

Barkes Corner, Greerton, Tauranga.

Private Bag 12803, Tauranga.

Telephone: 07 571 8008. Facsimile 07 577 9820.

Offices at Katikati and Te Puke.

BUILDING CONSENT

NO: 60884

UNISSUED
CCC

APPLICANT

HABBERFIELD TRUST
PO BOX 103
TE KUITI

PROJECT LOCATION

7 NETTLINGHAM PLACE

LEGAL DESCRIPTION

Property No: 1739/60

Valuation No: 06794 671 00

Legal Description:
LOT 37 DP25129

COUNCIL CHARGES

The balance of Council's charges payable on uplifting this building consent, in accordance with the tax invoice are:

\$NIL

All fees are GST inclusive

PROJECT

GARAGE

Intended Use:
GARAGE

Intended Life: Not less than 50 years

Estimated Value: \$5,000

Signed for and on behalf of the Council:

Name:

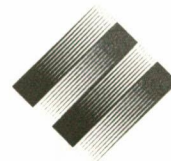
Shuttle

Position: Customer Services Officer

Date: 30/10/98

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is subject to the information specified in the covering letter.



HABBERFIELD TRUST
PO BOX 103
TE KUITI

Dear Sir/Madam

Thank you for applying for a building consent with the Western Bay of Plenty District Council. The consent has now been issued.

The Inspector will work with you to achieve full compliance with the NZ Building Code. To help us help you please call for all of the inspections shown on the attached sheet.

All inspections made will be charged for and it is important that the work is ready when the Inspector calls. Extra inspections to check on items that did not meet the code requirements will incur extra costs. The Inspector will not accept anything that he cannot see and this makes it important that work is not closed in before it is inspected.

Book inspections by telephone on (07) 571 8008 and ask for a **CUSTOMER SERVICES OFFICER**.

Your building consent number is **60884**. Please quote this number when booking inspections and make sure that your builder and subcontractors know the number.

The Council Inspectors are Bill Smith, Neal Lindsay, Ross Hamilton, George Stirling, Bob Sherman and Jim Sowerby. You can expect to see one of these people at inspection time. Remember to telephone a **CUSTOMER SERVICES OFFICER** to book inspections and have your consent number ready.

**GENERAL INFORMATION RELATING TO THE
ISSUE OF THIS BUILDING CONSENT**

1. All applicable items listed in the Project Information Memorandum standard requirements apply to this Building Consent.
2. The consent is issued in respect of the documents lodged with the application and approved by the Inspector. The project should not be varied. If you wish to make changes to the project then the prior approval of the Inspector is required. Provide revised plans and specifications and complete the variation application form. Additional fees will be payable.
3. Call for inspections for all of the items listed on the inspection form.
4. Notify the Council when the project is fully completed.

**GENERAL INFORMATION APPLYING TO YOUR BUILDING PROJECT
IS LISTED BELOW. IF THIS INFORMATION IS FOLLOWED THEN THE
COUNCIL WILL ACCEPT THEM AS ACHIEVING BUILDING CODE COMPLIANCE**

**THIS CONSENT AND THESE CONDITIONS DO NOT ALLOW WORK THAT
DOES NOT COMPLY WITH THE NZ BUILDING CODE.**

THIS CONSENT DOES NOT GIVE APPROVAL FOR THE
BUILDING TO BE OCCUPIED AS A DWELLING. (NZ
BUILDING CODE SECTION A1.)

Yours faithfully



Graham Roberts
LEADER REGULATORY SERVICES

93079

<<COPY ONLY>>

WESTERN BAY OF PLENTY
DISTRICT COUNCIL

TAX INVOICE No: 1999/29683
GST Reg No : 52-544-300

Received From
HABBERFIELD
PO BOX 5061
MT MAUNGANUI

Date : 23 Oct 1998, Till: TGI
Received : \$ 400.00 EFTPOS

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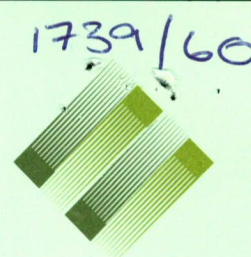
Sundry : \$ 100.00 3 25 07 3020
BUILDING CONSENTS
B/C HABBERFIELD TRUSST - 7
NETTLINGHAM PLACE TE PUKE
\$ 40.00 3 25 14 3520
PROJECT INFORMATION MEMORANDA
B/C HABBERFIELD TRUSST - 7
NETTLINGHAM PLACE TE PUKE
\$ 60.00 3 25 06 3020
BUILDING CONSENTS
B/C HABBERFIELD TRUSST - 7
NETTLINGHAM PLACE TE PUKE
\$ 150.00 3 25 05 3232
INSPECTION FEES
B/C HABBERFIELD TRUSST - 7
NETTLINGHAM PLACE TE PUKE
\$ 50.00 3 25 07 3020
BUILDING CONSENTS
B/C HABBERFIELD TRUSST - 7
NETTLINGHAM PLACE TE PUKE

Total Rec : \$ 400.00
=====

Incl GST : \$ 44.45

Barkes Corner, Greerton, Tauranga
Private Bag 12803, Tauranga
Telephone: 07 571 8008. Facsimile 07 577 9820
Offices at Katikati and Te Puke

WESTERN BAY OF PLENTY DISTRICT COUNCIL



BUILDING CONSENT APPLICATION FORM

OFFICE USE ONLY

Application Number:

Date Issued:

/ /

PRIVACY OF PERSONAL INFORMATION

Information from this form is sold by Council. Businesses use it for marketing purposes and some will send information through the mail. If you do not want your name released then please tick the box below.

I do not want my name released ☒

Please note that Council is required to release your name in some circumstances because Building Consents become part of a Public Register.

CONFIDENTIALITY

You can mark your plans and specifications as confidential to protect copyright or the security of the proposed building. If you want the plans and specification to be confidential then tick the box below.

I would like my Plans and Specification to be marked confidential. ☐

Signed by or for and on behalf of the applicant:

Name Bruce Habberfield Inc.

Signature Bruce Habberfield

Tick One ☒

Owner ☒

Agent ☐

OFFICE USE ONLY

BUILDING CONSENT CAN BE ISSUED

[Signature]
Building Inspector

30 / 10 / 98
Date

Planner

/ /
Date

ENDORSEMENTS:

.....

.....

.....

.....

PROPOSED NUMBER OF INSPECTIONS

APPLICATION FOR BUILDING CONSENT
Section 33, Building Act 1991

Office use only

Sub
Gis
Val
Eas
B
P

Tick One

- ☐ Application for building consent only, in accordance with project information memorandum. No....
☒ Application for building consent and project information memorandum

PART A

Complete in all cases

60884

OWNER

AGENT (If not owner)

Surname <u>The Habberfield Trust</u>	Surname
First Names	First Names
Postal Address <u>Po Box 5061</u>	Postal Address
<u>Mt Maunganui 3030</u>
Phone Numbers <u>07 575 -3780</u> Day	Phone Numbers Day
<u>025-950 794</u> Evening Evening

PROJECT

(Please Tick)

Description <u>New Garage</u>	New Building <input checked="" type="checkbox"/>
.....	Alteration <input type="checkbox"/>
Estimate Value (including GST) <u>\$5000</u>	Demolition <input type="checkbox"/>
Floor Area <u>33 sq. metres</u>	Resited <input type="checkbox"/>
Is life of building intended to be less than 50 Years <input checked="" type="radio"/> No	If yes then specify how many years

PROJECT LOCATION

Rural ID or Street No. <u>7</u>	Road <u>Nettingham Place</u>	Locality <u>Tapu</u>
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LEGAL DESCRIPTION

(Office use only)

Valuation Number <u>06794 671 00</u>	Pin Number <u>1739/60</u>		
Lot <u>37</u>	DPS <u>25129</u>	Sect.	Block <u>II</u>
Survey District <u>Marketu</u>	Site Area (sq. metres) <u>0.0886 ha</u>		

PAYMENT OF FEES BY:

TICK ONE

Owner	Builder	Other (specify)
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FEES (Office use only)

	AMOUNT	DATE PAID	RECEIPT No.
Application Fee	100.00	23/10/98	29683
Project Information Memorandum	40.00		
Project Approval	60.00		
Inspection Fees <u>3 @ 50</u>	150.00		
Code Compliance Certificate <u>50</u>	50.00		
BIA Levy			
BRANZ Levy			
Rural Number			
Title Endorsement			
Vehicle Crossing			
Kerb Damage			
Water Connection			
Development Impact Fee			
TOTAL	400.00	23/10/98	99/29683

Complete all section where applicable to this project

Name **ARCHITECTURAL DRAUGHTING**
 Sheryl Kramer
 Address **530 No. 3 Road, Te Puke. Ph/Fax (07) 573 9753**
 Phone Number **Mobile 025 419 553**

BUILDER

Name JMA Builders

Address 33 Fairview Pl TePuke.

Phone Number 025 941856. Fax Number

Mobile Phone Number

DRAINLAYER

Name A Webb

Address

Phone Number Fax Number

Mobile Phone Number Registration Number

ISSUED

Name C Webb
 Address
 Phone Number Fax Number
 Mobile Phone Number Registration Number

Name

Address

Phone Number Fax Number

Certifying Registration Number

Name

Address

Phone Number Fax Number

Mobile Phone Number

[illegible]

<p align="center">PART C (Complete in all cases) THE PROJECT INCLUDES THE FOLLOWING (PLEASE <input checked="" type="checkbox"/>)</p>	
<ul style="list-style-type: none"> <input type="checkbox"/> New connection to Council Water Supply <input type="checkbox"/> New connection to Council Sewer Mains <input type="checkbox"/> New connection to Council Stormwater Mains <input type="checkbox"/> New provisions for vehicle access and parking <input type="checkbox"/> Cultural heritage significance of the site or buildings including Marae sites 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p align="center">PART D Systems requiring a compliance schedule. (Complete in all cases) THE BUILDING WILL CONTAIN THE FOLLOWING (PLEASE <input checked="" type="checkbox"/>)</p>	
<ul style="list-style-type: none"> <input type="checkbox"/> Automatic fire protection system including sprinklers <input type="checkbox"/> Emergency warning system for fire or other dangers <input type="checkbox"/> Mechanical ventilation or air conditioning system <input type="checkbox"/> Automatically closing fire doors in a fire wall <input type="checkbox"/> Emergency lighting system <input type="checkbox"/> Automatic back flow preventer connected to a water supply <input type="checkbox"/> Lifts, escalators or building maintenance unit <input type="checkbox"/> Escape route pressurisation system <input type="checkbox"/> Any other mechanical, electrical or hydraulic system necessary for compliance with the NZ Building Code <input type="checkbox"/> Signs required by the NZ Building Code for any of the above <input type="checkbox"/> None of the above 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p align="center">PART E Complete Part E only if your project has any of the items in Part D THE BUILDING WILL CONTAIN THE FOLLOWING (PLEASE <input checked="" type="checkbox"/>)</p>	
<ul style="list-style-type: none"> <input type="checkbox"/> Access and facilities for use by people with disabilities <input type="checkbox"/> Means of escape from fire <input type="checkbox"/> Hand held hoses for fire fighting <input type="checkbox"/> Signs required by the NZ Building Code <input type="checkbox"/> Safety Barriers 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

CHECK LIST FOR BUILDING CONSENT APPLICATIONS

For Residential Buildings

(use as a guide for other buildings)

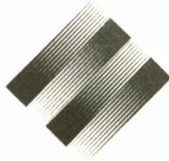
YOUR APPLICATION SHOULD INCLUDE THE FOLLOWING AS A MINIMUM.

☒ Applications that do not contain this information may be returned to the applicant.

OFFICE

<input checked="" type="checkbox"/> APPLICATION FORM <input checked="" type="checkbox"/> All items relevant to your application to be completed on this form. Include accurate "Values" of the work to be undertaken. <input checked="" type="checkbox"/> Correct legal description (can be obtained from your rates notice, certificate of title or from our rates department). <input type="checkbox"/> Name, address and phone numbers of all personnel relevant to your project. <input checked="" type="checkbox"/> This checklist ticked to show items provided.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> SPECIFICATIONS (2 copies) <input type="checkbox"/> Written specifications adequately describing all building work, components, materials and fixings including their size and type. Standard specifications will not be accepted unless they are amended to refer to the specific project.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> SITE PLAN (2 copies) <input checked="" type="checkbox"/> Show proposed building project, including all existing buildings to a minimum scale of 1:200 <input checked="" type="checkbox"/> All measurements from boundaries to the nearest parts of the proposed and existing buildings. These measurements to be to the walls or nearest part of the building. <input type="checkbox"/> Neighbours Consent, if required. <input checked="" type="checkbox"/> Show the layout of existing and proposed sanitary and stormwater drains and mains, septic tanks and stormwater disposal. Provide details of septic tanks and effluent trenches. <input type="checkbox"/> Source of the water supply. e.g. Council Supply, Bore, Stream	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> FLOOR PLAN (2 copies) <input checked="" type="checkbox"/> A floor plan of each floor level to a minimum scale of 1:100. Plan to include complete floor layout and use of each section and show the location of all plumbing and fittings. Show all waste and vent pipes, including sizes. Show lintel sizes	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> ELEVATIONS (2 copies) <input checked="" type="checkbox"/> An elevation of 1:100 each external wall showing heights and finished ground level at each external corner. Show and name finishing materials. <input checked="" type="checkbox"/> Location of wall and roof bracing to be shown on elevations. <input checked="" type="checkbox"/> Show the daylighting lines on all boundaries closer than 8 metres to building.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> FOUNDATION PLAN (2 copies) <input type="checkbox"/> For timber floors show location of all piles and sub-floor timber braces, foundation perimeter walls and internal piling system. For concrete floors, a detailed cross section and plan showing support under load bearing walls and posts is required. <input type="checkbox"/> Clearly indicate the top end of braces.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> CROSS SECTION DETAILS (2 copies) <input checked="" type="checkbox"/> Sufficient cross sections through the building to show foundation details, floor systems, wall construction, roof construction, location of wall claddings and roof covering. <input checked="" type="checkbox"/> Show construction details of terraces, steps, balustrades and all unusual items. <input type="checkbox"/> Details of thermal insulation to be shown (dimensions, type and value).	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> ROOF FRAMING PLAN (2 copies) <input type="checkbox"/> A plan to show the size position and details of all rafters, trusses, girder trusses and beams. <input type="checkbox"/> Detail or describe all connections of trusses to girder trusses, beams to posts, truss to beams etc. <input type="checkbox"/> Provide full information of the trusses being used.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

<input checked="" type="checkbox"/> WALL AND FLOOR BRACING CALCULATIONS (2 copies) <input checked="" type="checkbox"/> Submit wall and subfloor bracing calculations, and plan, detailing location of bracing elements. <input type="checkbox"/> NOTE: One room additions. Locate bracing requirements and their respective values on the elevations. <input type="checkbox"/> Specify or show fixing details for bracing elements.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> SPECIFIC DESIGN To facilitate processing of specific design applications, provide the following information: <input type="checkbox"/> Full engineering calculations and drawings. <input type="checkbox"/> Design Certificate. <input type="checkbox"/> Soil Report or geotechnical report (where applicable). <input type="checkbox"/> A written description of the building model and techniques used in construction. <input type="checkbox"/> Name and address of Engineer. <input type="checkbox"/> Written indication of Engineer's supervision (where required) <input type="checkbox"/> Roof truss and beam design	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> SOLID FUEL HEATERS (2 copies) <input type="checkbox"/> Show location of heater. <input type="checkbox"/> Provide full manufacturers installation instructions. More than the glossy brochure is needed. <input type="checkbox"/> Provide details of the flue.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> LIFE OF BUILDING The normal life of a building is taken to be 50 years. If the life of your building is to be less than 50 years state what you intend to do at the end of the building life. e.g. Demolish, remove, upgrade. If the building is to remain, a further building consent will be required at that time. If your building is to have a life less than 50 years you will need to complete an additional form.	<input type="checkbox"/>
<input type="checkbox"/> If you have not already applied for a Project Information Memorandum then we require a third set of plans on A3 or A4 size paper, showing the site plan, floor plan and services plan only.	<input type="checkbox"/>
<input type="checkbox"/> SERVICE REQUEST FORM <input type="checkbox"/> If you require either a water connection or vehicle crossing	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> APPLICATION FEES	<input type="checkbox"/>



PROJECT INFORMATION MEMORANDUM

Number: 60884

APPLICANT

HABBERFIELD TRUST
PO BOX 103
TE KUITI

PROJECT LOCATION

7 NETTLINGHAM PLACE

LEGAL DESCRIPTION

Ref No: 1739/60
Val No: 06794 671 00
Legal Description:
LOT 37 DP25129

COUNCIL CHARGES

Council charges payable for this
Project Information Memorandum

\$Nil

All fees are GST inclusive

PROJECT

GARAGE

Intended Life: Not less than 50 years

This is:

- ☒ Confirmation that the proposed work may be undertaken subject to the requirements of the Building Act 1991 and Building Consent.
- ☐ Not yet applied for
- ☒ No: attached
- ☐ Notification that other authorisations must be obtained before a building consent will be issued
- ☐ Notification that the proposed work may not be undertaken because a necessary authorisation has been refused.

This project information memorandum includes the following.
(cross each applicable box and attach documents)

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

Signed by or on behalf of the Council.

Name:

E. Huggie

Position:

Customer Services Officer

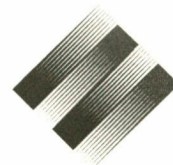
Date: October 30, 1998

PROJECT INFORMATION MEMORANDUM NUMBER 60884

INFORMATION FOR THE APPLICANT

1. A list of standard Council requirements is attached to the Memorandum.
2. The Project Information Memorandum is not a Building Consent. Obtain your Building Consent before commencing any work.
3. Special notes applying to this Project Information Memorandum are:

76104



ADVICE OF COMPLETION OF BUILDING WORK
Section 43(1), Building Act 1991

TO: Western Bay of Plenty District Council
Regarding: Building Consent Number 60884

FROM: HABBERFIELD TRUST
NETTLINGHAM PLACE

The project is now completed and you are requested to issue a code compliance certificate.

The project is for GARAGE

Signed by/for and on behalf of the owner:

Name:

Signature:

Tick One

Owner ☐

Agent ☐

**PLEASE COMPLETE AND RETURN THIS FORM
WHEN THE PROJECT IS FULLY FINISHED**

Send to Western Bay of Plenty District Council, P O Box 12803, Tauranga.

OFFICE USE ONLY

FINAL INSPECTION MADE/...../.....

ISSUE CCC **Signed:** **Building Inspector**

PROJECT INFORMATION MEMORANDA

PROCESSING REMINDERS

1. APPLICATION

- Form completed
- Intended Use
- Value of Project
- Fees

2. PROCESSING

- Computer Entry
- Rates Map
- GIS Map
- Land Features or Hazards
- Flooding
- Services
- Archaeological Sites
- Planning Requirements
- Outstanding Notices
- Notices to Rectify
- Limited Building Life
- Special Endorsements. List on reverse.

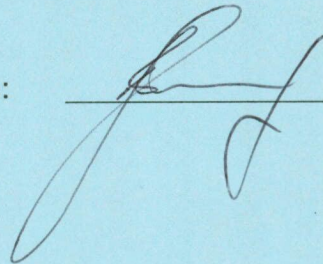
3. INFORMATION FOR PIM

- Can job proceed. Yes ☒ No ☐
- The wind zone is Low.
- The PIM is approved for issue. Date: 28.10.98

Inspectors Name:

Tim Sweeney

Signature:



4. ISSUE

- Enter Computer
- Standard Requirements
- Archaeological Sites Note
- Rates and GIS Map
- Notify Wind Zone

WESTERN BAY OF PLENTY DISTRICT COUNCIL

NOTICE TO BUILDING CONSENT APPLICANTS

ENVIRONMENT BOP ON SITE EFFLUENT TREATMENT REGIONAL PLAN BECAME OPERATIVE ON DECEMBER 1 1996.

The Regional Plan will apply to all applications for Building Consents that include a new septic tank or effluent treatment system. It will also apply to all projects with existing septic tanks and effluent systems where the building is extended or altered.

All projects must comply with the Regional Plan. Normally this will require an investigation of the building site and the septic tank and effluent disposal system designed to comply with the Regional Plan.

Information gathered from the site and the design data is to be lodged with your Building consent application on the form provided. It must show compliance with the regional plan. If the application is not able to show compliance with the Regional Plan then a Resource Consent from Environment BOP is required.

Details and copies of the Regional Plan are available from Environment BOP.

If you need more information you can contact a Council Building Inspector or Environment BOP.



Graham Roberts
Supervisor Health & Building

WESTERN BAY OF PLENTY DISTRICT COUNCIL

PROJECT INFORMATION MEMORANDUM Important Information for all Building Projects Please Read Carefully

IMPORTANT: NOTIFY COUNCIL WHEN PROJECT IS COMPLETE

1. A copy of the plans and specifications must be on site at times of all inspections.
2. The building consent is issued to the owner of the property the building is on or the owners agent.

This means that building work cannot commence on any building work until the property is owned by the person the building consent is issued to. For new subdivisions and cross leases no building work is permitted until the certificate required by Section 224 of the Resource Management Act is issued by the Council.
3. No work other than setting out can commence until a building consent is issued. Do not commence any excavation or fill until a consent is issued.
4. The owner is responsible for identifying the boundaries of the property and setting out of the buildings. The Inspector may ask for the boundary pegs to be identified to establish that buildings are the correct distance from the boundary.
5. Work on this project must commence within six months of issue of the consent and reasonable progress must be made. The consent will be cancelled if these requirements are not met.
6. The approval of the Council Inspector must be given before any of the following work can proceed:
 - (a) pouring of concrete footings.
 - (b) pouring of concrete floor slabs.
 - (c) pouring of blockwork bond beams or filling of reinforcing cells.
 - (d) fixing of interior linings and ceilings.
 - (e) application of solid plaster or stucco finishes.
 - (f) covering up or closing in of drains or plumbing work.
 - (g) other inspections as advised with the consent.
7. Council must be notified at least one working day before an on site inspection is required. A schedule of inspections required for the project will be issued with the consent. You must call for inspections for every item asked for. In most cases an Inspector will inspect the building site before issuing a building consent.
8. Changes to the approved project are not permitted. Variations must be approved by the Council Inspector before they take place. Provide two copies of revised plans and specifications and complete the variation application form. **Additional fees will be payable.**
9. Council must be notified as soon as the project covered by the Building Consent is fully completed. Complete and return the form supplied with the Consent.

10. An accurate plan drawn to scale showing the position of all drains as laid should be provided to the Inspector at the time of the inspection. Show all key dimensions on the plan to enable septic tanks, soakholes, the drains, and inspection points to be located in the future. Printed forms for the plans to be drawn on are available from the Council.
11. Where the project or portions of it have been designed by an Engineer, submit the Engineer's design certificate and calculations covering the project with the consent application. The Engineer is to sign the parts of the plans relevant for the design.
12. The requirements of the Western Bay of Plenty District Council District Plan that are relevant to this project must be met before commencement of the project.
13. All consents required under the Resource Management Act must be approved before commencement of the project.
14. **Environment BOP On-Site Effluent Treatment Regional Plan.** On-site sewage treatment and disposal systems must comply with 'Environment BOP On-Site Effluent Treatment Regional Plan'. The property owner is responsible to ensure that the Plan is complied with. If the Western Bay of Plenty District Council is to approve the project for the issue of the Building Consent then the application will need to show how the Plan is complied with. Each application form contains a request for design information. This should be fully completed and lodged with your Building Consent application. The information requested would normally only be obtainable by an appropriately experienced person making a site investigation.

If you are using a Private Building Certifier to approve your project then the obligation to comply with the Environment BOP Plan remains with the Property Owner.

The Building Consent will be issued if the Certifier issues a Building Certificate for the project. The Western Bay Of Plenty District Council will not check compliance with the Environment BOP Plan for Private Certifier projects.

Full details of the Plan are available from Environment BOP.

15. Where the specified life of the building is less than 50 years provide details of how the building is to be altered, removed or demolished before the end of its intended life. A building consent will be required at the time of any alteration, removal or demolition. Applicants will be required to fill out an extra form where the specified life is less than 50 years.
16. All Council fees are to be paid before a building consent will be issued.
17. **Vehicle Crossings.** All properties located where there are concrete kerbs and channels are required to have vehicle crossings.

If you wish to have the crossing constructed by a Council approved person you may do so. A bond is required as a guarantee that the work meets minimum standards. Certification that the crossing is up to standard will be required from an Independent person with appropriate qualifications.

If you wish the Council to construct the crossing complete an application form giving the Council at least two weeks notice before the crossing is required.

Fees and details for vehicle crossings are set out on separate information leaflets available from the Council.

Where there are no concrete kerbs and channels, the owners shall provide their own crossings in accordance with the Council standards set out on Drawing WB-STD-03, Rural Vehicle Entrances.

18. **Kerb Damage Fee.** A non refundable fee to cover kerb damage is payable before the issue of the building consent. This will only apply for resited building projects and for projects valued at more than \$10,000 and where there is a concrete footpath or kerb and channel.
19. **Water Connections to Council Supply.** A water connection will be provided to any property within the boundaries of the Council's water supply areas within 4 weeks of application.

All properties greater than 0.5ha and all properties considered by the Council to have greater than normal domestic use are required to have water meters (generally rural and commercial consumers). Properties less than 0.5ha with normal domestic use are not metered (generally urban consumers).

Water connection fees for a standard 20mm connection are:

Western Supply	- Metered	\$697
	- Unmetered	\$394
Eastern Supply	- Metered	\$619
	- Unmetered	\$422

Where additional works or non standard pipes and fittings are required and approved, the actual cost of the work and materials will be charged to the applicant.

20. **Alternative Water Supplies.** Water taken from a source other than a Council supply is likely to be contaminated and will require treatment to achieve compliance with the N Z Building Code. For projects taking water from anywhere but a Council supply a copy of a laboratory test to show code compliance will be required before a code compliance certificate can be issued. An information brochure is available and this gives further details.
21. **Use of Council Reserves.** Council reserves are not to be used for vehicle access, water supply reticulation or drainage work without prior agreement of the Council. Applications stating the full details of the proposed usage should be made to Council and include an assessment of the effect of the activity on the reserve. An easement will be required.
22. **Sewer Connections.** Where there is an existing Council sewer all sanitary drainage shall be connected to it. A connection inspection fee is payable before the issue of a building consent.
23. **Building over Council Sewers.** No buildings can be built over or near a Council sewer unless the sewer is 150mm diameter or less, and the building is a non inhabited ancillary building. Conditions apply and these state that no loadings from the building can be transferred to the drain, that there are no connections to the drain or manholes under a building or within 1.5 metres of the building, and the sewer is registered by Memorandum of Encumbrance and Deed of Covenant against the Certificate of Title before a Building Consent is approved.

In other circumstances no buildings are to be closer to Council sewers than the greater of:

- a. 1.5 metres from the sewer centre line, or
 - b. the depth of the sewer invert from ground level. Subject to Council prior approval owners may meet all of the cost of diverting a sewer around a proposed dwelling site to Council standards.
24. **Overhead Electrical Wires.** Where there are existing overhead wires there are requirements regarding the distances buildings must be from the wires. Information is available from the electrical supply company.
25. **Surface Water.** The NZ Building Code requires that surface water from a 50 year flood shall not enter Residential or communal use buildings.

NZS3604 1990 Appendix E sets minimum heights for concrete floor slabs above ground level. Owners are advised to ensure that paving and gardens are installed in a manner that the minimum heights are maintained.

26. **Stormwater Flow Paths.** When siting buildings care should be taken to avoid natural flow paths of water. In rural areas stormwater collected by roads can be discharged onto private property. These should be identified on all building consent applications and proposed buildings sited in a position where they are not affected by stormwater runoff. Overland water flow is not always easy to identify until it is raining, therefore care needs to be taken when locating water flow.
27. **Sub Contractors Work.** The building owner is required to ensure that all work on the project is in accordance with the consent. Plumbing and drainage work in particular will not be covered by the consent unless the work is clearly described and shown on the application.

If any work is to be carried out, in addition to the work included in the consent, a new building consent will be required. When employing sub contractors or sub trade workers ensure that they are aware of the extent of the work covered by the consent.
28. **Health and Safety in Employment Act 1992.** All persons carrying out works on Council property eg vehicle crossings, water and sewer connections, are required to comply with Council's "Works on Council Property" policy. Copies are available free from the Engineering Section.
29. **Release of Information.** Applicants are advised that information regarding building consents is public information and accordingly will be released on request. Charges may be made for the time taken to prepare the information. If you do not wish to have your name released with the details then please say so on your application. However if a person wanting applicants names insists then Council must release the name.
30. **Change of Address.** Should you move to a new property provide written advice of your new address to the Council Rates Section. This is to enable rates notices to be sent to the correct address.

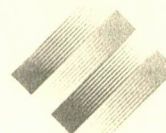
NOTE:

This memorandum only contains information that is known to the Council and is relevant to the project.

For example: A note on the memorandum that Council is not aware of stability problems does not necessarily mean there are not stability problems on the site. The note is confirming that the Council knows of no problem. The Building Act does not require the Council to gather new information to include with the memorandum. Planning items that are evident from the District Plan are not included.

64109

1/8/97



A Message from the Mayor

I am sure you are aware of the ever-present threat of house fires, some of which result in the death of occupants. To lose precious belongings and your house is one thing, but to lose a loved one through fire is surely one of the most distressing events that could happen to anyone.

The Fire Service should not be relied upon to rescue you in the event of a fire in your home. The simple facts are that fires in the home develop and spread so rapidly that, regardless of how fast the Fire Service is able to respond it will often be too late.

Today's home contents, fittings and furnishings are often constructed of flammable synthetic materials, which produce toxic smoke when they burn.

This is why early detection of fire in your home is essential.

Don't allow your home, the place where you and your family should be most safe, to become a silent killer.

I have recently installed four smoke alarms in my home and I encourage you, at the building or renovating stage to seriously weigh the risk of:

- Loss of life
- Loss of home and belongings
- Loss of everything you love.

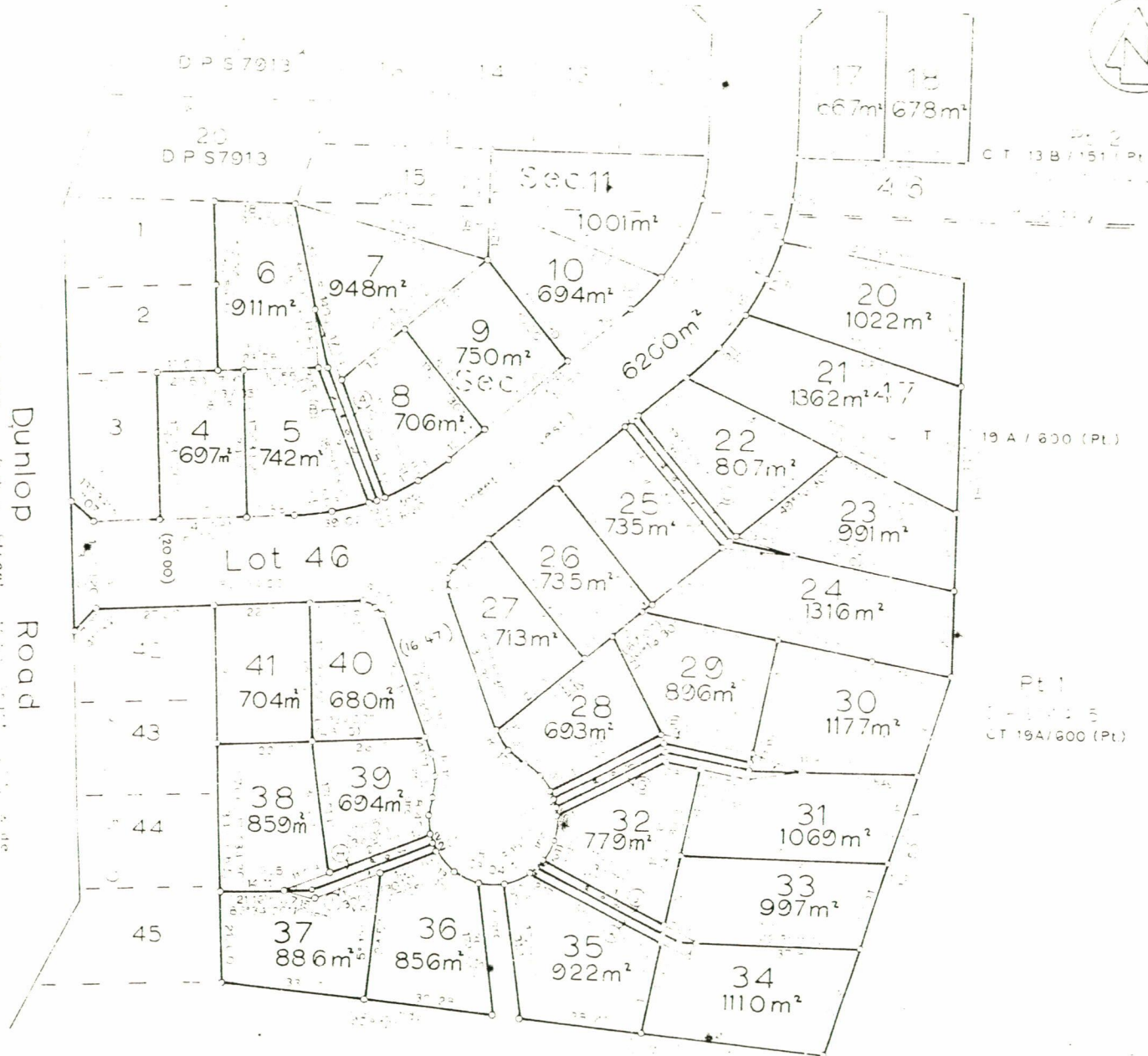
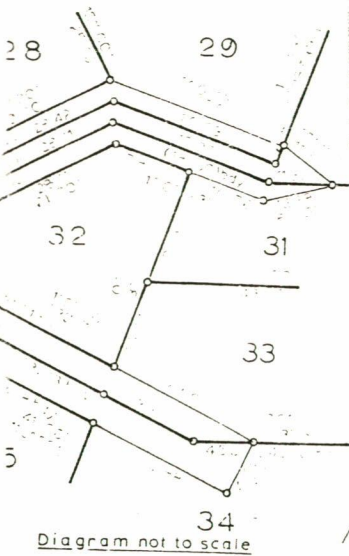
Please consider installing at least one smoke alarm in your home.

Maureen Anderson
Mayor Western Bay of Plenty District Council

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43	CT 23B 1467
44	CT 23B 1468
45	CT 23B 1469

STREET - Vented Sec 352(3) M.C. Act 1954



CT 13B/151 (Pt.)
19A/600 (Pt.)
CT 19A/600 (Pt.)

For. alive

Memorandum of Easements	
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Total Area 3.3997 ha.
Comprised in CT 13B/151 (Pt.)
and CT 19A/600 (Pt.)

Registered Surveyor and Holder of a valid practicing certificate
hereby certifies that this plan has been made from a true and correct
survey of the land shown on this plan and that the same is in accordance
with the requirements of the Land Act 1924 and the regulations made thereunder
and have been made in accordance with the requirements of the
Surveyors Act 1908.
Dated at _____ this _____ day of _____ 1976
B. J. Shinkins

Field Book S247 p 151-159 Traverse Book S14 p 70-74
Reference Plan DP S7913

Examined *GT HORGAN* Correct *Alma*

Approved as to Survey

Chief Surveyor

Deposited this 21st day of April 1976

Consent Land Registrar

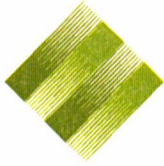
File To Puke 4e5
H.M. 15/11/77
DPS25129

LOTS 4, 11, 17 & 18, 20-41 (INCL) AND LOT 46
BEING SUBDN OF PT LOT 2 DP S15333 & PT LOT 1
DES10475 BEING PTS SECS 46 & 47 BLK 11 MAKE 150

LOCAL AUTHORITY
Surveyed by _____

This plan may
not show recent
Subdivisions.

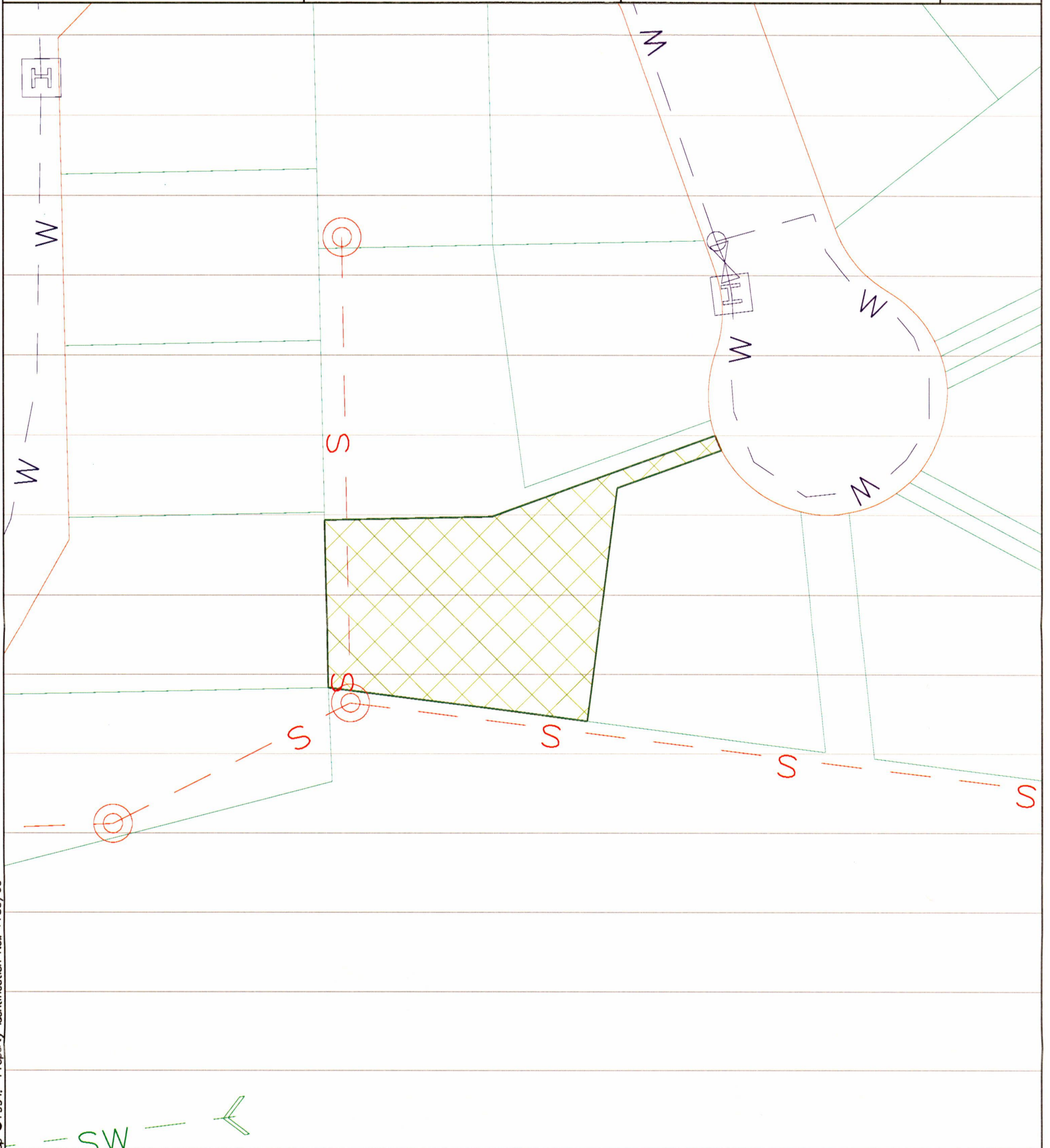
WESTERN
BAY OF PLENTY
DISTRICT COUNCIL



PROPERTY AT
LOT 37 DP 25129
7 NETTLINGHAM PLACE

Date : Fri 23 Oct 1998

Scale 1 : 500



Produced using GenMap by the GIS Group ©1994, Property Identification No.: 1739/60

Line Features	Area Features	Water Features	Stormwater Features	Sewerage Features
<ul style="list-style-type: none">Property BoundaryRiver BoundaryRoad & Rail BoundaryWater ConnectionWater MainStormwater ConnectionStormwater MainStormwater Open DrainSewer ConnectionSewer MainSewer Riser Main	<ul style="list-style-type: none">WIND ZONESLowMediumHighVery HighSpecific DesignUnknownArchaeological SiteEsplanade Strips	<ul style="list-style-type: none">PumpConnectionWellValveTreatment PlantReservoirEnd CapMeterHydrantFlow Meter	<ul style="list-style-type: none">PumpConnectionManholeSumpJunction BoxSoak HoleCulvert HeadwallCulvert End	<ul style="list-style-type: none">PumpConnectionManholeRodding EyeTreatment Plant

LOCATION OF SERVICES IS INDICATIVE ONLY. COUNCIL ACCEPTS NO LIABILITY FOR ANY ERROR.

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