EWRB 551

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an Inspection is required.

No. 1894871

No. of attachments

BCAPP

This form is approved by the Electrical Workers Registration Board, PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: TOM & TUI HARTIGAN Phone: 094040055.

Address of installation: 47 VIRTUE CRES. TOKERAU BCH. DOUBTLESS BAY.

Postal address of customer (if not as above): 36 GREENACRES DR. KAWAKAWA.

WORK DETAILS

21 No. of lighting outlets

30 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 system

☐ Switchboard ☐ Electric lines

Description: WIRE NEW DWELLING.

It is recommended that test results be recorded here:

Visual Examination ☑

Earth Continuity ☑

Bonding ☑

Polarity ☑

Insulation Resistance 100+ Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name: JOHN ASHTON

Registration no.: E13432

Company:

Signature:

Date: 7/2/06

Contact Ph No.: 09-4027-555

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name:

Registration no.:

Company:

Signature:

Date:

Contact Ph No.:

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

✓ New mains ✓ Switchboard ✓ Earthing system ☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name: H.S. TONG.

Signature:

Registration no.: IE57.

Date: 3-2-06.

Contact Ph No.: 0212725983.

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

INSPECTION SHEET	Application No:- BC-2005-2165		
NAME:	Thomas Charles Hartigan	**Phone:-**	
MAILING ADDRESS:	36 Greenacres Dr Kawakawa 0291		
BUILDER:	Les D J Wills	**Phone:-**	
ADDRESS:	9 Whale Cres Tokerau Beach Via Kaitaia 0500		
CONTACT PERSON:	Thomas Hartigan	**Phone:-**	(09) 4040055 (027) 4363389
MAILING ADDRESS:			

PROJECT

☐	New building	Area: m^2	Description of Work
☐	Relocated building	Area: m^2	**New 3 bedroom dwelling**
☐	Alteration	Area: m^2	Intended Use(s)::
☐	Demolition	Area: m^2	**Dwelling**
☐	Plumbing/Drainage only		Intended life:
☐	Other		**50 years.**

PROJECT LOCATION

Street Address: **47 Virtue Crescent, Karikari Peninsula 0500**
Legal Description: LOT 81 DP 76023
Area: KARIKARI PENINSULA

Date of Inspection	Inspection Remarks / Comments
19.7.05	Footing ok as per approved plans. BF
25.7.05	Subfloor ok as per plan. BF
3.8.05	Framing. Refer yellow sheet DL
3.11.05	Preline / Preline plumbing
28.12.05	Sheet bracing all as per plan Refer yellow sheet DL
7.6.06	Drainage All OK ready to backfill.
2/10/06.	Final:-
27/6/05	Site Inspection

FINAL INSPECTION SHEET

Far North District Council

Date: 2/10/06.

Action 305

BC#: 2005 - 2165

Time: 12.30 ~~AM~~/PM

Applicant /Builder: HARRIGAN 4087270

Inspection Description: FINAL

Property Address: 47 VIRTUE CR. TOKERAU

Issue CCC: Yes/~~No~~

Reinspection Needed: ~~Yes~~/No

Valuation:

Travelling Time: 30

Officer: TWH & DKC

Inspection Time:

Signature:

FINAL Fireplaces Inspection		OK	Not	N/A	Comments
1	Smoke Alarms with Hush				
2	Hearth size & secured				
3	Fire Place clearances				
4	Fire Place secured				
5	Flue Shield				
6	Flashings / Flue height				
12	Wet back circulators correct size & fall				

PLUMBING		OK	Not	N/A	Comments
1	Waste pipe correct support & gradient	✓			
2	Waste pipe for washing machine	✓			
3	Ceiling tank and tray with Seismic restraint			✓	
4	1 metre minimum of copper outlet of HWC	✓			
5	Hotwater cylinder seismic restraint	✓			
6	Hot water tempering value set at 45/55 degrees	✓			50°c = OK
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				
11	Waste pipes finished at gully trap				
12	Soil pipe sizing / fall / support				
13	Adequate support to water pipes				
14	Back flow prevention where required				

FINAL Internal Inspection		OK	Not	N/A	Comments
1	Smoke alarms with Hush	✓			IN EACH BEDROOM
2	Sink insert secured correctly	✓			
3	Service rooms Impervious walls	✓			
4	Service rooms Impervious floors	✓			
5	Sealing Wet areas			✓	
9	Ceiling insulation	✓			
10	Safety glass where required	✓			
11	Ventilation	✓			TO THE EVES.
13	Stairs gap / tread / rise			✓	
14	Barrier Height 1.0m / Stairs 900mm			✓	
15	Safe from Falling Balustrades			✓	
16	Access for disabled - Commercial only			✓	
17	Facilities for disabled - Commercial only			✓	
17	All surfaces Completed	✓			

FINAL EXTERIOR Inspection		OK	Not	N/A	Comments
1	Conditions on consent			✓	
2	Joints in bearers supported	✓			
3	Ground clearance to u/side of floor	✓			
4	Subfloor ventilation	✓			
5	Subfloor bracing	·		✓	ANCHOOR.
6	U/floor Insulation	✓			FOIN
7	Finnished ground level	✓			
8	Cladding (joints, corner, scribers window flashing etc)	✓			
9	Cladding- painted / penetrations sealed	✓			
10	Brick veneer weep holes cleared			✓	
11	Handrails & post fixings	✓			
12	Roof, ridging & 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			✓	Roof PENETRATION
17	Vent Dischrage/Vermin Cage	✓			
18	Stairs gap / tread / rise	✓			
19	Barriers 1.0m / Stairs 900mm	✓			SOME MORE DECKS TO COMPLETE - UNDER CONSTR.
20	Safe from Falling Balustrades	✓			AS PER PLAN - OK.
21	RAMPS grade / slip resistance			✓	
22	Safety Glass (Glass Visible-commercial)			✓	

Producer Statements		OK	Not	N/A	Comments
1	Engineer / Licenced Building Practioneer			✓	
2	Membranes / Roof			✓	

FINAL POOL Inspection		OK	Not	N/A	Comments
1	Pool Fencing Compliance			✓	
2	Back flow prevention where required			✓	

DRAINAGE		OK	Not	N/A	Comments
1	Asbuilt drainage plan s/water and sewer	✓			RECEIVED - ALL OK.
2	Gully dish 25 mm above sealed surface "A"			✓	
3	Gully dish 75mm above unsealed surface "B"	✓			
4	Relief gully installed	✓			
5	Foulwater drain finished	✓			CURRY.
6	Ventilation to drains e.g. TV & or valves	✓			
7	Stormwater drain finished	✓			
8	Retaining wall drainage connected into stormwater drain			✓	
9	Overflow to water tank	✓			
10	Access for septic tank maintenance			✓	OVERFLOW TO NEIGHBOURS WATER TANK - OK.
11	Commissioning statements			✓	
12	Effluent Completed Barking/Planting			✓	

ENERGY CERTIFICATES		OK	Not	N/A	Comments
1	Electrical	✓	✓		~~COC Required~~ RECEIVED.
2	Gas			✓	

ROAD DAMAGE		OK	Not	N/A	Comments
1	Footpath & kerb damage			✓	
2	Crossing installed		✓		NOT AS YET - OWNER TO COMPLETE. HAS COUNCIL STANDARDS AND WILL REQUIRE A VEHICLE CROSSING CONSENT.

COMMERCIAL		OK	Not	N/A	Comments
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	Poducer Statemants- Fire alarm, Ventilation etc			✓	

FAR NORTH DISTRICT COUNCIL

Field Advice Notice - Building 1

Private Bag 752, Memorial Ave, Kaikohe
Free Phone: 0800 920 029
Phone: 09 405 2750
Fax: 09 401 0987
www.fndc.govt.nz

BC# 2005-2165 **Date:** 7.6.06

Applicant: MARTIGAN. T.
Builder: KAITAIA PLUMBING

Site Address: 47 VISTAS CRES. TOKERAU BEACH.

VAL#

Travelling Time: 30min

Officer: DAVE CURRIE

Inspection Completed: Yes / ~~No~~

Reinspection Required: ~~Yes~~ / No

Inspection Time: 20 mins

Signature:

Nº 525

225	EXTERIOR CLADDING Inspection	OK	Not	N/A	Comments.....If further inspection needed please indicate
1	Plaster: Reinforcing, flashings, sealants, construction				
2	Texture coating				
3	EPS (polystyrene), nailing, flashings etc				
4	Sheet Systems: Layout, nailing, flashing, construction				
5	Weatherboard: Grading, type, fixing, flashing				
6	Bricks/Blocks: Fixings, control joints, flashing				
7	Other				
229	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, D.P.C.				
5	Bracing: Strapping, bolts, check plan				
6	Moisture content				
7	Frame: Stud size, space, lintel fixings, grade				
8	Recheck Cladding: Flashing, nog spacings (480mm - Board/Batten)				
9	Insulation: Type, thickness				
10	Glazing: Safety glass, thickness				
11	Fire & Sound Walls: Sealer, staggered laps, fire collars				
12	Other				
233	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				
237	POST LINING Inspection	OK	Not	N/A	
1	Sheet brace nailing				
11	Fire & Sound Walls: Sealer, staggered laps, fire collars				
2	Other				
241	DRAINAGE Inspection	OK	Not	N/A	KAITAIA PLUMBING.
1	Accurate "As built" plan provided		✓		TO be supplied.
2	Depth of drain	✓			
3	Bedding	✓			
4	Gradient Line: Inspections, diameter correct	✓			All 100 urve, glued join.
5	Water test - connection to main	✓			
6	Gullys: Max 600mm depth, ~~finish 25mm above~~ protected or 100mm above unprotected ground	✓			
7	Drains within boundaries, too close to foundations	✓			Trimvent Vent through roof
8	Other				All 'OK' ready to backfill.
245	SEPTIC TANKS Inspection	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 for tank maintenance (no vertical air loading)				
7	Other				

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

Action to be taken:

Issued By: **Designation:** B.C.O.

This Notice Received By: **Next Inspection:** FINAL





2005 - 2165 HAMILTON 47 WIRTHE CRES, TOKOROA BOH.


02/10/2006

BUILDING INSPECTION SHEET

Far North District Council

Date: 28-12-05

Time: 2-45 ~~AM~~/PM

BC#: 2005-2165

Inspection Desciption: SHEET BRACING.

Applicant / Builder: HARTIGAN. T.

phone #:

Address: 47 VINTAGE CRESCENT TOKERAU BEACH.

Inspection Completed: (Yes)/ ~~No~~

Reinspection Needed: ~~Yes~~/ (No)

Action:

Valuation No.:

Travelling Time: :30

Inspection Time: :20

Officer: D.K.C.

Signature:

Notice Received by:

	205 SITE Inspection	OK	Not	N/A	Comments..... If further inspection needed please indicate
1	Any Items under Sec. 75 ?				
2	Distance from power lines				
[illegible]	Footpath damage				
[illegible]	Wind zone				
[illegible]	Suitability of effluent design				
6	Council services				
7	Other				

	209 FOUNDATION Inspection	OK	Not	N/A	
1	Boundary pegs sited				
1	Correct site & building siting				
2	Ground bearing, fill, expansive clay				
3	reinforcing: spacing, size, clearance etc				
4	Excavation: depth, width				
5	Pile/pole holes: depth, diameter				
6	Pile/pole: Correct grade, diameter				
7	Driven Piles: Engineers Certfication				
8	Retaining Wall: polythene underneath				
9	Other				

	213 SLAB / UNDER SLAB PLUMBING 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	Pipes: gradient, protection, sizing, tested				
5	Other				

	[illegible] SUBFLOOR Inspection	OK	Not	N/A	
	Sub floor brace connectors				
2	Bracing: washers, timber size etc				
3	Bearer/Joist: Size, spacing, joist hangers				
4	Notching/holes/blocking for lines of horizontal supports				
5	Ventilation & insulation				
6	Other				

	221 BOND BEAM - SUPENDED SLAB Inspection	OK	Not	N/A	
1	Block Size				
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2 m in height				
4	Design Calculation on site				
5	Retaining Wall: DPM & protection				
6	Adequate proping				
7	Services Installation (Fire Collars)				
8	Identify proprietary pre-stress components				
9	Other				

	225 PRE CLADDING Inspection	OK	Not	N/A	
1	Flashings				
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
5	Framing Timber Treatment				
6	Brick Ties SS / Galv				

P.T.O.

225	EXTERIOR CLADDING Inspection	OK	Not	N/A	Comments…….. If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				
2	Texture coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Bricks/Blocks: fixings, control joints, flashing				
229	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				
6	Moisture content				
7	Frame; stud size, space, lintel fixings, grade				
8	Recheck Cladding: flashing, nog spacings(480mm-board/batten)				
9	Insulation: type, thickness				
10	Glazing: safety glass, thickness				
11	Fire & sound walls:sealer, staggered laps, fire collars				
233	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				
237	POST LINING Inspection	OK	Not	N/A	All as per plans. OTC Ltd.
1	Sheet brace nailing	✓			
11	Fire & sound walls:sealer, staggered laps, fire collars			✓	
2	Other				
241	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 25 mm above protected or 100mm above unprotected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
245	SEPTIC TANKS Inspection	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 for tank maintenance(no vertical air loading)				
7	Other				
249	MISCELLANEOUS Inspection	OK	Not	N/A	
1	Solid fuel heating, chimney check, setback fixing, flue flashing, mantel shelf, hearth construction				
2	Swimming Pool: backwash, fencing, registration				
3	Other				

BUILDING INSPECTION SHEET

Far North District Council

Date: 3.11.05 Time: AM/PM

BC#: 20052165 Inspection Desciption: 229, 233

Applicant Builder: HARTIGAN. T. CRS WILLS phone #:

Address: 47 ~~HARTIGAN~~ VICTOR CRES T/BEACH

Inspection Completed: (Yes) ~~No~~ Reinspection Needed: ~~Yes~~ (No)

Action:

Valuation No.:

Travelling Time: :25 Officer: D.K.C. Signature:

Inspection Time: :20 Notice Received by:

	205 SITE Inspection	OK	Not	N/A	Comments..... If further inspection needed please indicate
1	Any Items under Sec. 75 ?				
2	Distance from power lines				
3	Footpath damage				
[redacted]	Wind zone				
[redacted]	Suitability of effluent design				
6	Council services				
7	Other				

	209 FOUNDATION Inspection	OK	Not	N/A	
1	Boundary pegs sited				
1	Correct site & building siting				
2	Ground bearing, fill, expansive clay				
3	reinforcing: spacing, size, clearance etc				
4	Excavation: depth, width				
5	Pile/pole holes: depth, diameter				
6	Pile/pole: Correct grade, diameter				
7	Driven Piles: Engineers Certfication				
8	Retaining Wall: polythene underneath				
9	Other				

	213 SLAB / UNDER SLAB PLUMBING 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	Pipes: gradient, protection, sizing, tested				
5	Other				

[redacted]	SUBFLOOR Inspection	OK	Not	N/A	
	Sub floor brace connectors				
2	Bracing: washers, timber size etc				
3	Bearer/Joist: Size, spacing, joist hangers				
4	Notching/holes/blocking for lines of horizontal supports				
5	Ventilation & insulation				
6	Other				

	221 BOND BEAM - SUPENDED SLAB Inspection	OK	Not	N/A	
1	Block Size				
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2 m in height				
4	Design Calculation on site				
5	Retaining Wall: DPM & protection				
6	Adequate proping				
7	Services Installation (Fire Collars)				
8	Identify proprietary pre-stress components				
9	Other				

	225 PRE CLADDING Inspection	OK	Not	N/A	
1	Flashings				
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
5	Framing Timber Treatment				
6	Brick Ties SS / Galv				

P.T.O.

		OK	Not	N/A	Comments..... If further inspection needed please indicate
225	**EXTERIOR CLADDING Inspection**				
1	Plaster: reinforcing, flashings, sealants, construction				
2	Texture coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Bricks/Blocks: fixings, control joints, flashing				
229	**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	✓			
6	Moisture content	✓			under 16% M.C.
7	Frame; stud size, space, lintel fixings, grade	✓			
8	Recheck Cladding: flashing, nog spacings(480mm-board/batten)	✓			
9	Insulation: type, thickness	✓			BATTS TO WALL + CEILINGS
10	Glazing: safety glass, thickness				
11	Fire & sound walls:sealer, staggered laps, fire collars				
233	**PRELINE PLUMBING Inspection**	OK	Not	N/A	
1	Pressure test			✓	
2	Pipe material, size, support, insulation	✓			KTA PLUMBING P.B.
3	Stacks			✓	
4	Wastes	✓			
5	Supply tank			✓	All "OK" ready to line.
6	Other			✓	
237	**POST LINING Inspection**	OK	Not	N/A	
1	Sheet brace nailing				
11	Fire & sound walls:sealer, staggered laps, fire collars				
2	Other				
241	**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 25 mm above protected or 100mm above unprotected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
245	**SEPTIC TANKS Inspection**	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 for tank maintenance(no vertical air loading)				
7	Other				
249	**MISCELLANEOUS Inspection**	OK	Not	N/A	
1	Solid fuel heating, chimney check, setback fixing, flue flashing, mantel shelf, hearth construction				
2	Swimming Pool: backwash, fencing, registration				
3	Other				

BUILDING INSPECTION SHEET

Far North

Date	3.8.05
BC#	20052165
Time	10.40 AM/~~PM~~
Applicant /Builder	MARTIGAN. T. LES WILLS.
phone #	
Travelling Time	: 50
Inspection Time	: 20
Officer	D.K.C.
Signature	

205 SITE Inspection		OK	Not	N/A	Comments ..... If further inspection needed
1	Any Items under Sec. 36 ?				
2	Distance from power lines				
3	Footpath damage				
4	Wind zone				
5	Suitability of effluent design				
6	Council services				
7	Other				

209 FOUNDATION Inspection		OK	Not	N/A
1	Correct site & building siting			
2	Ground bearing, fill, expansive clay			
3	reinforcing: spacing, size, clearance etc			
4	Excavation: depth, width			
5	Pile/pole holes: depth, diameter			
6	Pile/pole: Correct grade, diameter			
7	Driven Piles: Engineers Certification			
8	Retaining Wall: polythene underneath			
9	Other			

213 SLAB / UNDER SLAB PLUMBING 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	Pipes: gradient, protection, sizing, tested			
5	Other			

217 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/blocking for lines of horizontal supports			
5	Ventilation & insulation			
6	Other			

221 BOND BEAM - SUPENDED SLAB Inspection		OK	Not	N/A
1	Block Size			
2	Reinforcing: Size, grade, laps, tied			
3	Washouts: If pour exceed 1.2 m in height			
4	Design Calculation on site			
5	Retaining Wall: DPM & protection			
6	Adequate proping			
7	Services Installation (Fire Collars)			
8	Identify proprietary pre-stress components			
9	Other			

P.T.O.

1	Plaster: reinforcing, flashings, sealants, construction				
2	Texture coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Bricks/Blocks: fixings, control joints, flashing				
229	PRELINE BUILDING Inspection FRAMING	OK	Not	N/A	
1	Trusses: fixing, spacing, bracing, support	✓			All OK as per plans.
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; stud size, space, lintel fixings, grade	✓			
8	Recheck Cladding: flashing, nog spacings(480mm-board/batten)			✓	
9	Insulation: type, thickness			✓	
10	Glazing: safety glass, thickness			✓	
11	Fire & sound walls:sealer, staggered laps, fire collars			✓	
233	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				
237	POST LINING Inspection	OK	Not	N/A	
1	Sheet brace nailing				
2	Other				
241	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 25 mm above protected or 100mm above unprotected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
245	SEPTIC TANKS Inspection	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 for tank maintenance(no vertical air loading)				
7	Other				
249	MISCELLANEOUS Inspection	OK	Not	N/A	
1	Solid fuel heating, chimney check, setback fixing, flue flashing, mantel shelf, hearth construction				
2	Swimming Pool: backwash, fencing, registration				
3	Other				

FOUNDATION INSPECTION SHEET

Far North

Date	25-7-05
BC#	2005 2165
Time	10.30 AM/PM
Applicant /Builder	Hartigan / Les Wills Leg
phone #	857 Virtue Cres
Travelling Time	:
Officer	BEF
Inspection Time	:20
Signature	

205 SITE Inspection		OK	Not	N/A	Comments ... If further inspection needed
1	Any Items under Sec. 36 ?				
2	Distance from power lines				
3	Footpath damage				
4	Wind zone				
5	Suitability of effluent design				
6	Council services				
7	Other				
209	FOUNDATION Inspection	OK	Not	N/A	
1	Correct site & building siting				
2	Ground bearing, fill, expansive clay				
3	reinforcing: spacing, size, clearance etc				
4	Excavation: depth, width				
5	Pile/pole holes: depth, diameter				
6	Pile/pole: Correct grade, diameter				
7	Driven Piles: Engineers Certification				
8	Retaining Wall: polythene underneath				
9	Other				
213	SLAB / UNDER SLAB PLUMBING 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	Pipes: gradient, protection, sizing, tested				
5	Other				
217	SUBFLOOR Inspection	OK	Not	N/A	
1	Sub floor brace connectors			✓	
2	Bracing: washers, timber size etc	✓			all S/Steel
3	Bearer/Joist: Size, spacing, joist hangers	✓			
4	Notching/holes/blocking for lines of horizontal supports	✓			
5	Ventilation & insulation	✓			Fair.
6	Other				
221	BOND BEAM SUPENDED SLAB Inspection	OK	Not	N/A	
1	Block Size				
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2 m in height				
4	Design Calculation on site				
5	Retaining Wall: DPM & protection				
6	Adequate proping				
7	Services Installation (Fire Collars)				
8	Identify proprietary pre-stress components				
9	Other				

2	Texture coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Bricks/Blocks: fixings, control joints, flashing				
232	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				
6	Moisture content				
7	Frame; stud size, space, lintel fixings, grade				
8	Recheck Cladding: flashing, nog spacings(480mm-board/batten)				
9	Insulation: type, thickness				
10	Glazing: safety glass, thickness				
11	Fire & sound walls:sealer, staggered laps, fire collars				
235	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				
237	POST LINING Inspection	OK	Not	N/A	
1	Sheet brace nailing				
2	Other				
241	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 25 mm above protected or 100mm above unprotected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
245	SEPTIC TANKS Inspection	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 for tank maintenance(no vertical air loading)				
7	Other				
249	MISCELLANEOUS Inspection	OK	Not	N/A	
1	Solid fuel heating, chimney check, setback fixing, flue flashing, mantel shelf, hearth construction				
2	Swimming Pool: backwash, fencing, registration				
3	Other				

BUILDING INSPECTION SHEET

Far North

Date: 19.7.05

BC#: 2005.2165

Time: 9.05 AM/PM

Applicant /Builder: Hartigan / Ines Wills

phone #:

Travelling Time :

Inspection Time : 20

Officer: BEF

Signature: B Hart

205 SITE Inspection		OK	Not	N/A	Comments ... If further inspection needed
1	Any Items under Sec. 36 ?				
2	Distance from power lines				
3	Footpath damage				
4	Wind zone				
5	Suitability of effluent design				
6	Council services				
7	Other				

209 FOUNDATION Inspection		OK	Not	N/A	
1	Correct site & building siting	✓			
2	Ground bearing, fill, expansive clay	✓			Sand.
3	reinforcing: spacing, size, clearance etc			✓	
4	Excavation: depth, width	✓			
5	Pile/pole holes: depth, diameter	✓			
6	Pile/pole: Correct grade, diameter	✓			
7	Driven Piles: Engineers Certification				
8	Retaining Wall: polythene underneath				
9	Other				

213 SLAB/UNDER SLAB PLUMBING 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	Pipes: gradient, protection, sizing, tested			
5	Other			

217 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/blocking for lines of horizontal supports			
5	Ventilation & insulation			
6	Other			

221 BOND BEAM - SUPENDED SLAB Inspection		OK	Not	N/A
1	Block Size			
2	Reinforcing: Size, grade, laps, tied			
3	Washouts: If pour exceed 1.2 m in height			
4	Design Calculation on site			
5	Retaining Wall: DPM & protection			
6	Adequate proping			
7	Services Installation (Fire Collars)			
8	Identify proprietary pre-stress components			
9	Other			

1	Plaster: reinforcing, flashings, sealants, construction				
2	Texture coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Bricks/Blocks: fixings, control joints, flashing				
229	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				
6	Moisture content				
7	Frame; stud size, space, lintel fixings, grade				
8	Recheck Cladding: flashing, nog spacings(480mm-board/batten)				
9	Insulation: type, thickness				
10	Glazing: safety glass, thickness				
11	Fire & sound walls:sealer, staggered laps, fire collars				
233	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				
237	POST LINING Inspection	OK	Not	N/A	
1	Sheet brace nailing				
2	Other				
241	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 25 mm above protected or 100mm above unprotected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
245	SEPTIC TANKS Inspection	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 for tank maintenance(no vertical air loading)				
7	Other				
249	MISCELLANEOUS Inspection	OK	Not	N/A	
1	Solid fuel heating, chimney check, setback fixing, flue flashing, mantel shelf, hearth construction				
2	Swimming Pool: backwash, fencing, registration				
3	Other				

TRACKING SHEET **Combined BC/PIM**

BUILDING CONSENT No. BC-2005-2165

NAME:	**Thomas Charles Hartigan**
DATE:	**3 June 2005**
PROJECT DESCRIPTION:	**New 3 bedroom dwelling**
PROPERTY ID:	**3306614**
LEGAL DESCRIPTION:	**LOT 81 DP 76023**
PROJECT LOCATION:	**47 Virtue Crescent, Karikari Peninsula 0500**

RESOURCE PLANNER

DATE: 04-07-05 **SIGNED:**

CONDITIONS:

DEVELOPMENT ENGINEER

DATE: **SIGNED:**

CONDITIONS:

PLUMBING AND DRAINAGE

DATE: 04/07/05 **SIGNED:** R.G. Blowell.

CONDITIONS:

BUILDING INSPECTOR

DATE: 04/04/05 **SIGNED:** R.G. Blowell.

CONDITIONS:

OTHER:

DATE: **SIGNED:**

CONDITIONS:

Enter Swimming Pool Register	BWOF / Compliance Schedule Required	NRC Septic Tank Booklet	NRC (Consent on behalf)	NUMBER OF INSPECTIONS PREPAID	CHARGE
					4

PLANNING CHECKLIST

PRIORITY:- TO BE PROCESSED UNDER BOTH TDP AND PDP PLANS

Application No:- BC-2005-2165

Transitional District Plan (TDP)	**Revised Proposed District Plan (RPDP)**
Zoning: RES	Zoning: RES
Check CT (i.e. Consent Notices, Building line restrictions):	*Resources:* OK
	CT: OK
District Wide Issues:	District Wide Issues:
Use: PRED	*Earthworks* *Traffic:*
	Parking: OK
	Access:
	TP 58:
Rules of Zone (i.e. Setback, Sunlight etc):	Rules of Zone (i.e. Setback, Sunlight etc):
Setback:	*Setback:* *Scale:*
Coverage:	*Sunlight:* *Buildings:*
Height: OK	*Height:* *Visual Amenity:* OK
H/Bdy:	*Imp. Surf:*
	Res. Int:
	Traf. Int:

Type of Activity under the Resource Management Act 1991?

PERM	PERM

Does the project require a resource consent under either Plan?

No ☑	No ☐
Yes ☐	Yes ☐

Resource Consent granted?

No ☑
Yes ☐
RC# _____ Date granted: _____

Conditions appropriate to this project?

No ☐
Yes ☐ Attached

Licenses that may be required to operate:

- ☐ Liquor License
- ☐ Health License
- ☐ Dangerous Goods License
- ☐ Other License _____

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

PIM PROCESSING CHECKLIST

ABA N° BC-2005-2165 **Name of Applicant : Thomas Charles Hartigan**
Date Received in CPU : **Date Application Accepted**

RESPONSIBILITY - CPU TECH SUPPORT OFFICER(S)			
Tick the appropriate check box to ensure application complete.			
The following information must be present before the application can be accepted.		YES	NO
1	Fees appropriate to the application.		
2	Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (Site Plan with elevations, Topography, drawn to scale).		
3	Provisions for disposing of stormwater and wastewater. (should be shown on site plan).		
4	Provisions for vehicular access, including parking. (should be shown on site plan).		
5	New connections to public utilities i.e. water supply, stormwater system, wastewater system.		
6	Details of volume of proposed excavations; including volumes for site preparation, basement and driveway.		
7	Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundations, hazardous contaminants on or near the site, land contours.		

The following information must be provided with some applications – Check with Building Officer if in doubt		YES	NO	N/A
8	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.			
9	Provisions to be made if building over or adjacent to any road or public place.			
10	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.			

'YES' required and provided	**'NO'** required, but not provided	**'N/A'** not required

The following information should be provided by the applicant, however can often be more easily obtained from records held by Council, by the Planning Technical Officer.		YES	**NO**
11	Details of any cultural or heritage significance of the building or building site, including whether it is on a marae or wahi tapu.		
12	Copy of/or reference to, any resource consent or planning approval (including subdivision) for this project.		

Application complete and accepted	**YES** (Clock Starts)	**NO**	If '**NO**', Standard Letter '**PIM 1**' to be sent.

Notes :

Checked by : (print initials and sign)	**Date :**

Once accepted, immediately book site inspection in Outlook

Additional information as requested provided	YES	**NO**	If '**NO**' Return application to applicant.

Checked by : (print initials and sign)	**Date :**
Notes :	

Once accepted, immediately book site inspection in Outlook

Standard letter '**PIM 1**'	**Date :**	Standard letter '**PIM 2**'	**Date :**
Application Returned to Applicant : Standard letter '**PIM 3**'			**Date :**

Comments :

RESPONSIBILITY – TECHNICAL PLANNING OFFICER

	The issues below have been checked	YES	NO
1	Site inspection sheet attached		
2	Historic Places Trust :		
	▪ Registered Historic Place/Recorded Site		
	▪ Historic Area/Heritage Precinct		
	▪ Wahi Tapu		
	▪ Wahi Tapu Area		
	Application to be sent to HPT within 5 working days — **Date sent** (if applicable) :		
3	Zoning Identified as :		
4	Resource Map Identified as :		
	Coastal Hazard / Outstanding Landscape / Outstanding Landscape Feature		
	Registered Archaeological site / Site of significance to Maori / Outstanding Natural Feature		
5	**a)** Are there any Resource Consents? Or Earthworks Permits(list the RC number of all Consents below)		
	b) Any other Statutory Authority Notification(s)? (give details below)		
	Are there any conditions relevant to this application from a) and b) above? (If so, photocopy and attach to checklist)		
6	The following have been checked and are not an issue for this project, (circle any areas that are an issue).		
	Certificate of Title / District Plan Rules		
7	Project across boundary (Sec 75 of The Building Act 2004)		
	COMMENTS :		
	Checked By: (print initials and sign) — **Date :**		

RESPONSIBILITY - BUILDING OFFICER - LIM/PIM DUTY

		YES	NO
8	Sea Spray Zone?		
9	Memorandum from NZFS required		
10	Wind Zone? (Delete N/A) — **LOW** / **MEDIUM** / **HIGH** / **VERY HIGH**		
	COMMENTS :		
	Checked By: (print initials and sign) — **Date :**		

RESPONSIBILITY – ENGINEER		YES	NO
10	Natural Hazards affect site?		
	▪ Erosion (including coastal erosion)		
	▪ Falling debris (including soil, rock, snow and ice)		
	▪ Subsidence		
	▪ Inundation (including flooding, overland flow, storm surge, tidal effects and ponding)		
	▪ Slippage		
11	Engineer designed foundations required?		
12	Should this consent be issued under Sec 73 of The Building Act 2004?		
	Comments :		
	Checked By: (print initials and sign)	**Date :**	

RESPONSIBILITY – Utilities Tech Officer				
	Development Contribution(s) payable			
	Amount of Development Contributions Payable	Water		$
		Sewerage		$
		Roading		$
		Reserves		$
		DC Total :		**$**
	Effluent Disposal : (Delete N/A)	On Site		Reticulated Sewer
	Potable Water Supply (Delete N/A)	On Site Water Tank		Reticulated Supply
	Stormwater (Delete N/A)	On Site	To Kerb	Reticulated S/Water
	Location of building in relation to utilities OK?			
	Requirement to build over sewer line ?			
	COMMENTS :			
	Checked By: (print initials and sign)		**Date :**	

The Following Attachments are included with the PIM :			
		YES	NO
1	Copy of zone rules for the property		
2	As built plans showing existing stormwater/wastewater utilities that relate to the site		
3	Any other relevant information applicable to this specific site		
4	Development Contribution Notice (if applicable)		
5	Details of Resource Consent and Conditions (where applicable)		
6	Details of any other Statutory Authorisations		
6	GIS Maps etc, for :		
	Zoning		
	Resources		
	HPT		

RECEIVED 21 JUN 2005

SITE INSPECTION SHEET

Applicant:	**Thomas Charles Hartigan**	Application No.	**BC-2005-2165**
Site Address:	47 Virtue Crescent, Karikari Peninsula 0500	Date:	3 June 2005
Contact Person:	Thomas Hartigan	Contact Phone:	(09) 4040055 (027) 4363389

What is the group topography:
- ☑ Gentle
- ☒ Moderate
- ☒ Steep

Wind Zone:
- ☒ High
- ☑ Very High
- ☒ Specific Engineering Design
- ☑ Sea Spray Sone

Vehicle Crossing:
- ☑ Required
- ☒ Is there Footpath Damage
- ☑ Is a Deposit Required

Council Service:
- ☑ Is sewerage available
- ☒ Is water reticulation available

On-site Effluent Disposal:
- ☐ Is the area suitable
- ☑ Is there room for a reserve area
- ☐ If there local knowledge of poor soakage
- ☐ Engineering Design required

Engineering Required and Section 36 Items:
- ☒ Signs of slippage
- ☐ Poor soils
- ☐ Fill on site
- ☐ Un-natural profiles
- ☒ Flooding
- ☐ Foundations

Council or Private Easements:
- ☒ Man hole covers
- ☒ Overland flow path
- ☑ Overhead wires

Note: Enter ☑ or ☒ in each box to indicate yes or no.

Sketch/Topography:

ENVIRONMENTAL 28 JUN 2005 RECEIVED

New 3 bedroom dwelling

Other Comments:

Existing garage/bach on site with kitchen facilities

Entered 28/06/05 MTP

FAXED

Inspector: _____ Date of Inspection: 27-6-05

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA32C/47**
Land Registration District	**North Auckland**
Date Issued	25 July 1975

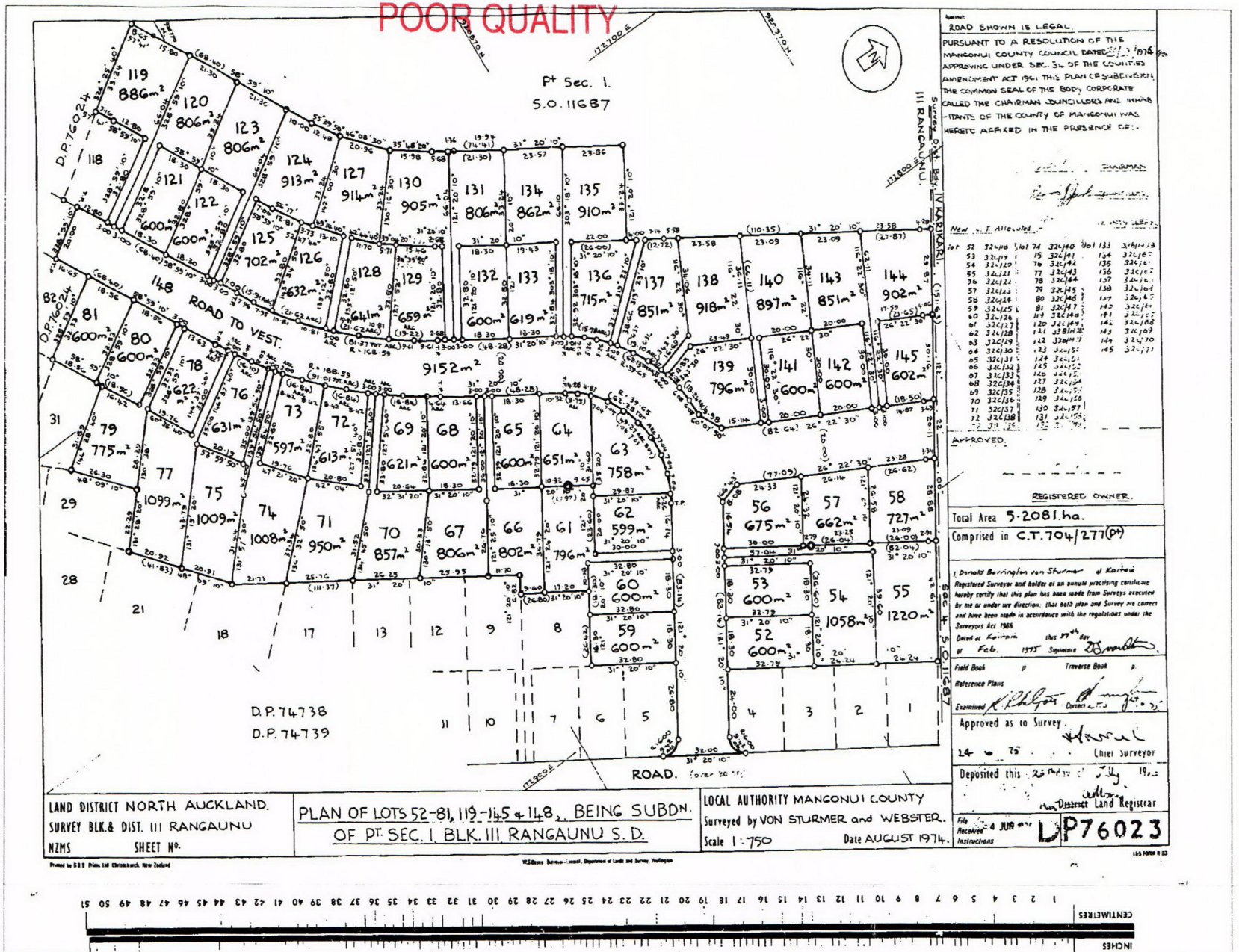
Prior References
NA704/277

Estate	Fee Simple
Area	600 square metres more or less
Legal Description	Lot 81 Deposited Plan 76023

Proprietors
Thomas Charles Hartigan and Tui Judith Hartigan

Interests

POOR QUALITY



Identifier NA32C/47

Transaction Id 9993934
Client Reference akpublicc7

Search Copy Dated 30/03/05 11:27 am, Page 2 of 2
Register Only

(3)

BUILDING CONSENT APPLICATION

For Structures Requiring Consent in the Northland Region

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

This form should be used to make application for :

- **Project Information Memorandum (PIM)** (Section 33 of The Building Act 2004)
- **Building Consent (BC)** (Section 45 of The Building Act 2004)
- **Certificate of Acceptance (COA)** (Section 97 of The Building Act 2004)

Consent N° : 2005 2165 Office Use Only | **Property ID :** ..... Office Use Only

PART A - General (See Guidance Notes prior to Completing)

1. THE OWNER

Name of Owner : HARTIGAN. THOMAS CHARLES

Contact Person : T.C. HARTIGAN

Postal Address : 36 GREENACRES DRIVE
KAWAKAWA B.O.I.

Street Address/Registered Office : .....

.....

Phone N° : 09 4040055 Mobile N° 0274363389

Website : ..... Fax N° : .....

Email Address : thomash + KOL.CO.NZ

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 : .....

Contact Person : .....

Postal Address : ..... ENVIRONMENTAL
..... 3 - JUN 2005
Street Address/Registered Office : RECEIVED
.....

Phone N° : ..... Mobile N° : .....

Website : ..... Fax N° : .....

Email Address : .....

Relationship to Owner : .....

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

☐ The Owner
☐ The Agent

3. LOCATION OF PROPOSED BUILDING WORK /RAPID N° : (If rural and already allocated) :

Street Address of Building : 47 VIRTUE CRES TOKERAU BEACH NORTHLAND

4. LEGAL DESCRIPTION

Valuation Roll N° : 00081-06066

Lot(s) ~~or Section~~ N° : 81 DP N° : 76023

BLK N° : ..... SD : .....

AREA OF SITE (m²/~~ha~~) : 600 Certificate of Title N° : NA32C/47 (current).

Current, lawfully established use (if applicable) : .....

Year first constructed (if applicable) : .....

PART A - General Cont.

5. THIS APPLICATION IS IN RELATION TO : (Tick appropriate box).

- ☑ **Domestic**
- ☐ **Commercial**
- ☐ **Industrial**
- ☐ **Multi-storey - Number of Levels :** .....
- ☐ **Structure in Coastal Marine area *(SEE NOTES for this section)***

If your project is Commercial or Industrial you must list all specified systems for the building, on this form where indicated. **See Part 'E' of This Form and also clause 14, (Fire Service Design).**

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 N° : .....
- ☑ **C** Application is for Building Consent (BC) and Project Information Memorandum (PIM)
- ☐ **D** Application is for a Certificate of Acceptance (COA)

6. NATURE OF CONSENT :

- ☑ New Building – (exclude domestic garages and domestic outbuildings)
- ☐ Foundations only
- ☐ Alterations, repairs, extensions, conversions, re-siting, installation of heating appliances and plumbing and drainage only
- ☐ Other new construction and demolition
- ☐ Domestic garages and domestic outbuildings
- ☐ Plumbing & Drainage only (includes on-site effluent disposal)

7. INTENDED PROJECT LIFE

- ☑ **NOT** less than 50 years

OR ;

- ☐ **LESS** than 50 years

Specified as .....

8. DESCRIPTION OF WORK : NEW DWELLING 3 BEDROOM

.....

INTENDED USE (S) LIVING IN.

Ground floor area of project : 112 SQ MTR.

Upper floor areas of project : .....

Total floor area of project : 112 SQ MTR

Market Value of project (incl GST) : $130-000

N° of dwelling units : 1

9. STAGED PROJECT (Note: under The Building Act 2004, separate building applications maybe required)

Is this a staged project ? ~~YES~~/NO If 'Yes', this is stage ..... of an intended .....stages.

10. 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.

11. VEHICLE CROSSING REQUIRED

Is this application linked to a vehicle crossing application? ~~YES~~/NO If 'YES', Application N° : .....

(If 'YES' please include Vehicle Crossing Application)

12. PUBLIC UTILITY CONNECTIONS REQUIRED

Is this application subject to a utility connection application? (Drainage, Water Connection or Water Meter Installation).

- ☐ YES - Application N° : .....
- ☑ NO - Existing connections in place.

13. 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 N° : .....

If your property is in an historic area, in the Council's District Plan, you will need to consult with Historic Places Trust in regard to your project for review and approval prior to your project commencing.

14. FIRE SERVICE DESIGN UNIT (Commercial, Industrial, Multi-storey and Domestic (as required by fire service).

Section 47 of The Building Act 2004, requires all commercial, industrial, multi-storey and some domestic projects 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'. The NZ Fire Service charges for this work.

15. COMPLIANCE SCHEDULE (Commercial, Industrial, Multi-storey – Complete Part E

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

16. DEVELOPMENT CONTRIBUTIONS – (Section 198 of The Building Act 2004) **PLEASE NOTE**

Development Contributions are payable on most developments under section 198 of The Local Government Act 2002. Any contributions relevant to this project must be paid prior to Council issuing a Code Compliance Certificate (Section 208(b) of The Local Government Act 2002) at the satisfactory conclusion of the work.

17. CERTIFICATE OF ACCEPTANCE (section 96 The Building Act 2004)

Is this application in relation to obtaining a Certificate of Acceptance (Section 96 The Building Act 2004) **YES/NO**
If 'YES' Please provide the details below :

Description of the building work : .....

Date building work carried out : .....

Name(s) of personnel who carried out the work are as follows :

Name :..... Reg N° : ..... Email Address : :.....

Address : .....

Phone N° : ..... Mobile N° : ..... Website address : .....

Name :..... Reg N° : ..... Email Address : :.....

Address : .....

Phone N° : ..... Mobile N° : ..... Website address : .....

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 :

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 :** THOMAS CHARLES HARTIGAN

Date : 31-05-05

Please Note :

Council is unable to accept your application as being lodged, until all details and relevant information is provided, including completed ***Check List*** and the application is signed and the processing fee paid. For Full details of the fee structure, see the schedule of fees for the District Council in which your project is to be carried out.

PART B : PROJECT DETAILS

Property 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, 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).
- ☐ (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.
- ☑ (g) New connections to public utilities i.e. water supply, stormwater system, wastewater system.
- ☐ (h) Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- ☐ (i) Details of any cultural or heritage significance of the building or building site, including whether it is on a marae or wahi tapu.
- ☐ (j) Copy of/or reference to, any resource consent or planning approval (including subdivision) for this project.
- ☐ (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 (e.g. Resource Consents) with this application.

Establishing the Weathertightness Risk

For all complex designs a risk assessment of the proposed design shall be carried out using a building envelope risk matrix contained in the Approved Documents, Acceptable Solutions E2/AS1.

Risk Matrix Included ? (If your initial risk assessment score is over six)
☑ **YES**
☐ **NO**
See attachment in this pack for details of Risk Matrix Table

PART D : KEY PERSONNEL

From the 30 November 2009, The Building Act 2004 requires all restricted building work to be carried out or supervised by Licensed Building Practitioners. 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 : ARCLINE DESIGN Reg N° : ..... Email Address : :.....

Address : 49 MATHEWS AVE KAITAIA

Phone N° : 09 4082233 Mobile N° : ..... Website address : .....

BUILDER (LICENSED BUILDING PRACTITIONER FROM 30/11/2009)

Name : LESLIE WILLS Reg N° : ..... Email Address : :.....

Address : 10 PAREMATA NEXUS RD TOKERAU BEACH KARIKARI

Phone N° : 09 4087570 Mobile N° : 0272939655 Website address : .....

REGISTERED DRAINLAYER

Name : GRAHAM FOSTER Reg N° : 10570 Email Address : :.....

Address : 24 NORTH RD KAITAIA

Phone N° : 09 4081723 Mobile N° : ..... Website address : .....

REGISTERED PLUMBER

Name : GRAHAM FOSTER Reg N° : 10570 Email Address : :.....

Address : 24 NORTH RD KAITAIA

Phone N° : 09 4081723 Mobile N° : ..... Website address : .....

REGISTERED ELECTRICIAN

Name : HOWARD TONG Reg N° : 1857 Email Address : :.....

Address : 454 PUKETONA RD PAIHIA B.O.I.

Phone N° : 09 4076676 Mobile N° : ..... Website address : .....

REGISTERED GAS FITTER

Name : ..... Reg N° : ..... Email Address : :.....

Address : .....

Phone N° : ..... Mobile N° : ..... Website address : .....

OTHER

Name : T. HARTIGAN Reg N° : ..... Email Address : :.....

Address : 36 GREENACRES DRV KAWAKAWA

Phone N° : 09 4040055 Mobile N° : 0274 363389 Website address : .....

OTHER

Name : ..... Reg N° : ..... Email Address : :.....

Address : .....

Phone N° : ..... Mobile N° : ..... Website address : .....

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.

N/A.

CHECK LIST FOR APPLICATIONS

- **RETURN THIS CHECKLIST WITH YOUR APPLICATION**
- **INCLUDE ALL THE INFORMATION AND DOCUMENTS REQUESTED**
- **MARK EACH CHECKBOX AS FOLLOWS :**

√ *Item Included*	X *Item Not Included*	N/A *Item Not Applicable*	Office Use Only

☑ **APPLICATION FORM**
- ☑ All items relevant to your application are to be completed on the application form. Include accurate 'Values' of the work to be undertaken (GST incl.)
- ☑ Include the correct legal description (Can be obtained from your rates notice, Certificate of Title or from Council's Customer Liaison Team).
- ☑ Name, address and phone numbers of all personnel relevant to your project, including person to receive accounts.
- ☑ Copy of recent Certificate of Title (this must be current – and can be obtained from Land Information NZ) or proof of purchase from solicitor.

☑ **SPECIFICATIONS (3 copies residential - 4 copies commercial/Industrial - in all cases one set must be A3)**
- ☐ Written specifications, adequately describing all building work, components, materials and fixings including their size and type. Show compliance with the functionality and performance requirements of the Building Code i.e. NZS 3604 1999 or **SPECIFIC DESIGN** (see next page)

☑ **SITE PLAN (3 copies residential - 4 copies commercial/Industrial - in all cases one set must be A3)**
- ☑ Show the floor area of the proposed building project and of all existing buildings to a minimum scale of 1:200. Use metric measurements.
- ☑ Show the distance of the proposed and existing buildings from all legal boundaries. These measurements are to be to the walls or nearest part of the building and show any easements, overland flowpaths and/or any Council stormwater and drainage services.
- ☑ Show the layout of existing and proposed sanitary and stormwater drains and mains, septic tanks and stormwater disposal.
- ☑ Show the source of the water supply.
- ☑ Show the location of vehicle entrance.

☑ **FLOOR PLAN (3 copies residential - 4 copies commercial/Industrial - in all cases one set must be A3)**
- ☑ A floor plan of each floor level to a minimum scale of 1:100. Plan to include floor layout and use of each section and show the location of all plumbing, gas and electrical fittings. Show all waste and vent pipes (can be on separate plans).

☐ **ELEVATIONS (3 copies residential - 4 copies commercial/Industrial - in all cases one set must be A3)**
- ☑ An elevation of 1:100, each external wall showing heights and finished ground level at each external corner (see above for smaller scale allowances).
- ☑ Location of wall and roof bracing to be shown on elevations.
- ☑ Scaled elevations indicating height from ground level to top of roofline.

☑ **FOUNDATION PLAN (3 copies residential - 4 copies commercial/Industrial - in all cases one set must be A3)**
- ☑ 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 is required.
- ☑ Wind zone calculations.
- ☑ Sub-floor bracing calculations.

☐ **CROSS SECTION DETAILS (3 copies residential - 4 copies commercial/Industrial - in all cases one set must be A3)**
- ☑ Sufficient cross sections through the building to show foundation details, floor systems, wall construction, roof construction, location of wall claddings and roof covering.
- ☑ Show construction Details of terraces, steps, balustrades and any unusual items.

☑ **WALL AND FLOOR BRACING CALCULATIONS (3 copies residential - 4 copies commercial/Industrial - in all cases one set must be A3)**
- ☑ Submit wall and sub-floor bracing calculations and plans, detailing location of bracing elements.
- ☐ **Note :** One room additions – Locate requirements and their respective values on the elevations.

☒ **EFFLUENT DESIGN (TP 58 from Chartered Professional Engineer or Approved Designer)**
- ☒ 3 Copies of TP 58, including producer statement and maintenance requirements

√ *Item Included*	X *Item Not Included*	N/A *Item Not Applicable*	Office Use Only

SPECIFIC DESIGN ☐

To facilitate processing of specific design applications, provide the following information :

- ☐ Full engineering calculations and drawings
- ☐ Design Certificate/Producer Statement.
- ☐ Soil report or geotechnical report (where applicable)
- ☐ A written description of the building model and techniques used in construction.
- ☐ Name and address of Chartered Professional Engineer.

PLUMBING DESIGN PLAN (3 copies residential - 4 copies commercial/Industrial - in all cases one set must be A3) ☐

- ☐ Plumbing Plan drawn to the AS/NZ Standards.

Please tick the boxes below where appropriate : ☐

- ☐ Vehicle Crossing Application Required
- ☐ Historic Places review needed
- ☐ Fire Service design unit Memorandum required. **The applicant is responsible for the fees charged by the Fire Service for the Memorandum, this remains the situation once the work has been carried out, even if you later decide to withdraw your application.**
- ☐ Compliance Schedule application needed

☐ **Vehicle Crossing Application Form** ☐

☐ **Risk Matrix Calculations** ☐

☐ **Compliance schedule, (detailed design)** ☐

NOTES :

Refer to Northland guidelines if building a garage or auxiliary building for details to be supplied with this type of application.

Application Fees :

Check with the District Council for the area in which you are planning to build for processing and other fees that will be payable and are specific to each District.

Specialist staff are available by appointment only : Dialling 0800 920029 will contact you with your nearest Service Centre, where a customer liaison officer can assist in making an appointment with the appropriate officer. The first half hour of this service is provided without charge.

For Office Use Only

Received at Kawakawa Service Centre

Date : 3/6/05 Rec N° : 4559175

Fees Rec : $ 684-50.

VAL N° : 81-60-66

BC N° : 2005 2165

Owner ID N° :

Agent ID N° :

This application was received by :

Name of CLO : JKO.

I have completed the checklist to ensure that basic information required to process the application has been provided.

Local Offices Here to Help

Kaikohe Service Centre
Memorial Avenue
KAIKOHE

Kawakawa Service Centre
Gillies Avenue
KAWAKAWA

Kerikeri Service Centre
Cobham Road
KERIKERI

Kaeo Service Centre
Main Road
KAEO

Kaitaia Service Centre
Redan Road
KAITAIA

Rawene Service Centre
Parnell Street
RAWENE

www.fndc.govt.nz

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone : 0800 920 029
Phone : (09) 405 2750
Fax :(09) 401 0987(building office)
Email : ask.us@fndc.govt.nz
Website : www.fndc.govt.nz

Far North District Council Received

Gib® Wall Bracing Calculation Sheet A — single storey — V104A

Job Details

Name	:	HARTIGAN	
Street and Number	:	47 VIRTUE CRES	cells D4 and D8 appear as LH and RH
Lot and DP Number	:		headers on all printed sheets
City/Town/District	:	KAITAIA	
Designer and date	:	PAUL	17-May-05
Company Name	:	ARCLINE	

Building Specification

Location of Storey	single
Floor Loading	2 kPa
Foundation Type	subfloor
Building Height to Apex (m)	4
Roof Height above Eaves (m)	1
Stud Height (m)	2.4
Cladding Weight (top or single)	light
Cladding Weight (lower)	light
Cladding Weight (subfloor)	light
Roof Weight	light
Roof Pitch (degrees)	0-25
Room in Roof Space	no
Building Length (m)	13
Building Width (m)	10
Gross Building Plan Area (m2)	111

not applicable (single storey building)

Building Location

Wind Zone	***Very High***	**Earthquake Zone**	
Region	R2	C	
Terrain	Inland		
Exposure	Exposed		
Topography	Moderate		

Bracing Units required for Wind

per m	subfloor	walls	
W along	111	63	BUs/m
W across	93	44	BUs/m
Totals	subfloor	walls	
W along	1110	630	BUs
W across	1209	572	BUs

Bracing Units required for Earthquake

per m2	subfloor	walls	
E	4.7	3.3	BUs/m2
Totals	subfloor	walls	
E along	522	366	BUs
E across	522	366	BUs

Gib® Wall Bracing Calculation Sheet B				single storey				V104A
Along								
Wall or Bracing Line		*Bracing Elements provided*					*Wind*	*Earthq.*
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
A	enter	1	Gib®	BR9	0.7	2.4	77	67
line totals		2	Gib®	BR4	0.9	2.4	90	77
W	167							
EQ	143							
B	enter	3	Gib®	Gib3	2.2	2.4	143	132
line totals		4	Gib®	BR9	0.9	2.4	99	86
W	242							
EQ	218							
C	enter	5	Gib®	Gib3	2.2	2.4	143	132
line totals		6	Gib®	Gib3	2	2.4	130	120
W	273							
EQ	252							
D	enter	7	Gib®	BR9	0.7	2.4	77	67
line totals		8	Gib®	BR4	0.9	2.4	90	77
W	167							
EQ	143							
E	enter							
line totals								
W								
EQ								
F	enter							
line totals								
W								
EQ								
G	enter							
line totals								
W								
EQ								
H	enter							
line totals								
W								
EQ								
I	enter							
line totals								
W								
EQ								
J	enter							
line totals								
W								
EQ								
							Wind	Earthq.
Totals Achieved							849	756
							OK	*OK*
Totals Required (from Sheet A)							630	366

Gib® Wall Bracing Calculation Sheet B — single storey — V104A

Across								
Wall or Bracing Line		*Bracing Elements provided*					*Wind*	*Earthq.*
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
M	enter	9	Gib®	BR9	0.7	2.4	77	67
line totals		10	Gib®	BR9	0.7	2.4	77	67
W	154							
EQ	133							
N	enter	11	Gib®	Gib3	1.2	2.4	78	72
line totals		12	Gib®	Gib3	1.2	2.4	78	72
W	156							
EQ	144							
O	enter	13	Gib®	BR5	1.2	2.4	138	102
line totals		14	Gib®	BR5	1.2	2.4	138	102
W	276							
EQ	204							
P	enter	15	Gib®	BR9	0.7	2.4	77	67
line totals		16	Gib®	BR9	0.7	2.4	77	67
W	154							
EQ	133							
Q	enter							
line totals								
W								
EQ								
R	enter							
line totals								
W								
EQ								
S	enter							
line totals								
W								
EQ								
T	enter							
line totals								
W								
EQ								
U	enter							
line totals								
W								
EQ								
V	enter							
line totals								
W								
EQ								

						Wind	Earthq.
Totals Achieved						740	614
						OK	*OK*
Totals Required (from Sheet A)						572	366

Gib® Subfloor Bracing Calculation Sheet B — single storey — V104A

Along							
Bracing Line		*Bracing Elements provided*				*Wind*	*Earthq.*
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
a	*line totals*	1	NZS3604	anchor pile	2	320	240
W	320						
EQ	240						
b	*line totals*	2	NZS3604	anchor pile	2	320	240
W	320						
EQ	240						
c	*line totals*	3	NZS3604	anchor pile	2	320	240
W	320						
EQ	240						
d	*line totals*	4	NZS3604	anchor pile	2	320	240
W	320						
EQ	240						
e	*line totals*						
W							
EQ							
f	*line totals*						
W							
EQ							
g	*line totals*						
W							
EQ							
h	*line totals*						
W							
EQ							
I	*line totals*						
W							
EQ							
j	*line totals*						
W							
EQ							
						Wind	Earthq.
Totals Achieved						1280	960
						OK	*OK*
Totals Required (from Sheet A)						1110	522

Gib® Subfloor Bracing Calculation Sheet B — single storey — V104A

Across							
Bracing Line		*Bracing Elements provided*				*Wind*	*Earthq.*
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
m	*line totals*	5	NZS3604	anchor pile	3	480	360
W	480						
EQ	360						
n	*line totals*	6	NZS3604	anchor pile	2	320	240
W	320						
EQ	240						
o	*line totals*	7	NZS3604	anchor pile	3	480	360
W	480						
EQ	360						
p	*line totals*						
W							
EQ							
q	*line totals*						
W							
EQ							
r	*line totals*						
W							
EQ							
s	*line totals*						
W							
EQ							
t	*line totals*						
W							
EQ							
u	*line totals*						
W							
EQ							
v	*line totals*						
W							
EQ							

					Wind	Earthq.
Totals Achieved					1280	960
					OK	*OK*
Totals Required (from Sheet A)					1209	522

Far North District
Council
Received

SPECIFICATIONS

HARTIGAN RESIDENCE

ARCLINE DESIGN LIMITED

SPECIFICATION

May 2005

Specification of the work to be done and the materials to be used in the erection and completion of a residence as per the accompanying plans.

for

Tom Hartigan

at

Virtue Crescent, Tokerau Beach

This specification is to be read in conjunction with the accompanying plans and any other drawing which may be issued during the currency of the contract. Any item in this specification and not shown on the plans and vice versa shall be equally binding as though included in both.

The contract and plans shall be signed and completed by all parties before the commencement of any work on the site. Any additions, omissions or variations to the contract shall be authorised in writing and agreed price stated.

Items specified in quote take precedence over this specification.

The owners are to ensure that all boundary marker pegs are in place and exposed for inspection.

CONTRACT DOCUMENTS
1. The accompanying plans
2. This specification
3. Construction - N.Z.S. 3604:1999
4. Letter of offer
5. Contract

PRELIMINARY & GENERAL (ALL TRADES)

1. Permits

The contractor shall arrange to obtain all permits to build. The contractor shall arrange all inspections and pay all fees as required by the local authorities.

2. Protection of work

All parts of the work liable to injury and all adjoining property, existing work, footways etc. are to be protected until completion of the contract.

3. P C Sums (Nett sums)

The P C sums quoted in this specification are nett and the contractor or sub-contractor concerned must add cartage, fixing charges and profit he required to all such items.

4. Site

Area to be built onto shall be cleared of all vegetation by contractor. Excavation is to be included by contractor. Any excess soil is to be left on the site. Access to the site to be provided by owner (all weather vehicle access).

5. By-laws

The whole of the work in this contract is to be carried out in strict accordance with the local authorities, and NZ Building Code.

6. Extent of work

This contract comprises the erection and completion in the soundest and most workmanlike manner of all the work shown on the accompanying plans and in accordance with this specification and the supply of all plant, tools, labour, materials, fixtures and fittings required for the due completion of this work.

7. Insurance
The contractor shall at all times, keep the whole of the works fully covered by insurance.

8. Temporary Services
The contractor shall arrange for all temporary services, pay all fees in connection therewith and remove same on completion of the contract. Sheds, power, water, scaffolding, unless otherwise noted in quote.

9. Maintenance
The contractor shall maintain the property for the period of 60 days after completion, and any damage done, arising during that time, through faulty workmanship or materials shall be made good at the contractor's expense.

10. Completion
On completion all trade debris is to be removed from the site and the building and windows left clean and ready for occupancy, with all services and mechanical parts in good working order.

EXCAVATOR

1. Generally
Remove all turf or other vegetation from the area to be built on.

Excavate the site to the levels shown on the plans (check original conditions).

Excavate as required for all wall footings, pile footings, steps etc. as shown on the plans.
Footing excavations are to be taken down to a solid bearing and not to be less than 450mm deep. Excavations are to be stepped to suit the slope of the ground, and kept level at the bottom, maintained free from water or fallen material and shall be firm before placing reinforcing or concrete. Backfill and ram the earth around the foundations after concrete work has firmly set. Underfloor fill to be shale compacted in 150mm layers.

CONCRETER

1. Scope of Work
Comprises the setting out, boxing and placing of concrete in the foundations and floor slabs.

2. Materials
Concrete - All concrete shall satisfy the requirement of NZS 3109 and NZS 3104 with a specified strength of 20 MPa at 28 days. All concrete shall be supplied by an approved ready mixed concrete supplier.
Reinforcing - All reinforcing shall comply with NZS 3402:1973 and NZS 3422. All reinforcing is to be accurately placed.
Continuous Vapour Barrier - Lay 0.25mm polythene continuous vapour barrier complying with NZS 4229 Appendix E6 to all slabs except terraces, driveways, footpaths and carport slabs. Lap all joints and seal with pressure sensitive tape recommended by the manufacturer.

3. Formwork
Refer to NZS 3109 for methods of construction, removal, pouring and curing of concrete.

4. Concrete Footing and Foundation walls
Concrete footing and foundation walls shall be in accordance with NZS 4229 and as detailed on the drawings.

5. Concrete Ground Floor Slabs
All floor slabs shall be 100mm thick and comply with NZS 4229 Appendix E unless otherwise detailed. All ground floor slabs shall be laid on a Granular Base (refer to NZS 4229 Clause E5.2) compacted in layers not exceeding 100mm in thickness. Lay reinforcing mesh to all slabs. Locate reinforcing mesh 30mm from the top of the slab.

Finishing - All concrete ground floor slabs are to be true and straight surfaces, screeded, bull floated and finished with a steel float or power float to a finish. Tolerance on flatness to be within 3mm measured from a 3m straight edge.
Control Cuts - Cut control cuts 30mm deep to make slab areas no greater than 5m x 5m.
The contractor shall get the Local Authority Building Inspector to inspect the work prior to pouring any concrete.

BLOCKWORK

1. General

This section is to be read in conjunction with NZS 4229:1986 Concrete Masonry Buildings - not requiring specific design and NZS 4230:1990 The Design of Masonry Structures - requiring specific design.

2. Scope of Work

Supply and lay all grout solid-filled and partially-filled block foundation walls, concrete block retaining walls, concrete block walls, bond beams and concrete block columns as set out in NZS 4229 'Code of Practice for Concrete Masonry Buildings not Requiring Specific Design' and as shown on the plans.

3. Standards

All blockwork shall comply with NZS 3102, NZS 3109, NZS 3402, NZS 3133, NZS 4210, NZS 4229 and NZS 4230.

4. Materials

Blocks - All concrete blocks shall comply with NZS 3102

Mortar and Mortar Joints - All mortar and mortar joints shall comply with NZS 4210. All mortar joints shall be tooled with a rounded steel tooling iron immediately the initial setting of the mortar has occurred.

Water - Shall be fresh clean drinking quality.

Reinforcement - Shall be deformed type unless otherwise stated and shall comply with NZS 3402 Grade 300 or Grade 450.

Grout - All grout to be supplied by an approved ready mixed concrete supplier and comply with NZS 4210, 17.5 MPa compressive strength at 28 days cured, maximum aggregate size of 10mm.

SOLID PLASTERING

Any solid plastering to be done strictly in accordance with BRANZ 'Good Stucco Practice' book, NZS 4251 'Code of Practice for Solid Plastering', and James Hardie's Hardibacker book. See addenda for full details.

CARPENTER

1. Generally

Allow to supervise and organise all sub-trades and excavations and arrange times of material deliveries.

2. Construction

All materials are to be the best of their respective kinds and grades, laid true to their various lines and levels and constructed in a proper tradesmanlike manner, to the whole of the works a sound construction in accordance with the local by-laws. All timber work abutting or resting on masonry units, concrete or brickwork is to be protected with bitumen-fabric damp proof course. All work to be done to NZS 3604:1999 standards.

Supply and fix the necessary trusses or rafters and braces as required to complete the roof framing and as detailed on the plans. Where detailed, the roof framing is to be constructed with engineer designed Gangnail trusses, fixed plumb, fastened to the plates with framing anchors, stiffened with runners and braced at each end of the building. Roof battens to be spaced to accommodate the roof covering and ridging and fastened to the trusses as detailed.

3. Exterior finish

All end grain joints are to be given a coat of primer.

Behind all wall linings and as detailed on the plans, fit Tyvek building paper lapped 100mm.

Supply and fit garage door as shown on plan (if applicable).

Grooved fascia and barge boards are to be fixed to level and straight lines, mitred, primed, where joined and fastened with galvanised nails. Veranda roof to be lined with flat Hardies 4.5mm sheets.

4. Interior finish

All joints screw holes and other imperfections are to be stopped flush by the painter.

Shower : Athena Seville shower unit with pivot safety glass door.
Bath : Allow to supply and install Englefield Studio bath with Hardiglaze to front of bath and to upstand.

Ceiling linings to be as detailed on plans. Build in the various fittings as supplied under 'Plumber' and 'Joiner' trim around with splash boards primed and set in mastic and other finishing trim and moldings as required.

Skirtings : 60 x 10 FJ pine. Scotias all 40 x 18 pine to flat ceilings. Supply and fix the sundry internal moldings and trim as required.
Interior doors are to be fitted with three 90mm loose pin hinges. Architraves to be fitted in single lengths, fully glued 40 x 10 FJ pine. Interior doors flush paint quality.
All trim window and door frames FJ pine. All internal finishing timbers shall be sanded to remove macine marks and on completion, shall be free of all hammer marks, splits or other defects.

Cut for, attend on, and make good after all trades and provide and fix all necessary blocks for securing the work of all other trades.

All nail holes in exposed work (interior and exterior) are to be punched.

Insulation : all ceilings to be insulated with R2.0 Superfill. All walls to be fitted with R1.8 insulation.

All gib-board to be stopped to Grade 4 painted finish.

Co-operate with the electrician in the building of a meter box.

WINDOWS

Powder colour aluminium windows with pine paint quality grooved reveals to be supplied and installed.
All glazing to NZ safety standards.

ROOFER

1. Generally
Refer to plans.

Roofing fitted as per manufacturer's instructions. Allow galvanised nails and coloursteel apron flashings. Supply and fix all flashings, caps, pointing etc. to make the roof thoroughly watertight and birdproof. Coloursteel valleys.

PLUMBER AND DRAINLAYER

1. Generally
The whole of the plumbing and drainlaying shall be done in strict accordance with the local authorities by-laws and drains shall be laid by registered workmen only.

2. Exterior work
Supply and fix PVC Flowline spouting to all eaves, laid with even falls to 80mm diameter downpipes.

Contractor to supply all taps, shower mixers and roses as detailed in quote. Allow installation.

3. Water service
Lay on cold water from the tank, to a 180 litre mains pressure hot water cylinder. Supply and set up the cylinder, complete with casing, lagging and thermostatically controlled electric elements. Lay on hot and cold water services to the various fittings as shown on the plans and to two hose positions as directed. All water pipework butylene. PVC waste pipes.

4. Fittings
Provide and set up the fittings as shown on the plans and in the specification. Regular traps and wastes may be PVC.
WC - contractor to supply white Ideal Standard ECCO WC's and Athena Contour vanities.
Washing machine - to be suppled by owner. Contractor to supply 1400 Supertub. Allow to fit and connect.

5. Drains
Stormwater to be taken in PVC pipes to 5500g water tank. Stormwater drainage to be completed as shown on plans. Sewer drains to be PVC pipes, 100mm laid with even falls and easy bends etc. as may be necessary to comply with the local authorities regulations.

ELECTRICIAN

1. Generally

This contract includes the supply and installation of the electric wiring system complete. The whole of the work should be carried out strictly in accordance with the local authorities by-law and the electrical contractor is to obtain all permits from the supply authority, pay all fees in connection therewith and arrange all inspections required.

2. Supply

Arrange a main supply to the building from pedestal including phone wiring.

3. Boards

Provide and set up where directed a switchboard panel with all necessary fuses, switches and mains switches properly mounted and labelled, and hinged on one side.

4. Lights

Provide and fix the light switches and power outlets as shown on the plans. All lights recessed downlights. with white plastic shades unless noted otherwise on plan. Contractor to supply and fit all lights. Exterior lights bulkhead type, supply and install sealed units.

5. Fittings

Allow to install stove. Allow to wire up the thermostatically controlled hot water cylinder element, supplied under 'Plumber'.

Earth all metal waste pipes and metal fittings as required by the regulations. Supply TV aerial sockets and aerial wiring. Supply phone sockets and wiring. TV aerial supply and installation not in contract. Phone connection and jackpoints not in contract.

PAINTER

1. General

Refer to all other sections which may have clauses affecting work done under this section.

2. Regulations and Standards

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

The contractor and sub-contractors undertaking this work shall obtain copies of the relevant sections of the New Zealand Building Code and documents relating to acceptable solutions. Where applicable the following Standards and their related documents shall form part of this Specification NZS/AS 2312:1984, NZS 3602:1995, NZS 7703:1985, NZMP 2312:1987, BS 4800:1981. Where there is conflict between any two Standards the requirements of the New Zealand Standard shall apply.

3. Scope

Paint materials shall be delivered in sound and sealed containers labelled clearly.

Work covered by this Specification is to provide all materials and execute all work necessary for the completion of the building decoration and includes all painting, varnishing, staining and polyurethaning.

Interior : All the walls and ceilings except bathrooms and laundry sealed with gib sealer/undercoat, sanded and given two coats of ultra-low-sheen acrylic (light colour throughout). All doors, window jambs, door frames and wet areas to be given two undercoats and one top coat of semi-gloss enamel. Exterior : any cedar to be given two coats Cabots natural stain. Fascia and over windows to be given two coats acrylic Timbacryl or Lumbersider.

4. Inspection of Previous Work

The painter shall inspect the finish of all surfaces to be painted, varnished etc. and report to the main contractor any deficiencies, defects, blemishes or contamination which could affect the provision of a first class, permanent finish. Any defects shall be corrected.

5. Workmanship

All work shall be executed in accordance with the requirements of the New Zealand Building Code, the relevant New Zealand Standard, the manufacturer's recommendation and to the best of trade practice. Before commencing any painting work, all exposed hardware and fittings which would be subject to damage by paint shall be removed and carefully stored ready for re-fixing in first class condition on completion of the painting work.

6. Completion
Remove all scaffolding, planks, rubbish and debris, thoroughly sweep up, clean windows inside and out, replace all hardware removed during the course of the work and leave the premises ready for occupation.

HEALTH AND SAFETY IN EMPLOYMENT

The sub-contractor shall diligently fulfill its obligations under the Health and Safety in Employment Act 1992 and shall hold harmless the Principal by attending to all matters contained in the following list:

The sub-contractor shall comply with the following : Government statutes, Council by-laws, Codes of Practice, guidelines, manufacturers specifications of equipment used. The sub-contractor will have, prior to the commencement of the Contract : identified hazards to employees, eliminated and/or isolated hazards if practicable, minimised hazards and protected employees where elimination and isolation are impractical.

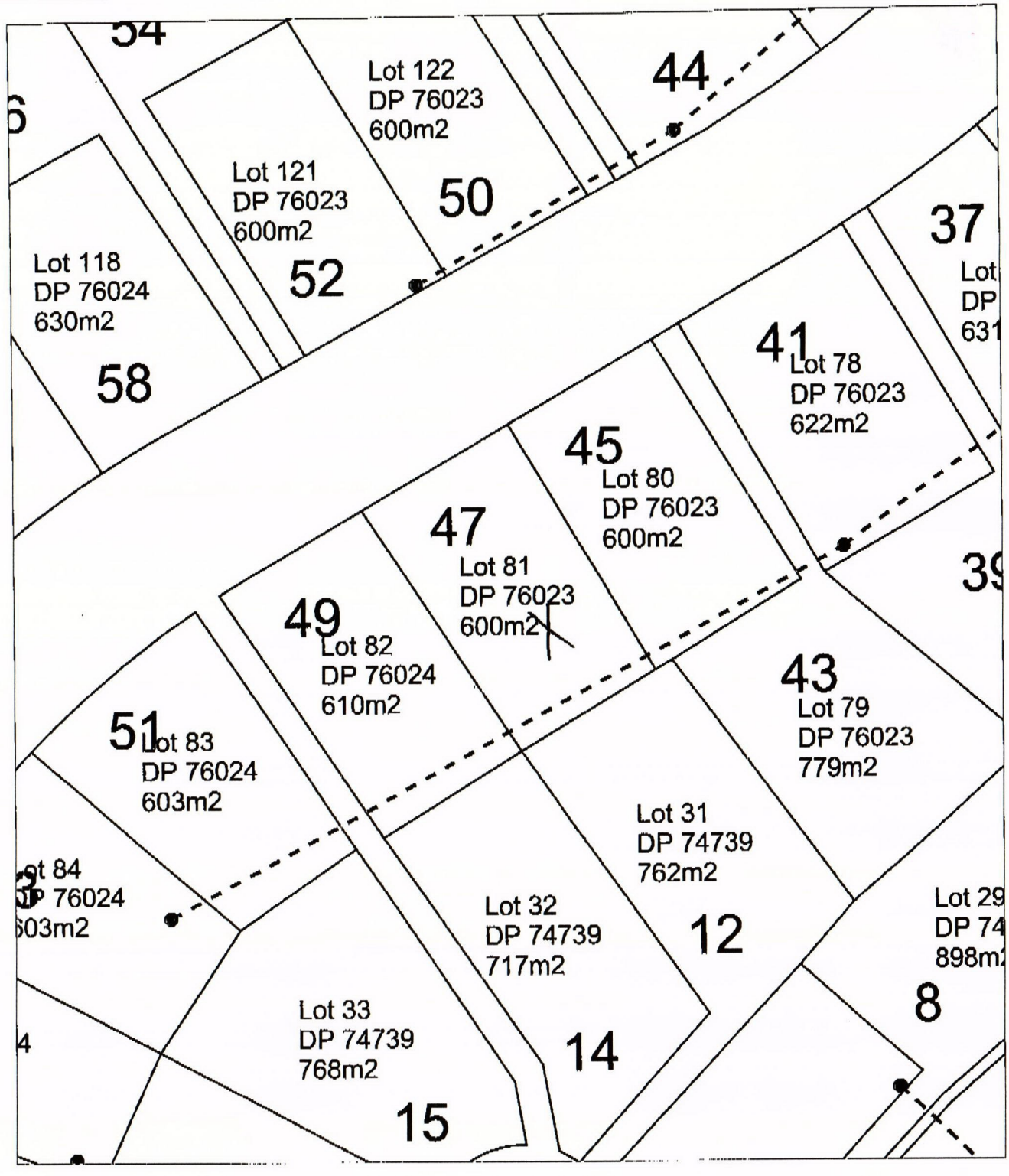
The sub-contractors Health and Safety Policy and programme and the implementation of that policy and programme shall include : Health and Safety rules, safe work practices, accident investigation procedures, hazard investigation and control, standards, of training to ensure that staff are adequately trained, emergency procedure, safety equipment, specific job instructions, procedures and work permits applicable.

COMPLETION

On completion the building is to be left clean and tidy, windows and other glasswork cleaned, and all trade debris is to be removed from the site and the building left clean and ready for occupancy.

FLOOR COVERINGS

By owner.



Property Location: 47 VIRTUE CRES KARIKARI PENINSULA Property Area: 0.06ha.

00081-060-66
LOT 81 DP 76023

Far North District Council

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Date: 8/6/5

REQUEST FOR INFORMATION (S 30)

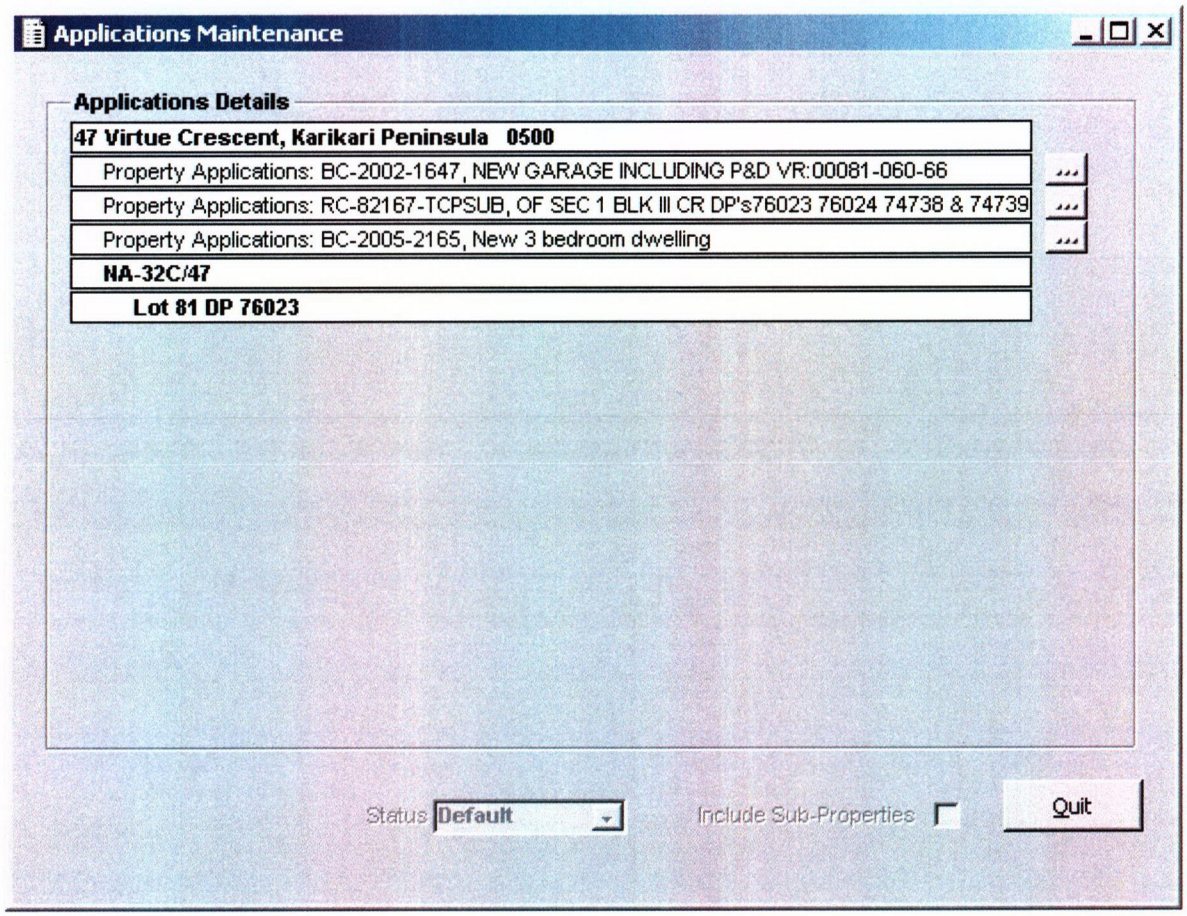
NAME:	**Thomas Charles Hartigan**
PIM/BC:	**BC-2005-2165**
DATE:	**3 June 2005**
BUILDING:	**New 3 bedroom dwelling**
LOCATION:	**47 Virtue Crescent, Karikari Peninsula 0500**
LEGAL DESCRIPTION:	**LOT 81 DP 76023**

Resource Planner: _____ Date: _____

Engineer: _____ Date: _____

Plumbing & Drainage Inspector: _____ Date: _____

Building Inspector: _____ Date: _____



Form: LPAG1530
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Field: DETAIL
Date/Time: 17-Jun-2005 11:04:51
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Customer: FARN
User: KHARRIS
Stage: prod
Platform: W2K



Property Location: 47 VIRTUE CRES KARIKARI PENINSULA Property Area: 0.06ha.

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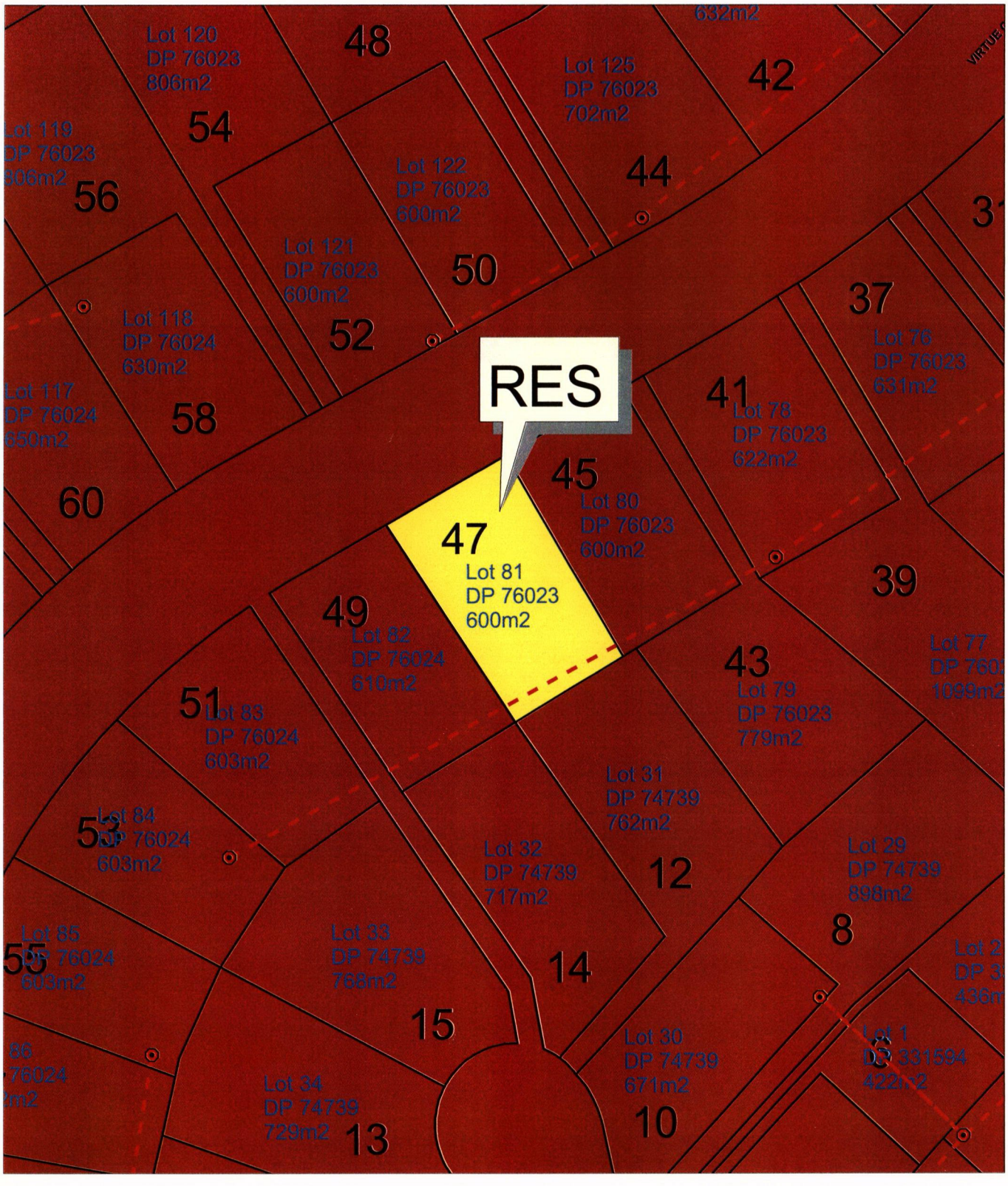
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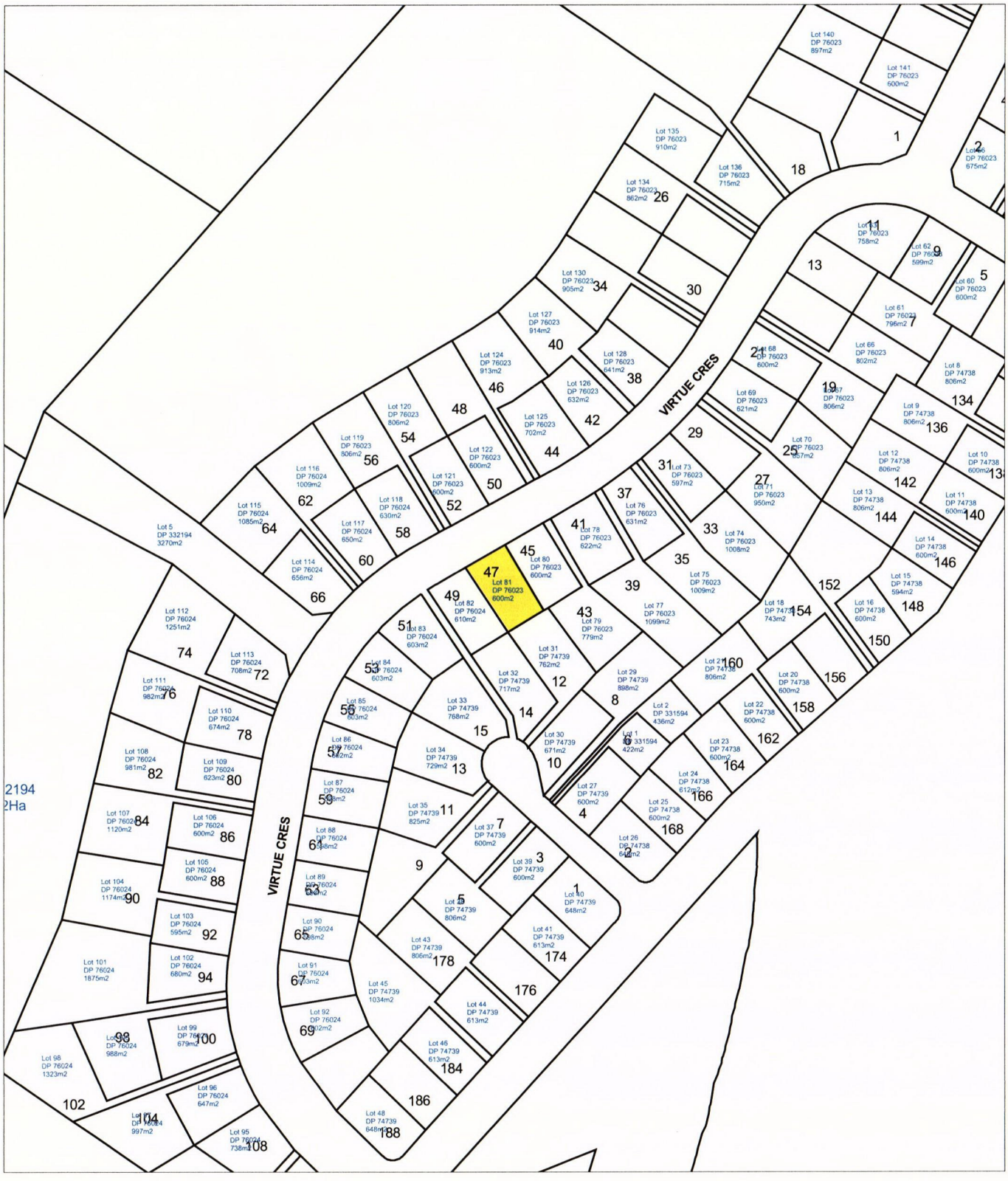
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