

Across									
Wall or Bracing Line		*Bracing Elements provided*						*Wind*	*Earthq.*
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
M	enter	1	PRYDA	SBB	2.7	2.4		292	135 *
		2	GIB®	GS2					
line totals		3							
W	292	4							
EQ	135	5							
N	enter	1	GIB®	GS2	2	2.4		160	140
		2	GIB®	GS2	2.1	2.4		168	147
line totals		3	GIB®	GS2	1.8	2.4		144	126
W	472	4							
EQ	413	5							
O	enter	1	GIB®	GS2	1.8	2.4		144	126
		2	GIB®	GS2	3	2.4		270	240
line totals		3							
W	414	4							
EQ	366	5							
P	enter	1	PRYDA	SBB	2	2.4		216	100 *
		2							
line totals		3							
W	216	4							
EQ	100	5							
Q	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
R	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
S	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
T	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

* EXT. STEEL LINING

* EXT STEEL LINING

								Wind	Earthq.
Totals Achieved								1394	1014
								OK	*OK*
Totals Required (from Sheet A)								1035	346

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

PRYDA TIMBER CONNECTORS
Bracing Guide

Copyright: © Pryda (Aust) Pty Ltd - ABN 38 006 630 137 - 1995 to 2003, April 15, 2003

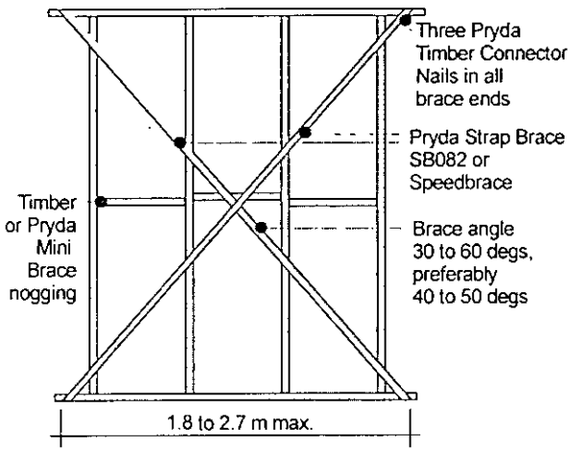
Strap Brace/Speedbrace Type A Unit

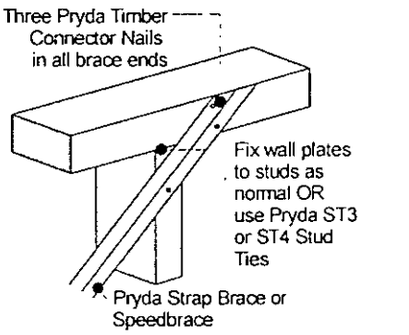
This bracing unit comprises one section of the wall, with cross-over braces of **Pryda Strap Brace** or **Pryda Speedbrace** as shown below. Maximum wall height in AS1684 is 3.0 m (except at gable or skillion ends). Design capacity is 1.5 kN/m for wall heights up to 2.7 m and 1.35 kN/m for 3.0 m height, ie:

Wall Height	Bracing capacity (kN) for Bracing length (m)									
(m)	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7
2.7	2.7	2.9	3.0	3.2	3.3	3.5	3.6	3.8	3.9	4.1
3.0	2.4	2.6	2.7	2.8	3.0	3.1	3.2	3.4	3.5	3.6

see also:
▸ WALL HEIGHTS GREATER THAN 2.7 m

The nails used must be galvanised **Pryda Timber Connector Nails**, code OSNG, size 35x3.15 mm.





Joint Detail
Brace: Strap Brace SB082 or Speedbrace
Fixing: Three Pryda Nails each end
One Pryda Nail each stud

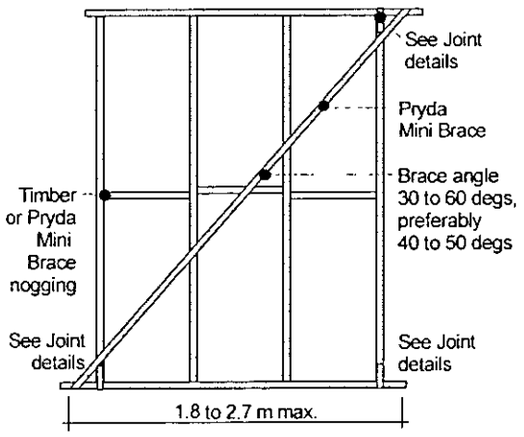
Mini Brace, One Length, Type A Unit

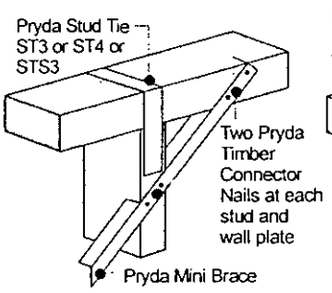
This bracing unit comprises one section of the wall, with one brace of **Pryda Mini Brace**, as shown below. Maximum wall height in AS1684 is 3.0 m (except at gable or skillion ends). Design capacity is 1.5 kN/m for wall heights up to 2.7 m and 1.35 kN/m for 3.0 m height, ie:

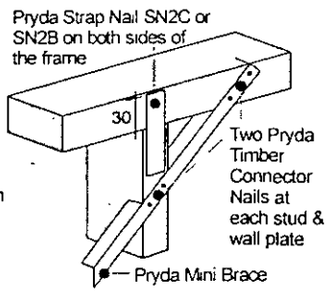
Wall Height	Bracing capacity (kN) for Bracing length (m)									
(m)	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7
2.7	2.7	2.9	3.0	3.2	3.3	3.5	3.6	3.8	3.9	4.1
3.0	2.4	2.6	2.7	2.8	3.0	3.1	3.2	3.4	3.5	3.6

see also:
▸ WALL HEIGHTS GREATER THAN 2.7 m

The nails used must be galvanised **Pryda Timber Connector Nails**, code OSNG, size 35x3.15 mm.







ECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Christopher Swain, Building Consultant
24 Anglesea Street, Freeman's Bay, Auckland.
Phone (09) 376 0234/021 1848 211

16th May 2005

KAIPARA DISTRICT COUNCIL
BC 050 793
BUILDING INSPECTOR

THE SENIOR BUILDING INSPECTOR :
KAIPARA DISTRICT COUNCIL

Dear Sir,

REPORT ON ~~DWELLING/BARRACKS~~ **at 15 Inlet Road, Takanini, Auckland.**

PROPOSED FOR **RELOCATION TO,** ~~1943 State Highway One,~~ **Kaiwaka, Kaipara District**

For
~~[redacted]~~
~~Café Utopia~~
~~[redacted]~~
~~Phone: (09) 431 9999~~

~~BRIEF~~
~~I have inspected the above barracks accomodation for Peter Harris to ascertain its suitability for removal to 1943 State Highway One, Kaiwaka, Kaipara District.~~

EXTERIOR AND GENERAL OBSERVATION

The single storey barracks is constructed from a conventional light timber frame, with timber weatherboards and a galvanized iron roof, with construction typical for a house built in its period of construction.

A reduced floor plan, foundation plan, bracing calculations and coloured digital photos of the house are included in this report to Council.

ECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

The ex.150 mm painted Kauri/Rimu timber weatherboards are nailed to a typical light timber framing construction and appear in good condition with replacement needed for boards that are showing signs of rot. A roof support of a light timber truss at approximately 1500 mm spacings with sized timber battens appear in good condition supporting a timber 150-200 mm plank sarking and iron roof. The end gable has slatted timbers to provide ventilation to the roof space. There are no signs of water leaks apparent from the roof or sagging from lack of timber support under. A water blasting and a two-coat painting of the galvanized iron is required. There is no insulation provided in the roof as in keeping with the code requirements at the time of construction. One end of the ~~barracks~~ is completely exposed and full enclosure with comparable materials as to those shown is needed.

The timber flooring is ex 100 mm T & G Kauri, showing only a small amount of borer. The strip flooring is on 100 x 50 mm Kauri joists at 450 mm c/cs. supported by timber runners as a temporary measure while in transition from the Army HQ. nearby to the building site.

Sub floor timbers are in good condition with adequate ventilation to be provided with new foundations.

The window joinery is treated timber casement and sash, painted with no signs of warping or rot. A full painting of the building is to be done to the owner's instructions.

New corrugated iron gutters and down pipes are required near the entry door area. A full check of the guttering should be done at this time.

INTERIOR OBSERVATION

& Sections for Firm Storage (to be removed

The ~~barracks~~ are comprised of ~~nine~~ ~~rooms~~. Seven of these rooms are designed for sleeping accommodation. There is a power supply with power box fixed to the wall in the hallway. Phased power and lights are connected to the rooms. There are opening windows and carpet to the floor with a fibrous plaster ceiling. Built in wardrobes are provided with varnished plywood walls to 1500 mm height and wallpaper above. The doors are timber core with a small, wired glass panel at viewing height. The hallway has timber skirtings and

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

architraves around the openings with a fire exit door to the opposite end of the hallway with a metal closure arm. The timber frame of the barracks is lined with solid gibralter plaster walls and no evidence of any insulation as acceptable to the building code of the time. The flooring to the hallway is two plywood over the T&G timber strip kauri flooring. All windows open to the outside. All internal doors are timber hollow core with solid exterior ones having metal hardware locks.

Provision will be made for ceiling mounted smoke alarms to the building to comply with F7/AS.

NOTE : A registered electrician will check the electrical wiring when rewiring and reconnection to the mains supply.

EXCLUSIONS

This report has been prepared on the basis of a visual inspection of the premises using normal readily available access and without testing of components for the assessment of the overall structural condition of the house and associated items, and without recourse to the construction drawings.
No detailed technical investigation has been included in this brief.
No warranty can be given as to other defects not apparent to visual inspection at the time.

This report has been prepared solely for the benefit of ***Peter Harris*** *as our client, and the Kaipara District Council.*

The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such party's sole risk.

RECOMMENDATION

The structure/barracks will probably be a [redacted]E.

A degree of remedial work to replace broken items and fully enclose the building will be required before any residential accommodation is proposed. The interior and all visible timbers are in an order suitable to the previous use

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

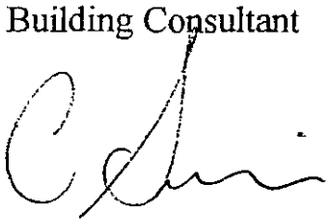
of the building and assuming that it is well braced and carefully transported can be relocated and reconnected with an architectural designed subfloor, foundations and ventilation to the required building codes. Generally the whole building should provide a very reasonable living accommodation.

The visible framing shows little sign of active borer and any small amount found in the sub floor and roof framing on moving and relocation can be easily killed by treatment after lifting.

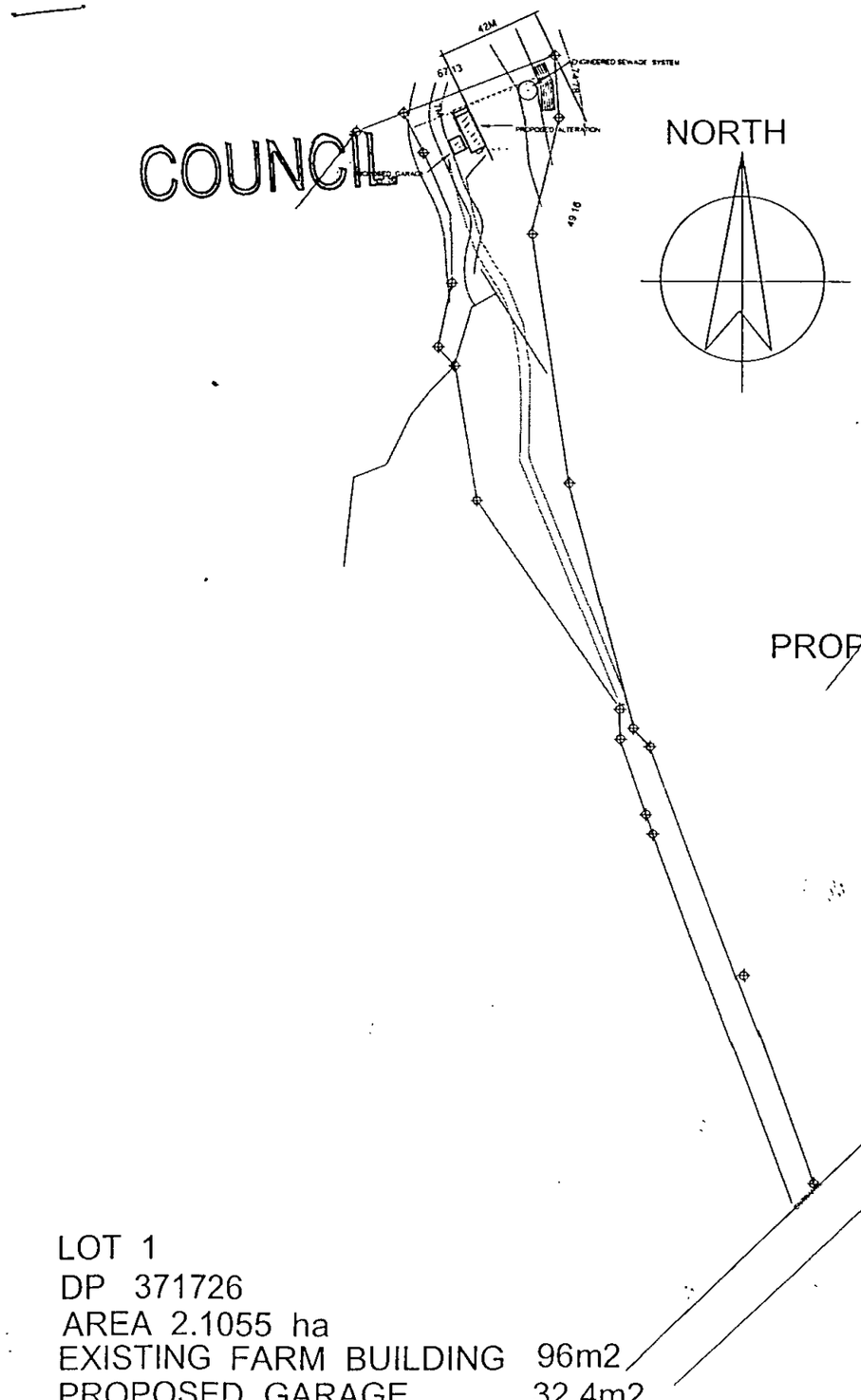
Please call me if you require any further assistance.

Yours sincerely

Chris Swain NZCD
Building Consultant



RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG



COUNCIL

NORTH

ENGINEERED SEWAGE TANK

42M

67.13

74.78

1M

PORCH

WATER TANK

FALL

PROPOSED GARAGE

PROPOSED ALTERATION
EXISTING FARM BUILDING

FRONT DOOR

LEVEL SITE

DRIVEWAY

KAIPARA DISTRICT COUNCIL
080704
BC
BUILDING INSPECTOR

49.16

LOT 1
DP 371726
AREA 2.1055 ha
EXISTING FARM BUILDING 96m2
PROPOSED GARAGE 32.4m2
TOTAL COVERAGE 128.4m2
WIND ZONE V / HIGH
CORROSION ZONE 1
EARTHQUAKE C
TOPO EXPOSED

SITE PLAN FOR P LINNELL

SCALE 1:500

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

GARAGE
W7
W8

5M BRACED LINES
DUE TO SINGLE TOP PLATE

EXTERIOR WALLS STEEL PLATE LINED
BUILDING WAS DESIGNED AS AN ARMOURY

BUILDING HAS BEEN UP FOR3XYEARS
IN THIS NEW POSITION

TOPOGRAPHIC DESCRIPION

ESCARPMENT
VERY HIGH WINDS

OBSERVATIONS

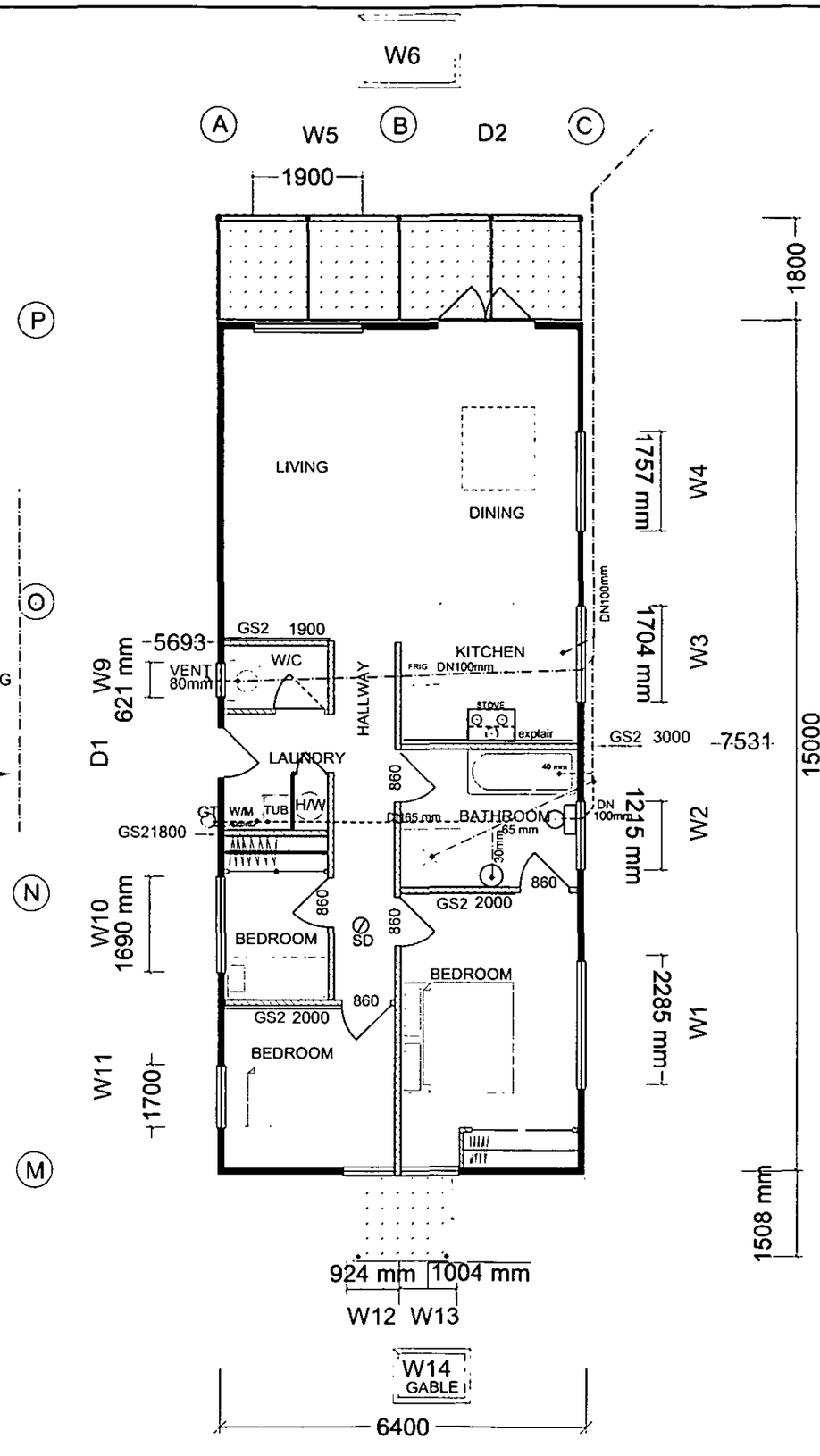
NO STRUCTUAL DAMAGE
BRACING UNITS BASED OFF PRYDA ANGLE BRACING
THIS WOULD BE THE CLOSEST TO
PLATE STEEL FIXED ALL OVER

SHED REDUCES BRACE UNITS THIS SIDE →

SD SMOKE DETECTOR

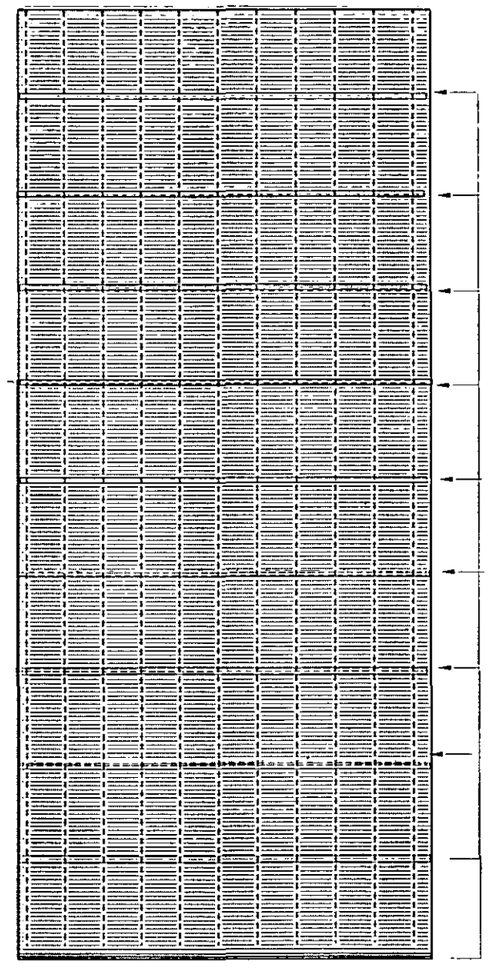
FLOOR PLAN

SCALE 1:100



EXISTING CEILING PLAN

RIMU / KAURI 15MM TV&G



TRUSS POSITION
1500 CENTRES

EXISTING T&G CEILING



Revisions

Description	Date
1	
2	
3	
4	
5	
6	

Drawn:
Checked
Approved
Released

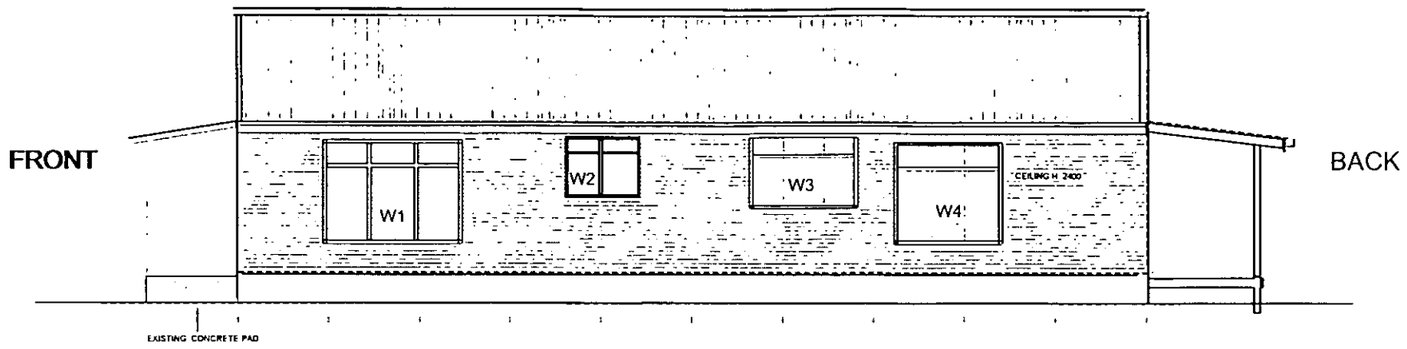
080704

Drawing Title
FLOOR PLAN

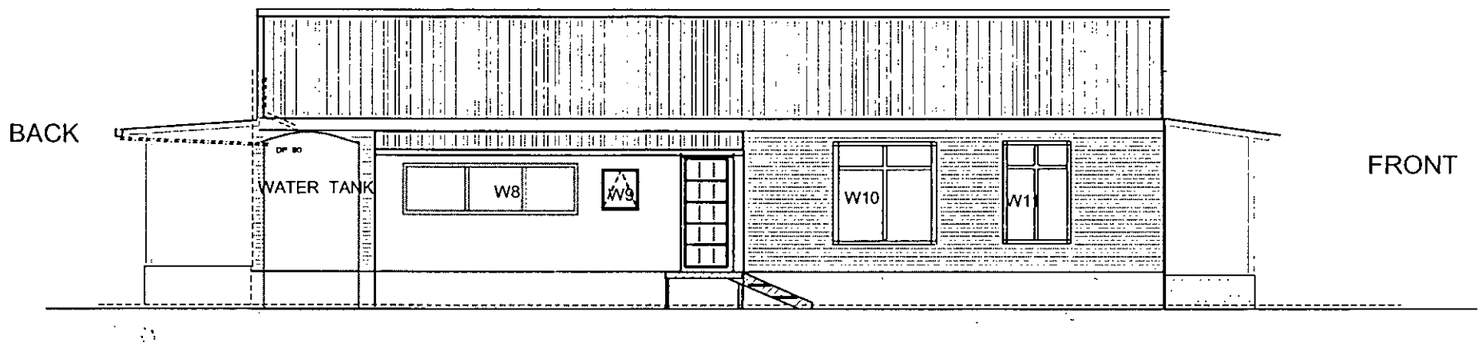
Sheet Number
of Sheets

Drawing Number

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

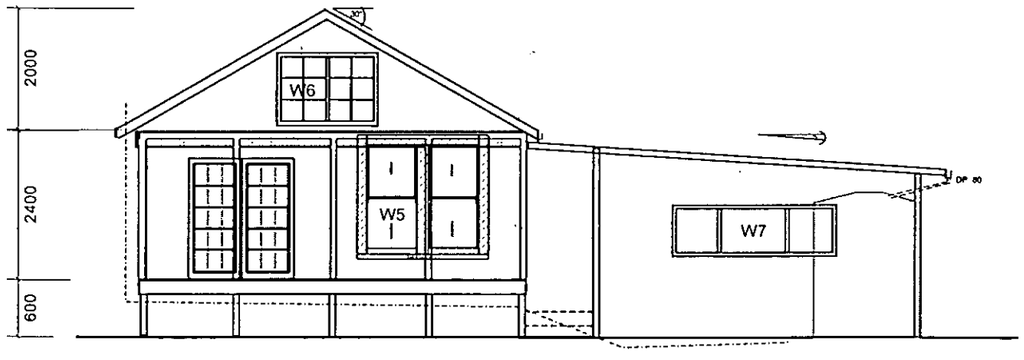


EAST ELEVATION SCALE 1:100

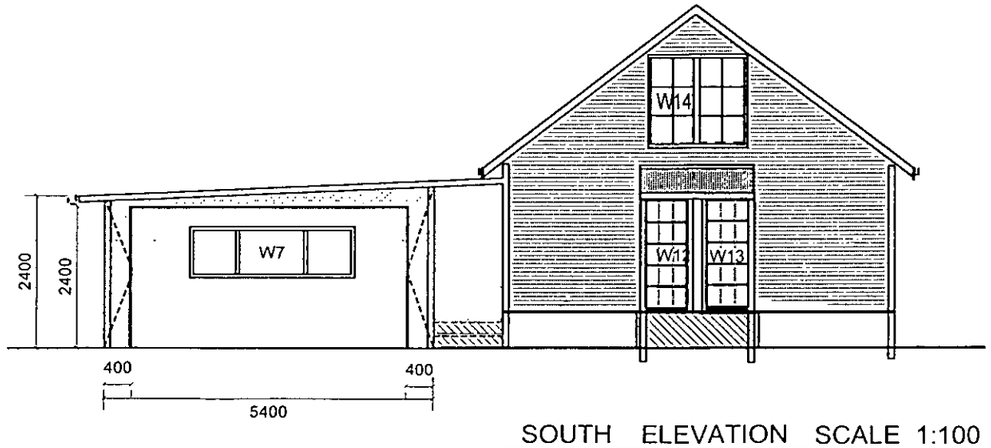


WEST ELEVATION SCALE 1:100

0807.04



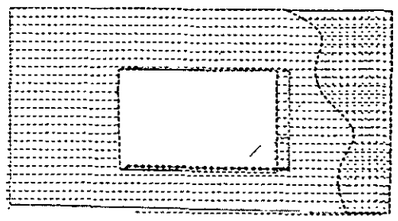
NORTH ELEVATION SCALE 1:100



SOUTH ELEVATION SCALE 1:100

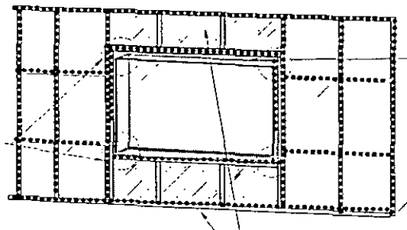
RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

EXTERIOR WALL



EXISTING WEATHER BOARD

WEATHER BOARDS
BREATHER TYPE BUILDING PAPER



EXISTING TIMBER FRAME

SEAL WITH ALUBAND WINDOW SEALING TAPE

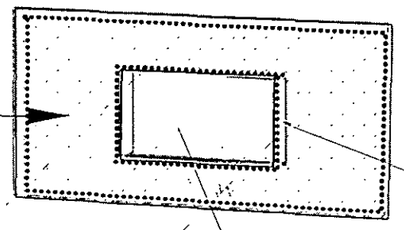
FRAMING

WOULD HAVE 3 SETS OF NOGS
TAKE NOGS OUT UNDER WINDOW TIMMER
ADD JACK STUDS TO EACH SIDE OF WINDOW
NAIL TO EXISTING STUDS
ADD LINTEL PLATE TO CRIPPLES R/S 100X50
MAY BE WIDER THAN WINDOW WIDTH
NAIL PERIMETER OF WINDOW AS PER MITEK TRI FOLD WINDOW LINTELS

INDOW LINTELS

STEEL PLATE THEN BECOMES LINTEL

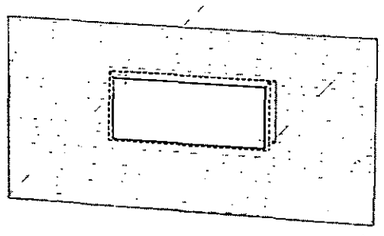
INSULATE WITH PINK BATTS R2.6
CAN BE PUT IN AS FRAMING INSTALLED



EXISTING STEEL PLATE ARMOUR
AT LEAST 0.55MM GUAGE PLATE

NAIL OFF TO MITEK NAILING SPECS

NEW OPENING FOR WINDOWS



EXISTING LINNING
15MM TG&V

080704

NB . USING MITEK TRI FOLD LINTEL SPECS AS A STANDARD

GRANT FRIBES DESIGNS

12 WHAKA ST
MAUNGATUROTO

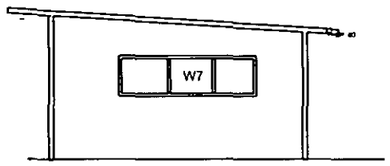
GRANT@XTRA.CO.NZ

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

BRACING PLAN

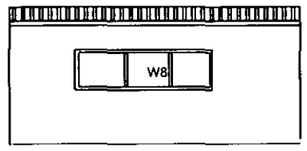
EAST WALL

2400	X	1800
		1800
		1800
		2400



WEST WALL

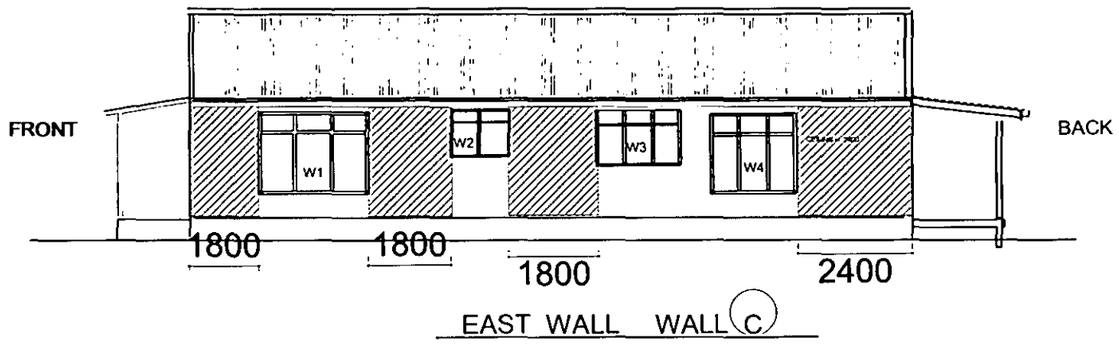
2400	X	2700
		2700
		2700
		1000
		1000
		1500



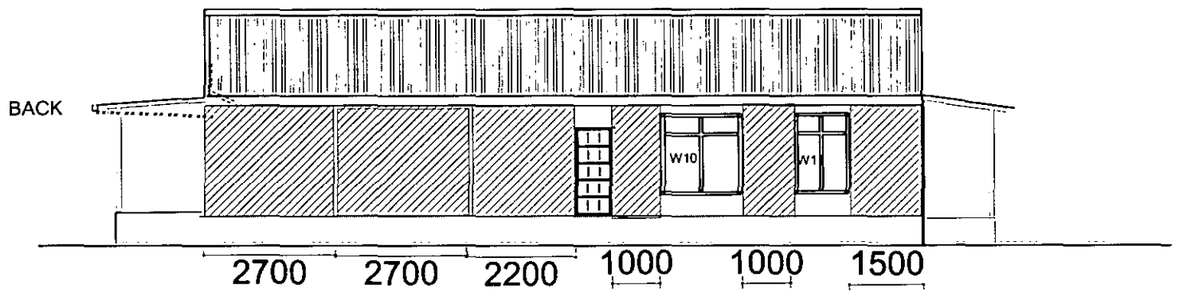
SOUTH WALL

2400	X	2400
		2400
		2400

PRYDA BRACING CALS



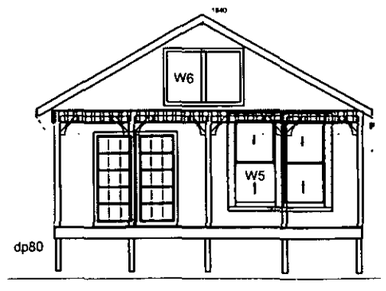
EAST WALL WALL C

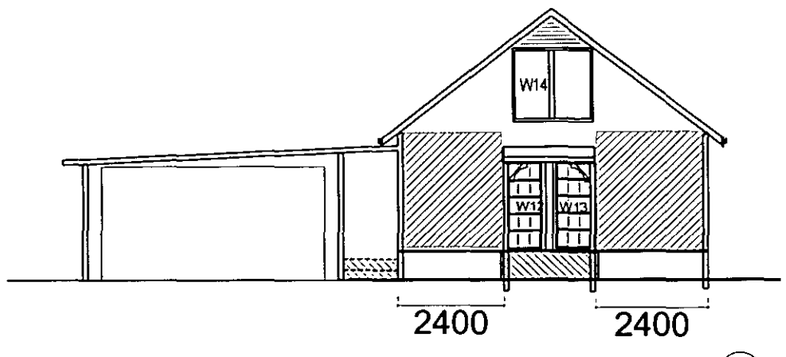


WEST WALL WALL A

0807.04

WIND CLASSIFACTION		VERY HIGH		
# OF SECTIONS		1		
# OF STORIES		1		
BRACING UNITS REQUIRED				
FORCES SUMMARY		kN	Bu's	
SINGLE DIRECTION	A	58.6	1127	65.7
	B	21.2	424	





SOUTH WALL WALL M

EXTERIOR WALL
AS IS BU/S

GRANT FRIDES DESIGNS
PHONE 09 3718011
12 WHAKA ST
MAUNGATUROTO
catgrant@xtra.co.nz

NTS

Revisions

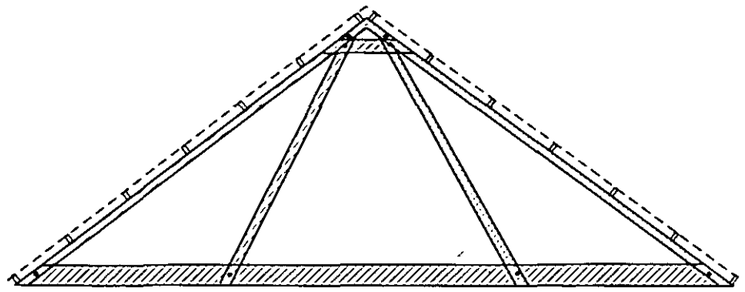
Description	Date
1	
2	
3	
4	
5	
6	

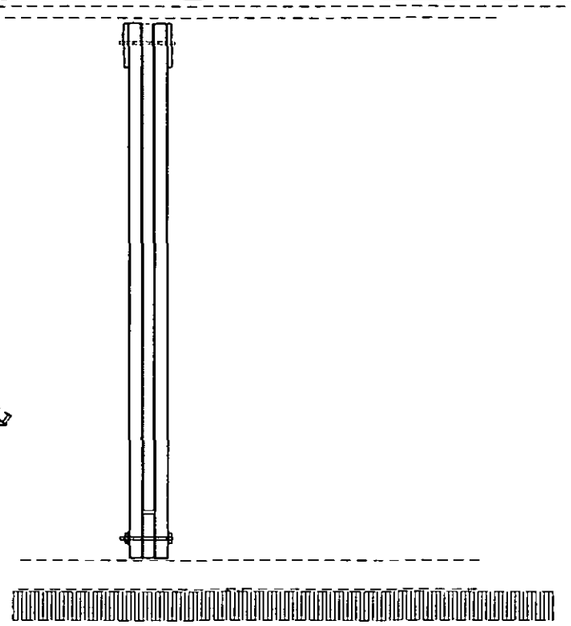
Drawn
Checked
Approved
Released

Sheet Number

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

FINK TRUSS





CUSTOM ORB

FIRESTOP

MESH

INSTALL PINK BATTS 3.2

LEAN TO

080704 DL

ROOF DETAIL

GRANT FRIPES DESIGNS
PHONE 09 4178044
12 WHAKA ST
MAUNGATUROTO

Revisions

Description	Date
1	
2	
3	
4	
5	
6	

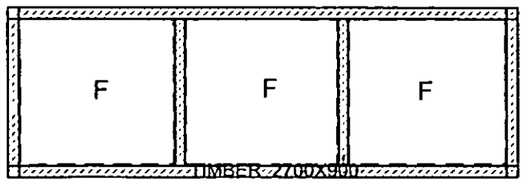
Drawn
Checked
Approved
Released

Drawing Title
ROOF DETAIL

Sheet Number

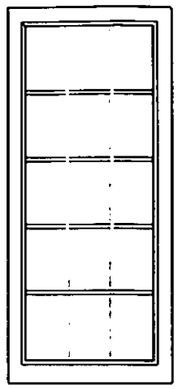
RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

LINE OF CEILING ABOVE FLOOR

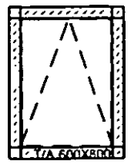


W -07 GARAGE FRONT

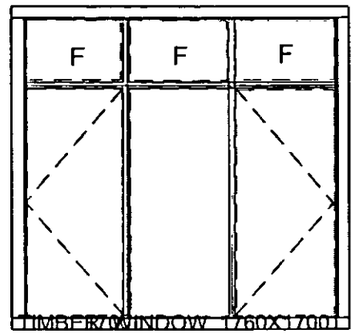
W -08 GARAGE SIDE



D-0 1 BACKDOOR



W -09 W/C



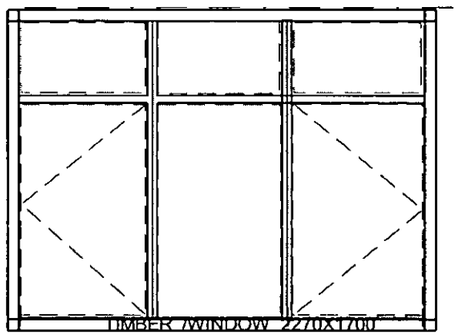
BEDROOM 2 W -011

BEDROOM 3 W -010

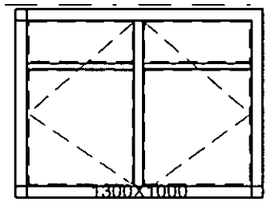
BATHROOM

D-0 12 BACK 2XDOORS

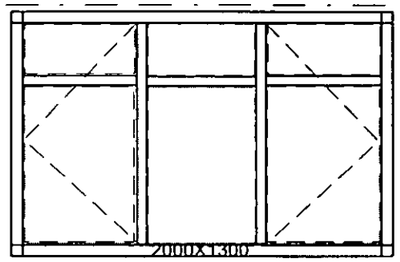
GLASS TO NZS 4223 PART 3
SPECIFICATIONS — USE SAFETY GLASS WHERE REQUIRED.



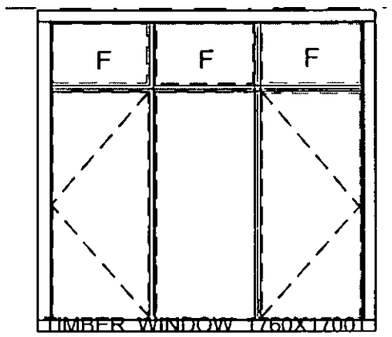
W -01 BEDROOM 1



W -02

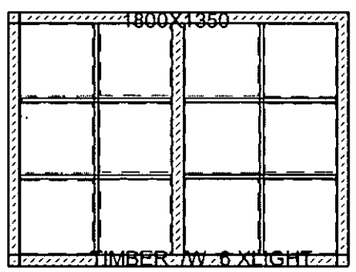


W -03 KITCHEN



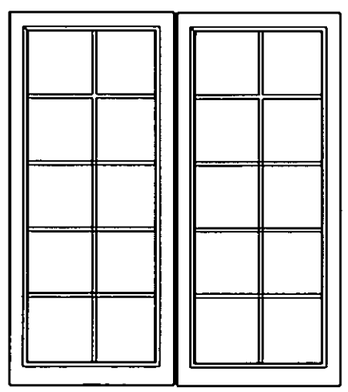
W -04 DINING ROOM

080704

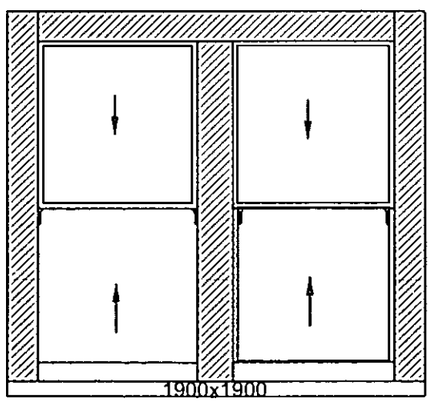


W -06 GABLE FRONT

W -014 GABLE BACK



D-0 2 FRONT FRENCH DOORS



W -05 LOUNGE /LIVING

CLIMATE ZONE 1 | <30% wall area | BPI FACTOR 168 | MAX 168.13

$$HL_{reference} = \frac{A_{roof}}{3.2} + \frac{A_{70\%wall}}{2.6} + \frac{A_{floor}}{1.4} + \frac{A_{30\%\ total\ wall\ area}}{0.15} + A_{glazing} - \frac{A_{30\%\ total\ wall\ area}}{.26} + \frac{A_{Skylights}}{0.26}$$

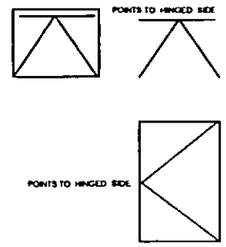
$$\frac{30}{} + \frac{39.5}{} + \frac{68.5}{} + \frac{30.8}{} + \frac{5.0}{} + \frac{0}{} = 173.8$$

JOINERY NOTES

ALL JOINERY IS VIEWED FROM THE OUTSIDE

ALL JOINERY IS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

JAMBS TO BE DETAILED JOINER TO ALLOW FOR FLASHINGS



KEY

F = FIXED PANE
S = SLIDING PANE
A =AWNING HUNG SASH
OB =OBSCURE GLASS
L = LAMINATED GLASS

W -0 = #

D-0 = #

CILL H
FLOOR TO BOTTOM OF WINDOW

GRANT FRIRES DESIGNS
DESIGNER
PH 09 5718011
FAX 09 5718046
12 WAIKA ST
MAUNGATUROTO
EMAIL
catgrant@ xtra .co.nz

Revisions

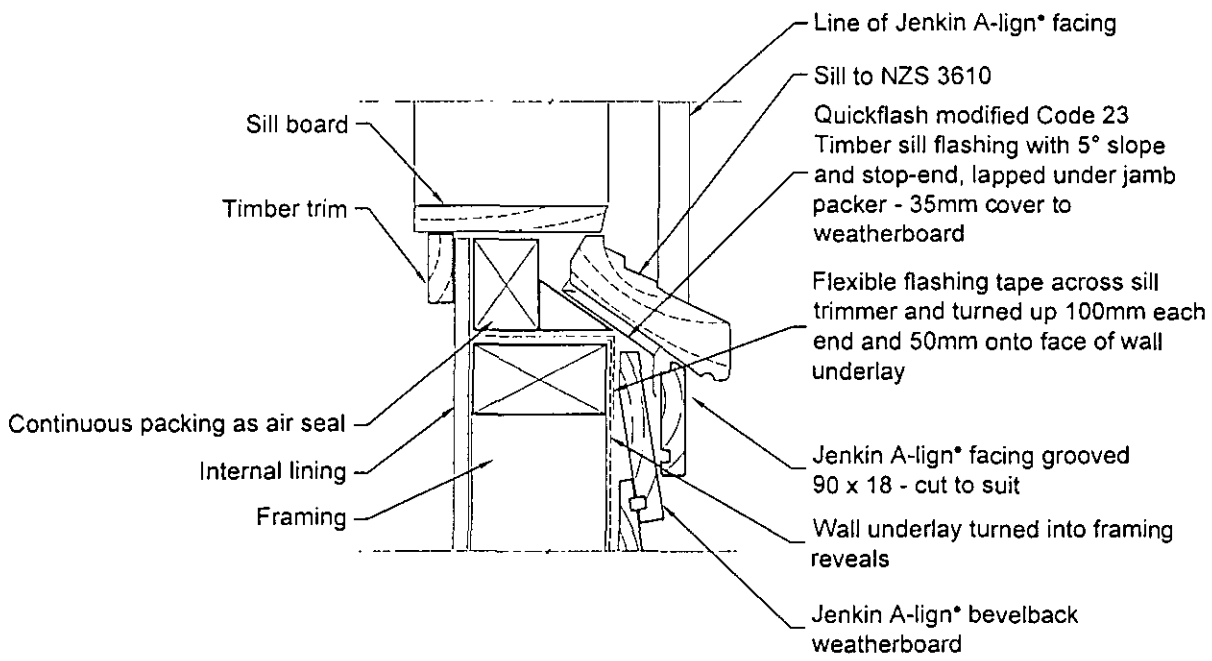
Description	Date
1	
2	
3	
4	
5	
6	

Date
Drawn GF
Checked
Approved
Released

Drawing Title
EXTERIOR WINDOW SCHEDULE

Sheet Number

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG



Jenkin A-lign

Fig 1-14

Jenkin A-lign® Details

Bevelback weatherboard - direct fixed - timber window sill

fig1-14_df_tim_wind_sill

July 07

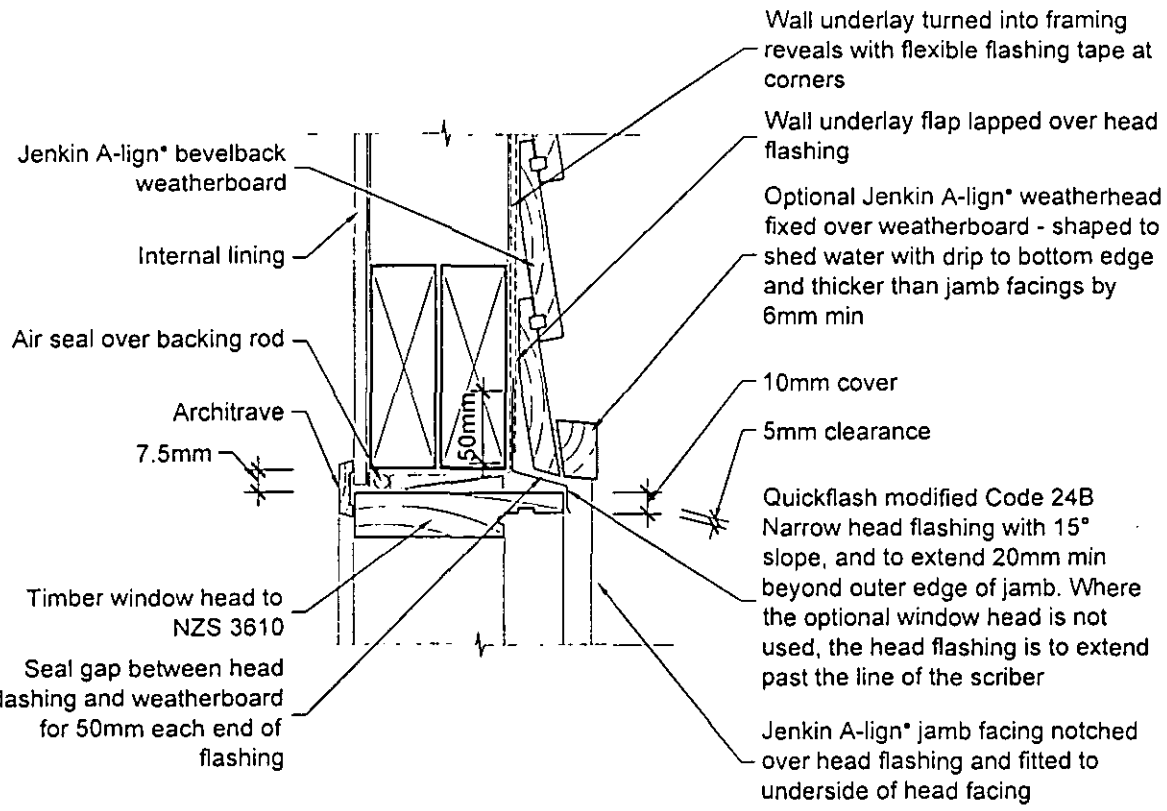
Version: 1.0

Scale at A4, 1:5
5 July 2007

All Dimensions are to be site checked before construction and installation

080704 Ok

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG



Jenkin A-lign

Fig 1-12

Jenkin A-lign• Details

Bevelback weatherboard - direct fixed - timber window head

fig1-12_df_tim_wind_head

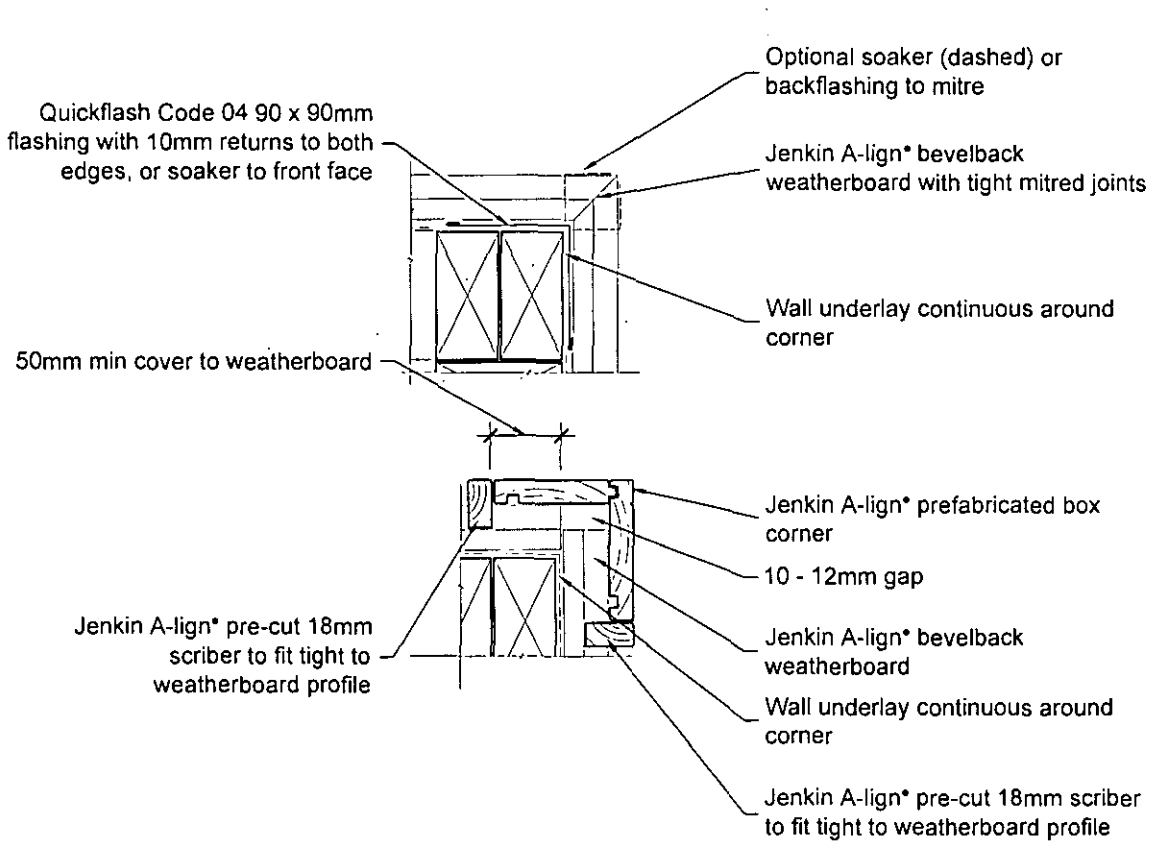
July 07

Version: 1.0

Scale at A4, 1:5
5 July 2007

All Dimensions are to be site checked before construction and installation

080704

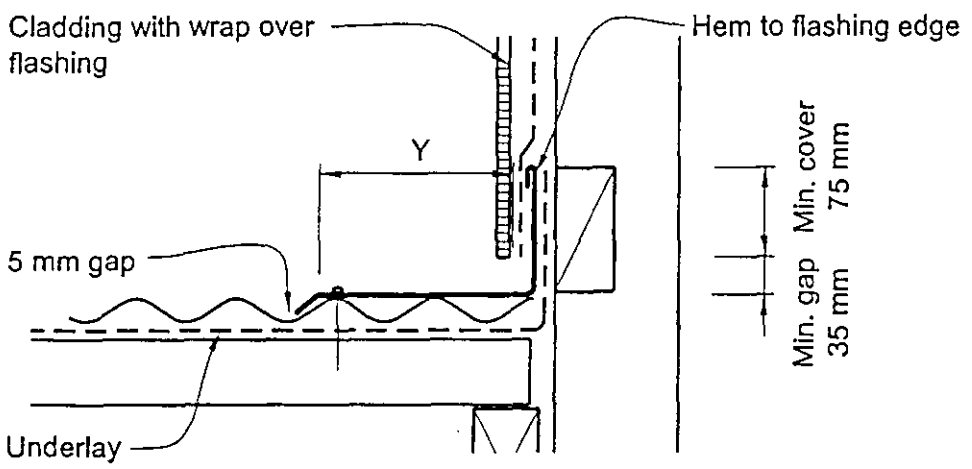


Jenkin A-lign	Fig 1-07 Jenkin A-lign• Details Bevelback weatherboard - direct fixed - external corner	Version: 1.0 Scale at A4, 1:5 5 July 2007
	fig1-07_df_ext_corner July 07	All Dimensions are to be site checked before construction and installation

080704

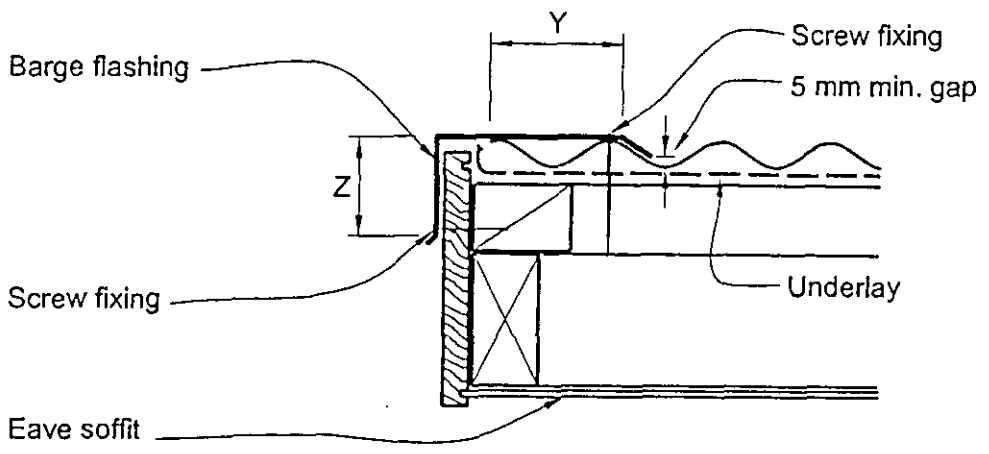
RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

NOTE: Y = to cover minimum of two crests – refer Table 7.



(a) CORRUGATED PROFILE

NOTE: (1) Y = variable according to *wind zone* – refer Table 7.
(2) Z = variable according to *wind zone* – refer Table 7.



(a) CORRUGATED PROFILE

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

U80704

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Thermakraft Industries (NZ) Ltd

CI/SfB
FEBRUARY 2005

DESIGNER AND USER GUIDELINES

THERMAKRAFT 210 BITUMINOUS STANDARD WEIGHT BUILDING PAPER

Product Description

Thermakraft 210 Bituminous Standard Weight Building Paper is specifically designed for use in Domestic and Commercial type buildings.

Thermakraft 210 Bituminous Standard Weight Building Paper will provide the following functions:

1) Reduces wind entry into the cavity thereby assisting the performance of insulating materials.
2) Permeable to water vapour thereby allowing excess water vapour, which might otherwise condense in the structure, to escape.
3) Provides a temporary protection against wind, dust, rain and other weathering elements until the external cladding is applied.
4) Is not designed for use in extreme weathering conditions.
5) Resistant to dust and excessive air movement.
6) Is not considered to be hazardous under the New Zealand Health Safety and Employment Act 1992.

Applications

Thermakraft 210 Bituminous Standard Weight Building Paper provides the ideal temporary protection against wind, snow and rain prior to the application of the wall cladding.
As a roofing underlay we recommend the use of **Thermakraft 213 Bituminous Heavy Weight Building Paper** only.

Note

Applications outside our recommendations or if unusual conditions exist the suitability of **Thermakraft 210 Bituminous Standard Weight Building Paper** should be established by contacting a representative of **Thermakraft Industries (NZ) Ltd.**

Standard Roll Dimensions

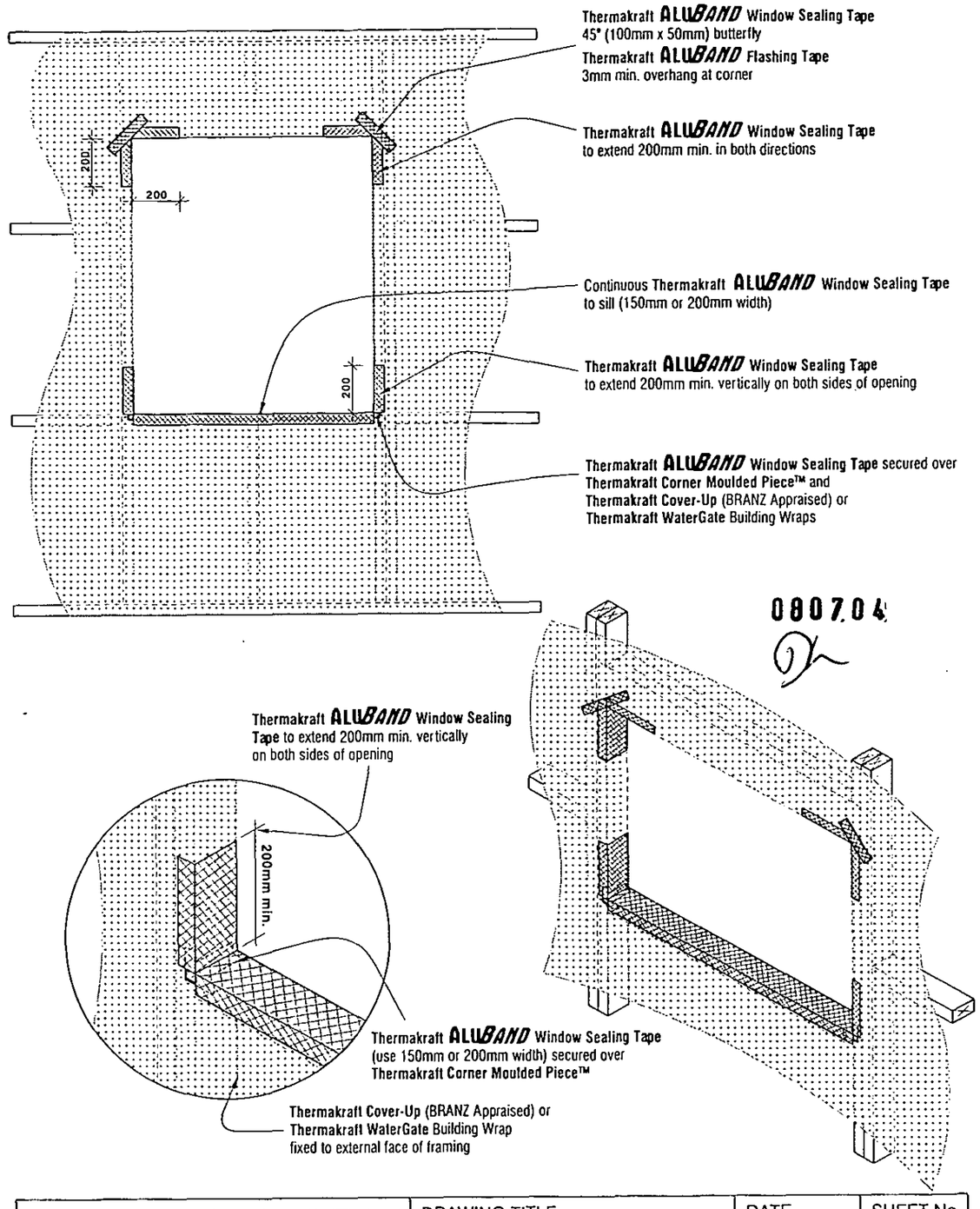
Thermakraft 210 Bituminous Standard Weight Building Paper is coloured black.
Rolls are girth wrapped and labelled with the company name and manufacture batch number.

Roll Sizes	1340mm x 75m	100m²	20 kg	
	1340mm x 36.5m	50m²	10 kg	(2 per pack)
	1340mm x 19m	25m²	5 kg	(3 per pack)
	1000mm x 50m	50m²	10 kg	(2 per pack)
	1000mm x 25m	25m²	5 kg	(3 per pack)

Technical Data

Nominal Grammage	200 g/m²
Ph. Reaction	6.05 nominal
Bursting Strength	519 kPa nominal
Water Absorption	Greater than 100 g/m²
Resistance to Water Penetration	Free from Stain after 24 Hours
Permeability	107 g/m²/ day nominal

E. & O. E.



Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE Window Sealing Tape	DATE JUNE 2005	SHEET No. W6
	DRAWN MKN	© Copyright	SCALE NTS

RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

GARAGE PLAN

FOUNDATION

FOUNDATION FOOTING 200X300 PERIMETER
2XD12 BARS
668 MESH
100MM CONCRETE 17MPA ON SAND BINDING
COMPACTED HARDCORE FILL
ON FIRM NATURAL GROUND
BLACK POLYTHENE VAPOUR BARRIER
REBATE FOR DOOR

FRAMING

FRAMING 90X45 H1.2 MSG8
STUDS @600 CENTRES
NOGS @800 CENTRES
BUILDING PAPER
BRACING PRYDA ANGLE BRACE
BRACING PRYDA MITEK FLEXIBRACE [FRONT]

CLADDING

FRONT WEATHERBOARD
TO MATCH EXISTING DWELLING
SIDES &BACK BOARD AND BATTTEN

ROOF

ROOF CLADDING TO MATCH DWELLING
RAFTERS 250X75 H1.2 MSG8 MAX 900 CENTRES
PURLINS 70X45 H1.2 MSG8 MAX 900 CENTRES
SELF SUPPORTING BUILDING PAPER

FIXINGS ROOF

FIXINGS TO FLOOR
M12 BOLT @800 CENTRES
DPC UNDER BOTTOM PLATE

FLASHINGS

APRON / BARGE CAPPING/ HEAD BARGE FLASHING

LINTELS

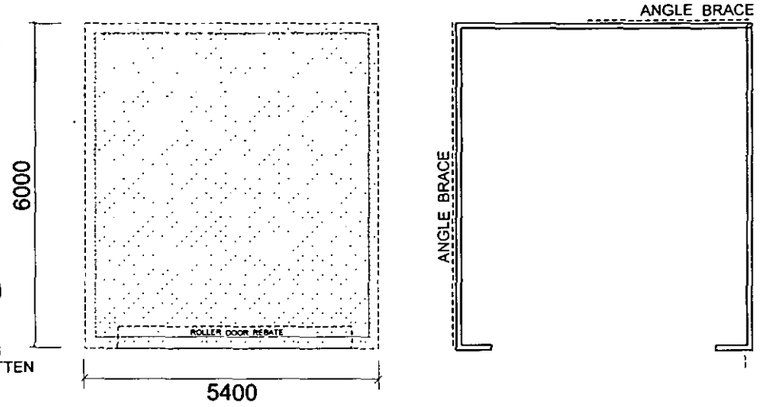
W1 150X100 H1.2 MSG8 2000MM
W2 150X100 H1.2 MSG8 2000MM

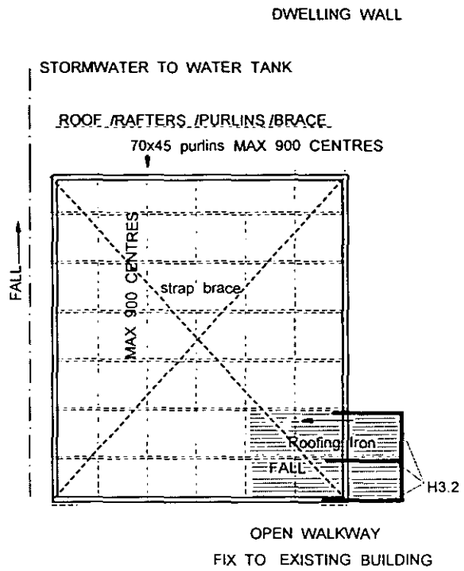
FIXINGS LUMBERLOK

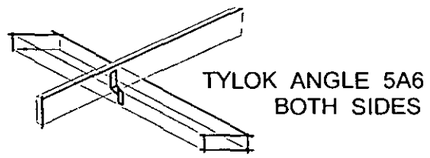
BRACING

MIN 10BU"s/M

END WALL 5.4MM	54 BU's 1X2.7 ANGLE BRACE
SIDE WALL 6.0M	60BUs 2X2.7 ANGLE BRACE





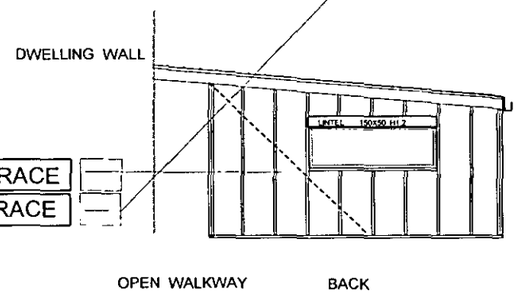


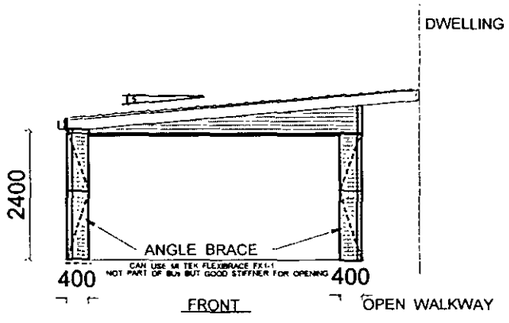
STUD TO TOP PLATE

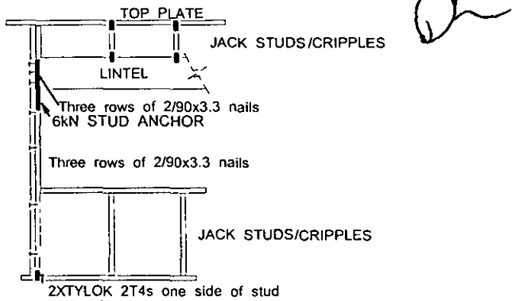


2/90X3.33 PLAIN STEEL WIRE NAILS
PLUS PAIR TYLOK 2T4 PLATE

FIXING TYPE C
2.7kN







TYPE C
7.5kN

080704

GRANT FRIRES DESIGNS
PHONE 09 4718011
12 WHAKA ST
MAUNGATUROTO
email
catgrant@xtra .co.nz

Revisions

Description	Date
1	
2	
3	
4	
5	
6	

Date
Drawn
Checked
Approved
Released

Drawing Title
GARAGE DETAIL

Sheet Number