

$403m^2 \times 35\% = 141.05$

$\frac{3456 \text{ Garage Dwg}}{84.00} = 119.00m^2 \checkmark$

Child's Elisa site

IMPORTANT NOTICE

1. All permit documents must be kept on site during construction.
2. Unless the sighting of the proposed building is certified by a registered surveyor all boundary pegs are to be flagged prior to work commencing.
3. Any future site works excavations or developments which may cause instability to foundations of the existing dwelling must be designed by a registered Engineer and necessary Building Permits obtained.

PLANS AND SPECIFICATIONS APPROVED
 SUBJECT TO CONDITIONS ENDORSED ON BUILDING PERMIT
 SIGNED: [Signature] DATE: 11/2/92
 BUILDING SURVEYOR

10.00 Bdy

6.0 Sun Sewer

Existing House

Proposed Garage Site is level 7.2

SPOTTING DOWNPIPES AND STORMWATER DRAINAGE TO BE PROVIDED TO THE AT ARRIVAL OF THE INSPECTOR

12.00 Bdy

APPROVED PLUMBING & DRAINAGE
 [Signature]
 SUBCONTRACTOR INSPECTOR
 DATE: 11 DEC 1992

SITE PLAN
 DATE: _____ SHEET **3**
 SCALE: 1/100
 1:200

DISTRIBUTOR:



FOR: Mr Pearce
 AT: 137 Elisa Pl
 [Signature]

Elisa Lane

6.00 Bdy

6.5 Bdy

4.00 Bdy

9.2

28.55 Bdy

8.0

12.5

2.7

4.8

0.9

27 Bdy

18 September 2024

R&d 99 Limited
C/O Xiaoqi Zhan
6b eversleigh road
Belmont
Auckland 0622

To whom it may concern,

Re- Certificate of Acceptance - request for further information (RFI 01)

COA number: COA03998106

Address: 13 Elisa Lane Ranui 0612

Description: Owner removing the tile bench in the tiled shower and re waterproofing and tiling.

Area office: Henderson

Thank you for your Certificate of Acceptance (COA) application. To complete this application, the following information is required:

- Attach a covering letter with the requested documentation. Include any notes or correspondence as required.
- Name the documents according to the list below, this will ensure the correct documentation is reviewed and avoid any unnecessary cost.
- Send all information directly to the writer of this letter (No portal)
- See Administrative requirements to consider for retuning RFI items at end of letter

1/ Certificate of Title (CoT): Please provide a current Certificate of Title (CoT) no more than 3 months old. This can be applied for from www.linz.govt.nz (go to - Order a copy of a property title record: - Then select [order a copy of a land record.](#))

2/ CoA application:

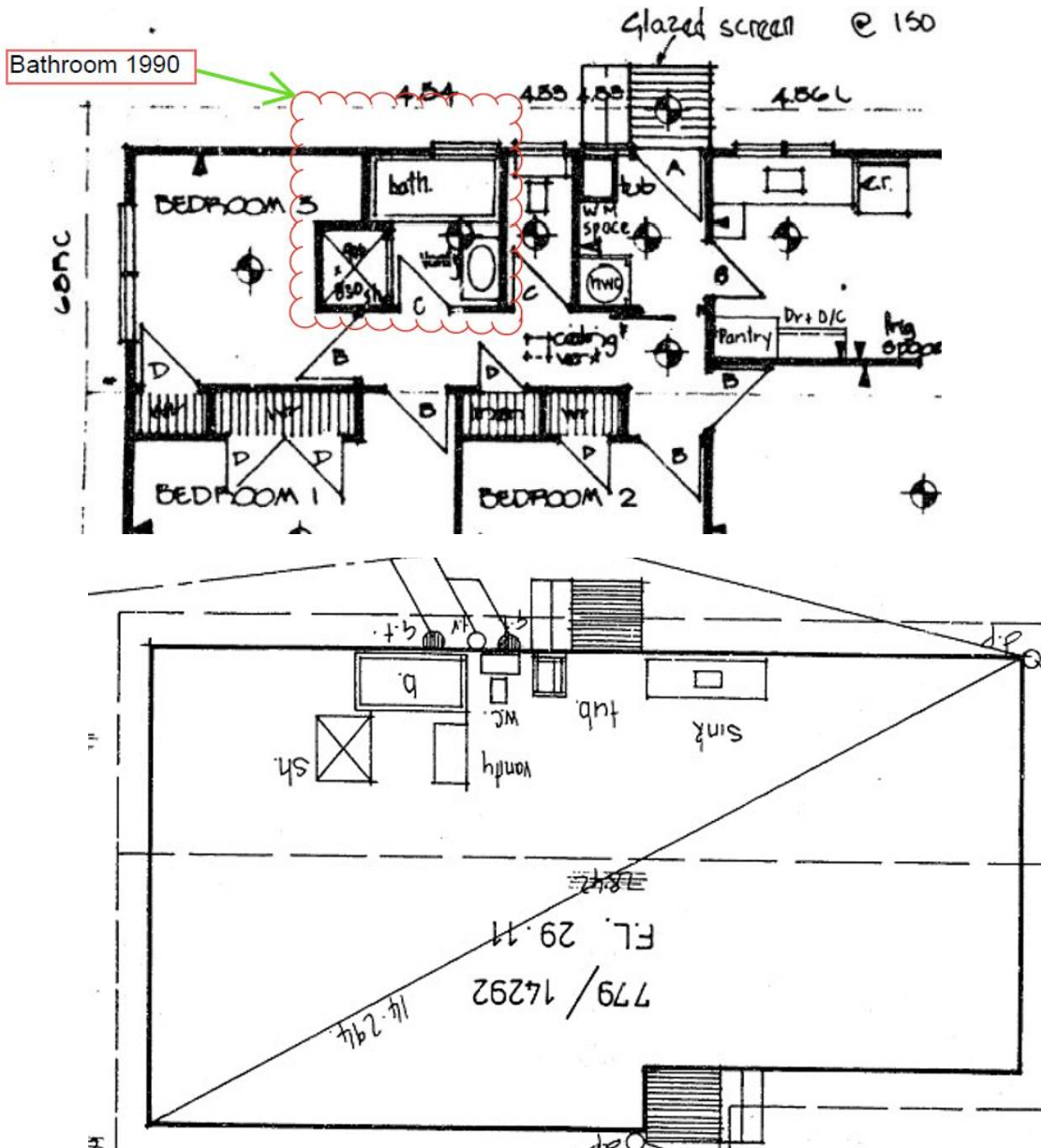
The application involves a membrane & tiling to the lower portion of the shower area (Where a shower bench seat was removed to the dwellings rear South bathroom external wall, the 1990 plans are showing a bath where the new shower is located & a shower opposite the vanity to the wall of bedroom 3.

At some point the bath was removed & a tiled shower was placed.

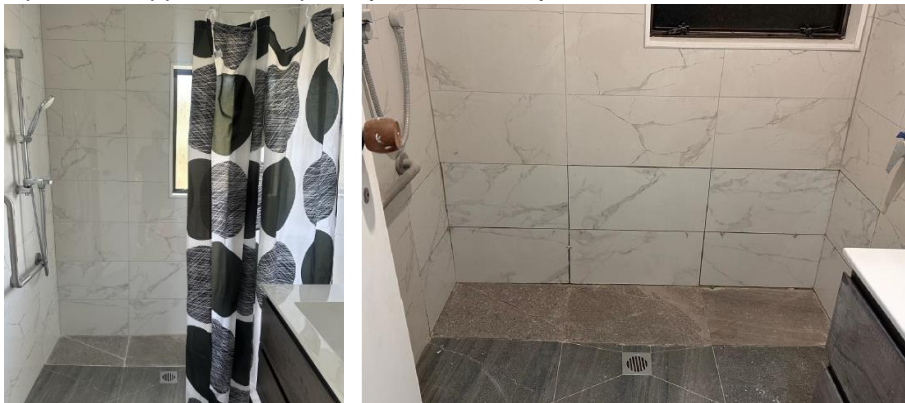
As stated above, the CoA application is for the lower portion of the tiled shower (where the shower bench seat was removed)

I have concerns that the original tiled shower was not consented & a new membrane was added to the lower portion of the shower walls (after shower seat removed), I have concerns with the new membrane joining the old & unconsented membrane as in its compatibility, furthermore, there is no evidence of the internal metal reinforcing angle to the corners or what the previous sub-strate & membrane was.

1990 layout plan:



The CoA plans provided appear to not portray to the true layout of the bathroom as it is now.



With the information above 'now at hand', the original membrane & sub-state requires addressing & information provided, this may entail producer statements & photos (for the original work/s) in which will involve Plumbing, Membrane & electrical certification.

Or, if this information cannot be provided, consider your options as in how compliance can be established.

3/ CoA layout plan: Please provide to a professional standard a layout plan with appropriate scale measurements of the building layout (rooms/walls/windows/doors) with the location of the CoA building work/s the application relates to (Cloud the area the CoA work/s are located) with reference to the mechanical ventilation & where it expels to (or open window/s), all fixtures, plumbing schematic (wastes & water feeds/water heating source), smoke alarms etc

4/ Specification:

- Please provide the Ardex WPM 001 & 002 appraisal & specification

5/ B1 & B2/AS1 PS3 general construction work: Please provide a PS3 form the builder for the sub-state works (Name all works covered)

6/ G12 & 13 & E3 & G9/AS1: As per information underlined above, please provide.

7/ Photos, please provide the following photos:

- Sub-state prior to covering (Includes corner metal angles & aqualine & flooring sub-strate)
- Membrane placement
- How shower area is vented
- Bathroom window safety glass mark
- Falls to shower waste (Inclinometer level 1:50)
- See Administrational requirements to consider for retuning RFI **Photo** items

Important notes:

- All changes should be clearly marked (i.e. clouded) on the revised plans and each sheet version controlled and dated.
- We have 20 working days to process your COA application. Your application has been suspended and the statutory clock stopped. The clock will be restarted once all the information has been received and accepted and we will continue to process your application.
- If we do not receive the requested information within 20 working days (one month), the application may be refused and could result in enforcement action being taken.

Administrational requirements to consider for retuning RFI items:

To avoid extra incurred invoicing charges in processing & conversion/re-naming of submitted documents, please follow the points below for consideration:

- **RFI requested items:** Once all RFI required items have been sourced, they are to be sent in at that point for consideration to the writer of this letter (If returned as separate items on various times/days an assessment will be carried out each time & billable charges apply, a minimum billable charge of 30 minutes will apply)
- **QA:** Undertake a thorough quality audit of all information prior to submission, ensure that there is not a double up of information already submitted.
- **Relative documentation:** Only provide information that is relevant to the CoA.

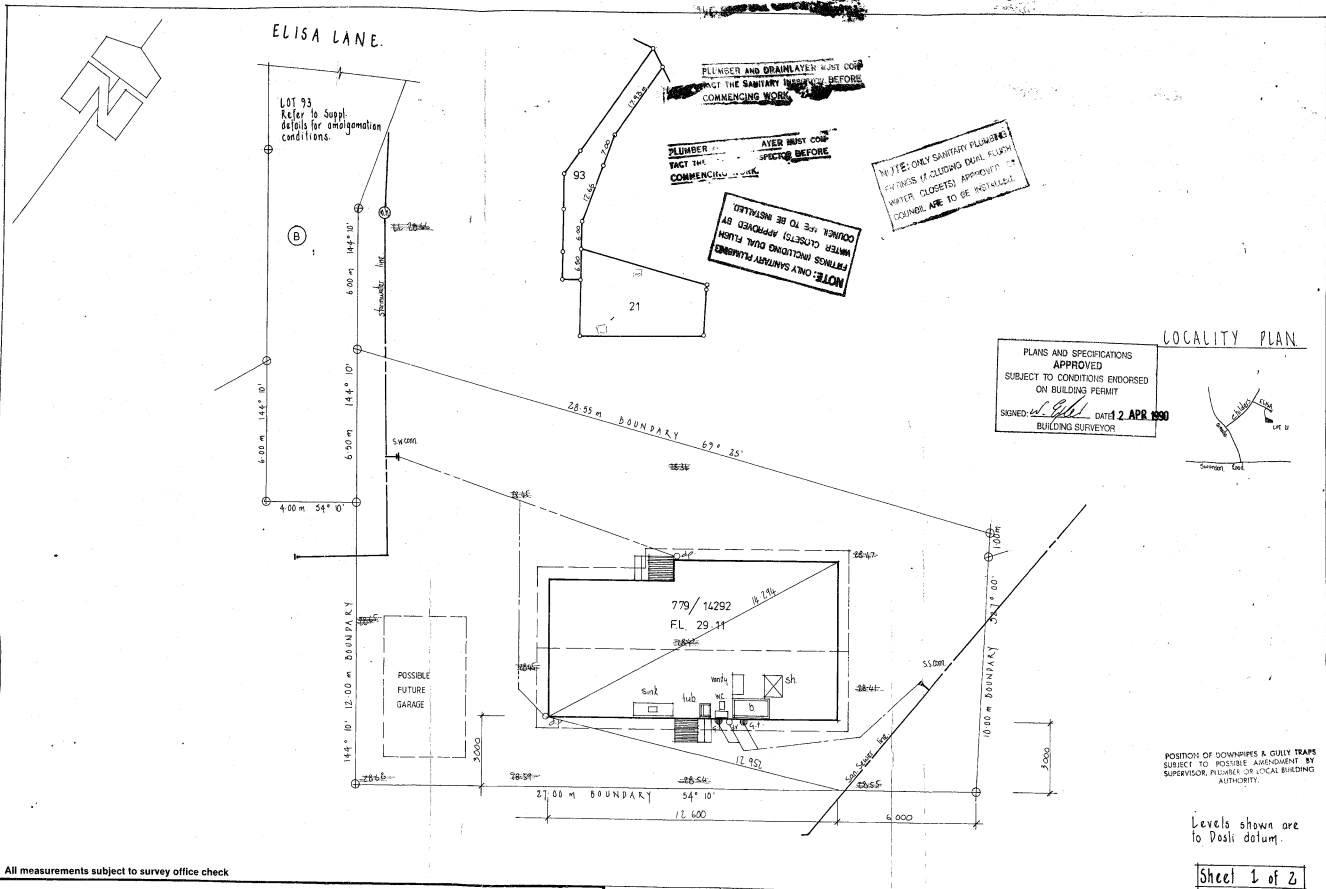
- **PDF format:** All returned RFI documents to be in PDF format & titled accordingly as to what they relate to (i.e., Plumbing PS3 & as-built, Electrical cert, Waterproofing PS3-warranty & Specs, etc.)
- **Layout Plans:** Ideally an existing layout plan & new as-built layout plan to the same plan page (side by side) so as comparisons can be established would be of benefit for the assessment.
- **Collaged documents:** All related individual documents to be placed together in PDF format (i.e., Drainage PS3 & as-built – Waterproofing PS3, warranty & product specifications, etc.)
- **Photos:** Photos of requested items/elements are to be in PDF format, if there are several photos, they are to be placed in a collage & comments placed below explaining each photo/s
- **PS3s:** Please ensure PS3s have Legal description (Lot number): Site address (with Flat/Unit/Tenancy number): Author name & license number & contact details: applicable CoA number (To box where it has Building Consent No) Full description of works: Applicable code clauses ticked & Date.
- **Documents:** All PDF documents submitted must be clear & legible & the correct way up & unlocked from password protection (write-protected). PDF documents should be to a manageable data size & reduced in size where applicable. Do not submit files other than PDF format as these cannot be electronically stamped for approval.
- **No Drop box link/Link to files/Cloud file links/ Shared folders/zip folders & zip files:** For cyber security; files are to be sent via PDF to the writer of the letter so as security checks can be completed prior to the information forwarded to the requester of the RFI.

If you have any further queries, please contact the undersigned on (09) 3010101 or email quoting the above application number.

Yours faithfully



Mark Tucker
Senior Building Surveyor
Building Consents/Resilience and Infrastructure
Email: MARK.TUCKER@AUCKLANDCOUNCIL.GOV.T.NZ



All measurements subject to survey office check

Site Plan
LOT 21 ELISA LANE - RANUI.
 WAITAKERE CITY COUNCIL.

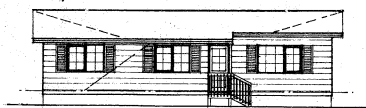
Lot	21	Scale	1:100
DP	133 713	Drawn	M.
Area	403 m ²	Date	31/10/88

UNIVERSAL
 HOMES LTD

Job No
 779 / 14-292

Sheet 1 of 2

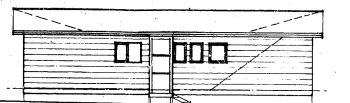




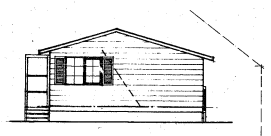
ELEVATION A



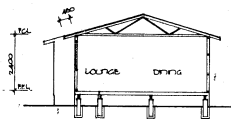
ELEVATION B



ELEVATION C

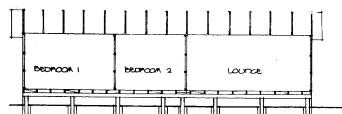


ELEVATION D



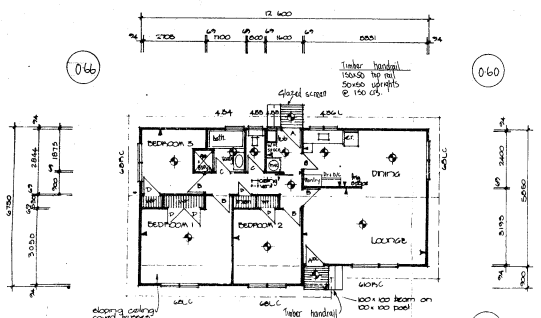
CROSS SECTION

Colours: roof - pitch 12°
 or 15°
 on galvanized iron sheet - general
 X41 or 400 G16
 150 mm layer of fibreglass wool down
 to ceiling
 450 x 45 mm full handle sash
 Handkerchiefs, building paper underlay
 40mm 4200 mesh or 400 mesh
 6 mm full handle base
 140 mm of embedded kerolanite
 double ended perforated lat under floor
 100 mm min 600 x 1000 ground nails



LONG SECTION

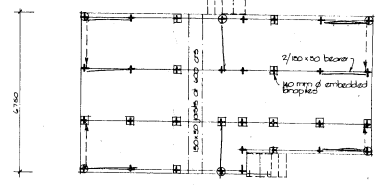
PLANS AND SPECIFICATIONS
 APPROVED
 SUBJECT TO CONDITIONS ENDORSED
 ON BUILDING PERMIT
 SIGNED: *S. G. H.* DATE: 12 APR 1990
 BUILDING SURVEYOR



FLOOR PLAN

if window to be above
 head height - head beam

Porch Construction
 Refer to Suppl detail T30



FOUNDATION PLAN

includes outdoor base
 pile footing sizes
 perimeter footings
 420 x 420 or 400 mm of
 internal footings
 275 x 275 or 240 mm of

Anchor piles 900 deep

ROOF	Colours: roof
SHINGLES	hardpankies
BASE	hackle
JOINERY	aluminium
CEILING	gib bd
FLOOR	hollow core
FRICTION	
CONCRETE	100
CONCRETE	100
INS.	100
L.P.	10
P.P.	10
ALLOW	600mm min
	100 x 100

ROOM SCHEDULE	
A	1900 x 800 2 light
B	1900 x 800 2 light
C	1900 x 800 flush
D	1900 x 800 flush
E	1900 x 800 flush
F	1900 x 800 flush
G	1900 x 800 flush
H	1900 x 800 flush
all interior doors to be part quality	

PROPOSED RESIDENCE AT:
 LOT 21
 LUSA LANE
 RANDI
 WAITAKERE CITY COUNCIL

SUPER-BUY PACKAGE	
3604 06 52	
SCALE	1:100
AREA	80.19 m ²
PLAN NO	777R/147R

Waitakere City Council

Building Consents

Page: 1

Date: 14/08/96

Property Id	C0001322014
Legal Desc	LOT 21 DP 133713
Property Address	13 ELISA LANE, RANUI WAITAKERE CITY, 1008
Owner's Name	PEARCE KEVIN ROBERT & VIVIANNE ANN
Unauthorised work exists?	N

36628

Owner of Premises UNIVERSAL HOMES

Date 16 MAY 1990

CITY OF WAITAKERE
PLUMBING/DRAINAGE PERMIT

The undermentioned registered Plumber is hereby authorised to carry out the work described herein and as set forth
Drainlayer

on the application deposited with me on the premises situated at P. ELLIS + LANE

Lot 21 00 13375 Description of Work NEW DWELLING

Value 2000 Fee Paid (including G.S.T.) 900 Receipt Number 2/139

M. J. JONES
P.O. BOX 6977
WELLINGTON 614

The work is to be carried out in strict accordance with the DRAINAGE AND PLUMBING REGULATIONS 1978 and the Waitakere City Council By-Laws.

in 1/10/90
ENGINEER

uplicate - Card Index Copy.
ORCROSS PRINTING

36629

Owner of Premises CLASSIC HOME S

Date 16 MAY 1990

CITY OF WAITAKERE
PLUMBING/DRAINAGE PERMIT

The undermentioned registered ^{Plumber} Drainlayer is hereby authorised to carry out the work described herein and as set forth

on the application deposited with me on the premises situated at 13 KILISA LANE

Lot 21 02132212 Description of Work REU HOUSE

Value 1000 Fee Paid (including G.S.T.) 500 Receipt Number 3/134

5 7000
1000
1000

The work is to be carried out in strict accordance with the DRAINAGE AND PLUMBING REGULATIONS 1978 and the Waitakere City Council By-Laws.

[Signature]
ENGINEER

Triplicate — Card Index Copy.
NORCROSS PRINTING

BUILDING PERMIT

AUTHORITY

Stats. No. H **003437**

(Office Copy) 1423/3

WAIKARE CITY COUNCIL

No. **07188**

Receipt No. **21139**

Date Permit Issued **27/4/90**

OWNER

Name **UNIVERSAL HOMES LTD**

Mailing Address **P.O. BOX 6973**
AUCKLAND

BUILDER

Name **SAME**

Mailing Address

PROPERTY ON WHICH BUILDING IS TO BE ERRECTED/DEMOLISHED

SITE

Street No. **13**

Street Name **ELISA LANE**

Town/District **RANUI**

Riding

LEGAL DESCRIPTION

Valuation Roll No. **33040/618/00 PT**

Lot **21** O.P. **133713**

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

DWELLING

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	80	Number Erected	
ESTIMATED VALUES \$	Building 55,560 00	Plumbing 640 00	Drainage 600 00
	G.S.T.		
	TOTAL		56,800 00

NATURE OF PERMIT (TICK BOX)

NEW BUILDING
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$	Water Connection	\$	Receipt No. 21139
Street Damage Deposit	\$		\$	Date of Payment 27/4/90
Building Research Levy	\$		\$	Authorised Officer [Signature]
Plumbing	\$		\$	
Drainage	\$		\$	
Sewer Connection	\$		\$	
Vehicle Crossing Levy	\$	G.S.T.	\$	
M.S. Plumbing	\$	TOTAL:	\$	

Special Conditions: (In addition to those noted on reverse):

NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws.

IMPORTANT - YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

HC MP 01A

WAITAKERE CITY COUNCIL
BUILDING PERMIT APPLICATION

November 1989

Date received 22/3/90 Application No.: 142313 Date Permit Issued: 27/4/90 Permit No.: 7188

OWNER

Name Universal Homes Ltd.
Mailing Address P.O. Box 6913
Wellesley St. Auckland.
Phone No. 725-359

BUILDER

Name Universal Homes Ltd.
Mailing Address Same.
Phone No. _____

SITE

Street No. (13)
Street Name Elisa Lane
Town/District Renui
Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 33060 618 opt.
Lot 21 D.P. 133713
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

New Dwelling

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	Number Erected		
<u>80</u>			
		<u>35360</u>	<u>41680</u>
ESTIMATED VALUES \$		Building	<u>602300</u> <u>00</u>
		Plumbing	<u>600</u> <u>1050</u> <u>00</u>
		Drainage	<u>56500</u> <u>00</u>
		TOTAL	<u>156300</u> <u>00</u>

(TICK BOX) NATURE OF PERMIT

NEW BUILDING
— exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED

NEW CONSTRUCTION OTHER THAN BUILDINGS

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

(TICK BOX) GENERAL

Yes No

Any Second-Hand Materials

Any Electricity Transmission Lines

Clay Fill Peat

Nature of Ground

Other (Define) _____

APPLICANT

Name Universal Homes Ltd.
Signature [Signature]
Mailing Address As Above
Phone No. _____
Capacity Owner (owner, builder, architect etc)

OFFICE USE ONLY

FEES APPLICABLE

Building	<u>120</u>	<u>240</u>
Plumbing		<u>90</u>
Drainage		<u>90</u>
Water Connection		<u>303</u> <u>64</u>
Development Fee		
Planning Check		<u>11</u> <u>25</u>
Building Research Levy		<u>57</u>
Street Damage Deposit		<u>Paid</u>
Vehicle Crossing Fee/Bond		
TOTAL:		<u>791</u> <u>89</u>

RECEIPT

PLAN REVIEW FEE

\$ 180.00

Receipt No. _____

Date of Payment 1 1

0155A004 27/03/90SURT FEES 180.00

Receipt No. 2139

Date of Payment 27/4/90

BUILDING INSPECTOR'S
FIELD SHEET

AUTHORITY

Stats. No. H

003437
07188

1423/B

WAIKARE CITY COUNCIL

No.

Inspector: M

File No.

Receipt No. 21139

Date Permit Issued 27/4/90

OWNER

Name UNIVERSAL HOMES LTD

Mailing Address P.O. BOX 6973
AUCKLAND

BUILDER

Name SAME

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 13

Street Name ELISA LANE

Town/District RANUI

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 33040/618/00 PT

Lot 21 D.P. 133713

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

DWELLING

FLOOR AREA Whole Sq. Metres 80 **DWELLING UNITS** Number Erected _____

ESTIMATED VALUES \$	Building	55,560 00
	Plumbing	640 00
	Stage	600 00
	G.S.T.	
	TOTAL	56,800 00

NATURE OF PERMIT (TICK BOX)

NEW BUILDING - exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ _____	Water Connection	\$ _____	Receipt No.	<u>21139</u>
Street Damage Deposit	\$ _____		\$ _____	Date of Payment	<u>27/4/90</u>
Building Research Levy	\$ _____		\$ _____	Authorised Officer	<u>[Signature]</u>
Plumbing	\$ _____		\$ _____		
Drainage	\$ _____		\$ _____		
Sewer Connection	\$ _____		\$ _____		
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ _____		
M.S. Plumbing	\$ _____	TOTAL:	\$ _____		

Special Conditions: _____

Date Inspected	REMARKS (e.g. stage reached with work)
<u>11-0-90</u>	<u>[Signature]</u>
<u>10-9-90</u>	<u>PRELIM. BLOWER ON SITE. PART OF BOTTOM PART NOT OTHERWISE OK WCT.</u>

(CONTINUED OVER)

NO AS BUILT

DRAINAGE PLAN

PROVIDED

AT TIME OF MICROFILMING

Please check. *W.D.*
W.E. P.DOK 13/11/99
INSPECTION BOOKING

TEL: 837-3700
EXTN: 8719

INSPECTION TYPE: CODE:	FOOTING	BOND BEAM	PRE-FLOOR	PRE-LINE	FINAL
BUILDING PERMIT NO. 7188 OWNERS NAME: <i>Ames</i>					
SITE DETAILS:	AREA CODE:	LOT NO: 21	STREET NO: 21 13	STREET ADDRESS: <i>Eliza Lane</i>	
DATE REQUIRED: <i>Thurs.</i> AM PM					
SATISFACTORY: <input checked="" type="checkbox"/>		DATE: <i>12.11.99</i>		SURVEYORS SIGNATURE: <i>W. E. G.</i>	

NOT SATISFACTORY:	DATE:	SURVEYORS SIGNATURE:
FURTHER INSPECTION REQUIRED. Please bring this form to any Council Service Centre together with prescribed fee. FAILURE TO PAY REINSPECTION FEE WILL RESULT IN NO INSPECTION BEING CARRIED OUT.		
A/C INSBP	FEE: \$40.00	RECEIPT NO:

branz

SHEET A

(CIRCLE whichever is applicable)

NAME: 776

ADDRESS:

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / Low

Along Access
W = 21 B.U.'s/m
W = 30 B.U.'s/m
E = 2 B.U.'s/m²

EARTHQUAKE ZONE: A / B / C

ROOF OR BUILDING LENGTH

BL = 12.6 m

ROOF OR BUILDING WIDTH

BW = 6.15 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 101.74 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 2 x 101.74 = 203.48 B.U.'s

WIND: B.U.'s ALONG

W x BW = 21 x 6.15 = 129.15 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 30 x 12.6 = 378 B.U.'s

SKETCH PLAN (external and internal walls):

14297

SHEET B

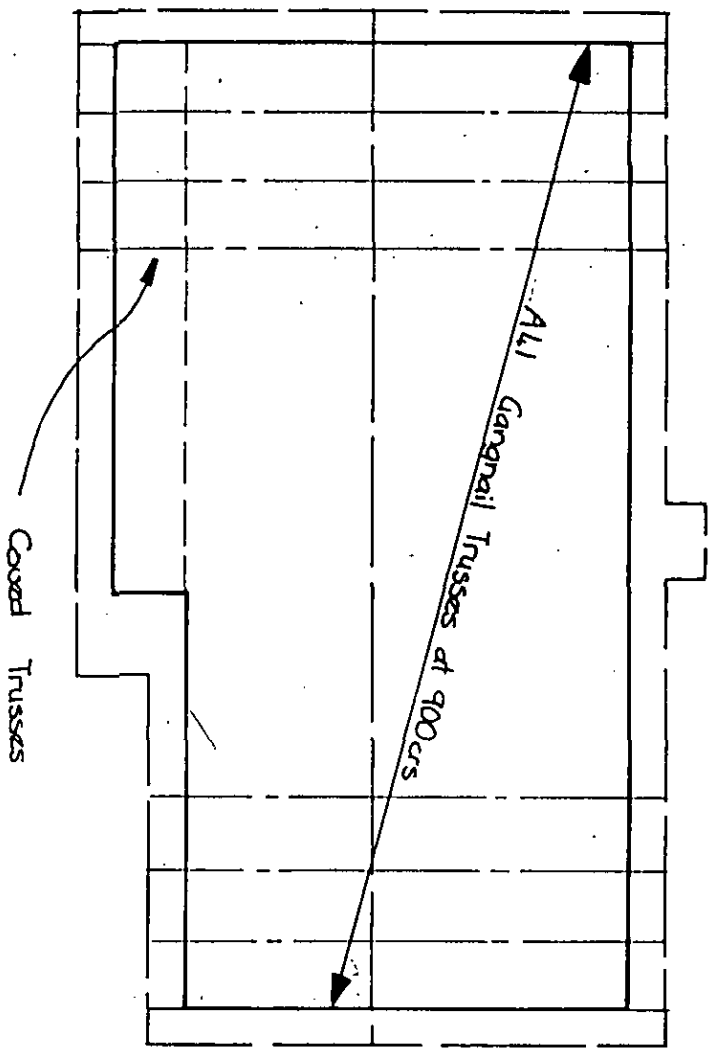
1 Total B.U.'s Required	2 Wall Line		4 Wall Bracing Elements Provided					8
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/in	Length (m)	B.U.'s Provided	
ALONG	A		1	1	42	3.0	126.0	
		12.6	Sub-total					126.0
	B		2	1	42	1.7	71.4	
		70	Sub-total					71.4
	C		3	1	42	3.0	126.0	
		12.6	Sub-total					126.0
	D							
			Sub-total					

203.49	TOTAL	322	TOTAL	323.4
--------	-------	-----	-------	-------

ACROSS	L		4	1	42	2.4	100.8
		58.5	Sub-total				
	M		5	1	42	2.4	100.8
		67.5	Sub-total				
	N		6	1	42	1.8	75.6
		70	Sub-total				
	O		7	1	42	2.4	100.8
		67.5	Sub-total				
P							
		Sub-total					

370	TOTAL	263.5	TOTAL	378
-----	-------	-------	-------	-----

11292



PLANS AND SPECIFICATIONS
 APPROVED
 SUBJECT TO CONDITIONS ENDORSED
 ON BUILDING PERMIT
 SIGNED: *[Signature]*
 BUILDING SUPERVISOR
 DATE: 2 APR 1990

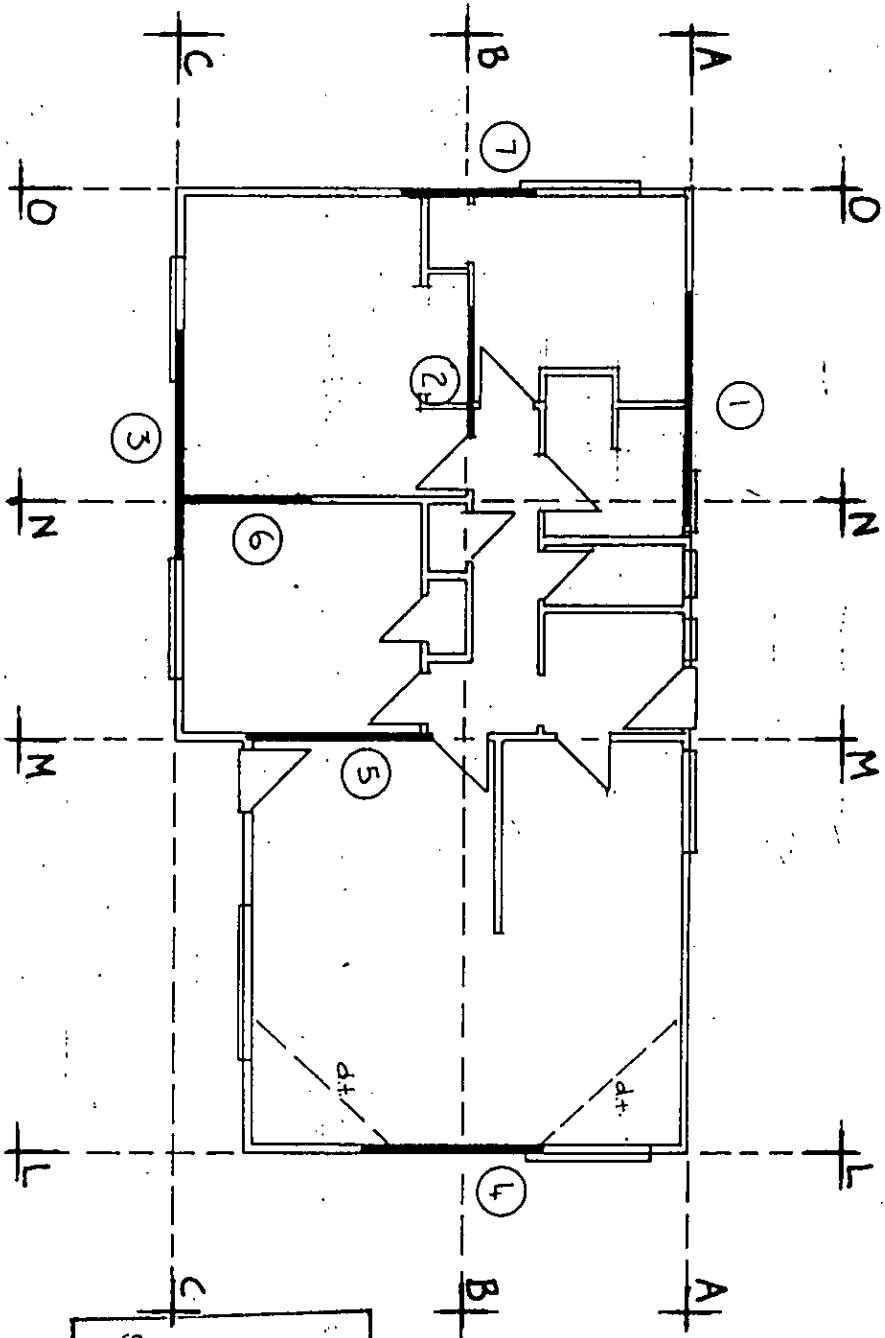
Trusses to be fixed with 2/100 skew nails
 and 2/19 mm wire dogs.

Coved trusses 30 CR4's

Light Roof 16°

Ran No 776R.

14292



Brace No	Type	Length
1	1	3.0
2	1	1.7
3	1	3.0
4	1	2.4
5	1	2.4
6	1	1.7
7	1	1.7

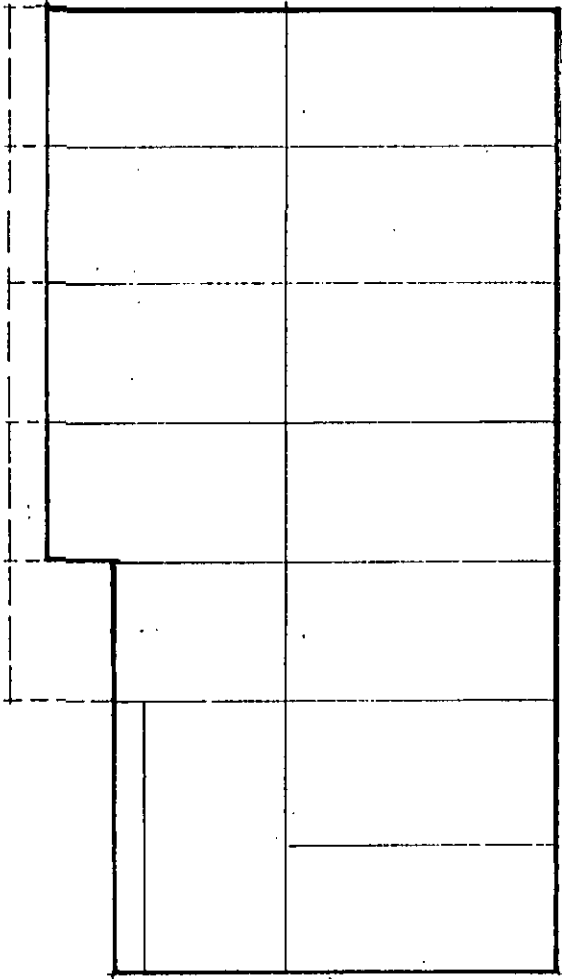
PLANS AND SPECIFICATIONS
APPROVED
 SUBJECT TO CONDITIONS ENDORSED
 ON BUILDING PERMIT.
 SIGNED: *[Signature]* DATE: 2 APR 1990
 BUILDING SURVEYOR

Light Roof 16° Plan No 776R/

14292

PLANS AND SPECIFICATIONS
APPROVED
 SUBJECT TO CONDITIONS ENDORSED
 ON BUILDING PERMIT

SIGNED: *[Signature]* DATE: 2-APR-1990
 BUILDING SURVEYOR



770 OTT
 sheets 51
 sheets 3.5 x 8.1

770 PLAN
 13 sheets
 1.8 x 3.6 sheets

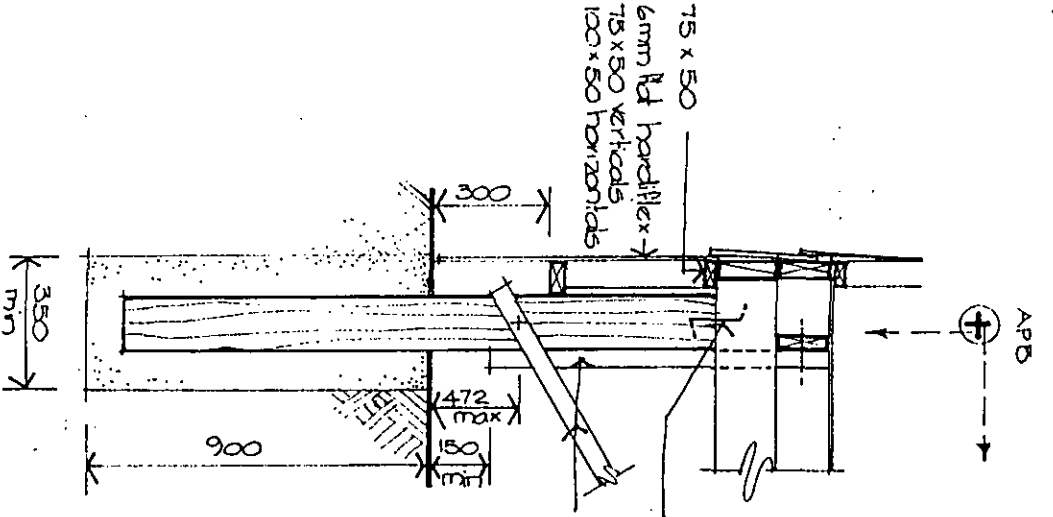
80L
 OTT

FLOORING LAYOUT

TUOYAJ EN1800J7

JOB No:
 770 r/

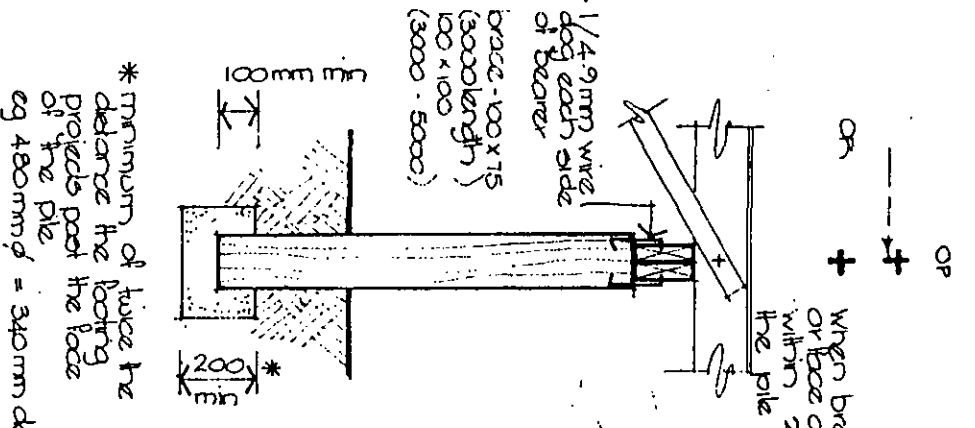
14292



ANCHOR PILE
(for bracing up to 3500 kg to M)

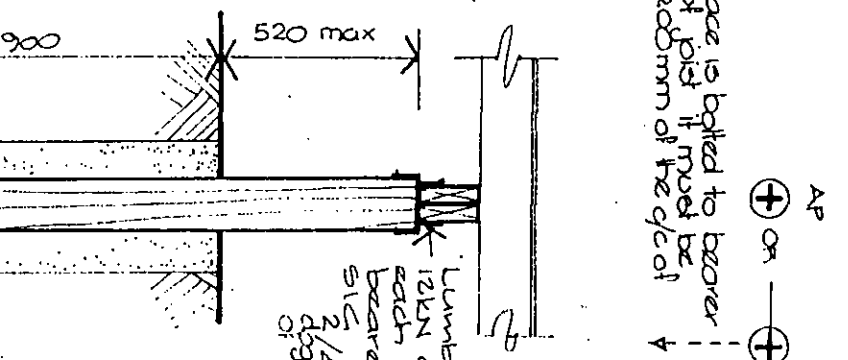
PILES
SCALE 1:20

LO1



* minimum of twice the distance the footing projects past the face of the pile
eg 480mm ϕ = 340mm deep

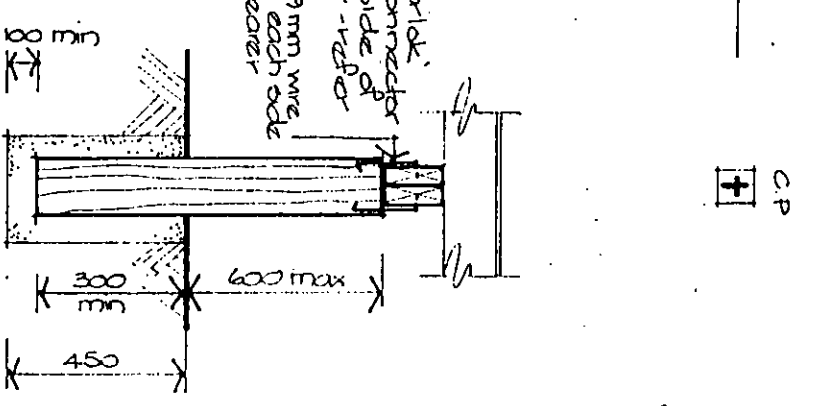
ORDINARY PILE



When brace is bolted to bearer or base of pile it must be within 200mm of the c/c of the pile

ANCHOR PILES AND SPECIFICATIONS
bracing in the
with bearing
APPROVED
TO CONDITIONS ENDORSED
ON BUILDING PERMIT

SIGNED: *[Signature]*
BUILDING SURVEYOR
DATE: 2 APR 1990
mended 1.0.03 S.I.F.



Lumberlok 12kN corner each side of bearer 51C

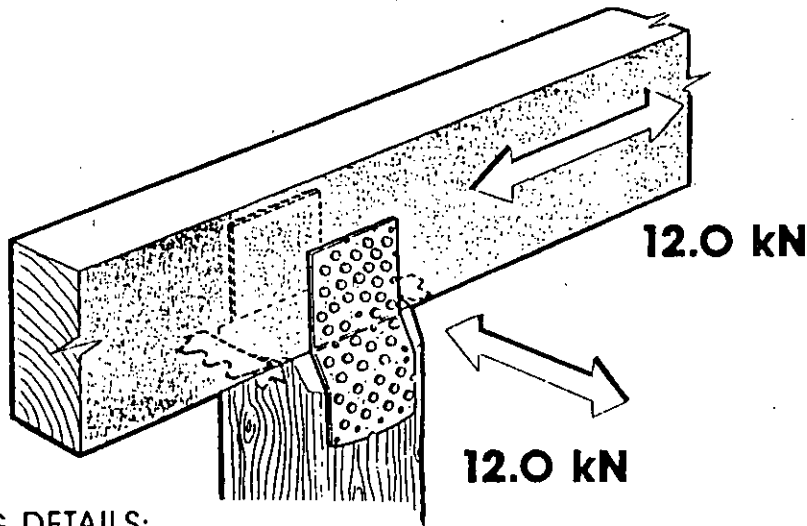
BRACED PILE

PLAN N2

11/297

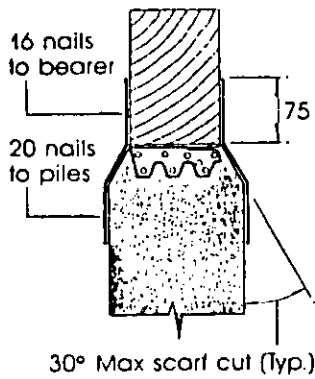
12KN PILE/BEARER CONNECTION

Complies with NZS-3604 4.5.7.1

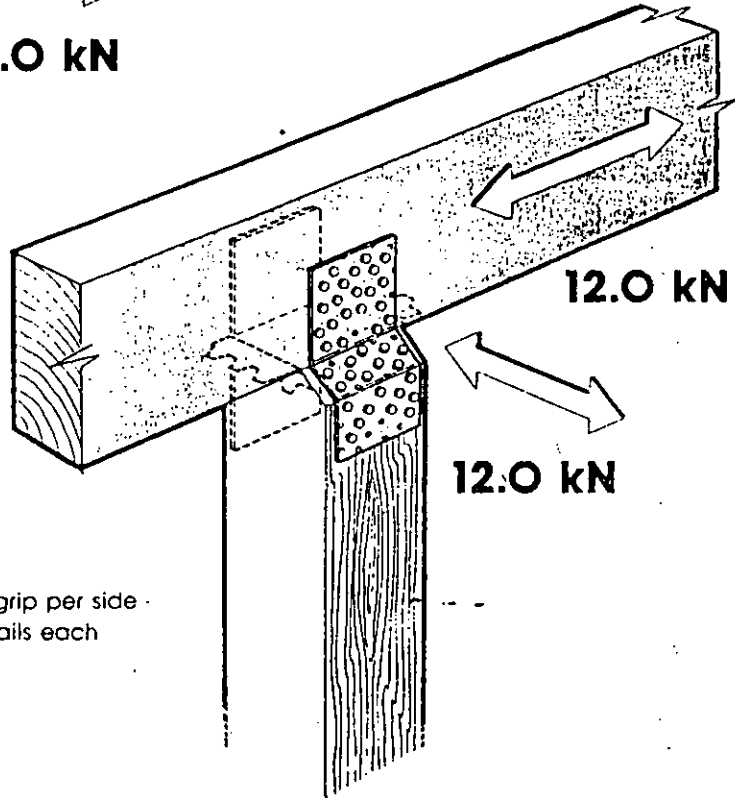
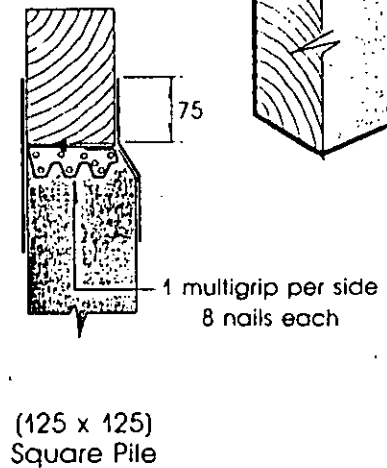


FIXING DETAILS:

Bearer sizes: 100 x 75, 100 150 x 75, 100
1mm Nailon x 200 mm lg



(140 ϕ mm min.)
Round Pile



BEARER SIZE	NAILON LENGTH	PRODUCT QUANTITIES/JOINT
100 x 75, 100 150 x 75, 100	200 mm 200 mm	1mm Nailon x 200 lg - 2 Multigrips - 2 Product Nails
200 x 100 250 x 100	240 mm 240 mm	1mm Nailon x 240 lg - 2 Multigrips - 2 Product Nails

NAILON PLATE:

1.0mm x 110mm mild steel G350 to NZS3441. Galvanised Z300

MULTIGRIP:

.95mm mild steel G350. Galvanised Z300.

NAILS:

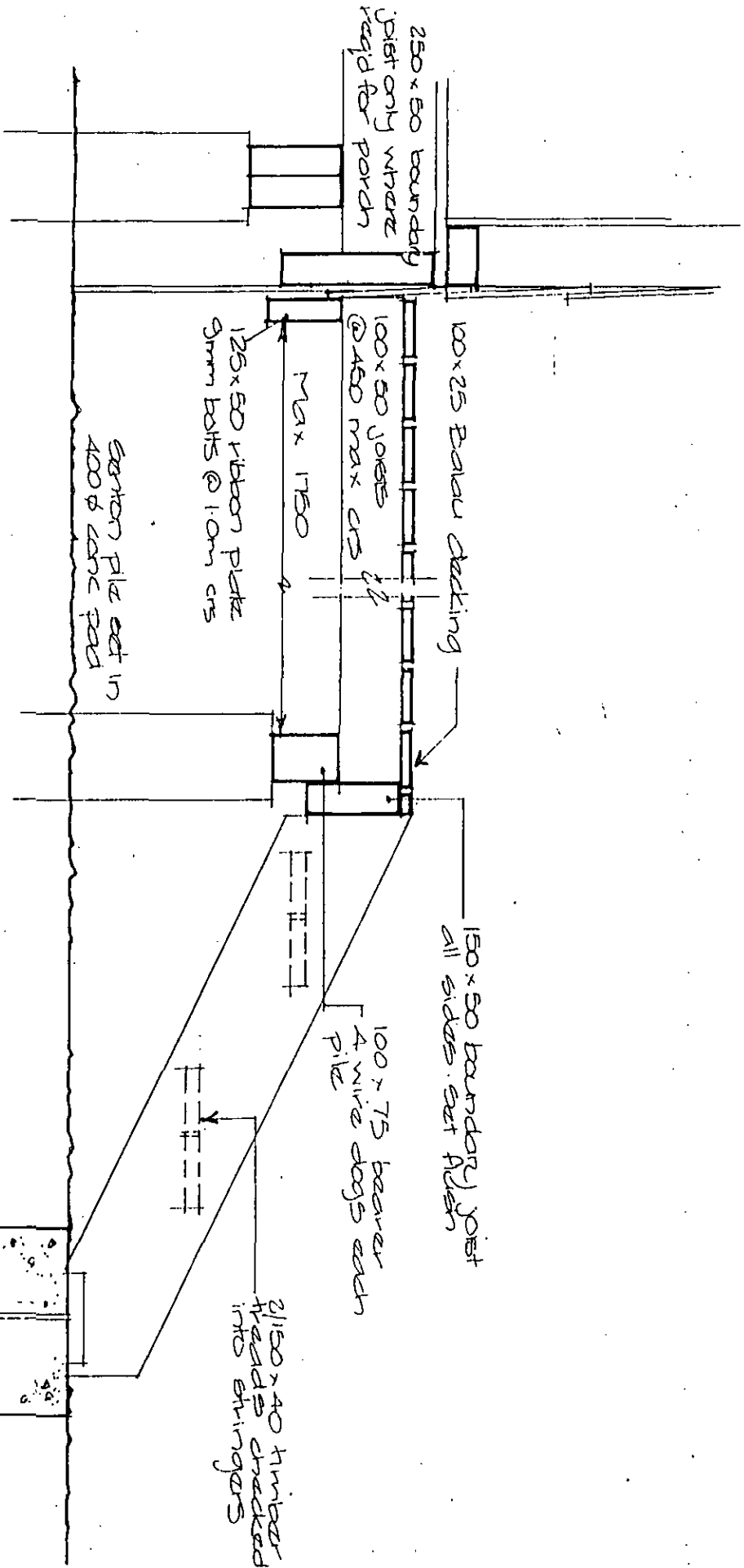
LUMBERLOK Product Nails 30mm x 3.15 ϕ Galvanised.

14 292

PORCH CONSTRUCTION

Job No

T3D

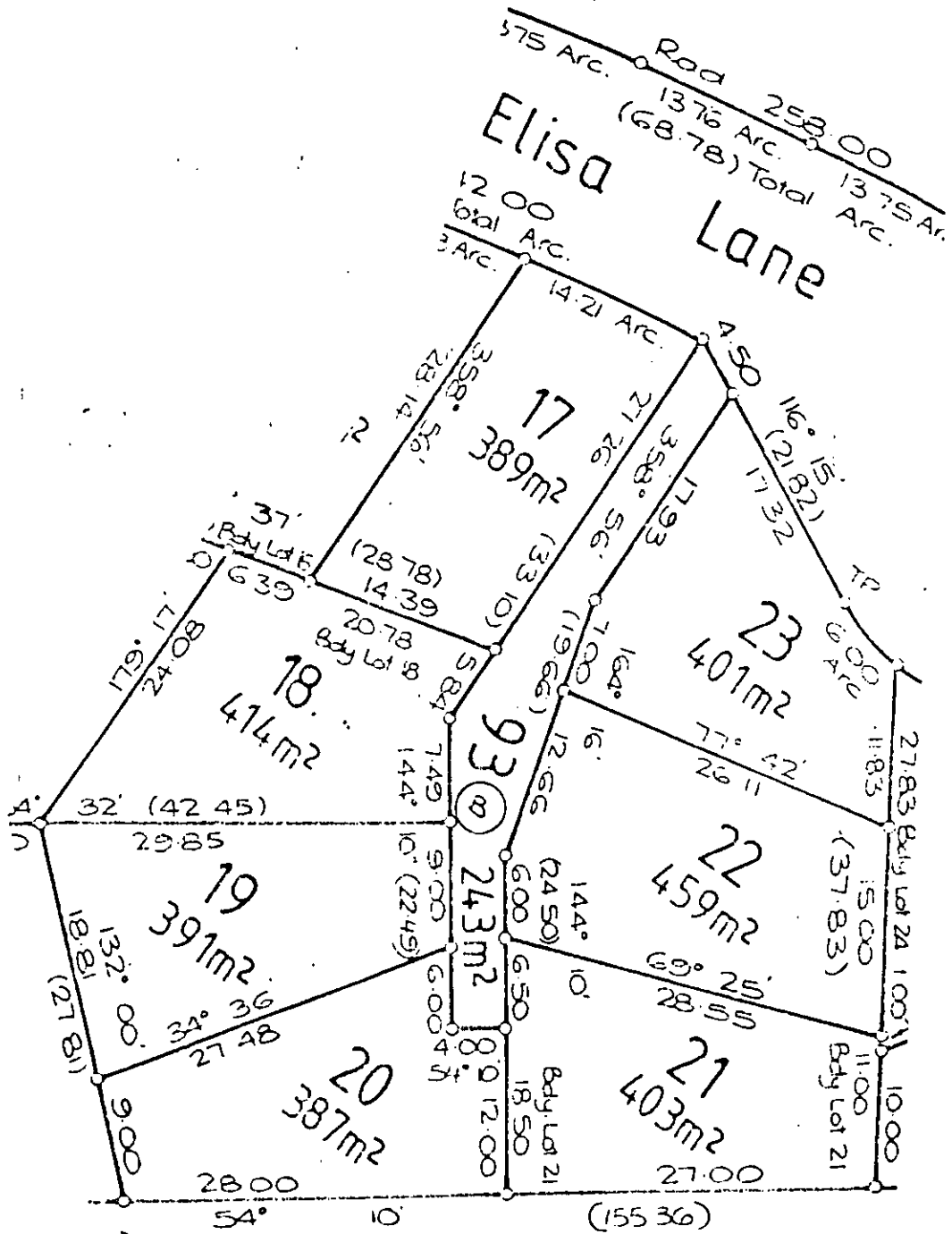


PLANS AND SPECIFICATIONS
APPROVED
 SUBJECT TO CONDITIONS ENDORSED
 ON BUILDING PERMIT

SIGNED *[Signature]*
 BUILDING SURVEYOR

DATE: APR 1990

11/797



MEMORANDUM OF EASEMENTS.

Purpose	Shown	Serv. Ten.	Grantee
Water Supply	(A)	Lot 92 hereon	Waitemata City Council
	(B)	Lot 93 hereon	

AMALGAMATION CONDITIONS.

That Lot 93 hereon be held as to six undivided one sixth shares by the owners of Lots 17-22 hereon as Tenants in Common in the said shares & that individual Certificates of Title be issued in accordance therewith. See File: A 627611

112292

PLAN NO. 779

JOB NO. 14292

OF

WORK TO BE DONE AND MATERIALS TO BE
EMPLOYED IN THE ERECTION OF A RESIDENCE AT

ADDRESS:

LOT: 21
ELISA LANE
RANUI

BUILDER: UNIVERSAL HOMES LIMITED
85 AIREDALE STREET, AUCKLAND 1.
P.O. BOX 6973 WELLESLEY ST P.O.
PHONE 775-309

ALTERATIONS TO GENERAL SPECIFICATIONS.
THE FOLLOWING CLAUSES SHALL BE DELETED AS NOT APPLICABLE TO THE TYPE OF
CONSTRUCTION EMPLOYED IN THIS DWELLING.

CLAUSE NUMBERS

21 22 23 24 25 26 29 30
87a 87b 82b 84 85 86 90

THE FOLLOWING ADDITIONAL CLAUSES ARE INCLUDED

PROVIDE TAYLOR FASCIA AND SPOUTING.
FIX TO MANUFACTURERS SPECIFICATIONS.

NO 84 PROVIDE AND FIX COLOURSTEEL TO
MANUFACTURERS SPECIFICATIONS.

00111

1. **CONTRACT:**

This includes the supply and delivery of all materials, labour, fittings, tools, plants, etc, necessary for the due and proper completion of the building as shown on the plans and herein specified.

2. **PERMITS:**

Contractor to comply with Labour and Building By-Laws of the district to apply for and obtain specific building permit and pay for the same.

3. **WATER:**

The Builder will be responsible where reticulation is available for getting water laid on to the section by making application to Local Body and paying all fees.

4. **SITE AND ACCESS:**

The Builder will be responsible for ensuring that the section is fully pegged with pegs correctly numbered and flagged. The Builder will be responsible for clearing excess vegetation from the building site and will provide suitable access to the section and building site for vehicles of the Builder and various sub-trades. When the Builder is working on an Owners own site some or all of these clauses may be deleted at the Builder's discretion.

5. **PROVIDE AND FIX:**

Shall be construed to mean 'Provide and Fix' where used separately unless otherwise specified.

6. **INSURANCE:**

The Contractor is to have all his employees covered against accident by an Employee Liability Policy and to take out an Insurance against fire for a sum sufficient to cover the contract price, both policies to remain in force until the building is taken over by the Purchaser.

7. **INTERPRETATION:**

Workmanship shown on plans or otherwise specified and not shown must be applied as though both shown and specified or alternatively constructed to accepted trade practice. Materials shown but not specified must be of the kind commonly employed for the service it is intended

to perform. All figure dimensions shall be taken in preference to those scaled and all detail drawings shall supercede those of a smaller scale. All dimensions shown on plans are approximate only and the builder is in no way responsible for variation on site. This Specification is to be read in conjunction with the accompanying drawings and to be followed in conjunction with the NZS3604, NZSS1900 and Common Trade Practices.

8. **METRICATION & DIMENSIONS:**

Due to selective metrication sizes shown on plans and specifications may vary from those supplied and in addition base heights as shown on plans may vary from final heights on site and the Builder shall not be held responsible for such variation. Timber dimensions are generally call sizes and will vary depending on the finish required.

9. **CLEARING:**

All trades shall remove their trade wastes from the house on completion of their work and place on site in a neat stack for removal.

10. **MAINTENANCE:**

The maintenance period shall be thirty days (30 days) after possession is granted. Purchaser will notify the Builder in writing of any defects or faults which appear within 30 days and give the Builder a signed clearance when all items are rectified. If no such written notice is received within the 30 days period it shall be construed that no maintenance is required and the Builder is cleared of responsibility.

11. **MATERIALS:**

In the event of any materials herein specified not being procurable at the time it is required, such materials may be substituted with other similar materials provided that the other materials conform to the Local By-Laws. The right of substitution shall be at the sole discretion of the Builder and his decision will be final.

12. **INSULATION:**

Insulate in accordance with NZS4218P, NZS 4214 and BRANZ Paper C1 1978. The Builder reserves the right to substitute materials of equivalent thermal value as

and when deemed necessary without notification and consultation.

13. **EXCAVATION:**

Excavate for all piles, walls and other foundations as shown on drawings to the minimum depth as specified in NZS3604 or to good solid bearing. Step as necessary for falls in ground and leave bottom of trenches level and consolidated. Backfill all foundation excavations at completion. Where extra foundation work is required by the Owner, the Lending Institution or the Local Body because of any peculiarity of the section such as excess rock, loose filling, unstable sub-soil or hidden subsidence etc, such work will be carried out charged as an extra on Labour and materials plus 10%. Where excavation is carried out to provide a basement, as Builder is excavating at request of Owner, the Owner will accept full responsibility for any claim arising through subsidence, water damage or any like contingency on Owner's or adjoining property. Spoil from excavations shall be placed on section at Builder's discretion and disposal of same is full responsibility of Owner.

DRAINLAYERS

14. **GENERAL:**

Provide and fix all materials for the installation of the complete sanitary and stormwater drainage system.

15. **SEWER CONNECTIONS:**

Arrange with the Local Authority to lay a sewer connection and pay all charges for same. Drains shall be laid in straight lines and to even gradients, properly cleaned out as the work proceeds. Fix 100mm gully traps to take wastes and 100mm bends to take soil pipe, terminal vents etc. Position of drains may be altered from the Site Plan either by the Plumbing or Drainage Contractor at their sole discretion.

16. **STORMWATER DRAINS:**

Fix 100mm E.W.P bend to each downpipe and lead to connection if available, or soakage system clear of the house site as required by the Local Authority. The whole of the drainage work shall be carried out in accordance with the

By-Laws of the Local Authority and to the satisfaction of its Inspectors. Position of drains may be altered from the Site Plan either by the Plumbing or Drainage Contractor at their sole discretion.

17. **BOUNDARY DRAINS:**

All boundary draining or ring draining for irrigation of site required by the Local Authority Inspector or Lending Institution is the responsibility of the Owner and will be provided by the Owner at his own expense.

CONCRETE

18. **THE CONTRACTOR:**

Shall erect all concrete work as indicated on Plans and as specified. All Portland cement shall be of an approved brand. All sand shall be clean and sharp. All aggregate shall be broken metal 20mm gauge of approved Builders mix. All concrete shall be properly mixed, shall be placed immediately after mixing and well rammed. All re-inforcement shall be mild steel rods or H.R.C Fabric free from scale, rust and other defects. All concrete shall be composed of five parts approved aggregate to one of cement. Ready-mix concrete may be used at Builders discretion.

19. **PORCHES:**

(a) Box for and re-inforce both ways and pour 100mm concrete floors with falls out for porches suitably supported on piers, tender walls or filling at discretion of the Builder. Form covered upstands to slabs. Slab shall be trowelled to a smooth surface.

(b) (OR) Timber, constructed as shown on plan.

20. **STEPS:**

(a) Shall be concrete, constructed as Builder considers suitable and trowelled to a smooth surface.

(b) (OR) Timber, constructed as shown on Plan.

21. **TERRACES:**

(a) Shall be concrete, poured as for porch slabs.

(b) (OR) Timber, constructed as shown on Plan.

22. CONCRETE FLOORS TO HABITABLE ROOMS:

(a) GRANULAR BASE:

Hard fill shall have a minimum depth of 100mm as a minimum size of 10mm and shall be of sufficient strength not to break up under compaction. Aggregate may be of rounded gravel or crushed rock or a mixture of both. A layer of fines or building paper shall be placed over the aggregate after compaction and before pouring.

(b) MOISTURE CONTROL:

A vapour barrier shall be placed between the fines or building paper and the concrete slab. This shall be continuous over the entire floor area and be adequately sealed around service pipes and other projections. The bed on which this barrier is placed shall be even and free from any projections. The barrier shall be polythene sheeting, a minimum thickness of 0.25mm and laid in the longest widths and lengths available, and shall be lapped a minimum of 100mm, and sealed with polythene backed pressure sensitive tape.

(c) CONCRETE SLAB:

The concrete slab shall have a minimum thickness of 100mm and the mix proportion, mixing and placing shall comply with NZSS '95 part V 17,240Kpa concrete. The slab shall be re-inforced with HRC 665 and the top cover over the steel shall be not less than 20mm or greater than 25mm.

(d) TIMBER FRAMED WALLS:

Bottom plate of exterior framed walls shall be secured to the floor slab by 12.5mm bolts bedded in at least 150mm into concrete. Fixing should not be spaced at more than 1.4m c.c. Internal partitions excepting sheet bracing walls may be fixed with approved 4mm disc fitting shot fired fasteners.

(e) SITE:

Site shall be excavated to good bearing and shall be well drained to remove water from slab area.

23. CARPORTS AND GARAGES:

Provide 75mm concrete to Carport and Garage floors, re-inforced with .665 HRC

mesh. Only when indicated on drawings.

BASE WALLS

24. CONCRETE BLOCKS:

All concrete blocks shall be of approved type laid in cement mortar with approved additive. Joints shall be filled 10mm thick with struck or pointed finish. Construct 200mm foundation walls with lateral supports and bond beam as shown on plans. Perpendents shall be kept true. Provide and build in 400mm x 200mm precast vents at a maximum of 1.6m centres. Build in holding down bolts or wire ties as required. All corners and sides of openings shall be vertical reinforced with one 12mm diameter rod and solid filled with concrete. Bond beams shall be re-inforced with four 12mm diameter rods and 6mm diameter stirrups at 600mm centres and solid filled with concrete. Lateral supports shall be re-inforced as required by the Local Authority. Clean down all work on completion. Footings shall be 400mm x 300mm or 300mm x 300mm as required by the Local Authority re-inforced with four 12mm diameter rods.

25. CONCRETE BLOCK DWARF WALLS:

Shall be of 200mm concrete block of approved make laid in cement mortar with approved additive. Joints shall be solid filled 10mm thick with struck or pointed finish. Construct dwarf walls to 300mm minimum above ground level, stepped to follow ground line. Provide 200mm x 200mm bond beam solid filled with concrete and re-inforced with one 15mm diameter rod. Dwarf wall to be on 300mm x 300mm concrete footing re-inforced with three 12mm diameter rods.

26. RETAINING WALLS:

Where required to be constructed in accordance with Winstone's Standard Detail for concrete block retaining walls. Provide adequate drainage and damp-proofing behind all walls. Backfill with scoria or similar.

27. HARDIFLEX BASE: (Where Applicable)

Cover base with 6mm flat hardiflex. Fix base vents 750mm away from angles and at approximately 1.2m centres. (Not required on a recessed base.) Provide

building paper under hardiflex where required by Local Authority.

28. **DAMP COURSE:**
Fix three ply damp-course between concrete or brick and all woodwork adjacent.

BRICKLAYER

29. **GENERAL:**
All bricks shall be of approved make and sound. Bricks to be well burnt. Mortar shall be 6:1:1 sand, lime and cement. Plimortar may be used in place of lime. All brick work shall be properly bonded and well wetted before use. All perpend and levels shall be accurate and external joints shall be weather struck.

30. **BRICK VENEER WALLS:**
Shall not be less than 40mm nor more than 75mm clear of framing. Build in galvanised iron ties at 600mm c.c. horizontally and 350mm vertically bent up and face fixed to studs. Build in approved galvanised metal vermin stop below vermin plates. Clean out cavity as work proceeds and thoroughly clean down exposed face on completion.

CARPENTER & JOINER

31. **TIMBER:**
All timber up to flooring and all exterior timbers shall be heart quality or timber treated by an approved process. All timber shall be graded according to New Zealand Standard specifications No.169, 3rd Revision.

32. **PLACED TIMBER PILES:**
This specification refers specifically to timber piles having a minimum diameter of 140mm. The piles shall not exceed a maximum height of 3000mm above finished ground level.

33. **TIMBER PILES:**
Timber piles shall be straight, natural rounds, free from decay with all outer bark removed, treated preservative to T.P.A. Specification C.1. (b)
The minimum diameter of the piles shall not be less than 140mm.
Where piles have been cut after treatment the cut end shall not be

embedded in the ground.

Cut and notched surfaces (above ground level) shall be coated with a mixture of 5% copper naphthanate, creosote, or pentachlorophenol and 95% light petroleum solvent applied liberally by brush. Enseal or equivalent proprietary brands are acceptable.

34. **EMBEDDMENT OF PILES:**
All piles shall be embedded to the minimum depth as specified in N.Z.S. 3604, or to firm solid bearing.
Piles shall be placed on a 100mm punch pad of concrete prior to the initial set occurring, plumbed and then back-filled with concrete with a compressive strength at 28 days of not less than 17.5 MPa.
Piles shall be laid out in as straight a row as possible with the top of the pile within a tolerance of 10mm from a straight line in the direction of the bearer.
Piles shall be placed plumb within a tolerance of 15mm in 1000mm from the vertical.

35. **HEIGHT OF PILES:**
The maximum height of the pile above cleared ground shall be 3000mm. The minimum height a pile may be cut above ground level shall be 300mm except that an uncut pile may be set to a minimum height of 150mm above ground level.

36. **FIXING OF BEARERS:**
The minimum fixing of bearers to the timber pile shall be:-
(a) Two 100mm x 4.9mm Z nails either side OR
(b) One 100mm x 4.9mm Z nail either side to unbraced piles and an approved 17 Kn. connection for piles receiving the subfloor braces.

37. **BRACING TO PILES:**
Diagonal timber bracing shall be fixed to the timber piles on exterior wall lines and on lines at no more than 5000mm centres in two directions at right angles.
Where bracing is required the minimum number shall be four in each direction at right angles placed at the extremities of the dwelling. Additional bracing shall be as indicated on the attached drawings (Foundation Plan and

Detail)

Braces shall be No. 1 framing grade in one continuous length fixed with 12mm hot dipped galvanised bolts:

Braces shall be 100 x 75mm for braces up to 3,000mm long and 100 x 100mm for braces up to 5000mm long.

The lower end of the brace shall not be closer than 150mm to the finished ground level or more than 300mm above finished ground level.

The upper end of the brace shall be attached either to a floor joist with the fixing placed within 200mm of the centre line of the bearer or to the bearer within 200mm of the centre line of the pole. (See Detail)

No braces shall be steeper than 45° to the horizontal and if possible of alternative slope.

No more than one brace in each bracing line shall be fixed to any pole. (Two braces at right angles may be fixed to a single pole.)

Where corners are braced the upper end of the braces shall be at the corner.

All bolts, nuts and washers and other connections used, whether exposed to or protected from the weather, shall be hot dipped galvanised. Bolts shall be protected by smearing with grease or pitch.

Where bracing piles are indicated on the drawings these shall have the bottom of the brace attached to them.

Note: Senton Sawn House Piles may be substituted for 140mm natural round piles.

38. **BASE LINING:**

Unless otherwise specified the base shall be lined with 6mm flat Hardiflex fixed in accordance with the manufacturer's specification.

Base framing shall be fixed as per the attached details 75 x 50mm and 100 x 50mm framing fixed horizontally at 500mm centres and vertical 75 x 50mm nogs at 680 centres.

Any check outs required to keep base true shall be taken from the framing not the piles.

SCHEDULE OF MATERIALS

39. **BEARERS:** (as indicated on plans)

(a) 100 x 75mm BAH Rimu/Matal or approved treated pine.

(b) 100 x 100mm BAH Rimu/Matal or approved treated pine.

(c) 150 x 100mm BAH Rimu/Matal or approved treated pine.

40. **WALL PLATES:**

100mm x 50mm BAH Rimu/Matal or approved treated pine.

41. **FOUNDATION BRACES:**

100 x 75mm and 100 x 100mm BAH Rimu/Matal or approved treated pine.

42. **FLOOR JOISTS:** (as indicated on plans)

(a) 150mm x 50mm BAH Rimu/Matal or approved treated pine. At centres specified.

(b) 200mm x 50mm BAH Rimu/Matal or approved treated pine. At centres specified.

(c) 225mm x 50mm BAH Rimu/Matal or approved treated pine. At centres specified.

(d) 250mm x 50mm BAH Rimu/Matal or approved treated pine. At centres specified.

(e) 300mm x 50mm BAH Rimu/Matal or approved treated pine. At centres specified.

43. **STUDS (EXTERIOR):**

100mm x 40mm, 100mm x 50mm and 100mm x 75mm BAH Rimu/Matal or approved treated pine. As per Table 12 NZS 3604.

44. **STUDS (INTERIOR):**

100mm x 40mm, 100mm x 50mm and 75mm x 50mm BAH Rimu/Matal or approved treated pine. As per Table 12 NZS 3604.

45. **NOGGINGS:**

100mm x 50mm, 75mm x 50mm or approved metal whalings. BAH Rimu/Matal or approved treated pine. 2 row internal.

46. **PLATES:**

100mm x 50mm and 75mm x 50mm. BAH Rimu/Matal or approved treated pine.

47. **BRACES:**

100mm x 25mm or approved metal strap. BAH Rimu/Matal or approved treated pine. Diagonal checked in.

48. **RAFTERS*:** (as required NZS 3604)

(a) 100mm x 50mm BAH Rimu Matal or approved treated pine. At centres specified.

- (b) 150mm x 50mm BAH Rimu/Matai or approved treated pine. At centres specified.
- (c) 200mm x 50mm BAH Rimu/Matai or approved treated pine. At centres specified.
- (Timber Dimensions are call sizes not finished sizes)
49. **TRUSS ROOF:**
To manufacturer's specifications.
50. **PURLINS:** (Depending on roof material)
- (a) 50mm x 50mm BAH Rimu/Matai or approved treated pine. Max centres.
- (b) 75mm x 50mm BAH Rimu/Matai or approved treated pine. Max centres.
- (c) Ex 75mm x 50mm BAH Rimu/Matai or approved treated pine. Max centres.
51. **RIDGES & HIPS:** (where required)
150mm x 25mm BAH Rimu/Matai or approved treated pine.
52. **VALLEY:** (where required)
150mm x 25mm BAH Rimu/Matai or approved treated pine.
53. **VALLEY BOARDS** (where required)
150mm x 25mm BAH Rimu/Matai or approved treated pine.
54. **FASCIA BOARDS**
150mm x 25mm D.A.H.R. (for pressed metal tiles)
200mm x 25mm D.A.H.R. (for Monier or c.g. iron)
55. **WEATHERBOARDS**
Hardies Fibroplank unless otherwise specified.
56. **FLOORING:**
Particle Board Finafloor 600 Melamine, or equivalent approved chipboard flooring.
57. **FACINGS (EXTERIOR)**
100mm x 25mm D.A.H.R.
58. **INTERIOR DOOR JAMBS:**
25mm Finger Jointed Boric Pine with 12mm planted stops OR
20mm Customwood rebated jambs.
59. **SKIRTING:**
75mm x 12mm Finger Jointed Boric Pine splayed.
60. **ARCHITRAVES:** (where applicable)
50mm x 12mm Finger Jointed Boric Pine splayed.
61. **CORNICES:**
30mm Finger Jointed Boric Pine splayed.
62. **DOOR SILLS (EXTERIOR):**
220mm x 65mm D.A.H. Matai where applicable.
63. **FRAMING**
Frame floors with floor joists at nominated centres with nogs and strutting as required under NZS 3604. Frame walls and partitions and provide sheet braces or angle braces at approximately 45 degrees where required. Fix rows of nogging to each lined wall and elsewhere as required for fixing.
Frame for roof as shown on drawings in compliance with good trade practice. Truss roof shall be framed to manufacturer's specifications with 125mm x 40mm plate on top of top plate. Form soffits as on drawings line under with flat asbestos sheets housed into fascia board. All lintels to be in accordance with NZS 3604, 1981.
64. **HARDIPLANK:**
Where indicated cover exterior walls with Hardies Hardiplank weatherboards over building paper fixed to manufacturer's specifications with 50mm x 2.87mm galvanised flathead nails. External corners to be covered with 47mm galvanised soakers and interior corners to be butted into 47mm galvanised internal angle moulding. Butt joints to be set in 15mm P.V.C. moulding soaker.
65. **HARDIFLEX:**
Where indicated vertical panels shall be fixed to manufacturer's specifications.
66. **FLOORING:**
Lay particle board, Finafloor 600 Melamine, at builder's sole discretion, with one machine sand at completion. Suitable for floor coverings only. No responsibility for colour variation of floors. Other substitution of similar quality may be made by the builder as required without notification.
67. **CEILINGS:** (As indicated on drawings)
(a) Textured surface (Glamatex Interno

or similar) to be trowelled, sprayed, rolled as per manufacturers specification.

Substrate to be gib board, fixed to manufacturer's specification.

(b) Ceilings to be lined with fibrous plaster sheets flush jointed to an even surface thoroughly wadded or glued at joints at 400mm x 450mm centres.

(c) Ceilings to be lined with Gibraltar Board sheets in accordance with manufacturer's instructions. The builder accepts no responsibility in the event of joints cracking when this product is used.

68. CEILING FRAMING:

(a) Truss Roof:

Double skew nail 75mm x 40mm boric treated strapping to bottom chords of trusses at 500mm centres for fibrous ceilings, 400 cts for spray textured gib board or 450mm centres for painted gib board.

(b) Sloping Ceiling for Framed Roof:

Where ceilings are fixed to rafters exceeding 500mm centres, noggling or strapping shall be fixed in accordance with the ceiling manufacturer's specification.

69. WALL LININGS

Walls to be lined with 9.5mm flush jointed Gibraltar board sheets. All sheets to be nailed or glued. All stopping to be done with good quality plaster of Paris by skilled tradesmen. All back porches to be lined with flat fibrolite unless otherwise indicated. Where alternative linings are used they shall be fixed in accordance with manufacturer's specification.

70. DOORS:

External timber doors shall be 1980mm x 810mm x 50mm solid framed Hutloc treated pine doors glazed with obscured glass or as indicated on drawings hung with 1 1/2 pairs 100mm loose pin galvanised butts in 50mm solid rebated and throated frames with 75mm weathered and grooved sills. Internal doors shall be hollow core of approved make hung with one and a half pair 89mm loose pin A.C butts.

Interior doors not already prefinished shall be suitable for painting only.

Non-standard doors, e.g. louvre or aluminum, shall be fixed in accordance with the manufacturer's specification.

Aluminum external doors may be substituted for timber where and when required at the Builder's sole discretion.

71. ALUMINIUM JOINERY:

Shall be approved make. Opening sashes to have friction stays and approved catches. Sizes to be overall shown on plan and to have factory fitted jamb liners. Sizes may vary due to metrication. Window head flashings where necessary should accurately fit the work and cap the scribes.

72. KITCHEN FITTINGS:

To be of Builder's standard design placed as shown on plan. Provide toe space to all fittings. Dresser or buffet top to be finished with formica or laminex. Sizes may vary to plan due to metrication

73. SINK TOPS:

To be a formica top. Form cupboards as on plan under with one full width full length shelf and doors with toe space at floor.

74. WARDROBES - COAT CUPBOARDS ETC:

Frame wardrobes, linen, coats etc, as shown with linings as previously specified 19mm shelves in linen and one 19mm shelf and hanger rods in coats and each wardrobe. Linen, coats and HWC will not be decorated.

75. INTERIOR FINISHINGS:

Fix skirting to all walls. Fix architraves with mitred angles to all openings. Fix scotia cornices to all ceilings. Fix 12.5mm quarter round beadings to all internal angles of fittings and enamelled walls. Rebated Jamb must be substituted for architraves where applicable.

76. HARDWARE:

Hardware to be installed by the Contractor - locks, butts, hinges and screws for doors and fittings for sashes.

77. BATHROOM CABINET:

Provide cabinet with mirror in bathroom, finish round cabinet with quarter round beads.

78. **TUB CABINET:**
Provide cupboard under tub.
79. **ACCESS TO CEILING:**
Provide access to ceiling. (Where applicable).
80. **ACCESS TO BASEMENT:**
Provide base door and frame for access. (Where applicable)

81. **GABLE FINISHING:**
Finish eaves and gable ends as indicated on plans. Fixed in accordance with manufacturer's specification.
82. **SHOWER RECESS:**
(a) Provide Fibreglass shower cubicle fitted to manufacturers specification.
(b) Provide shower over bath with curtain rail. Fix single soap recess. The shower tray, where required, is included as part of the plumbing contract.

ROOFER

83. **GENERAL**
Fix roof as indicated on drawings. All roofs shall be fixed by approved specialist roofing contractors. Pitch of roof shall be as indicated with minimum of $17\frac{1}{2}$ degrees for concrete tiles, 10 degrees for corrugated iron roofs, and $12\frac{1}{2}$ degrees for metal tile roofs.

84. **GALVANISED IRON:**
Fix .45mm corrugated iron roofing complete with all ridges, hips and barge roll 225mm end laps and $1\frac{1}{2}$ corrugations side laps. Paint all laps before fixing and fix roof with lead headed or other approved roofing nails at top and bottom of sheets and at intermediate purlins. Fix lead edge ridging beaten well down onto corrugations and 150mm end laps and ridge caps. Provide under iron an approved Building paper underlay supported on galvanised wire netting or galvanised strand wire at the plumber's sole discretion.

85. **GERRARD TILE:**
Fixed to manufacturer's specifications.

86. **TILE ROOFS:**
Monier or Roscrete:
Fix tile roof with main slope set out in complete courses with not less than 75mm end lap and in straight vertical and horizontal lines. All concrete tiles shall be in colour to be selected by the Builder.

PLUMBING

87. **GENERAL:**
All work shall be carried out in accordance with the Specifications, Local Authority and Public Health Regulations. Approved New Zealand manufactured materials are to be used wherever possible. All materials are to be of approved manufacture. Water pipes shall be set out in straight runs avoiding all places where air locks are likely to occur.

88. **FLASHINGS:**
Flash as necessary to render building watertight. All flashings shall accurately fit the work and shall be machine bent and cut in as long lengths as possible with all joints well lapped and fixed with 18mm flat head galvanised nails.

89. **ROOFS**
Fix .45mm gauge galvanised ridge caps at each apex of galvanised roofs. Flash all vents, chimneys and other upstands through roof. Line all valleys with .55mm gauge galvanised iron.

90. **DOWNPIPES:**
Position of downpipes may be altered as shown on site plan by Plumbing Contractors or Local Authority at their sole discretion.

91. **VENT AND SOIL STACK:**
Vent pipes shall be 100mm x 6mm cast iron for the first 1800mm above ground level with copper extensions or 75mm Rigid PVC for total length. Secure cast iron pipes to walls with metal screws and Rigid PVC with galvanised or PVC Stand-Off Clips. Fix wire cage.

92. **WASTES:**

Join W.C. pan to drain above the level of the floor with a spun yarn ring sealed with mastic or other approved material which will provide a non-rigid gas tight joint. Fix lavatory basin with 32mm polypropylene trap and copper or Rigid PVC waste pipes to ground level with an approved floor flange. All other wastes shall be either screwed galvanised iron, PVC or copper pipes, with polypropylene traps and cleaning eyes. Bath and wash tub wastes shall be 38mm diameter. Sink wastes shall be not less than 38mm diameter. Where waste pipes terminate this will determine position of drainage gully traps which may differ from Site Plan.

93. **COLD WATER SUPPLY:**

Lay cold water supply from point in 18mm diameter galvanised, 15mm PVC, 15mm copper, or 15mm polybutylene pipe buried not less than 300mm, take 15mm branches to bath, basin, sink and each compartment of wash tubs, W.C. flushing cisterns and to one exterior hose tap.

94. **HOT WATER SUPPLY:**

Lagg 15mm copper, or polybutylene pipe to sink; also provide lagged exhaust pipe between cylinder and ceiling where relief valves are not fitted. Provide and fix 135 litre electric hot water cylinder of approved type and manufacture, complete with lagging and galvanised iron casing. Connect copper or polybutylene expansion pipe, 15mm diameter, copper or polybutylene sludge pipe with screwed cap and 15mm copper or polybutylene branches to sink, tubs, basin and bath.

95. **TAPS:**

- (a) Taps should be chromium plated streamlined pattern of approved manufacture marked 'HOT' and 'COLD' with 15mm diameter bibs to baths; 15mm diameter pillar cocks to basin; 15mm bibcocks to tubs; 15mm stopcock to w.c. and exterior 15mm diameter brass hose tap.
- (b) Provide Topliss, Felton or approved mixer to shower.

96. **SANITARY FITTINGS:**

Fit plastic bath, and vanity unit. Fit rubber plugs and plastic gratings to all

fittings. Fix single soap recess for bath. Fix white, glazed earthenware W.C. pan and fit with double flap plastic seat and low-down flushing cistern of approved manufacture. Fix single stainless steel tub in Laundry according to Plan with hot and cold tap over.

ELECTRICIAN

97. **GENERAL:**

All installations shall be made in a sound safe practical and workmanlike manner in conformity with modern practice in accordance with the Wiring Regulations 1984 and to the satisfaction of the Local Authority. All switches and plugs shall be flush type and all cables shall be C.M.A. brand or similar approved. Internal fuse board where required by the Authority.

98. **LIGHTS:**

Provide light points with lamps and shades at positions to be arranged and provide 100 watt lamps in Living and Dining rooms and 60 watt lamps to all other points.

99. **POWER POINTS:**

Provide power points at positions to be arranged, 1400mm above floor in kitchen and 300mm above floor elsewhere.

100. **COOKER:**

Provide and fix Electric Cooker. An approved automatic stove of Builder's discretion. Install to instructions with control switch within easy reach of cooker.

101. **HOT WATER:**

Connect element and thermostat to hot water cylinder provided by Plumber. The Company guarantees the hot water element for 3 months from date of possession and will replace it free of charge if it falls within those 3 months. The manufacturer guarantees the element for 12 months from date of installation and should the element fail after 3 months from possession, then the manufacturer and NOT Universal Homes Limited should be contacted.

PAINTER

102. GENERAL:

All materials shall be the best of their kind and all work shall be performed by skilled tradesmen. Protect all work against damage and adjacent surfaces to be kept clean.

103. EXTERIOR WORK:

Prime all exterior exposed woodwork with approved primer. Follow with one undercoat. Finish with a first quality Exterior High Gloss in Owner's colour scheme restricted to three shades. Fibrolite soffit, porch, walls and Fibrolite base when applicable to be given two coats of PVA paint. Painting of corrugated iron roof where applicable is included in Contract. Fibrolite weatherboards to receive two coats Acrylic only. Block or brick bases will NOT be painted. Wrought iron handrails are NOT to be painted. Exposed subfloor beams and poles will not be painted. Tanalised timber need not be primed and may be painted, stained or oiled.

Picking out of colours or work considered by the painter to be beyond normal standard will be subject to extra charges as agreed between the Owner and the Painter before work is carried out.

104. INTERIOR WORK:

Painting of ceilings and scotia shall be with two coats ready-mixed approved matt finish except in service rooms which shall have an approved brand ready mixed gloss enamel. Prime interior work to windows, undercoat and enamel with approved brand. All interior finishing lines except scotia shall be undercoated and enamelled. Where exposed beams or rafters are involved, these shall be stained to obtain a satisfactory finish or condition that the Owner accepts without redress the finish obtained with clear varnish. Where Owner's colour schemes exceed three colours to a room or is considered by the Painter to be beyond normal standard, extra may be charged as agreed between Owner and Painter before work is carried out. Tinted ceilings are subject to extra charge. Painting interior of cupboards is not included in Contract. All interior hollow core doors to be painted. Textured ceilings will not be painted.

106. PAPER ALL WALLS:

Paper all interior walls suitable for wallpaper finish only with P.C. value \$14.00 standard roll, to be selected by the Owner. Hang papers plumb and in full lengths and widths with butt joints. Excess of P.C. sum shall be payable direct to the painter prior to commencement of paperhanging.

GLAZING

107. GLASS:

Shall be approved manufacture and shall be cut with allowance for expansion and bedded sprigged and back-puttied. Glaze sashes with panes under $.56m^2$ in 510 gram sheet glass, ordinary glazing quality, sashes with panes $.56$ to $1.022m^2$ in 680 gram sheet glass ordinary glazing panes over $.929m^2$ glazed with 907 gram sheet glass selected glazing quality. Glaze all Bathroom and W.C. sashes with white translucent glass. Glass louvres with 6mm cast plate glass. Glaze internal Fig 6 or 10 sliding doors and external casement doors and sidelights with 680 gram glass ordinary glaze quality. Glaze front door and sidelights and glaze back doors with selected obscured glass.

108. ALUMINIUM GLAZING:

All glazing to aluminium joinery to be carried out in compliance with manufacturer's specifications.

109. METRIC CHANGEOVER

INTERPRETATION:

Wherever it occurs within these specifications, the Builder shall not be held responsible for variation between imperial and metric dimensions and the Builder reserves the right to substitute any material in metric dimensions in lieu of any previous Imperial dimensions.

APPLICATION NO. 1423, 3.....

BUILDING PERMIT PROCESSING SHEET

Town Planning Zoning Res 3..... Date & Officer 9/4/90 Mahamud.....

Complies with district scheme.....

Approved by [Signature]..... Building Surveyor 12 APR 1990..... Date

Approved by [Signature]..... Plumbing/Drainage Surveyor 12-4-90..... Date

Approved by E.H.O..... Date

Approved by Dangerous Goods Surveyor Date

REMARKS

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Permit issued subject to the following conditions

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INITIALS

Planning Consent Resolution File [Signature]

Second-hand Materials Report Attached [Signature]

Electricity Transmission Line Clearance Received [Signature]

WCC Sanitary Sewers Checked: Release/Hold [Signature]

ARA Sewers Checked: Release/Hold [Signature]

WCC Stormwater Sewers Checked: Release/Hold [Signature]

Plans Checked by Fire Officer [Signature]

Fire Officer's Report Received [Signature]

FINAL CHECK Initials SM..... PERMIT NO 7188

Date 24 4 90..... DATE ISSUED 27/4/90

WAITAKERE CITY COUNCIL
STREET DAMAGE DEPOSIT



Date received 22/3/90

1423 3

OWNER

Name Universal Homes Ltd.

Mailing Address P.O. Box 6973
Wellesley St. Auckland.

Phone No. 775-309

BUILDER

Name Universal Homes Ltd.

Mailing Address Same.

Phone No. _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED

SITE

Street No. _____

Street Name Elisa Lane

Town/District Renui

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____

Lot 21 D.P. 133713

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

New Dwelling

FOOTPATH CONDITION PRIOR TO ISSUE OF PERMIT

OK O.K. ✓

OFFICE USE ONLY

1050 00

Condition at time of completion: 15,030/150

B.P. No: 7188

20/11/90

Universal Homes Ltd.

As Above.

OWNER

Inspector/Foreman [Signature]

Date 1/20/11/90

Guaranteed by Master Builders' Association.

INVOICE BUILDER FOR \$ _____

Street Damage Deposit \$ _____ Receipt No. 2/139 Date 27/4/90

REFUND DUE \$ 9155A004 27/03/90SUBT 180.00

ACCOUNTS USE ONLY

Prepared by _____ Date _____ Checked by _____

Date cheque posted _____ Received amount above _____ Voucher No. _____

WAITAKERÉ CITY COUNCIL
VEHICLE CROSSING DETAILS



Date received 22/3/90 Application No.: 142313

OWNER

Name Universal Homes Ltd.
 Mailing Address P.O. Box 6973
Welllesley St Auckland.
 Phone No. 773-309

BUILDER

Name Universal Homes Ltd.
 Mailing Address Same.
 Phone No. _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED

SITE

Street No. 13
 Street Name Elisa Lane
 Town/District Ranui
 Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____
 Lot 21 D.P. 133713
 Section _____ Block _____
 Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

New Dwelling

EXISTING DETAILS - (TICK BOX)

Vehicle Crossing Concrete 10.2m K
 Seal 1.650 20
 Metal 307 11
 None 1.552 20

Footpath 1.038 5m
 Concrete
 Seal
 Metal
 None

Road Drainage Kerb & Channel
 Open Drain
 None

Road Surface
 Sealed
 Metal

OFFICE USE

Existing OK
 or
 Crossing Required 71.82
 Duty

Residential Universal Homes Ltd.
 Commercial A.S. Above
 Materials Concrete
 Concrete 1.650 20
 Seal 1.552 20
 Metal

APPLICANT

Name Universal Homes Ltd.
 Signature [Signature] Universal Homes
 Mailing Address A.S. Above.
 Phone No. _____
 Capacity owner (owner, builder, architect, etc)

FEES

Bond \$ _____ N.
 11 APR 1990
 (refundable to applicant only)

14292

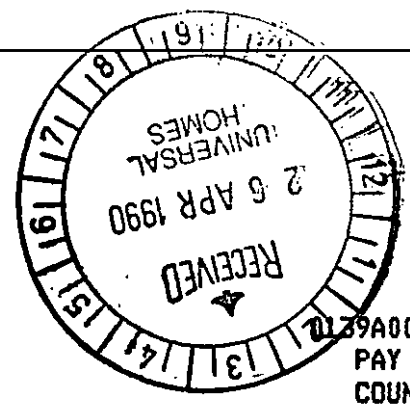
Waitakere City Council

Private Bag
Henderson
Waitakere City 1231
DX 601

Civic Centre
Waipareira Ave
Ph (09) 837-3700
Fax (09) 837-1964

24 April 1990

Universal Homes Ltd
P.O. Box 6973
Wellesley Street
AUCKLAND



0139A002 27/04/90CHEK 791.89
PAY ACCOUNT WAITEMATA CITY
COUNCIL ONLY

Dear Sir/Madam,

RE: LOT 21 DP 133713: 13 ELISA LANE

Application 1423/3 is now approved and the following fees are payable.

Balance Building Permit Fee	\$240.00
Plumbing Permit Fee	90.00
Drainage Permit Fee	90.00
Water Meter Connection	303.64
Planning Check Fee	11.25
Building Research Levy	57.00

TOTAL FEES PAYABLE: \$791.89

Please present this letter, together with any enclosures duly completed, to the **Treasury Payments** between 8.45am and 4.15pm weekdays. The permit can then be uplifted from the Health and Building Department on presentation of the receipted letter. To assist Council you are requested to uplift the permit within one month of the date of this letter otherwise it will be necessary for the application to be cancelled. If you have any enquiries regarding this letter please contact the writer on extension 8889.

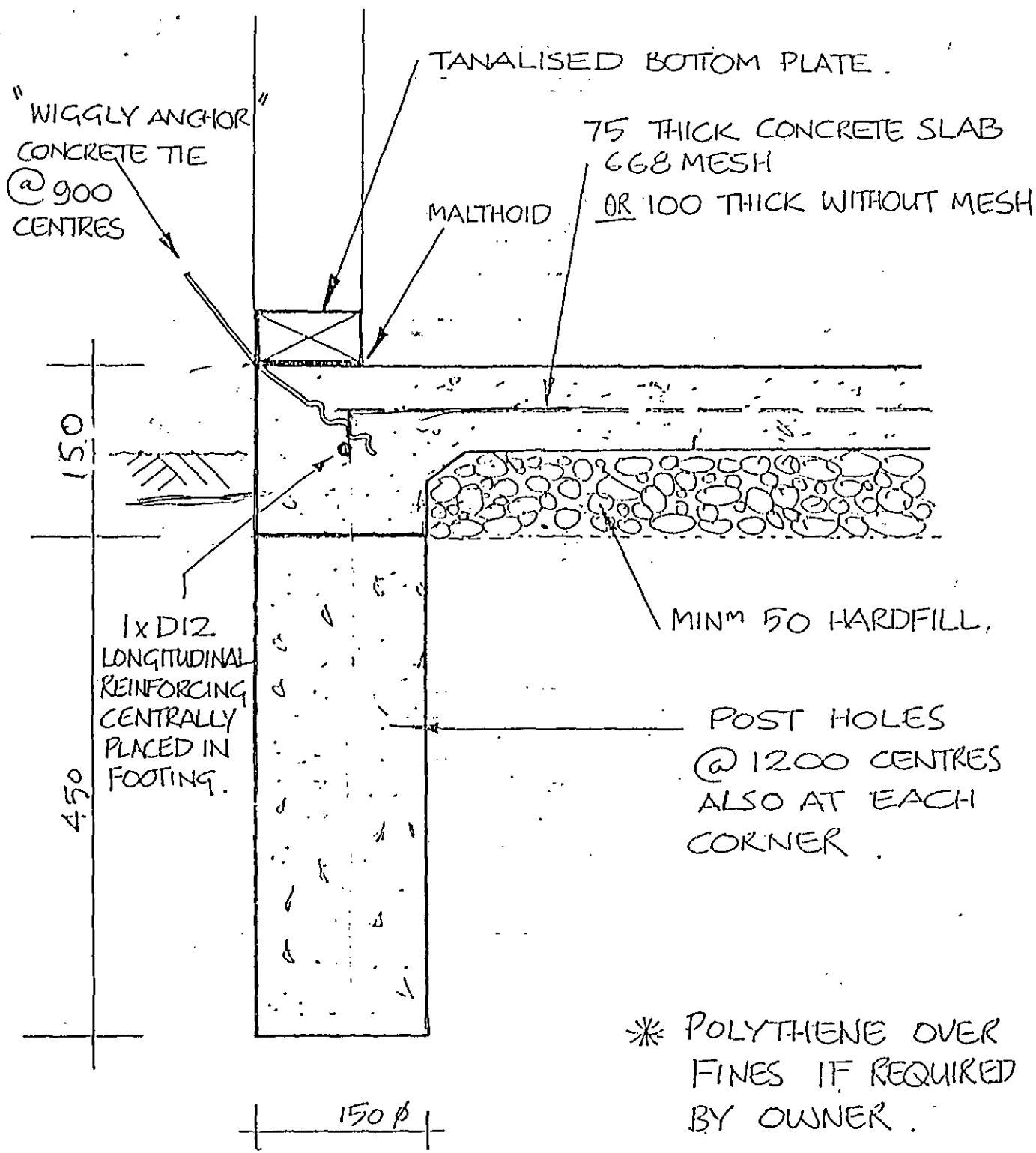
Yours faithfully,

Ann Rutt (Mrs)
Bylaws Clerk
For: G.W. Gillard
BUILDING CONTROL MANAGER

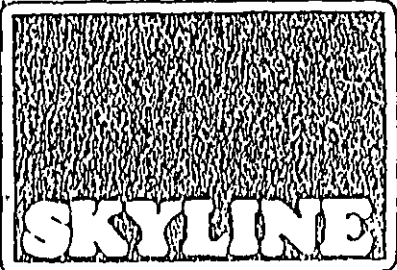
Offices at:
Glen Eden
3 Glendale Rd
Ph 818-7024
Fax 818-3830

Henderson
Alderman Drive
Ph 837-0579
Fax 837-2942

New Lynn
Memorial Sq
Ph 871-094
Fax 876-327



PLANS AND SPECIFICATIONS
 APPROVED
 SUBJECT TO CONDITIONS ENDORSED
 ON BUILDING PERMIT



SKYLINE GARAGES
 BUILDING SURVEYOR
 DATE: 11/12/98
 CONCRETE FOOTING DETAILS
 FOR LEVEL SITES.
 SCALE 1:5
 SEPT '89

**ALL ~~PLUMBING~~ &
DRAINAGE WORK TO COMPLY
WITH DRAINAGE & PLUMBING
REGULATIONS 1978**

~~PLUMBING & DRAINAGE~~ DRAINLAYER MUST CON-
TACT THE ~~S.P.W.M.~~ INSPECTOR BEFORE
COMMENCING WORK

$403m^2 \times 35\% = 141.05$

- 34.56 Garage
84.00 Drivg
119.00m² ✓

Child's Elisa site

IMPORTANT NOTICE

1. All permit documents must be kept on site during construction.
2. Unless the sighting of the proposed building is certified by a registered surveyor all boundary pegs are to be flagged prior to work commencing.
3. Any future site works excavations or developments which may cause instability to foundations of the existing dwelling must be designed by a registered Engineer and necessary Building Permits obtained.

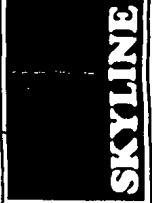
PLANS AND SPECIFICATIONS APPROVED
SUBJECT TO CONDITIONS ENDORSED ON BUILDING PERMIT
SIGNED: [Signature] DATE: 11/2/92
BUILDING SURVEYOR

SPROUTING DOWNPIPES AND STORMWATER DRAINAGE TO BE PROVIDED TO THE SATISFACTION OF THE INSPECTOR

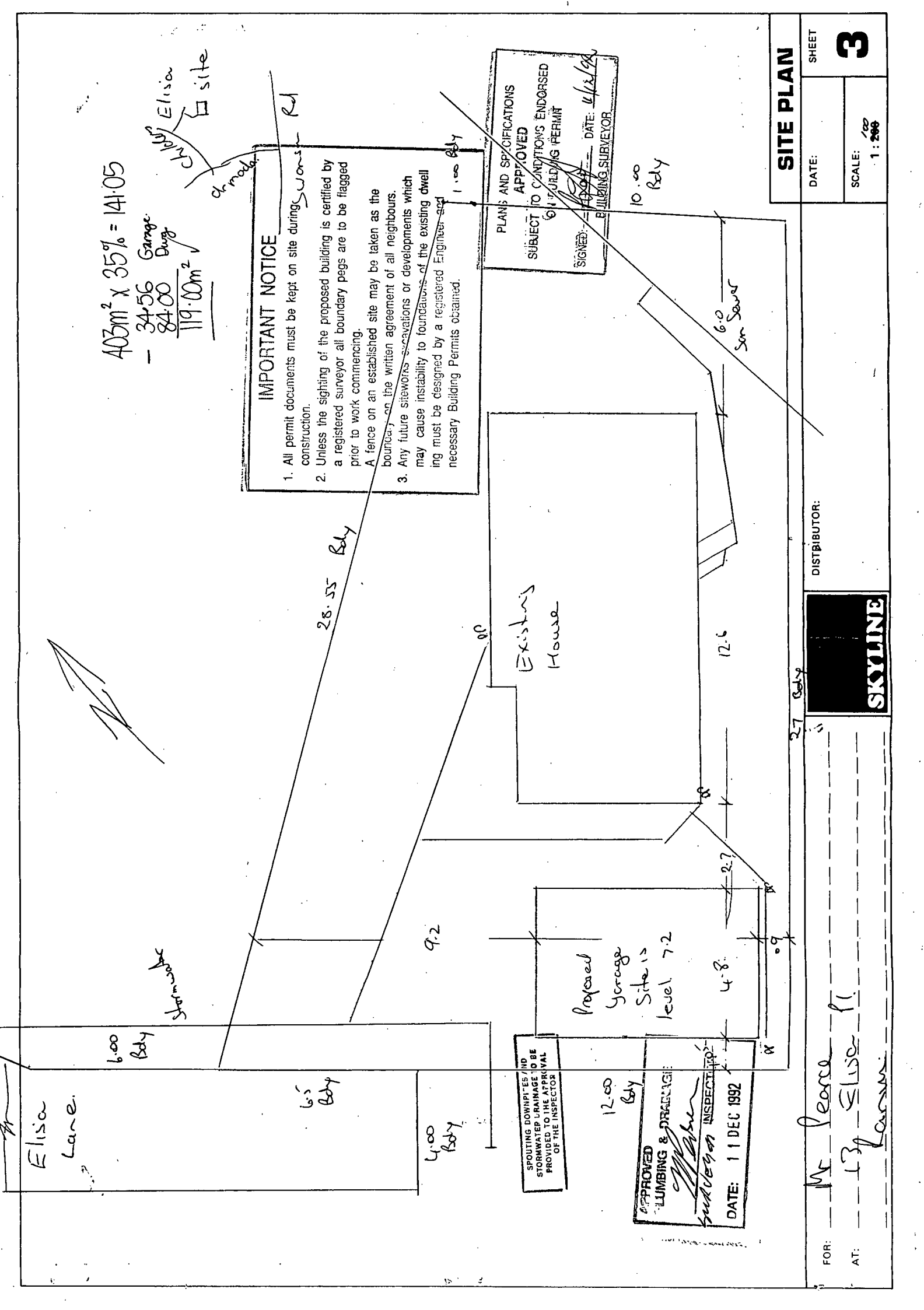
APPROVED PLUMBING & DRAINAGE
[Signature]
SURVEYOR INSPECTOR
DATE: 11 DEC 1992

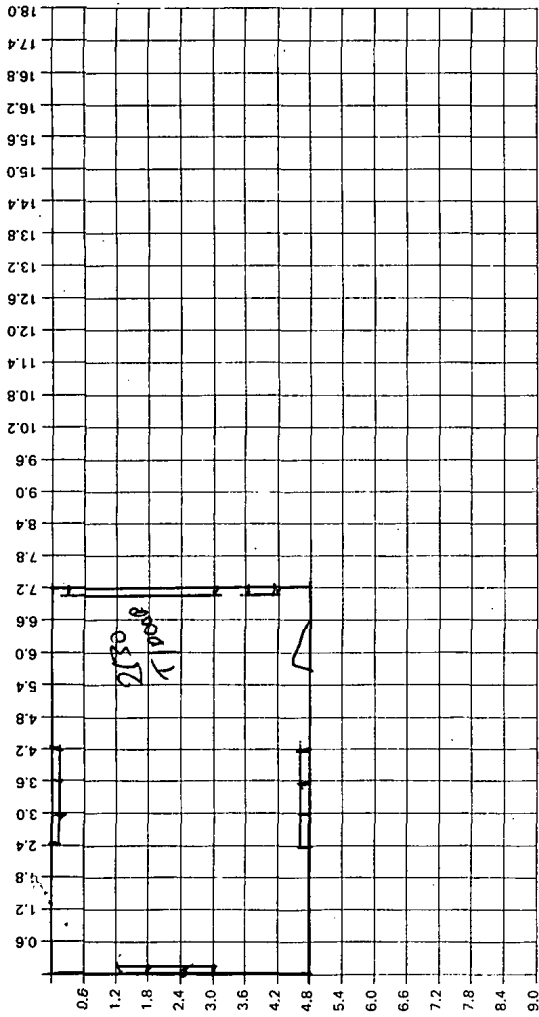
SITE PLAN
DATE: _____
SCALE: 1:200
SHEET **3**

DISTRIBUTOR:



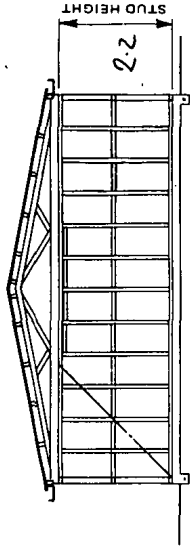
FOR: Mr Pearce
AT: 13 Elisa Lane



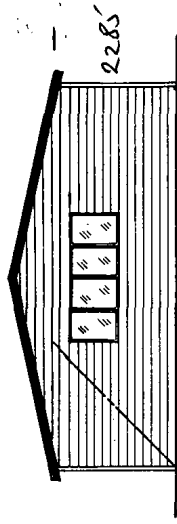


NOTE:
CONTRACTORS MUST VERIFY
ALL DIMENSIONS BEFORE
COMMENCING ANY WORK

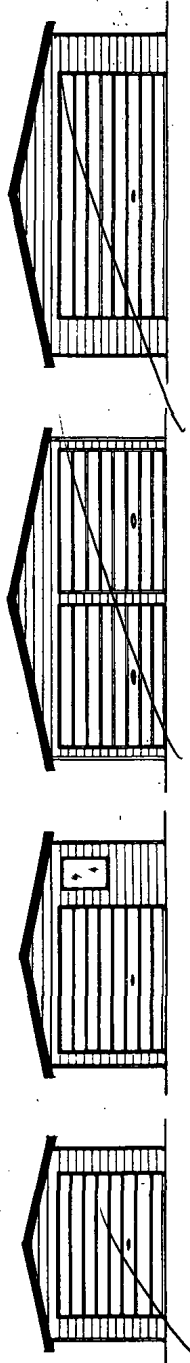
FLOORPLAN



TYPICAL SECTION



TYPICAL REAR VIEW

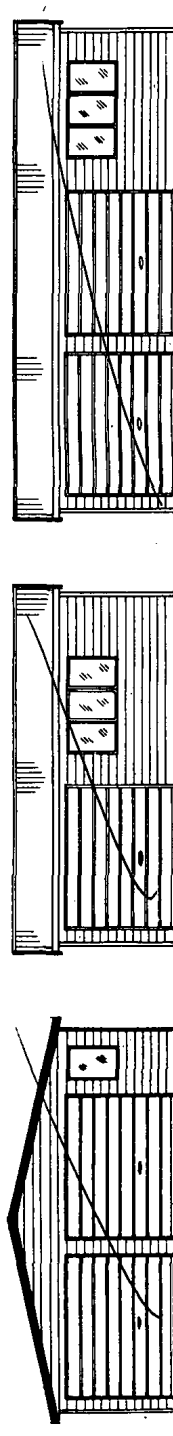


SINGLE

SINGLE WORKSHOP

DOUBLE

DOUBLE (4.5m DOOR)



DOUBLE WORKSHOP

ONE DOOR SIDE ENTRY

TWO DOOR SIDE ENTRY



PLANS AND SPECIFICATIONS
APPROVED
SUBJECT TO CONDITIONS ENDORSED
ON BUILDING PERMIT

SIGNED: *[Signature]* DATE: 14/2/08

ELEVATIONS

FOR:

Mr K Pearce

AT:

*13 Elisa Lane
Karwi*

DISTRIBUTOR:



DATE:

SCALE:

1 : 100

SHEET

1

GALVANIZED-GARAGE (SKYWAY)

FOUNDATIONS: 75mm thick concrete slab with reinforced footing, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.

DAMPCOURSE: 2 ply d.p.c. under all plates.

FRAMING: All timber is borie treated machine gauged Pinus Radiata. All framing is housed, i.e. studs checked into plates and nogs checked into studs. 100 x 50 studs @ 600 centres, top and bottom plates and nogs are all 100 x 50.

WALL BRACES: Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail / 12032A Pryda - A2579, 12.50° pitch. Trusses up to 6m long spaced @ 2400 centres (Max.) Trusses over 6m long spaced @ 1800 centres (Max.)

PURLINS: 100 x 50 on edge @ 750 centres.

TRUSS STIFFENERS: 100 x 50 on edge, up to 6m Garage width - 1 Row, over 6m Garage width - 2 rows

SIDE ENTRY DOOR BEAM: 2 x 150 x 50 spiked together.

DRAGON TIES: 75 x 50 on flat @ 45° angle over top plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.

SPOUTING: .55 (24 GA) Galv. gutters fixed to two sides of building.

DOWNPIPES: .40 (26 GA) 65 x 50 galv. steel, 1 off per gutter.

RIDGING: .40 (26 GA) Galv. steel.

ROOFING: .40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.

DOORS: Side Door - Timber frame, galv. steel clad each side. Main Doors - .40 (26 GA) Galv. steel overdoors or Galv. steel roller doors.

EXTERIOR SHEATHING: .40 (26 GA) Galv. steel weatherboards, 113mm profile.

COLOUR-GARAGE (SKYLINE)

NOTE: Galv. Steel components referred to below in spouting to ext. sheathing are made of Galv. Steel with baked on silicone polyester paint, known as 'COLOR STEEL', or 'COLOR COTE' (Trade Terms)

FOUNDATIONS: 75mm thick concrete slab with reinforced footings, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.

DAMPCOURSE: 2 ply d.p.c. under all plates.

FRAMING: All timber is borie treated machine gauged Pinus Radiata. All framing is housed, i.e. studs checked into plates and nogs checked into studs. 100 x 50 studs @ 600 centres, top & bottom plates and nogs are all 100 x 50.

WALL BRACES: Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail - 8499A Pryda - A2579, 12.50° pitch. Trusses up to 6m long spaced @ 2400 centres (Max.) Trusses over 6m long spaced @ 1800 centres (Max.)

PURLINS: 100 x 50 on edge @ 750 centres.

TRUSS STIFFENERS: 100 x 50 on edge up to 6m garage width - 1 row over 6m garage width - 2 rows.

SIDE ENTRY DOOR BEAM: 2 x 150 x 50 spiked together.

DRAGON TIES: 75 x 50 on flat @ 45° angle over topplates at each corner up to 7.2, garage length, over 7.2m length additional dragon ties at either side of centre truss.

SPOUTING: .55 (24 GA) Galv. gutters fixed to two sides of building.

DOWNPIPES: .40 (26 GA) 65 x 50 Galv. steel, 1 off per gutter.

RIDGING: .40 (26 GA) Galv. steel, LEAD EDGED.

ROOFING: .40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.

DOORS: Side Door - Timber frame, Galv. steel clad each side. Main Doors - .40 (26 GA) Galv. steel overdoors or Galv. steel roller doors.

EXTERIOR SHEATHING: .40 (26 GA) Galv. steel weatherboards, 155mm profile.

HARDIPLANK-GARAGE

FOUNDATIONS: 75mm thick concrete slab with reinforced footings, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.

DAMPCOURSE: 2 ply d.p.c. under all plates.

FRAMING: All timber is borie treated machine gauged Pinus Radiata. All framing is housed, i.e. studs checked into plates and nogs checked into studs. 100 x 50 studs @ 600 centres, top and bottom plates and nogs are all 100 x 50.

WALL BRACES: Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail - 3143A 12.50° pitch. Trusses up to 6m long spaced @ 2400 centres (Max.) Trusses over 6m long spaced @ 1800 centres (Max.)

PURLINS: 100 x 50 on edge @ 750 centres.

TRUSS STIFFENERS: 100 x 50 on edge up to 6m garage width - 1 row over 6m garage width - 2 rows.

SIDE ENTRY DOOR BEAM: 2 x 150 x 50 spiked together.

DRAGON TIES: 100 x 50 on flat @ 45° angle over topplates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.

SPOUTING: .55 (24 GA) Galv. gutters fixed to two sides of building.

DOWNPIPES: .40 (26 GA) 65 x 50 Galv. steel, 1 off per gutter.

RIDGING: .40 (26 GA) Galv. steel, LEAD EDGED.

ROOFING: .40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.

DOORS: Side Door - Timber frame, Galv. steel clad each side. Main Doors - .40 (26 GA) Galv. steel roller doors.

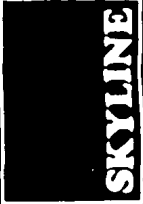
EXTERIOR SHEATHING: HARDIPLANK' 235mm Smooth finish weatherboard (effective cover - 205mm)

BUILDING PAPER: Breather type paper on all walls behind weatherboards and under roofing.

PLANS AND SPECIFICATIONS

APPROVED BY: _____
 SUBJECT TO CONDITIONS ENDORSED ON BUILDING PERMIT
 SIGNED: *[Signature]* DATE: 1/12/88
 DATE: _____
 SCALE: _____
 SHEET **2**

DISTRIBUTOR:



FOR: *M. K. Pearce*
 AT: *13 Elisa Lane*
Ranui

CATEGORY 2

INSBP	35.00
INSPD	18.00
PLCHECK	17.00
	—
TOTAL	70.00
	—

BUILDING PERMIT

AUTHORITY

WAIKARE CITY COUNCIL

9/1/012 92/2212

Receipt No. 3/92 ^{14/4} 18-12-92

Date Permit Issued 24/12/92

OWNER	
Name	PEARCE, K, MR
Mailing Address	13 ELISA LANE RANUI

BUILDER	
Name	PEARCE, K
Mailing Address	13 ELISA LANE RANUI

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	13
Street Name	ELISA LANE
Town/District	RANUI
Riding	NASSEY

LEGAL DESCRIPTION	
Valuation Roll No	3040-062-76
Lot	21
D.P.	DP 133713
Section	
Block	
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

GARAGE

FLOOR AREA	DWELLING UNITS
Whole Sq. Metres	Number Erected
34	0

ESTIMATED VALUES	
\$	Building 4,000.00
	Plumbing 0.00
	Drainage 400.00
	550.00
TOTAL (INCLUDING G.S.T.)	<u>4,400.00</u>

4,450

NATURE OF PERMIT

Enter Number in Box

1. NEW BUILDING - exclude domestic garages and domestic outbuildings
2. FOUNDATIONS ONLY
3. ALTERED, REPAIRED, EXTENDED - include conversions and resited buildings
4. NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
5. DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS
6. SMALL CHIMNEYS, APPLIANCES AND FIREPLACES

Date Inspected

REMARKS (e.g. stage reached with work)

31/12/92

Footing / Prefloor ok

COMPLETED

(SIGNATURE)

BUILDING SURVEYOR

DATE _/ _/ _

(SIGNATURE)

PLUMBING & DRAINAGE SURVEYOR

DATE _/ _/ _

BUILDING PERMIT

(Office Copy)

AUTHORITY

WAITAKERE CITY COUNCIL

91/0212

No. 92/2212

Receipt No. 3/82

14/4 18-12-92

Date Permit Issued 21/12/92

OWNER

Name PEARCE, K, MR
 Mailing Address 13 ELISA LANE
 RANUI

BUILDER

Name PEARCE, K
 Mailing Address 13 ELISA LANE
 RANUI

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 13
 Street Name ELISA LANE
 Town/District RANUI
 Riding MASSEY

LEGAL DESCRIPTION

Valuation Roll No. 33040-062-76
 Lot 21
 D.P. DP 133713
 Section
 Block
 Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

GARAGE

FLOOR AREA

DWELLING UNITS

Whole Sq. Metres	34	Number Erected	0
------------------	----	----------------	---

NATURE OF PERMIT

Enter Number in Box

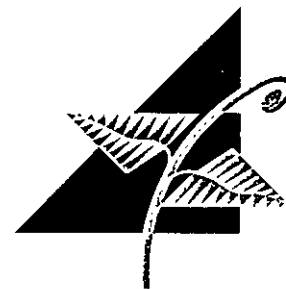
1. NEW BUILDING - exclude domestic garages and domestic outbuildings
2. FOUNDATIONS ONLY
3. ALTERED, REPAIRED, EXTENDED - include conversions and resited buildings
4. NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
5. DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS
6. SMALL CHIMNEYS, APPLIANCES AND FIREPLACES

ESTIMATED VALUES \$	Building	4,000.00
	Plumbing	0.00
	Drainage	400.00

GST
 TOTAL (INCLUDING G.S.T.) 4,400.00

4,950

Waitakere City Council



14 December 1992

Mr K Pearce
13 Elisa Lane
RANUI

Dear Sir/Madam

**BUILDING PERMIT 92/2212 - GARAGE
LOT 21 DP 133713 - 13 ELISA LANE**

The above Building Permit has been approved today subject to the following conditions:-

1. To notations on plans.
2. Provide a turning bay for on-site vehicle manouevring.

Yours faithfully

A small, handwritten signature in black ink, appearing to be 'A.T. Forster', is located below the 'Yours faithfully' text.

A.T. Forster
Senior Building Surveyor (Administration)
For: G.W. Gillard
BUILDING CONTROL MANAGER

Private Bag 93109
Henderson
WAITAKERE CITY

Civic Centre
6 Waipareira Avenue
WAITAKERE CITY

Telephone(09) 836 8000
Facsimile (09) 836 8001
DX 6018

Address all correspondence
to the Chief Executive Officer

Note to Applicants: Please read notes on reverse before completing form.

Date received 7/12/92 Application No. 92/2212 Date Permit Issued: 18/12/92 Permit No.:

OWNER

Name Mr K Pearce

Mailing Address 13 Elisa Lane
Ranui

Phone No. 832 1615

BUILDER

Name Mr K Pearce

Mailing Address 13 Elisa Lane
Ranui

Phone No. 832 1615

PROPERTY ON WHICH BUILDING IS TO BE ERECTED

SITE

Street No. 13

Street Name Elisa Lane

District Ranui

LEGAL DESCRIPTION

Valuation Roll No. 33040-062-76

Lot 21 D.P. 133713

Area of Site 403

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garage

FLOOR AREA Whole Sq. Metres 34.5 m² **DWELLING UNITS** Number Erected 1

ESTIMATED VALUES \$	Building	<u>4000</u>	<u>00</u>
	Drainage	<u>400</u>	<u>00</u>
	Plumbing	<u>1</u>	<u>00</u>
	GST	<u>550</u>	<u>00</u>
	TOTAL VALUE	<u>4950</u>	<u>00</u>

(TICK BOX) NATURE OF PERMIT

NEW BUILDING — exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED

NEW CONSTRUCTION OTHER THAN BUILDINGS

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

(TICK BOX) GENERAL

Yes No Any Second-Hand Materials?

Yes No Any High Tension Electricity Transmission Lines?

Clay Fill Peat Nature of Ground

Other (Define)

APPLICANT

Name Mr K Pearce

Mailing Address 13 Elisa Lane
Ranui

Capacity Owner (owner, builder, architect etc)

Phone No. 832 1615

Signature K Pearce

OFFICE USE ONLY

FEES APPLICABLE

Building	<u>55-00</u>
Drainage	<u>15-50</u>
Plumbing	<u>-</u>
Water Connection	<u>-</u>
Planning Check	<u>-</u>
Building Research Levy	<u>-</u>
Street Damage Deposit	<u>-</u>
Vehicle Crossing Bond	<u>-</u>
TOTAL:	<u>70-50</u>

82/3 7/12/92 70

RECEIPT

Plan Rev Fees 70.00 Receipt 14/4 Date: 18-12-92

Fees _____ Receipt _____ Date: _____

ROAD DAMAGE DEPOSIT REFUND

Amount \$ _____ Date _____

Refunded _____

To: Owner/Builder/Applicant

VEHICLE CROSSING BOND REFUND

Amount \$ _____ Date _____

Refunded _____

To: Owner/Builder/Applicant

NOTES

1. **OWNER OF SECTION** — Enter surname and initials.
2. **PARTICULARS OF PROPERTY** — Roll number, legal description and area of site may be obtained from Rate Notice or Valuation Notice.
3. **FLOOR AREA** — Show area of proposed work only.
4. **VALUE OF WORK** — Building: Include the value of materials for plumbing and drainage.
Plumbing and Drainage: Enter labour values only.
5. **SECOND-HAND MATERIALS** — If second-hand materials will be used in the proposed work an application for a Second-hand Materials Inspection must be lodged with the Building Permit Application.
6. **ELECTRICITY LINES** — If Waitemata Electric Power Board or Electricorp high tension transmission lines cross any part of the property the building permit application must be accompanied by a clearance from the relevant authority.
7. **NATURE OF GROUND ON WHICH BUILDING WILL BE PLACED**
Where it is proposed to build on uncompacted fill, peat or other forms of doubtful bearing ground or in an area noted as stability sensitive in the District Scheme a soils report, together with details of structural design, shall be prepared by a Registered Engineer and shall be included with the application.
8. **PLUMBING AND DRAINAGE PERMITS** — Applications for Plumbing and/or Drainage Permits are required (where applicable) to be made at the time of application for a Building Permit. Plumbing or Drainage Permits may only be issued to Craftsmen Plumbers or Registered Drainlayers.
9. **ROAD DAMAGE DEPOSIT** — A Road Damage Deposit is compulsory on all work over the value of \$15,000, in accordance with the following schedule.

\$15,001 — \$40,000	\$250.00
\$40,001 — \$80,000	\$500.00
\$80,001 — \$200,000	\$750.00
\$200,001 and above	\$1050.00

No deposit is required for any building work regardless of value where the road adjacent to the property has a metal surface.

For corner sites the Road Damage Deposit is double the amount in the schedule.

10. **PLAN REVIEW FEE** — A plan review fee, 50% of the building permit fee, must be paid at the time of lodging this application. This fee is non-refundable once processing has commenced. The balance of the building permit fee and all other fees are payable prior to the issue of the building permit.
11. **BUILDING RESEARCH LEVY** — In terms of the Building Research Levy Act 1969 work valued at \$20,000 or more is subject to a levy of \$1.00 per \$1000 of total value.
12. **PLANNING CHECK FEE** — A fee covering town planning checks on the building permit application is payable in accordance with the following schedule:

Commercial/Industrial	up to \$40,000	\$22.50	Other categories	up to \$10,000	\$11.25
	over \$40,000	\$67.50		over \$10,000	\$22.50

BUILDING PERMIT FEE SCHEDULE

Value of Work \$	Building Permit Fee \$	Plan Review Fee \$
1 — 2,000	30.00	15.00
2,001 — 4,000	60.00	30.00
4,001 — 6,000	100.00	50.00
6,001 — 8,000	130.00	65.00
8,001 — 10,000	160.00	80.00
10,001 — 15,000	200.00	100.00
15,001 — 20,000	240.00	120.00
20,001 — 30,000	320.00	160.00
30,001 — 40,000	400.00	200.00
40,001 — 50,000	460.00	230.00
50,001 — 60,000	560.00	280.00
60,001 — 70,000	650.00	325.00
70,001 — 80,000	730.00	365.00
80,001 — 90,000	810.00	405.00
90,001 — 100,000	890.00	445.00
100,001 — 120,000	930.00	465.00
120,001 — 140,000	970.00	485.00
140,001 — 160,000	1010.00	505.00
160,001 — 180,000	1050.00	525.00
180,001 — 200,000	1090.00	545.00
200,001 — 220,000	1130.00	565.00
220,001 — 240,000	1170.00	585.00
240,001 — 260,000	1210.00	605.00
260,001 — 280,000	1250.00	625.00
280,001 — 300,000	1280.00	640.00
300,001 — 320,000	1320.00	660.00
320,001 — 340,000	1360.00	680.00
340,001 — 360,000	1400.00	700.00
360,001 — 380,000	1430.00	715.00
380,001 — 400,000	1470.00	735.00
400,001 and over	\$1470.00 + \$40.00 per \$20,000 or part thereof	735.00 + \$20.00 per \$20,000 or part thereof

CHECK LIST — BUILDING PERMIT APPLICATIONS

A permit is required for all building construction and alterations. The following is a check list of requirements to be submitted to Council to obtain a permit.

APPLICATIONS WHICH DO NOT MEET REQUIREMENTS WILL NOT BE ACCEPTED FOR PROCESSING

APPLICATION FORMS

1. (a) **Building Permit Application:**
An application form must be completed and signed by the applicant. All items on the application form must be completed.
- (b) **Street Damage Deposit:**
Except where the road adjacent to the property has a metal surface, all applications where the total value of work exceeds \$15,000 the Street Damage Deposit form attached to the Building Permit Application form must be completed. Any damage to footpath, crossing or kerb must be recorded.
- (c) **Vehicle Crossing Details:**
All properties must have a complying vehicle crossing. Vehicle crossing details must be shown on the Vehicle Crossing Details form attached to the Building Permit Application form and signed by applicant.
- (d) **Plumbing/Drainage Permit Application:**
When plumbing and/or drainage (including stormwater drainage) is involved a Plumbing/Drainage application form must be completed.
- (e) **Application for Water Supply:**
For new buildings on a reticulated water supply the Application for Water Supply form attached to the Plumbing/Drainage Permit Application form must be completed. For flats, factories and shops a separate water meter is required for each flat, factory unit or shop.
- (f) **Septic Tank Application:**
For buildings requiring a septic tank a registered Civil Engineer's report is to be lodged with the application and the owner is to complete and sign the septic tank application form.
- (g) **Temporary Accommodation:**
Where it is intended to live on the site in temporary accommodation while constructing a dwelling it will be necessary to complete a Temporary Accommodation/Building form and submit this (together with the specified fee) with your application for a building permit.

SITE AND DRAINAGE PLANS

Two copies of site plans are to be submitted with all building permit applications and shall clearly show the following (min. scale 1:100, or 1:200 for sections larger than 1500 m², drawn in ink).

NOTE: Four copies of site and drainage plans must be submitted for developments.

2. (a) The position of all survey pegs relating to the lot or lots involved.
- (b) All legal boundaries are to be clearly shown with dimensions.
- (c) Any existing buildings on the site are to be clearly defined and dimensioned from boundaries.
- (d) Position of proposed building to be clearly defined and dimensioned from boundaries and any other buildings on site.
- (e) Details of land contours required:
 - (i) A contour plan with 500mm increment lines;
 OR
 - (ii) Spot levels at building corners, site corners and on side boundaries opposite building corner (minimum 12 points).
The ground floor level must be defined with a R.L. or datum when using spot levels or contours.
- (f) Excavation and site development and/or retention proposals. If a building platform is required, details of benching and fill compaction will be necessary.
- (g) Position of sanitary and stormwater public sewers to be shown on site plan. Distances to boundaries to be stated when sewers are outside site.
- (h) Layout of proposed private drains to approved connections to be shown.
- (i) Layout of existing private drains to be shown.

- (j) Proposed method of collecting and disposing of ground water and seepage to be shown, e.g. behind retaining walls.
- (k) Locality sketch showing location of property in relation to nearest major road.

WORKING DRAWINGS AND SPECIFICATIONS

Two copies of working drawings are to be submitted with all building permit applications and shall clearly show the following (min. scales 1:100 and 1:10 drawn in ink)

- 3. (a) Foundation plans detailing each element used, and bracing required.
- (b) Floor plan showing proposed use of all parts of the proposed building. No permit application shall be received unless the whole floor is shown with existing layout and use, proposed work and final complete floor layout and use.
- (c) Roof plan showing members used and bracing required. Truss code number's to be supplied.
- (d) Elevations of ALL exterior walls showing ground levels, both existing and final development.
- (e) Cross section of proposed building, showing existing and proposed adjacent ground levels.
- (f) Details of wall bracing to be shown and bracing calculations provided.
- (g) Details of thermal insulation to be shown. If not complying with accepted practice of B.R.A.N.Z. C.1. publication, thermal calculations will be required.
- (h) Details of terraces/steps, showing construction.
- (i) Drawings and calculations for firewalls with details of soffit blocking, etc.
- (j) **Specific Engineering Design:**
All applications for building permits where elements of structure require specific design by an engineer shall be accompanied by calculations and a Structural Design Features Summary signed by a registered engineer. All items covered by the calculations shall be incorporated into the working drawings.
- (k) **Stability Sensitive Sites:**
All applications for building permits on sites designated Stability Sensitive in the Town Planning District Scheme shall be accompanied by a soils assessment/report prepared by an approved engineer experienced in geomechanics.
- (l) Two sets of specifications, with section headings. All irrelevant information is to be deleted.
- (m) Schematic plumbing layout to be included on working drawings for Commercial/Industrial applications.

SWIMMING POOLS

- 4 (a) Capacity of pool to overflow level is to be stated and depth into ground indicated. Some pools, due to their siting or depth, may need additional support such as retaining walls and these shall be included in the application. Details of fencing to comply with the requirements of the Fencing of Swimming Pools Act 1987 shall be included with the working drawings.
- (b) Application form Inspection For Compliance of Pool Fencing shall be completed and signed by OWNER or OCCUPIER.

OFFICE USE ONLY

- (a) All the necessary requirements are included in the plans submitted.

Signature: *[Handwritten Signature]* Date: 7-12-92

- (b) The following requirements are to be incorporated before plans will be accepted for processing:
NOTE: This Check List must be returned when re-submitting application.

Items Nos. _____

Signature: _____ Date: _____

- (c) Additional requirements as in (b) submitted with plans.

Signature: _____ Date: _____

APPLICATION NO. 92/2212

BUILDING PERMIT PROCESSING SHEET (w)

Town Planning Zoning Res 3 Date & Officer 9-12-92 JAT

Complies with P.P.

Approved by [Signature] Building Surveyor 11-12-92 Date

Approved by [Signature] Plumbing/Drainage Surveyor 11/12/92 Date

Approved by E.H.O. Date

Approved by Dangerous Goods Surveyor Date

REMARKS

Permit issued subject to the following conditions @ To notations on plans

@ Provide a turning bay for on-site vehicle manoeuvring.

INITIALS

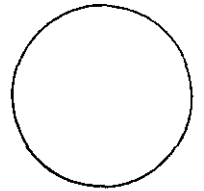
- Planning Consent Resolution File
Second-hand Materials Report Attached
Electricity Transmission Line Clearance Received
WCC Sanitary Sewers Checked: Release/Hold
ARA Sewers Checked: Release/Hold
WCC Stormwater Sewers Checked: Release/Hold
Plans Checked by Fire Officer
Fire Officer's Report Received

FINAL CHECK Initials Date

PERMIT NO 92/2212 DATE ISSUED 18.12.92

13 ELISA LANE

92/2212.



BUILDING PERMIT APPLICATION - PROGRESS SHEET

Application No. ...92/...2212. PEARCE.

To	Date in	Date out	Handed on to	Remarks
Planning Officer	7/12	9/12	B/S	OK
Building Surveyor	9/12	11/12	pel	OK
Plumbing & Drainage Surveyor	11/12	11/12	F.C.	OK
Design Engineer				
Drainage Engineer				
Final Check	11/12	11/12	Issue	OK

WAIKARE CITY COUNCIL - Form to be completed and submitted with Building Permit Application.

1. ENGINEERS NAME - As on DESIGN FEATURES SUMMARY - complete as applicable (Individual or Company)

SURNAME _____ INITIALS NIA

COMPANY NAME _____

2. NUMBER OF STOREYS 1

3. FLOOR CONSTRUCTION DETAILS

tick

tick

A TIMBER FRAME

D EARTH

B CONCRETE SLAB

E COBBLESTONES

C TIMBER FRAME & CONCRETE SLAB

4. WALL CONSTRUCTION DETAILS

tick

tick

A TMER/FRME, WEATHERBOARDS

H CONCRETE BLOCK

B TMER/FRME, BRICK VENEER

I CAVITY BRICK

C TMER/FRME, HARDIFLEX

J TRANSLUCENT SHEET

D TMER/FRME, METAL WEBS

K GLASS

E TMER/FRME, PLYWOOD

L STEEL

F STEEL FRME, BRICK VENEER

M TIMBER POSTS ONLY

G STEEL FRME, SHI PROFILE METAL

5. ROOF CONSTRUCTION DETAILS

tick

tick

A CONCRETE TILE

G TIMBER

B TERRA COTTA TILE

H GLASS

C PRESSED METAL TILE

I PLASTIC

D SHEET PROFILE METAL

J TRANSLUCENT SHEETS

E SHEET PROFILE FIBRO

K BUTYNOL

F CONCRETE

L SHINGLES

Waitakere City Council



APPLICANT

MR K PEARCE
13 ELISA LANE
RANUI

DATE: 14/12/92

PERMIT
APPLICATION No.

92/2212

OWNER'S NAME

PEARCE, K, MR

PROJECT
STREET ADDRESS

13 ELISA LANE

ACCOUNT NAME

CODE

NET

G.S.T.

GROSS

BUILDING

INSBP

48.89

6.11

55.00

DRAINAGE

INSPD

13.78

1.72

15.50

62.67

7.83

70.50

14/12 18-12-92
\$ 70.50

PLAN REVIEW FEE ALREADY PAID = \$

70.00

BALANCE TO PAY \$

70.50

The above fees are now payable prior to the issue of a permit to commence work.

Please present this invoice, together with any enclosures duly completed, to the Service Centre cashiers, between 8.30am and 4.15pm weekdays. The permit plans can then be uplifted from the Service Centre building counter on presentation of the receipted invoice. To assist Council you are requested to uplift the permit within one month of the date of this invoice otherwise the permit may be cancelled. Enquiries regarding this invoice should be directed to extension 8606.

AK

20 February 2004

Vivienne Pearce
13 Elisa Lane
Ranui
Waitakere City

Dear Sir/Madam

Resource Consent Application Number RMA20032253
Location: 13 Elisa Lane, Ranui, WAITAKERE CITY

I am pleased to advise that your Resource Consent (Planning) application has been considered and consent has been granted pursuant to sections 93, 94, 104, and 108 of the Resource Management Act 1991.

The full report considering your application and the decision which has been made is attached. The following contains the decision on your application and the conditions which must be met for your consent to be valid:

DECISION

Pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, **consent is granted** to the application by Vivienne Pearce to remove a Moreton Bay Fig tree (*Ficus macrophylla*) and work in the dripline of protected vegetation to effect this removal (as more accurately defined in Sections 3 and 4 of this report) at 13 Elisa Lane, Ranui being Lot 21 DP 133713 for the following reasons:

- (i) No persons are considered to be potentially affected by the proposal.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and would create no more than minor adverse effects on the environment.

Conditions imposed on the consent are as follows:

1. Subject to the conditions outlined below, the work in the dripline of protected vegetation (vegetation that is protected under the Waitakere City District Plan) shall proceed in accordance with the information submitted with the application.
2. The removal of the Moreton Bay Fig tree (*Ficus macrophylla*) shall be carried out in such a way so as to cause no more than minor damage to other vegetation that is protected under the Waitakere City District Plan. For the purpose of ensuring compliance with this condition the consent holder shall employ a suitably qualified and experienced arborist to monitor, direct and supervise the removal of the Moreton Bay Fig tree for the duration of the process.
3. Pursuant to section 125 of the Resource Management Act 1991 this consent shall lapse 2 years from the date of issue of the consent.

End of Conditions

Compliance with the above conditions will be monitored by Councils Environmental Monitoring Officer in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. Only after all conditions of the Resource Consent have been met, will Council issue a letter of compliance on request of the applicant.

Please note also that you must complete the activity that is consented to within two (2) years including compliance with the conditions of consent. If that does not happen the consent lapses and you may need to apply for an extension or a new consent. **Note: Your consent lapses on 20/02/2006.**

Please contact Martin Sharp (extn 8337) of the Resource Consents Section if you have any general queries about the enclosed report or decision.

Yours faithfully

PP RLC


Graeme McCarrison
MANAGER: RESOURCE CONSENTS

Report for Controlled Activity Application

1.0 SUMMARY OF PROPOSAL

To remove a Moreton Bay Fig Tree (*Ficus macrophylla*).

2.0 APPLICATION DETAILS

Field Advisor: Martin Sharp

Site Address: 13 Elisa Lane, Ranui, Waitakere City

Applicant: Vivienne Pearce

Date Received: 11th November 2003

Resource Consent No: RMA20032253

Ward: Massey

Legal Description: Lot 21 DP 133713

Site Area: 403m²

Address for Service: As above

District Plan: Human Environment: Living
Natural Area: General
Landscape Elements: Nil

Further Information Required: No

Date Requested: N/A

Date Received: N/A

Site Visit: 9th January 2004

3.0 RELEVANT DISTRICT PLAN RULES

3.1 District Plan

General Natural Area

Rule 2.2 – Controlled Activity – Work within the dripline of protected vegetation.

Overall the application is considered to be a Controlled Activity.

4.0 SITE AND PROPOSAL

4.1 Site Description

The property is located at 13 Elisa Lane, Massey (Lot 21 DP 133713). In the northeastern corner of the property is a Moreton Bay Fig Tree (*Ficus macrophylla*) of approx 9m height.

4.2 Proposal

It is proposed to remove the Moreton Bay Fig tree referred to in section 4.1 above. The removals would involve working in the dripline of trees that are protected under the Waitakere City District plan including an 8m Ailanthus and 7m Pittosporum.

5.0 STATUTORY ASSESSMENT

5.1

Section 93 of the Resource Management Act 1991 provides for resource consents to be processed on a non-notified basis if the activity to which the application relates is a controlled activity or Council is satisfied that the adverse effects of the activity on the environment will be minor.

Sections 94 and 94D require that even if notification is not required under section 93 that notice of the application must be served on all persons who in the opinion of Council may be adversely affected by the activity unless the District Plan expressly provides that such an application does not need to be notified and notice of the application does not need to be served on adversely affected persons.

The District Plan expressly provides that controlled activities need not be publicly notified and that written consents are not required. Proposed Plan Change 7 provides that notice of an application that is a controlled activity does not need to be served on persons who may be adversely affected. In assessing notification issues, Council is entitled to have regard to Plan Change 7 which has status as if it were a rule in a Proposed Plan. This application has been processed on the basis that neither public notification nor service on persons who may be adversely affected is required.

In addition it is considered that, the proposal would generate no more than minor adverse effects on the environment and that there are no persons who may be adversely affected by the proposal. It should be noted that in determining whether or not adverse effects on the environment would be minor or more than minor, any adverse effects on the environment that would arise from a permitted activity under the Operative Plan has been disregarded and any adverse effect that does not relate to a matter in the Plan that is specified as a matter to which Council has reserved its control has also been disregarded.

6.0 ENVIRONMENTAL ASSESSMENT

The District Plan has been prepared with a clear "effects-based" emphasis. Consideration of the proposed development in relation to each of the Plan's assessment criteria would ensure that all the relevant matters to which Council has restricted its discretion/reserved its control have been addressed. The relevant matters to which Council has restricted its discretion/reserved its control in relation to the application will therefore be considered in accordance with the assessment criteria and are as follows:-

- landscape treatment
- scale
- method
- and location and will be assessed in accordance with the following criteria

It should be noted that any adverse effect of the activity on the environment that does not relate to the above matters has been disregarded.

The relevant assessment criteria from the District Plan, together with comments as to whether each criterion can be satisfied are summarised as follows:

GENERAL NATURAL AREA

ASSESSMENT CRITERIA	Comments/ Mitigation Proposed/Reasons For Conditions
<p>2(a) The extent to which <i>vegetation alteration</i> adversely affects amenity values and neighbourhood character</p>	<p>Conditions required to avoid adverse effects upon the nearby protected trees and thus on amenity and character.</p>
<p>2(b) The extent to which <i>vegetation alteration</i> will threaten natural ecosystems.</p>	<p>Negligible.</p>
<p>2(d) The extent to which <i>development</i> is located or can be <i>designed</i> in a way that avoids the need to remove <i>vegetation</i>, and in particular the removal of any trees which are notable examples of their species.</p>	<p>The only development proposed is the removal of the subject tree.</p>
<p>2(e) The extent to which the proposed <i>vegetation alteration</i> is necessary:</p> <ul style="list-style-type: none"> • to accommodate <i>development</i> otherwise permitted by the <i>Plan</i> • to ensure the safety or integrity of existing <i>development</i> on the <i>site</i> • for <i>pruning</i> to provide light • for <i>pruning</i> to preserve <i>public views</i>. 	<p>Removal would not be for these purposes.</p>
<p>2(f) The extent to which the <i>vegetation alteration</i> adversely affects <i>plant health</i>.</p>	<p>Conditions required to protect vegetation that would remain that would have work occurring within the dripline.</p>
<p>2(h) The extent to which more than minor adverse <i>effects</i> can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the <i>site</i> and/or through payment or provision of a <i>financial contribution</i>.</p>	<p>With the conditions of this consent there would not be more than minor adverse effects.</p>

<p>(i) The extent to which <i>vegetation alteration</i> reduces the ability to create linkages between <i>native vegetation</i>, fauna habitats, or <i>natural features</i> or landforms.</p>	<p>The effect on the ability to form linkages would be negligible.</p>
<p>2(j) The extent to which vegetation alteration can be offset by restoration or enhancement around and within the area subject to the application.</p>	<p>Not required as only removal would be of a species listed in the environmentally damaging plants appendix of the plan.</p>
<p>2(k) The extent to which <i>vegetation alteration</i> adversely affects the significance, natural character or landscape value of any natural features.</p>	<p>The extent of vegetation removal would be low, thus the effect would be negligible.</p>

7.0 MONITORING

The proposal will be monitored in accordance with the conditions specified in this report, and the requirements contained in the District Plan.

8.0 RECOMMENDED DECISION

Pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, **consent is granted** to the application by Vivienne Pearce to remove a Moreton Bay Fig tree (*Ficus macrophylla*) and work in the dripline of protected vegetation to effect this removal (as more accurately defined in Sections 3 and 4 of this report) at 13 Elisa Lane, Ranui being Lot 21 DP 133713 for the following reasons:

- (i) No persons are considered to be potentially affected by the proposal.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and would create no more than minor adverse effects on the environment.

Conditions imposed on the consent are as follows:

1. Subject to the conditions outlined below, the work in the dripline of protected vegetation (vegetation that is protected under the Waitakere City District Plan) shall proceed in accordance with the information submitted with the application.
2. The removal of the Moreton Bay Fig tree (*Ficus macrophylla*) shall be carried out in such a way so as to cause no more than minor damage to other vegetation that is protected under the Waitakere City District Plan. For the purpose of ensuring compliance with this condition the consent holder shall employ a suitably qualified and experienced arborist to monitor, direct and supervise the removal of the Moreton Bay Fig tree for the duration of the process.
3. Pursuant to section 125 of the Resource Management Act 1991 this consent shall lapse 2 years from the date of issue of the consent.

Reporting Advisor: M. T. Sharp
(Martin Sharp)

Date: 17/02/04

10.0 CONSENT GRANTED AS RECOMMENDED

[Handwritten Signature]
.....
Bruce Hawken
Team Leader

Date: *19/02/2004*
.....

Please contact Martin Sharp (Ph 836 8000 ext. 8337) if you have any queries about this resource consent and associated report.

9 December 2003

Vivienne Pearce
13 Elisa Lane
Ranui
WAITAKERE CITY

Dear Madam,

Re: Resource Consent Application: RMA20032253
Proposal: To remove a Moreton Bay Fig tree.
Site Address: 13 Elisa Lane, Ranui

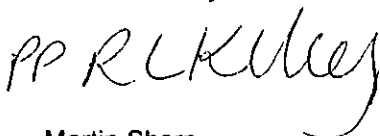
The Council advises that it has extended the 20 working day statutory time period within which it makes a decision on a non-notified resource consent application. The time period has been extended until 27/01/2004, pursuant to Section 37 of the Resource Management Act 1991.

The time frame has been extended due to significant workloads.

In extending the timeframe Council has considered the matters set out in Section 37. In particular, additional time will ensure that a comprehensive assessment of your application and its effects on the environment can be undertaken.

If you have any queries regarding the above, please contact Martin Sharp of Consent Services (phone 836 8000 Ext 8337).

Yours faithfully,



Martin Sharp
Resource Planner

Application to Remove and/or Prune and/or Undertake Works Within the Dripline of Vegetation in Waitakere City

03/12



Application for a Resource Consent Under Section 88 of the Resource Management Act 1991

Send to: The Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY 1231
ATTN: Manager Field Services

For more information:
Civic Centre, Waipareira Avenue,
Henderson
Telephone (09) 839 0400
Facsimile (09) 836 8064

MS

Applicant: Vivienne Pearce Agent/Owner

Address of property: 13 ~~Street~~ Lane, Elisa Ranni

Legal description: Lot number: 21 DP number: _____

Names and addresses of owners and occupiers of the property (if other than the applicant):

Owner(s): _____ Occupier(s): _____

Address for correspondence: _____

Phone number: Business: 026 2133473 Home: _____

Fax: _____

Do you have a dog or any other hazards that might prevent Council staff gaining access to the property?

Signature: V Pearce Date: 11.11.03

Resource Consent sought is for (please ✓ tick appropriate box):

Vegetation removal Pruning Works within the dripline

Species of trees: Tree removal rubber plant.

Report and Decision

- You will be notified of the Council's decision within 20 working days of receipt of full information. This includes any information requested under Section 92 of the Resource Management Act 1991.
- Please call a Customer Field Advisor (Resource Management - Vegetation) on 839 0400 or Fax on 836 8064 with any queries regarding this form.

Please note that if information required is not supplied, the application may be put on hold until this is recieved.

10/11

Office use only:

Receipt date: 11.11.03 Initials: SA

Register number: 20032253

Planner: _____ Date by: _____

G-NA

C-NA

M-NA

R/CE-NA

P-NA

RES-NA

Part A (Must be completed) Description of Proposal and Assessment of Effects

Describe the effect of the proposal on the environment (including the neighbouring properties). For guidance on possible effects that may apply to your proposal see the relevant District Plan Assessment Criteria. Please include details of the tree(s) that are to be removed or pruned or works undertaken within the dripline (if this is to accommodate a new building, then full plans will need to be supplied).

too wide danger hazards.

Part B (Must be completed) Mitigation for Proposed Works

In this section, please list any mitigation measures incorporated in the proposed activity to reduce effects to an acceptable level e.g. replanting / screening. If no mitigation is considered necessary, explain why.

Site Plan Please identify the approximate location of the tree/s on site in relation to any buildings, streets and natural features such as streams.

