

# Building Consent Application Acceptance Guidance Sheet

121096

## Customer Service

GL 3201100101

Receipt: 665436

Date Stamp:



Received via Mail.

Applicant Name: BROWN ACRES LTD.

X Co-ordinates: 2510324

Site Address: PARKER ST MOTUEKA

Y Co-ordinates: 6011300

Project Type: NEW DWELLING

Project Value: \$ 90,000

Valuation No: 19560 05200 02

Sq mtrs: 109 No. WC Pans: 1

- Application form completed and signed ?
- Certificate of Title (all pages) )
- Two copies of submitted documents (Drawings and Specifications) ?
- Extra copy of floor plans (for Quotable Value) ?

New Application

Amendments to Existing BC \_\_\_\_\_

Deposit Paid     Received by Mail

Yes     No    Vetted by Duty Building Consent Officer

Yes     No    Pre-lodgement checklist completed and signed

**If any of the above relevant information is NOT present and complete in the Building Consent application, the Tasman District Council reserves the right to decline receipt of the application.**

|                                    |          |                     |
|------------------------------------|----------|---------------------|
| Customer Service Receiving Officer | Name:    | <u>ANGELA BROWN</u> |
|                                    | Initial: | <u>AB</u>           |
|                                    | Date:    | <u>25/10/12</u>     |

# Building Consent File Checklists

## Part 2: Building Consent File Checklist

Date: \_\_\_\_\_

Applicant: Brown Acres Limited

BC No: 121096

Project Location: 52/53 Parker Street, Motueka

Valuation No: 1956005200BZ

Building Type: Construct new dwelling with internal garaging - Villa 52

| Building Control Administration          | Yes                                 | No                                  | N/A                      |
|--|-------------------------------------|-------------------------------------|--------------------------|
| Building Consent Application             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Architectural Plans                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Project Specification                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Application Acceptance Guidance Document | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Certificate of Title                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Building Consent file correctly numbered | <input checked="" type="checkbox"/> |                                     |                          |

| General               | \$      | N/A                      |
|-----------------------|---------|--------------------------|
| TAN (TA Notes)        |         | <input type="checkbox"/> |
| PIM                   | 132     | <input type="checkbox"/> |
| BC                    | 2173.50 | <input type="checkbox"/> |
| BRANZ                 | 90      | <input type="checkbox"/> |
| DBH                   | 180.90  | <input type="checkbox"/> |
| Miscellaneous charges | 10      |                          |

| Development Contributions | \$ | N/A                                 |
|---------------------------|----|-------------------------------------|
| Roading                   |    | <input checked="" type="checkbox"/> |
| Stormwater                |    | <input checked="" type="checkbox"/> |
| Water                     |    | <input checked="" type="checkbox"/> |
| Wastewater                |    | <input checked="" type="checkbox"/> |
| Discount                  |    | <input checked="" type="checkbox"/> |

| Financial Contributions | \$      | N/A                      |
|-------------------------|---------|--------------------------|
| Reserves - Ward         |         | <input type="checkbox"/> |
| <b>Total Charges</b>    | 2586.40 |                          |

|                                 |          |          |                       |                                     |
|---------------------------------|----------|----------|-----------------------|-------------------------------------|
| Building Control Administration | Name:    | Worm     | Application Accepted: | <input checked="" type="checkbox"/> |
|                                 | Initial: | WRM      | Application Declined: |                                     |
|                                 | Date:    | 29-10-12 |                       |                                     |

### Part 3: Senior BCO – Building Consent Allocation

|   |           |    |    |      |      |      | Yes                      | No                       | N/A                                 |
|---|-----------|----|----|------|------|------|--------------------------|--------------------------|-------------------------------------|
| Building category (circle)  | <u>R1</u> | R2 | R3 | Com1 | Com2 | Com3 |                          |                          |                                     |
| Allocated to: <u>Carport</u>  |           |    |    |      |      |      |                          |                          |                                     |
| Is it a building of commercial or industrial nature?  |           |    |    |      |      |      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is a DRU check required/arranged for the fire safety design?  |           |    |    |      |      |      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is a full Compliance Schedule application required/provided?  |           |    |    |      |      |      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is a compliance check required/arranged with the Environmental Health Section (commercial kitchen, camping ground, food, liquor licensing)? |           |    |    |      |      |      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is a compliance check required/arranged for site contamination?   |           |    |    |      |      |      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is a compliance check required/arranged for land hazards?   |           |    |    |      |      |      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is a compliance check required/arranged for hazardous substances or materials?  |           |    |    |      |      |      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|            |          |                 |                       |                                     |
|------------|----------|-----------------|-----------------------|-------------------------------------|
| Senior BCO | Name:    | <u>Karl</u>     | Application Accepted: | <input checked="" type="checkbox"/> |
|            | Initial: | <u>K.H.</u>     | Application Declined: |                                     |
|            | Date:    | <u>30/10/12</u> |                       |                                     |

### Part 4: Building Consent Officers

|   | Yes                                 | No                                  | N/A                      |
|---|-------------------------------------|-------------------------------------|--------------------------|
| Statements of Expert Opinion (Design)                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Design Reports / Calculations (geotechnical, fire, structural, etc) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Processing Checklists   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Further Information Requests  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

#### Building Act Conditions

|              |  | Yes                      | N/A                                 |
|--------------|--|--------------------------|-------------------------------------|
| <b>BI 60</b> | This consent is granted pursuant to Section 72 (building on hazard-prone land) of the Building Act and is conditional on the Council notifying the District Land Registrar that this consent is granted pursuant to Section 72. An entry will be made by the District Land Registrar against the Certificate of Title.     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>BI 61</b> | This consent is granted pursuant to Section 75 (building over two or more lots) of the Building Act and conditional on Council notifying the District Land Registrar that this consent is granted pursuant to Section 75. An entry will be made by the District Land Registrar against the affected Certificates of Title. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>BI 62</b> | This consent is granted subject to a waiver from the requirements of the Building Code in respect of:<br>Specify:  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Additional Information                           |  | Yes                                 | No                       | N/A                                 |
|--|--|-------------------------------------|--------------------------|-------------------------------------|
| <b>Building Standard Statements</b>              |  |                                     |                          |                                     |
| AI07   | A statement of expert opinion review from a chartered professional engineer is required confirming all site inspections as specified in the engineer's schedule have been completed.                                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| AI09   | Boundary pegs with string lines need to be in place prior to Building Inspector's arrival during first site inspection.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| AI12   | This project includes the installation of fire alarms. Fire alarm installations require to be certified by an accredited inspection body. A copy of an Energy Works Certificate for electrical work is required.     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| AI13   | Proprietary exterior plaster claddings shall be applied by an approved applicator and in full compliance with manufacturer's specifications.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| AI14   | The exterior texture coating applicator shall, on completion of work, provide a statement of expert opinion stating compliance with all aspects of the texture coating products approved application specifications. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| AI15   | Suitability of ground conditions and foundation bearing are not known. Engineer investigation and design may be required. This will be determined during footing inspection.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| AI17   | A statement of expert opinion from applicator of wet floor shower/waterproofing membrane, stating compliance with approved application specifications; will be required on completion of work.                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>Drainage and Plumbing Standard Statements</b> |  |                                     |                          |                                     |
| AD17   | On the completion of all drainage work an engineer's as-built plan to scale is to be submitted to the Tasman District Council.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| AD21   | A statement of expert opinion shall be provided from the solar panel installer stating compliance with the Code of Practice for Manufacture and Installation of Solar Water Heating Systems in New Zealand.          | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|  |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Building Consent Inspections                      |                                     |                                     |   |                                     |                          |
|---|-------------------------------------|-------------------------------------|---|-------------------------------------|--------------------------|
| Detail  | Yes                                 | N/A                                 | Detail  | Yes                                 | N/A                      |
| 1 Siting / foundation block wall                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17 Drainage / sewer / stormwater                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 Piles / foundations                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 18 On-site effluent disposal                            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3 Concrete floor slab                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 19 Stucco / texture pre-coat                            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4 Timber subfloor                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 20 Stucco control joints                                | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5 Truss / roof / pre-wrap                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 21 Weathertightness details                             | <input type="checkbox"/>            | <input type="checkbox"/> |
| 6 Post-wrap / cavity                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 22 Solar heating  | <input type="checkbox"/>            | <input type="checkbox"/> |
| 7 Pre-line brace / insulation / plumbing          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 23 Metal exterior cladding                              | <input type="checkbox"/>            | <input type="checkbox"/> |
| 8 Pre-line firewall rated structure               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 24 Specific high risk detail inspection                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| 9 Post-line bracing                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 25 Swimming pool fence                                  | <input type="checkbox"/>            | <input type="checkbox"/> |
| 10 Post-line fire walls                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 26 Exterior drained land surface areas                  | <input type="checkbox"/>            | <input type="checkbox"/> |
| 11 Pre-butynol / deck membrane flat roof          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 27 Non-standard inspections as attached                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| 12 Brick veneer                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 28 Final inspection: interior / exterior / certificates | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13 Masonry block construction in-fill / cleanouts | <input type="checkbox"/>            | <input type="checkbox"/>            | 29 Heating unit installation: in-built chamber          | <input type="checkbox"/>            | <input type="checkbox"/> |
| 14 Masonry block construction bond beam           | <input type="checkbox"/>            | <input type="checkbox"/>            | 30 Final inspection: fire - in-built                    | <input type="checkbox"/>            | <input type="checkbox"/> |
| 15 Retaining wall drainage                        | <input type="checkbox"/>            | <input type="checkbox"/>            | 31 Final inspection: fire - free-standing               | <input type="checkbox"/>            | <input type="checkbox"/> |
| 16 Wet area membrane (showers)                    | <input type="checkbox"/>            | <input type="checkbox"/>            |   |                                     | <input type="checkbox"/> |
|   |                                     |                                     | <i>Some Inspections can be included with BC# 121097</i> |                                     |                          |

Process completed and approved for granting. Application forwarded to Building Control Administration for issuing.

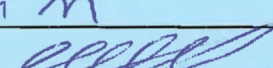
|                          |          |                    |                      |                                     |
|--------------------------|----------|--------------------|----------------------|-------------------------------------|
| Building Consent Officer | Name:    | GRANT FIDLER       | Application Granted: | <input checked="" type="checkbox"/> |
|                          | Initial: | <i>[Signature]</i> | Application Refused: |                                     |
|                          | Date:    | 2/4/2012           |                      |                                     |

Applicant: Brown Acres Limited  
 Project Location: 52/53 Parker Street, Motueka  
 Building Type: Construct new dwelling with internal garaging - Villa 52

BC No: 121096  
 Valuation No: 1956005200BZ

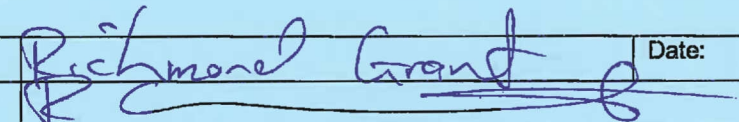
### Part 5: Building Control Administration

|                                      |       |       |         | Yes                                 | No                       | N/A                      |
|--------------------------------------|-------|-------|---------|-------------------------------------|--------------------------|--------------------------|
| Checkboxes signed by BCO and SBCO    |       |       |         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If no, building consent returned to: |       |       |         |                                     |                          |                          |
| Building consent invoiced            |       |       |         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Invoice No.                          | 30134 | Date: | 8-11-12 | <input checked="" type="checkbox"/> |                          |                          |
| PIM/TA check issued                  |       |       |         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Section 72 or Section 75 actioned    |       |       |         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Compliance schedule actioned         |       |       |         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

|               |   |       |         |
|---------------|---|-------|---------|
| Officer Name: | Loim  | Date: | 9-11-12 |
| Signature:    |  |       |         |

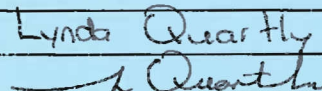
### Part 6: Building Inspector

|  |  |  |  | Yes                                 | No                       | N/A                                 |
|--|--|--|--|-------------------------------------|--------------------------|-------------------------------------|
| Application for Code Compliance Certificate        |  |  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Inspection Reports                                 |  |  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Warranties / Certificates                          |  |  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| As-built Drawings                                  |  |  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Statements of Expert Opinion (construction review) |  |  |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Approved Amendments                                |  |  |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Recommend Issue of Code Compliance Certificate     |  |  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

|               |  |       |            |
|---------------|--|-------|------------|
| Officer Name: | Richmond Grant   | Date: | 24-01-2013 |
| Signature:    |  |       |            |

### Part 7: Building Control Administration

|   |  |  |  | Yes                                 | No                       | N/A                                 |
|---|--|--|--|-------------------------------------|--------------------------|-------------------------------------|
| Checkboxes signed by Building Inspector                 |  |  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Code Compliance Certificate issued                      |  |  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Other - Compliance Schedule / Certificate of Public Use |  |  |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|               |   |       |           |
|---------------|---|-------|-----------|
| Officer Name: | Lynda Quarterly   | Date: | 25-1-2013 |
| Signature:    |  |       |           |

BC Number: .....

Project: Brown Acres

Name and Project Address: R.J. Ker Contracting

|   |                      |
|---|----------------------|
| ✓ | Checked and approved |
| X | Checked and rejected |
| — | Not applicable       |

## Building Consent Checklist Residential/Habitable

| Building Elements            | Items to be Checked  |   | Checked | Rechecked | Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision |   |
|------------------------------|----------------------|---|---------|-----------|--|---|
|                              |                      |   |         |           |  |   |
| General Property Information | PIM etc              | Section 37: Resource Consent certificate / attached         | /       | /         |  |   |
|                              |                      | PIM problems resolved / not available / attached to consent |         |           |  |   |
|                              | Ownership            | Certificate of title  |         |           |  |   |
|                              |                      | 2+ Allotments: Sect 75 / Amalgamation                       |         |           |  |   |
|                              |                      | Any consent notices   |         |           |  |   |
|                              | Subdivision          | Subdivision conditions                                      |         |           |  |   |
|                              | General              | Any protected buildings or trees                            |         |           |  | ✓ |
|                              |                      | Any special flooding issues                                 |         |           |  | ✓ |
|                              |                      | Wind zone   |         |           |  | ✓ |
|                              |                      | Project value check   |         |           |  | ✓ |
| Site                         | Positioning          | Siting  | /       | /         |  |   |
|                              |                      | Snow zone   |         |           |  |   |
|                              |                      | Corrosion zone 1/2/3  |         |           |  |   |
|                              |                      | Site-specific requirement                                   |         |           |  |   |
|                              | Location             | Contours/levels/datum                                       |         |           |  |   |
|                              |                      | Proposed building/s   |         |           |  |   |
|                              |                      | Existing buildings/s  |         |           |  |   |
|                              |                      | Any easements   |         |           |  |   |
|                              | Engineering          | Hazards on site/S71   |         |           |  |   |
|                              |                      | Section 72: Land Subject to erosion, etc                    |         |           |  |   |
|                              |                      | Flood-prone site MIN FFL.....                               |         |           |  |   |
|                              | Ground bearing       |   |         |           |  |   |
|                              | General              | Fault lines   |         |           |  |   |
| Specific Design *            | Producer Statement   | Engineer's name and qualifications                          | /       | /         |  |   |
|                              |                      | PS1 or similar, format and correctness                      |         |           |  |   |
|                              |                      | Producer Statement Scope                                    |         |           |  |   |
|                              | Items Covered        | All or parts  |         |           |  |   |
| Monitoring Schedule          | Items covered        |   |         |           |  |   |
| Specification Elevations     | Content              | Correct/up to date/relevant                                 | ✓       | ✓         | DP on elevat. OK.  |   |
| Foundations                  | Concrete Foundations | Depth/width   | /       | /         |  |   |
|                              |                      | Reinforcement/cover   |         |           |  |   |



\* Use Form BC30 for Specific Engineering Design works other than simple beams, simple retaining walls, or similar

|  |                                 |  | Chkd | Rechkd | Comments   |
|--|---------------------------------|--|------|--------|--|
| Floors   | Floor Levels                    | Masonry 150 (FGL) 100 (Paving)<br>Other 225 (FGL) 150 (Paving) | ✓    |        |  |
|  | Concrete Slabs                  | Thickness/load-bearing   | ✓    |        | 100 mm h/c   |
|  |                                 | Compacted fill/DPM   | ✓    |        |  |
|  |                                 | Reinforcing – mesh, cover, bars and supports                   | ✗    | ✓      | 665 HRC mesh OK.<br>- need more supplements<br>reinforcing |
|  |                                 | Tanking: wall DPC: top edge sealing                            | -    |        |  |
|  |                                 | Blockwork: steel & foundations 4229                            | ✓    |        | Foundation   |
|  |                                 | Shrinkage control  | ✓    |        |  |
|  | Timber Floors (Including Decks) | Bearer size, span, spacing                                     | /    |        |  |
|  | (Including Decks)               | Joist size, span, spacing                                      | /    |        |  |
|  |                                 | Load-bearing walls on floors                                   | /    |        |  |
|  |                                 | Distance to supports   | /    |        |  |
|  |                                 | Lateral support or blocking                                    | /    |        |  |
|  |                                 | Subfloor insulation and protection                             | /    |        |  |
|  |                                 | Flooring material  | /    |        |  |
|  | Pile Foundations                | Ground clearances and ventilation                              | /    |        |  |
|  |                                 | Pile types   | /    |        |  |
|  |                                 | Pile size, span spacing  | /    |        |  |
|  |                                 | Pile to bearer fixings   | /    |        |  |
| Stainless steel fixings if closer than 600mm from ground |                                 | /  |      |        |  |
| Subfloor bracing   |                                 | /  |      |        |  |
| Roofing  | Roofing                         | Pitch/roofing underlay   | ✓    |        | 45° + 15°  |
|  |                                 | Timber treatment if under 10 degrees                           | -    |        |  |
|  |                                 | Roof: truss design and layout                                  | ✓    |        | Carbers March 2010   |
|  |                                 | Point loads/lintel sizes                                       | ✓    |        |  |
|  |                                 | Rafters and framing  | ✓    |        |  |
|  |                                 | Roof bracing   | -    |        |  |
|  |                                 | Roof gutters   | ✓    |        |  |
|  |                                 | Skillion roofs   | -    |        |  |
|  |                                 | Flat roofs/substrate and membrane                              | -    |        |  |
|  |                                 | Roof penetrations and flashings                                | ✗    | ✓      | except overflow OR<br>50x40 to match h/c                   |
|  |                                 | Purlin size, span, spacing                                     | ✓    |        |  |
|  |                                 | Purlin fixings   | ✓    |        |  |
|  |                                 | Ridge beams and support  | -    |        |  |
| Truss to plate fixings                                   | ✓                               |  |      |        |  |
| Framing  | Timber Framing                  | Timber quality (grade/treatment)                               | ✓    |        |  |
|  |                                 | Stud height, size, spacing                                     | ✓    |        | 90x45 @ 400 cs 2.4m  |
|  |                                 | Plate fixings  | ✓    |        |  |
|  |                                 | Bottom plate DPC   | ✓    |        |  |
|  |                                 | Lintel and beam size, span                                     | ✗    | ✓      | Ref to shot 1. Bcece<br>more calc. Reals OK.<br>\$400cs    |
|  |                                 | Lintel point loads   | ✓    |        |  |
|  |                                 | Lintel and beam fixings  | ✓    |        |  |
|  |                                 | Post fixings, top and bottom                                   | -    |        |  |
|  |                                 | Beam size and fixing (eg, verandahs)                           | -    |        |  |
|  |                                 | Wall bracing   | ✓    |        |  |
|  |                                 | Brace sheets behind stairs and showers                         | -    |        |  |
|  |                                 | Ceiling diaphragm  | -    |        |  |
|  |                                 | Ceiling framing/battens  | ✓    |        | 70x35 batten on trusses                                    |
|  |                                 | Lower level deck framing and floor                             | -    |        |  |
|  |                                 | Upper storey floor framing                                     | -    |        |  |
| Upper level deck framing                                 | -                               |  |      |        |  |
| Claddings*   |                                 | Type claddings   | ✓    |        | brick on cavity + linear bet                               |
|  |                                 | Risk matrix  | ✓    |        |  |
|  |                                 | Cavity   | ✓    |        |  |
|  |                                 | Stud spacings to suit cladding type                            | ✓    |        |  |

\* Refer to Form BC25 for all claddings outside scope of E2/AS1.


|                                   |  |   | Chkd | Rechkd | Comments            |                          |
|-----------------------------------|--|---|------|--------|---------------------|--------------------------|
| Cavity                            | Flashings  | Wall, windows, junctions, parapet etc       | ✓    |        |                     |                          |
|                                   |  | Building wrap and flexi tape                | ✓    |        |                     |                          |
|                                   |  | Cladding/control joints                     | ✓    |        |                     |                          |
| Internal Finishes                 | Linings  | Internal wet areas                          | ✓    |        | aquaglo             |                          |
|                                   |  | Showers/tanking                             | ✓    |        | proprietary cab     |                          |
| Plumbing and Drainage             | Water System   | Potability of water supply                  |      |        | 135 litre           |                          |
|                                   |  | HWC and valving incl. temp. valves          | ✓    |        |                     |                          |
|                                   | Solar Water Heater                                     | Installation and valving to NZS 4614 or G13 | /    |        |                     |                          |
|                                   |  | Producer Statement will be provided         | /    |        |                     |                          |
|                                   |  | Roof mounting and flashings                 | /    |        |                     |                          |
|                                   |  | Pipe and valving diagram                    | /    |        |                     |                          |
|                                   | Waste Pipes  | G13 or AS 3500                              |      | ✓      |                     | to be advised OK         |
|                                   |  | Fixtures per waste                          |      |        |                     | x no AU for kitchen sink |
|                                   |  | Waste pipes size/gradient                   |      |        |                     |                          |
|                                   | Drainage   | Waste venting, antisiphonage                |      |        |                     |                          |
|                                   |  | Drain size, gradient, depth, cover          |      | ✓      |                     |                          |
|                                   |  | Septic tank or AWTS register no.            |      |        |                     |                          |
|                                   |  | Loading on existing system                  |      |        |                     | OK                       |
| Downpipes and stormwater disposal | Surface water / channel / sumps / subsoil drains-sumps |   |      |        |                     |                          |
|                                   |  |   |      |        |                     |                          |
|                                   |  |   |      |        |                     |                          |
|                                   |  |   |      |        |                     |                          |
| Blockwork                         | Block Walls  | Design/reinforcing                          | /    |        |                     |                          |
|                                   | Openings   | Lintels                                     | /    |        |                     |                          |
| General Items                     | Ventilation  | Opening windows/mechanical                  | ✓    |        |                     |                          |
|                                   | Stairways  | Landings/handrails/safety barriers          | /    |        |                     |                          |
|                                   |  | Anti-slip D1/AS1/Table 2                    | /    |        |                     |                          |
|                                   |  | Stair dimensions/pitch                      | /    |        |                     |                          |
|                                   |  | Handrails                                   | /    |        |                     |                          |
|                                   | Head clearance   |   | /    |        |                     |                          |
|                                   |  |   | /    |        |                     |                          |
|                                   | Windows / Doors  | Glazing                                     |      | ✓      |                     |                          |
|                                   |  | Opening restrictors                         |      |        |                     |                          |
|                                   | Upper Decks  | Construction                                | /    |        |                     |                          |
|                                   |  | Step down to deck                           | /    |        |                     |                          |
|                                   |  | Drainage and gutters                        | /    |        |                     |                          |
|                                   |  | Cladding clearance                          | /    |        |                     |                          |
| Stormwater overflow relief        |  | /   |      |        |                     |                          |
| Substrate                         |  | /   |      |        |                     |                          |
| Decking material                  |  | /   |      |        |                     |                          |
| Deck weatherproofing              | /  |   |      |        |                     |                          |
| Barriers                          | /  |   |      |        |                     |                          |
| Fire Safety                       | Type/location of smoke alarms                          |   | ✓    |        | hallway             |                          |
|                                   | Garage walls close to boundary                         |   | ✓    |        | 60/60/60 fire rated |                          |
|                                   | Internal self-contained flat                           |   |      |        |                     |                          |
| Gas Appliances                    | Safety precautions (shields, etc)                      |   | ⊗    | ✓      | no details          |                          |
|                                   | Ventilation  |   | ⊗    | ✓      |                     |                          |
| Hob Clearance                     | Electric or gas  |   | ⊗    | ✓      | no details          |                          |
| Insulation                        | Scheduled method or other                              |   | ⊗    | ✓      | n schedule          |                          |
|                                   | Glass area/wall area                                   |   | ⊗    | ✓      | < 30%               |                          |
|                                   | Roof lights  |   | ⊗    | ✓      |                     |                          |
|                                   | Double glazing   |   | ⊗    | ✓      |                     |                          |
|                                   | Wall insulation  |   | ⊗    | ✓      | R2.5                |                          |
| Roof insulation                   |  | ⊗   | ✓    | R3.5   |                     |                          |
| Floor insulation                  |  | ⊗   | ✓    |        |                     |                          |
| Fires                             | Installation of heaters                                | Refer to separate checklist - Form BC46     | ⊗    |        |                     |                          |
| Alternative Solutions             |  | Items identified                            | /    |        |                     |                          |
|                                   |  | Appeals and test results                    | /    |        |                     |                          |

|                |                 |                               |   |  |  |
|----------------|-----------------|-------------------------------|---|--|--|
| External Works | Retaining Walls | Siting/surcharge              | / |  |  |
|                |                 | Footings and construction     | / |  |  |
|                |                 | Subsoil drainage              | / |  |  |
|                | Ground Works    | Surface water control         | / |  |  |
|                |                 | Any excavation works and fill | / |  |  |
|                |                 | Driveway construction         | / |  |  |

|   |                            |
|---|----------------------------|
| Signed:  | Date of Check: 19/4/2010   |
| Signed:  | Date of Recheck: 2/11/2012 |

Tasman District Council (Building Consent Authority) has audited this Building Consent application and is satisfied on reasonable grounds that the plans and specifications which accompany this application will meet the provisions of the Building Code. I recommend that Building Consent be granted.

Signed on behalf of the Tasman District Council:

Name: GRANT FIDLER      Signature:       Date: 2/11/2012

Note:- a) Bottom plate fixing for header block still shows 900f. have changed to 600f  
b) Added fixing details for Gib Bracing which doubles as firewall

# Planning Checklist for Building Consents

FORM NUMBER: BCPlanning1

DATE: 16 May 2012

**A - APPLICATION DETAILS**

PIM/Building Consent No: 121096

Applicant Name: ROOMN MARY LTD

Property File Ref: 1986005200A2

Proposed Building and Use: VILLA 52

**B - NATURAL RESOURCES CHECKS**

|   |   |  |
|---|---|--|
| Wastewater Reticulated? <input type="checkbox"/> N <input checked="" type="checkbox"/> Y<br>WW volume same or less? <input type="checkbox"/> N <input checked="" type="checkbox"/> Y  | Stormwater Reticulated? <input type="checkbox"/> N <input checked="" type="checkbox"/> Y<br>SW volume same or less? <input type="checkbox"/> N <input checked="" type="checkbox"/> Y  | Other activities<br>Permitted? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N  |
| Discharge not in WMA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>In SDWDA & treated to BOD20 TSS30? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>In SDWDA and dose loaded to field? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>WW Volume < 2000 l/day? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Discharge > 20m from water & bore? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Discharge > 1.5m from boundary? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Discharge > 0.5m from winter gwater? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Sampling point provided? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Treated to BOD 150 TSS 150? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Loading rate etc good? No breakout? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Design and operation meets stds <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | In R1/R2/Open Sp/Cons/Rec zone? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Discharge Pre '98 in other zones? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>SW won't cause/contrib to erosion? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Site not used for haz subs? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>SW won't cause/contrib. to flooding? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>No destruction of habitats in water? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>No films, scum/foams, susp'd material? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Not into coastal waters or open sinkhole? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>SW into same catchment as diverted from? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>No obstruction of fish passage? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | LDA1 & meets conds? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>LDA2:<br>Batter/excav hght < 0.5m <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Meets all other conds? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>Hazardous substances:<br>HFSP ratio < PA limit or ...<br>is storage < 5000L fuel? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>All other conds met? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N |

**Infringement details:**

Planning check completed and permitted OR  Requires Consent/Permit

Planner: \_\_\_\_\_

Date: \_\_\_\_\_

**C - ZONE / AREA / TITLE CHECKS**

Designations: NONE Features (eg, heritage/flooding/coastal hazard/historical pesticides): NONE

Roading Hierarchy: COMMERCIAL Consent Notice\*/BLR no /LAR\*: YES FLOODING

Zone: **RESIDENTIAL**

| Permitted?        | Y                                   | N                                   | Permitted?                      | Y                                   | N                        | Permitted?                     | Y                                   | N                        |
|-------------------|-------------------------------------|-------------------------------------|---------------------------------|-------------------------------------|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| Activity          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Outdoor living space or         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SETBACKS - Rd bdry             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Waimea Village    | <input type="checkbox"/>            | <input type="checkbox"/>            | First floor deck space          | <input type="checkbox"/>            | <input type="checkbox"/> | 1m from access                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| Density           | <input type="checkbox"/>            | <input type="checkbox"/>            | Deck over 2m and 4m from bdry   | <input type="checkbox"/>            | <input type="checkbox"/> | Dwellings - 25m rural          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Coverage ( %)     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Walls do not exceed 15m         | <input type="checkbox"/>            | <input type="checkbox"/> | 10m from industrial zones      | <input type="checkbox"/>            | <input type="checkbox"/> |
| Sleepout < 36 sqm | <input type="checkbox"/>            | <input type="checkbox"/>            | Detached bldg < 6m has 2.5 step | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 50m from Old Wharf Rd, Mot     | <input type="checkbox"/>            | <input type="checkbox"/> |
| Milnthorpe        | <input type="checkbox"/>            | <input type="checkbox"/>            | Daylight over/around            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20m from archaeological sites  | <input type="checkbox"/>            | <input type="checkbox"/> |
| One dwelling      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Height                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Access/loading/turning/parking | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Area: NONE Activity permitted?  Y  N  Building permitted?  Y  N

**HAIL site** (ExHazards - red star or yellow)?  Y  N

If "Y" refer to Jeremey Butler

**Possible HAIL site** (eg, ex-sheep country)?  Y  N

If "Y" seek further info (form) & forward to Resource Sci (Contam)

**Infringement details:**

NB If either in the Slope Instability Hazard/FRRRA and FRA or if there are consent notices relating to instability then check the property file and subdivision file for any geotechnical reports. All these need to be reviewed by Glenn Stevens. If the geotech report is more than 2 years old, a new report is required.

**D - CONSENT STATUS**

Further information required? State information required and attach copy of email/fax/letter or file note (if requested by phone):

BC file sent to: \_\_\_\_\_ to check: \_\_\_\_\_ Email CSO

Existing Resource Consent Reference (for this activity / building) RM 080125 is in effect  Yes  No  
 Outstanding Appeal(s)  Yes  No

**E - COMMENTS:**

Planning check completed and permitted/RC granted OR  S.37 - Requires consent/permit

Planner: MARK SCARBY

Date: 1/11/12

\* If LAR, BC applicant to get Roothing Authority confirmation that access is correct.

|   |                      |
|---|----------------------|
| ✓ | Checked and approved |
| X | Checked and rejected |
| — | Not applicable       |

BC Number: 121096

Project: Construct new dwelling with internal garaging - Villa 52

Name and Project Address: Brown Acres Limited 52/53 Parker Street, Motueka.

## Engineering PIM / TAN Checklist

**PIM** (Project Information Memorandum)

**TAN** (Territorial Authority Notes)

| <b>Easements</b> <i>(circle which apply)</i>      |     |  |
|---|-----|--|
| N/A   | S01 | Your proposed building is located within Council's sewer easement area and needs to be resited clear of the easement.  |
| N/A   | S02 | Your proposed building is located within Council's stormwater easement area and needs to be resited clear of the easement.   |
| N/A   | S03 | Your proposed building is located within Council's stormwater secondary flow path easement area and needs to be resited clear of the secondary flow path to ensure run-off is not impeded in an extreme rain event.                    |
| <b>Services</b> <i>(circle which apply)</i>       |     |  |
| N/A   | S10 | A Council reticulated sewer lateral has been extended on to your site to provide connection for your development – see "as-built" plan appended.   |
| N/A   | S11 | A Council reticulated stormwater lateral has been extended on to your site to provide connection for your development – see "as-built" plan appended.  |
| N/A   | S12 | A Council water meter is in position to service your site – see "as-built" plan appended.  |
| N/A   | S13 | Council reticulated sewer is in vicinity to service your site/development. You need to complete a Council <b>wastewater connection application</b> form in order to gain a connection to your property. See form appended.             |
| N/A   | S14 | Council reticulated stormwater is in vicinity to service your site/development. You need to complete a Council <b>stormwater connection application</b> form in order to gain a connection to your property. See form appended.        |
| N/A   | S15 | Council reticulated water is in vicinity to service your site/development. You need to complete a Council <b>water service connection application</b> form in order to gain a connection to your boundary or tank. See form appended.  |
| <b>Vehicle Access</b> <i>(circle which apply)</i> |     |  |
| N/A   | S20 | There is no existing vehicle access crossing to serve your site/development. You need to complete a <b>vehicle access crossing permit application</b> form in order to gain approval to obtain access to your site. See form appended. |
| N/A   | S21 | Your proposed plans show the extension of the existing vehicle access crossing. You need to complete a <b>vehicle access crossing permit application</b> form in order to gain approval to carry out this work. See form appended.     |
| N/A   | S22 | Your proposed plans show the relocation of the existing vehicle access crossing. You need to complete a <b>vehicle access crossing permit application</b> form in order to gain approval to carry out this work. See form appended.    |

|  |  |  |
|--|--|--|
| <b>N/A</b>   | <b>S23</b>   | <p>The Council's District Plan requires that a vehicle access crossing is sealed from the edge of the road it adjoins for a distance of 10.0 metres into private land. According to information held at Council your vehicle access crossing does not meet this rule and will need to be upgraded. Please complete the <b>vehicle access crossing permit application</b> form enclosed and return to Council for approval prior to undertaking any work.</p> |
| <b>Tasman District Council Services</b> <i>(circle which apply)</i>      |  | <b>Charges</b> <i>(circle which apply)</i>   |
| Reticulated sewer<br><b>Yes / No</b>                                     | Number of connections<br><b>Yes / No / Number</b> <i>One</i> |  |
| Reticulated sewer – Pohara / St Arnaud exemption area<br><b>Yes / No</b> | No connection fee applies                                    |  |
| Reticulated water supply<br><b>Yes / No</b>                              | Connection fee applies<br><b>Yes / No</b> <i>One</i>         |  |
| Reticulated stormwater<br><b>Yes / No</b>                                | No connection fee applies                                    |  |
| <b>Comment</b>   |  |  |

|               |                        |                       |
|---------------|------------------------|-----------------------|
| Officer name: | <b>John Karaitiana</b> |                       |
| Signed:       | <i>JF</i>              | Date: <i>29.10.12</i> |

Name: Brown Acres Limited


BC Number 121096

Project Address: 52/53 Parker Street, Motueka

Project: Construct new dwelling with internal garaging - Villa 52

## PIM /TAN Contents

**PIM (project information memorandum)**  
**TAN (Territorial Authority notes)**

| PIM / TAN reports needed for:   | Circle   | Forwarded / date / signature  |
|---|--|---|
| Land Use<br>Mark Scales   | <input checked="" type="radio"/> Yes / No                                  |  1/11/02 |
| Natural Resources<br>(storm-water / sewage)<br>Michael Croxford / Mike MacKiggan    | Yes / <input checked="" type="radio"/> No                                  |   |
| Natural Hazards<br>Eric Verstappen / <del>Glen Stevens</del>                        | <input checked="" type="radio"/> Yes / <input checked="" type="radio"/> No | 8/11 ELV  |
| Contaminants<br>Jenny Easton  | Yes / <input checked="" type="radio"/> No                                  |   |
| Hazardous substances<br>Jenny Easton / Building                                     | Yes / <input checked="" type="radio"/> No                                  |   |
| Licences<br>EHO's<br>See notes below  | Yes / <input checked="" type="radio"/> No                                  |   |
| Other   | Yes / <input checked="" type="radio"/> No                                  |   |
| Recheck required on newly provided<br>/ revised plans (granted Resource<br>consent) | Yes / No   |   |

**Note 1.**

Engineering PIM and Building PIM done by others

**Note 2.**

Environmental health PIM required for buildings which are:

- Food premises - where food or drink is prepared or sold
- Liquor Licensing premises - where alcohol is sold
- Camping grounds - where people pay a fee to camp on the land
- Hairdressers - both commercial salons or home salons
- Funeral directors - funeral parlours or mortuary rooms
- Offensive trades - rubbish collection, sewage tank suckers, ofal treatment, or anything else that smells horrible

**Note 3.**

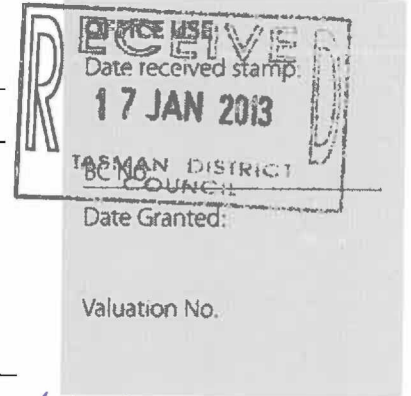
Buildings which have an "unsecured" potable water supply (roof water tank, stream, spring, well, bore) require a note in either the Building PIM, or by way of an RFI during the BC process.

# Application for Code Compliance Certificate

## Section 92, Building Act 2004

### The Building Consent

Building Consent No. BC121096  
 Issued by: TDC



### The Owner

Name of Owner: *(insert N/A if the applicant is an individual)*  
Brown Acre Village Ltd  
 Contact person: John Welch  
 Mailing address: P O Box 8015, Wellington 6143  
 Street address/registered office: \_\_\_\_\_

#### Phone Numbers:

Daytime: 04 499 7055 Mobile: 027 4434 800  
 Facsimile: 04 499 7066 After Hours: \_\_\_\_\_

E-mail: \_\_\_\_\_

Website: \_\_\_\_\_

Evidence of ownership: (i.e. copy of Certificate of Title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)

- Copy of Certificate of Title (less than three months old)
  Agreement for sale and purchase
  Lease
  Other

### Agent *(only required if application is being made on behalf of the owner)*

Name of Agent: *(insert N/A if the applicant is an individual)* R J Ker Contractors Ltd  
 Contact person: Ron Tieman  
 Mailing address: P O Box 155, Paraparaumu 5254  
 Street address/registered office: 1026 Kapiti Rd, Paraparaumu 5032

#### Phone Numbers:

Daytime: 04 298 4227 Mobile: 027 667 3259  
 Facsimile: 04 298 4429 After Hours: \_\_\_\_\_

E-mail: ronerjker.co.nz

Website: \_\_\_\_\_

Relationship to owner: Agent

First point of contact for communications with the Council/Building Consent Authority: (state full name, mailing address, phone number(s), facsimile number(s) and e-mail address(es))

For CCC Inspection  
Site Contact: Bruce Caltheaux  
PH 027 222 4570

## Application

All building work to be carried out under the above Building Consent was completed on: (date)

The personnel who carried out the building work are as follows: (list names, addresses, phone numbers, and (where relevant) registration numbers)

see attached list

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the Building Consent: (list specified systems)

N/A

I request that you issue a Code Compliance Certificate for this work under Section 95 of the Building Act 2004.  
The Code Compliance Certificate should be sent to: (state which address, and whether owner or agent)

Agent

Signature of: (owner/agent on behalf of and with the authority of the owner)

Name of person signing:

Ron Tieman

Date:

## Attachment

The following documents are attached to this application:

- Certificates from the personnel who carried out the work (producer statement from registered trades, etc)
- Certificates that relate to the energy work (gas and electrical certificates)
- Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent (alarm, sprinkler, emergency lighting test certificates, etc)

Feel free to contact us:



Tasman District Council  
Email [info@tasman.govt.nz](mailto:info@tasman.govt.nz)  
Website [www.tasman.govt.nz](http://www.tasman.govt.nz)  
24 hour assistance

Richmond  
189 Queen Street  
Private Bag 4  
Richmond, Nelson  
7050, New Zealand  
Phone 03 543 8400  
Fax 03 543 9524

Murchison  
92 Fairfax Street  
Murchison 7007  
New Zealand  
Phone 03 523 1013  
Fax 03 523 1012

Motueka  
7 Hickmott Place  
PO Box 123  
Motueka 7143  
New Zealand  
Phone 03 528 2022  
Fax 03 528 9751

Takaka  
78 Commercial Street  
PO Box 74  
Takaka 7142  
New Zealand  
Phone 03 525 0020  
Fax 03 525 9972



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**Site Inspection Sheet**

**Application**

|                         |            |              |
|-------------------------|------------|--------------|
| R J Ker Contractors Ltd | No.        | 121096       |
| PO Box 155              | Issue date | 9/11/12      |
| Paraparaumu 5254        | Overseer   | Grant Fidler |

**Owner**

|                     |                 |
|---------------------|-----------------|
| Brown Acres Limited | No. 04 499 7055 |
|---------------------|-----------------|

**Project**

|                   |  |
|-------------------|--|
| Description       | New (& prebuilt) House, Unit, Bach, Crib, Town House etc.<br>Being Stage 1 of an intended 1 Stages<br>Construct new dwelling with internal garaging - Villa 52 |
| Intended Life     | Indefinite, but not less than 50 years   |
| Intended Use      | Housing - detached   |
| Estimated Value   | \$90,000   |
| Location          | 52/53 Parker Street, Motueka   |
| Legal Description | Lot 4 DP 430867  |
| Valuation No.     | 1956005200BZ   |

This inspection list and all the approved plans relating to this building consent are to be kept on site and available to the building and/or plumbing and drainage inspector, or approved building certifier, on request.

Please give at least 24 hours notice for the next required inspection.

Work cannot proceed past each step until that step has been inspected and approved, and this form signed by the relevant inspector or certifier.

|            | Name       | Address             | Signature |
|------------|------------|---------------------|-----------|
| Plumber    | Tim Miller | Plumbery 55 Bolt Rd |           |
| Drainlayer |            |                     |           |

This sheet is to be returned to Tasman District Council when applying for your Code Compliance Certificate.

Note: If this form is not completed, the Code Compliance Certificate will not be issued until Council is satisfied that the building complies with the New Zealand Building Code.

When this project is completed this inspection sheet will be attached to the relevant property file held at the Council office.

Please note! The approved plans are to be available on site, on request, at all times.

Conditions

01 Siting/Foundation & Blockwall Foundation

\* Site LBP details required \*

RC *Siting* 13.11.2012

03 Concrete floor slab: When reinforcing, DPM and sub-floor services are in place before the placing of concrete.

\* Site LBP details required \*

RC 13.11.2012

05 Truss/Roof/Pre-wrap and associated wide lintel and bottom plate fixing before covering in.

\* Site LBP details required \*

RC 20.11.2012 ✓

06 Post-Wrap/Cavity

\* Site LBP details required \*

RC 6.12.2012

07 Pre-line brace/insulation/plumbing: Internal framing and bracing location and fixings and insulation material in place before the walls are lined.

\* Site LBP details required \*

RC 14.12.2012

08 Pre-line Firewall Rated Structure: Building elements to be fire resistant rated, special fixings etc before FRR lining installation.

\* Site LBP details required \*

RC 3.12.2012

09 Post-line Bracing: Required interior sheet bracing fixed elements in place before wall board joint stopping has commenced.

\* Site LBP details required \*

18.12.12

10 Post-line Fire Walls: Fire resistance rated wall linings after installation and before wall board joint stopping has commenced.

\* Site LBP details required \*

RC 24.01.2013

3

Site Inspection Sheet

12 Brick veneer: Mid wall height to check brick ties, wall cavity, flashings and veneer construction.

\* Site LBP details required \*

RC 10-12-2012

17 Drainage/Sewer/Stormwater: All in-ground sewer pipes, connections etc before covering up.

RC 7-01-2013

29 Final Inspection: Interior/Exterior/Certs CCC

RC 24-01-2013

# Record of Building Work

Section 88, Building Act 2004



**The Building**

|   |                              |           |
|---|------------------------------|-----------|
| Street Address:<br><b>Parker street</b> |                              |           |
| Suburb:                                 | Town/City:<br><b>Motueka</b> | Postcode: |

**External Moisture Management System**

| Work that is restricted building work                                     | Description of restricted building work                          | Carried out or supervised?   |
|---|--|--|
| <input checked="" type="checkbox"/> Roof cladding or roof cladding system | Installation of Gerard Roofs pressed steel tiles and accessories | <input checked="" type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised |

**Issued By**

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work

|  |                          |                                |
|--|--------------------------|--------------------------------|
| Name:<br><b>John Hawke</b>   |                          | LBP Number:<br><b>1104094</b>  |
| Class(es) licensed in:<br><b>Metal Tile Roof</b>                       |                          |                                |
| Address:<br><b>97 Gladstone Road</b>                                   |                          | Phone:<br><b>03 544 4007</b>   |
| Suburb:<br><b>Richmond</b>   |                          | Fax:<br><b>03 544 4010</b>     |
| Town/City:<br><b>Nelson</b>  | Postcode:<br><b>7020</b> | Mobile:<br><b>0274 470 087</b> |
| Mailing Address:<br><input checked="" type="checkbox"/> Same as above? |                          | After Hours Phone:             |
| Suburb:  |                          |                                |
| Town/City:   |                          | Post Code:                     |
| Email Address:<br><b>nrhawke@xtra.co.nz</b>                            |                          |                                |
| Website:<br><b>www.ultimateroofing.co.nz</b>                           |                          |                                |

**Declaration**

I carried out or supervised the restricted work recorded on this form.

| Name       | Signature | Date       |
|------------|-----------|------------|
| John Hawke |           | 26/11/2012 |



## Summary of Building Consent

### Application

|                         |            |              |
|-------------------------|------------|--------------|
| R J Ker Contractors Ltd | No.        | 121096       |
| PO Box 155              | Issue date | 9/11/12      |
| Paraparaumu 5254        | Overseer   | Grant Fidler |

### Project

|                   |  |
|-------------------|--|
| Description       | New (& prebuilt) House, Unit, Bach, Crib, Town House etc.<br>Being Stage 1 of an intended 1 Stages<br>Construct new dwelling with internal garaging - Villa 52 |
| Intended Life     | Indefinite, but not less than 50 years   |
| Intended Use      | Housing - detached   |
| Estimated Value   | \$90,000   |
| Location          | 52/53 Parker Street, Motueka   |
| Legal Description | Lot 4 DP 430867  |
| Valuation No.     | 1956005200BZ   |

Drainlayer: Tim Miller Plumbing Limited : 547 4532

Plumber: Tim Miller Plumbing

01 Siting/Foundation & Blockwall Foundation

\* Site LBP details required \*

03 Concrete floor slab: When reinforcing, DPM and sub-floor services are in place before the placing of concrete.

\* Site LBP details required \*

05 Truss/Roof/Pre-wrap and associated wide lintel and bottom plate fixing before covering in.

\* Site LBP details required \*

06 Post-Wrap/Cavity

\* Site LBP details required \*

07 Pre-line brace/insulation/plumbing: Internal framing and bracing location and fixings and insulation material in place before the walls are lined.

\* Site LBP details required \*

08 Pre-line Firewall Rated Structure: Building elements to be fire resistant rated, special fixings etc before FRR lining installation.

\* Site LBP details required \*

09 Post-line Bracing: Required interior sheet bracing fixed elements in place before wall board joint stopping has commenced.

\* Site LBP details required \*

10 Post-line Fire Walls: Fire resistance rated wall linings after installation and before wall board joint stopping has commenced.

\* Site LBP details required \*

12 Brick veneer: Mid wall height to check brick ties, wall cavity, flashings and veneer construction.

\* Site LBP details required \*

17 Drainage/Sewer/Stormwater: All in-ground sewer pipes, connections etc before covering up.

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29 Final Inspection: Interior/Exterior/Certs CCC

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**Inspection Details:**

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## **Additional Information to Building Consent**

### **The owner**

Name of owner: Brown Acres Limited  
Contact person: John Welch

### **Building work**

The following building work is authorised by this building consent:

Construct new dwelling with internal garaging - Villa 52: Intended Use: Housing - detached

Drainlayer: Tim Miller Plumbing Limited : 547 4532

Plumber: Tim Miller Plumbing

**The following information accompanies Building Consent 121096 and should be read in conjunction with inspection conditions.**

The Building Inspector is to be given 24 hours' notice before carrying out inspections:

It is Council policy to apply a standard charge; however it reserves the right to assess individual cases as required. Additional charges may be requested if costs or inspections incurred exceed the standard.

If this project contains Restricted Building Work (RBW), the details of the site Licensed Building Practitioner (LBP) will be required prior to the first inspection taking place.

At the completion of RBW, and in conjunction with the 'application for code compliance certificate' a Record of Works (RoW) will be required from any site LBP's that have been involved in the project.

The owner or person undertaking the building work shall advise of completion of work by returning the Application for Code Compliance Certificate form which accompanied the consent.

A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer.

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the building consent authority may allow.

The owner and the builder are to locate and identify all boundary survey pegs prior to work commencing.

Suitability of ground conditions and foundation bearing are not known. Engineer investigation and design may be required. This will be determined during footing inspection.

On the completion of all drainage work, an as-built plan to scale is to be submitted to the Tasman District Council.

**AMENDED**

## **Additional Information to Building Consent**

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**AMENDED**

It is Council policy to apply a standard charge, however it reserves the right to assess individual cases as required. Additional charges may be requested if costs incurred exceed the standard.

AMENDED

I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/  
AUTHORISED PERSON

Date:

# Application for Building Consent and/or Application for Project Information Memorandum (PIM) Section 33 or Section 45, Building Act 2004

Use this form if you are applying for: A Building Consent only, A PIM only, A combined Building Consent and PIM

Note: Parts A, B, C, E and F are to be completed for all applications. All other parts to be completed where relevant.

\*\* For assistance with this application form, please refer to BC1A: User Guide: New Dwellings and Alterations to Dwellings and BC1C: Guidance Notes and Building Consent Procedures.

## PART A

### The Building

Street address of building: *(for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)*

**Parker Street, Motueka**

Legal description of land where building is located: *(state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)*

**Lot 4**

Building name: *(if applicable)* **Brown Acre Lifestyle Village**

Location of building within site/block number: *(include nearest street access or valuation number)*

**Valuation number 195005201**

Number of levels: *(include ground level and any levels below ground)* **1**

Level/unit number: *(if applicable)* **52** Number of WC pans: **1**

Area: *(total floor area; indicate area affected by the building work if less than the total area)* **109m<sup>2</sup>**

Current, lawfully established use: *(include number of occupants per level and per use if more than one)*

Year first constructed: *(approximate date is acceptable, e.g. 1920s or 1960-1970)* **New dwelling**

### The Owner

Name of Owner: **Brown Acres Limited**

Contact person: **John Welch**

Mailing address: **P O Box 8015, The Terrace, Wellington 6143**

Street address/registered office:

Phone Numbers:

Daytime: **04 499 7055**

Mobile: **027 443 4800**

Facsimile: **04 499 7066**

After Hours:

E-mail:

Website: **john.welch@aubreys.co.nz**

Evidence of ownership: *(i.e. copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)*

Copy of Certificate of Title (less than 3 months old)

Agreement for sale and purchase

Lease

Other

BC2 12/10/11



Date Granted:

**9/11/12**

Agent (only required if application is being made on behalf of the owner)

Name of Agent: R J Ker Contractors Limited

Contact person: (insert N/A if the applicant is an individual) Ron Tieman

Mailing address: P O Box 155, Paraparaumu

Street address/registered office: 102 Kapiti Road, Paraparaumu

Phone Numbers:

Daytime: 04 298 4227

Mobile: 027 667 3259

Facsimile: 04 298 4229

After Hours:

E-mail: ron@rjker.co.nz

Website:

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

Agent

First Point of Contact (if not owner or agent)

First point of contact for communications with the Council:

Contact person: (insert N/A if the applicant is an individual)

Mailing address:

Street address/registered office:

Phone Numbers:

Daytime:

Mobile:

Facsimile:

After Hours:

E-mail:

Website:

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

## Application

I request that you issue a: (tick one box)

Project Information Memorandum only

Project Information Memorandum and Building Consent

Building Consent for PIM No. \_\_\_\_\_ for the building work described in this application

Building Consent only

Signature of owner/agent (delete one) on behalf of and with the authority of the owner

Date

## PART B

### Project Information Memorandum *supporting information (to be completed unless a PIM has already been provided)*

The following matters are involved in the project: *(tick the matters relevant to the project)*

- Subdivision application no.
- Resource Consent application no. RMO80175 & RMO80360
- Alterations to land contours
- New or altered connections to public utilities
- New or altered locations and/or external dimensions of buildings
- New or altered access for vehicles
- Building work over or adjacent to any road or public place
- Disposal of stormwater and wastewater
- Building work over any existing drains or sewers, or in close proximity to wells or water mains
- Other matters known to the applicant that may require authorisation from the territorial authority: *(specify)*

## PART C

### The Project

Description of the building work: *(provide sufficient description of building work to enable scope of work to be fully understood; continue on a separate page if necessary, or refer to an attached document setting out the description)*

- New
- Alteration
- Relocation

new dwelling      2 bedrooms      1 bathroom      internal access garage

Will the building work result in a change of use of the building?     Yes     No

If Yes, provide details of the new use:

Intended life of the building if less than 50 years: *(number of years)*

List building consents previously issued for this project *(if any)*:  
*(list who issued the consent, the date of issue and the consent number)*

| Issued By | Date Issued | Consent No. | Issued By | Date Issued | Consent No. |
|-----------|-------------|-------------|-----------|-------------|-------------|
|           |             |             |           |             |             |
|           |             |             |           |             |             |

Estimated value of the building work on which the building levy will be calculated \$  
*(including goods and services tax): (state estimated value as defined in Section 7 of the Building Act 2004)*

## Building Consent *(do not fill in this section if the application is for a Project Information Memorandum only)*

**Plans and specifications** are to be attached to this application:

*(all plans and specifications must meet the minimum requirements set out in the Regulations or required by the Building Consent Authority)*

*Please complete full list under attachments overleaf*

**The building work** will comply with the Building Code as follows:

*(if you're not sure which clauses are applicable, talk to the BCA or your architect)*

| <b>Clause</b><br><i>(tick relevant clause numbers of Building Code)</i> | <b>Means of compliance</b><br><i>(refer to the relevant compliance document(s), or detail of alternative solution in the plans and specifications; if not applicable, put N/A)</i> |
|---|--|
| <input checked="" type="checkbox"/> B1 Structure                        | <input type="checkbox"/> B1/AS1 <input checked="" type="checkbox"/> NZS 3604 <input type="checkbox"/> NZS 4203 <input type="checkbox"/> NZS 4229<br>Other <b>G1A2</b>              |
| <input checked="" type="checkbox"/> B2 Durability                       | <input checked="" type="checkbox"/> B2/AS1 <input type="checkbox"/> NZS 3101 <input type="checkbox"/> NZS 3602 <input type="checkbox"/> NZS 3604<br>Other                          |
| <input type="checkbox"/> C1-4 Fire                                      | <input type="checkbox"/> C1/AS1<br>Other   |
| <input type="checkbox"/> D1 Access Routes                               | <input type="checkbox"/> D1/AS1 <input type="checkbox"/> NZS 4121<br>Other   |
| <input type="checkbox"/> D2 Mechanical Installations for Access         | <input type="checkbox"/> D2/AS1 <input type="checkbox"/> NZS 4332 <input type="checkbox"/> EN81 <input type="checkbox"/> EN115<br>Other  |
| <input checked="" type="checkbox"/> E1 Surface Water                    | <input checked="" type="checkbox"/> E1/AS1 <input type="checkbox"/> AS/NZS 3500.3<br>Other   |
| <input checked="" type="checkbox"/> E2 External Moisture                | <input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> Specific design and testing<br>Other   |
| <input checked="" type="checkbox"/> E3 Internal Moisture                | <input checked="" type="checkbox"/> E3/AS1<br>Other  |
| <input type="checkbox"/> F1 Hazardous Agents on Site                    | <input type="checkbox"/> F1/AS1<br>Other   |
| <input type="checkbox"/> F2 Hazardous Building Materials                | <input type="checkbox"/> F2/AS1 <input type="checkbox"/> NZS 4223<br>Other   |
| <input type="checkbox"/> F3 Hazardous Substances and Processes          | <input type="checkbox"/> F3/AS1<br>Other   |
| <input type="checkbox"/> F4 Safety from Falling                         | <input type="checkbox"/> F4/AS1 <input type="checkbox"/> FSP Act<br>Other  |
| <input type="checkbox"/> F5 Construction and Demolition Hazards         | <input type="checkbox"/> F5/AS1<br>Other   |
| <input type="checkbox"/> F6 Lighting for Emergency                      | <input type="checkbox"/> F6/AS1<br>Other   |
| <input checked="" type="checkbox"/> F7 Warning Systems                  | <input checked="" type="checkbox"/> F7/AS1 <input type="checkbox"/> AS/NZS 1668 <input type="checkbox"/> NZS 4512 <input type="checkbox"/> NZS 4515<br>Other                       |
| <input type="checkbox"/> F8 Signs                                       | <input type="checkbox"/> F8/AS1<br>Other   |

|   |   |
|---|---|
| <input checked="" type="checkbox"/> G1 Personal Hygiene                                 | <input checked="" type="checkbox"/> G1/AS1<br>Other _____   |
| <input checked="" type="checkbox"/> G2 Laundering                                       | <input checked="" type="checkbox"/> G2/AS1<br>Other _____   |
| <input checked="" type="checkbox"/> G3 Food Preparation and Prevention of Contamination | <input checked="" type="checkbox"/> G3/AS1<br>Other _____   |
| <input checked="" type="checkbox"/> G4 Ventilation                                      | <input checked="" type="checkbox"/> G4/AS1 <input type="checkbox"/> AS 1668.2<br>Other _____  |
| <input type="checkbox"/> G5 Interior Environment  | <input type="checkbox"/> G5/AS1<br>Other _____  |
| <input type="checkbox"/> G6 Airborne and Impact Sound                                   | <input type="checkbox"/> G6/AS1<br>Other _____  |
| <input checked="" type="checkbox"/> G7 Natural Light                                    | <input checked="" type="checkbox"/> G7/AS1<br>Other _____   |
| <input type="checkbox"/> G8 Artificial Light  | <input type="checkbox"/> G8/AS1 <input type="checkbox"/> NZS 6703<br>Other _____  |
| <input checked="" type="checkbox"/> G9 Electricity                                      | <input checked="" type="checkbox"/> G9/AS1<br>Other _____   |
| <input type="checkbox"/> G10 Piped Services   | <input type="checkbox"/> G10/AS1 <input type="checkbox"/> NZS 5261<br>Other _____   |
| <input type="checkbox"/> G11 Gas as an Energy Source                                    | <input type="checkbox"/> G11/AS1<br>Other _____   |
| <input checked="" type="checkbox"/> G12 Water Supplies                                  | <input type="checkbox"/> G12/AS1 <input checked="" type="checkbox"/> AS/NZS 3500.2 <input type="checkbox"/> AS/NZS 3500.5<br>Other _____  |
| <input checked="" type="checkbox"/> G13 Foul Water                                      | <input type="checkbox"/> G13/AS1 <input checked="" type="checkbox"/> AS/NZS 3500.2 <input type="checkbox"/> BS 5572<br>Other _____  |
| <input type="checkbox"/> G14 Industrial Liquid Waste                                    | <input type="checkbox"/> G14/AS1<br>Other _____   |
| <input type="checkbox"/> G15 Solid Waste  | <input type="checkbox"/> G15/AS1<br>Other _____   |
| <input checked="" type="checkbox"/> H1 Energy Efficiency                                | <input checked="" type="checkbox"/> H1/AS1 <input checked="" type="checkbox"/> NZS 4218 <input type="checkbox"/> NZS 4243 <input type="checkbox"/> ALF Design Manual <input type="checkbox"/> NZS 4214<br>Other _____ |

Waiver/modification to New Zealand Building Code required for the following parts of the Code:

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## PART D

### Compliance schedule *(do not fill in this section if this is an application for a Project Information Memorandum only)*

Tick one:

- There are no specified systems in the building
- New specified systems in this building  
*(specified systems are defined in Regulations; if you are not sure whether your building has specified systems, talk to the BCA, or your architect)*

Complete form BC41 (Application for Compliance Schedule) and attach

- There is an existing Compliance Schedule on this building
- Complete form BC11 (Application for Amendment to Compliance Schedule) and attach

## PART E

### Attachments

The following documents are attached to this application: *(tick as applicable, or put N/A if there are no attachments)*

- Project Information Memorandum
- Evidence of ownership
- Development contribution notice
- Application fee
- Certificate attached to Project Information Memorandum
- Plans and specifications (list below)

2 x plans & specifications      foundation design & PS1      truss layout & PS1

H1 calculations      sewer & stormwater layout      FFL plan

site layout

*(If insufficient space, please attach schedule to the application)*

## PART F

### Key Personnel

#### Builder:

Name: Bruce Calteaux

Daytime Ph: 03 540 3081

Mobile Ph: 027 222 4570

After Hours Ph: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Registration No. BP115626

#### Designer:

Name: A D Architecture Limited

Daytime Ph: 04 298 5662

Mobile Ph: 021 321 471

After Hours Ph: \_\_\_\_\_

Facsimile: 04 298 5663

Registration No. 103740

#### Registered Drainlayer:

Name: Tim Miller Plumbing Limited

Daytime Ph: 03 547 4532

Mobile Ph: \_\_\_\_\_

After Hours Ph: 03 547 4532

Facsimile: 03 547 4533

Registration No. 10451

#### Registered Plumber:

Name: Tim Miller Plumbing Limited

Daytime Ph: 03 547 4532

Mobile Ph: \_\_\_\_\_

After Hours Ph: 03 547 4532

Facsimile: 03 547 4533

Registration No. 10451

## Amended Plans Only Building Consent Screening

Name: Brown Acre Date: 12/12/12  
 Address: Villa 52 BC: 12109619  
Parker Street RM: \_\_\_\_\_

Is this building subject to natural hazard?  Yes  No If Yes: Please refer to CBC  
 Is this building earthquake-prone?  Yes  No If Yes: Please refer to CBC

Are there any B.A. Sec 100 Systems (sprinklers, alarms, etc)?  Yes  No If Yes: Does application for compliance schedule accompany application? If so, apply AI 12.

### Building Consent Conditions / Inspections

#### Nominate Required Inspections

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Siting (building profiles)   | <input type="checkbox"/> Pre-line brace / insulation          | <input type="checkbox"/> Heating unit / in-built chamber inspection |
| <input type="checkbox"/> Foundation / footing / poles | <input type="checkbox"/> Pre-line plumbing                    | <input type="checkbox"/> Heating unit / in-built final              |
| <input type="checkbox"/> Masonry infill / cleanouts   | <input type="checkbox"/> Pre-line firewall / rating structure | <input type="checkbox"/> Swimming / spa pool fence                  |
| <input type="checkbox"/> Masonry bond beams           | <input type="checkbox"/> Post-line bracing                    | <input type="checkbox"/> Non-standard inspections as attached       |
| <input type="checkbox"/> Concrete slab / subfloor     | <input type="checkbox"/> Post-line / firewalls                | <input type="checkbox"/> Specify High Risk Detail                   |
| <input type="checkbox"/> Timber subfloor              | <input type="checkbox"/> Wet area membrane (showers)          |   |
| <input type="checkbox"/> Trusses and purlin fixings   | <input type="checkbox"/> Drainage, sewer                      |   |
| <input type="checkbox"/> Pre-wrap / structure         | <input type="checkbox"/> Drainage, stormwater                 |   |
| <input type="checkbox"/> Pre-roof / deck membrane     | <input type="checkbox"/> On-site effluent disposal            |   |
| <input type="checkbox"/> Post-wrap / cavities         | <input type="checkbox"/> Ext works / driveway, sumps          |   |
| <input type="checkbox"/> Brick veneer – mid-height    | <input type="checkbox"/> Retaining walls / soil drains        |   |
| <input type="checkbox"/> Stucco / texture pre-coat    | <input type="checkbox"/> Heating unit / free-standing         |   |
| <input type="checkbox"/> Stucco control joints        |   | <input type="checkbox"/> Final                                      |

#### Standard Conditions

- BI 60:** This consent is granted pursuant to Section 72 (building on hazard-prone land) of the Building Act and is conditional on the Council notifying the District Land Registrar that this consent is granted pursuant to Section 72. An entry will be made by the District Land Registrar against the Certificate of Title.
- BI 61:** This consent is granted pursuant to Section 75 (building over two or more lots) of the Building Act and conditional on Council notifying the District Land Registrar that this consent is granted pursuant to Section 75. An entry will be made by the District Land Registrar against the affected Certificates of Title.
- BI 62:** This consent is granted subject to a waiver from the requirements of the Building Code in respect of:  
 Specify: \_\_\_\_\_

## Additional Information

| Building Statements |  |
|---------------------|--|
| AI01                | It is Council policy to apply a standard charge however it reserves the right to assess individual cases as required. Additional charges may be requested if costs incurred exceed the standard.   |
| AI02                | The manufacturer's installation specifications shall be on site when inspection required.  |
| AI03                | Council recommends annual maintenance of the heating appliance installed.  |
| AI04                | No part of the roof framing can be interfered with, without Building Inspector approval.   |
| AI05                | Not approved as a habitable building.  |
| AI06                | Not approved as a habitable room.  |
| AI07                | A Producer Statement review from a chartered professional engineer is required confirming all site inspections as specified in the engineer's schedule have been completed.  |
| AI08                | No deviation from original plans and specifications is permissible without written approval from the Building Inspector. A formal amendment application is to be made.   |
| AI09                | The owner and the builder are to locate and identify all boundary survey pegs prior to work commencing.  |
| AI10                | You should obtain an Energy Works Certificate for any utility system work, eg, electricity/gas.  |
| AI11                | Any covenants that are registered on the title must be observed and followed before any building work commences.   |
| AI12                | This project includes the installation of fire alarms. Fire alarm installations require to be certified by an accredited inspection body. A list of these is available on www.ianz.govt.nz. We suggest that you book your certifier early. Also required is a copy of an Energy Works Certificate for electrical work. |
| AI13                | Proprietary exterior plaster claddings shall be applied by an approved applicator and in full compliance with manufacturer's specifications.   |
| AI14                | The exterior texture coating applicator shall, on completion of work, provide a Producer Statement stating compliance with all aspects of the texture coating products approved application specifications.  |
| AI15                | Suitability of ground conditions and foundation bearing are not known. Engineer investigation and design may be required. This will be determined during footing inspection.   |
| AI16                | This building requires regular paintwork and maintenance because of its lack of roof overhang to provide protection.   |
| AI17                | A Producer Statement from applicator of wet floor shower/waterproofing membrane, stating compliance with approved application specifications; will be required on completion of work.  |

### Drainage and Plumbing Standard Statements

|      |  |
|------|--|
| AD17 | On the completion of all drainage work an engineer's as-built plan to scale is to be submitted to the Tasman District Council.   |
| AD18 | This building consent has no provision for any sanitary plumbing and drainage. A further consent will be required should any of these features be installed.   |
| AD19 | No plumbing and drainage work is to commence prior to the Council receiving names of your nominated plumber or drainlayer. The attached advisory sheets are to be completed and returned to this office for our records. |
| AD20 | It is the owner's responsibility to ensure that the required grade can be obtained between foundations and sewer connection.   |
| AD21 | A Producer Statement shall be provided from the solar panel installer stating compliance with the Code of Practice for Manufacture and Installation of Solar Water Heating Systems in New Zealand.                       |

| Building Statements |      |                   | Plumbing & Drainage Statements |  |
|---------------------|------|-------------------|--------------------------------|--|
| AI01 ✓              | AI07 | AI13              | AD17                           |  |
| AI02                | AI08 | AI14              | AD18                           |  |
| AI03                | AI09 | AI15              | AD19                           |  |
| AI04                | AI10 | AI16              | AD20                           |  |
| AI05                | AI11 | AI17              | AD21                           |  |
| AI06                | AI12 | Other as attached |                                |  |

Amended plans checked and approved

Engineering: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

Land Use: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

Approved / Not Approved (circle one)

Building: Grant Fidler  
(Signature)

Date: 19/12/2012

BC Number: 121096

Project: New Unit

Name and Project Address: 52/53 Parker St

|   |                      |
|---|----------------------|
| ✓ | Checked and approved |
| X | Checked and rejected |
| — | Not applicable       |

**Building Consent Checklist**  
**Producer Statement – Construction Review**

| Building Elements                      | Items to be Checked   | Checked                             | Rechecked | Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision |
|--|---|-------------------------------------|-----------|--|
| Type Producer Statement                | PS4 <input checked="" type="checkbox"/>   |                                     |           |  |
| Category                               | Structural <input type="checkbox"/> Fire <input type="checkbox"/> Backflow <input type="checkbox"/> Drainage <input type="checkbox"/> Mechanical <input type="checkbox"/> Architectural <input type="checkbox"/> Hydraulic <input type="checkbox"/><br>Geotechnical <input type="checkbox"/> Weathertightness <input type="checkbox"/> Heating <input type="checkbox"/> Glazing <input type="checkbox"/> Plumbing <input type="checkbox"/> Air conditioning <input type="checkbox"/>  |                                     |           |  |
| Risk                                   | Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3 <input type="checkbox"/> Level 4 <input type="checkbox"/>   |                                     |           |  |
| Reference to New Zealand Building Code | What clauses of the New Zealand Building Code are referenced?<br>B1 <input checked="" type="checkbox"/> B2 <input type="checkbox"/> C1 <input type="checkbox"/> C2 <input type="checkbox"/> C3 <input type="checkbox"/> C4 <input type="checkbox"/> D1 <input type="checkbox"/> D2 <input type="checkbox"/><br>E1 <input type="checkbox"/> E2 <input type="checkbox"/> E3 <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/> F4 <input type="checkbox"/> F5 <input type="checkbox"/><br>F6 <input type="checkbox"/> F7 <input type="checkbox"/> F8 <input type="checkbox"/> G1 <input type="checkbox"/> G2 <input type="checkbox"/> G3 <input type="checkbox"/> G4 <input type="checkbox"/> G5 <input type="checkbox"/><br>G6 <input type="checkbox"/> G7 <input type="checkbox"/> G8 <input type="checkbox"/> G9 <input type="checkbox"/> G10 <input type="checkbox"/> G11 <input type="checkbox"/> G12 <input type="checkbox"/> G13 <input type="checkbox"/><br>G14 <input type="checkbox"/> G15 <input type="checkbox"/> H1 <input type="checkbox"/> |                                     |           |  |
| Review of Engineer's PS1               | Author's name   | <input checked="" type="checkbox"/> |           |  |
|  | Author's registration details   | <input checked="" type="checkbox"/> |           |  |
|  | Producer Statement scope  | <input checked="" type="checkbox"/> |           |  |
|  | Is the Producer Statement complete, signed, dated and referenced to the correct building project and the plans?   | <input checked="" type="checkbox"/> |           |  |
| Site Monitoring*                       | Is the Producer Statement clear and legible?  | <input checked="" type="checkbox"/> |           |  |
|  | Insurance indemnity cover?  | <input checked="" type="checkbox"/> |           |  |
|  | Were inspections carried out to schedule?   | <input checked="" type="checkbox"/> |           |  |
|  | Who carried out the inspections if not the author of the producer statement?  | <input checked="" type="checkbox"/> |           |  |
| Site Monitoring*                       | Is a construction review provided?  | <input checked="" type="checkbox"/> |           |  |
|  | Are inspection notes provided?  | <input checked="" type="checkbox"/> |           |  |

\* **Note for Building Inspectors:**  
 Please staple all engineer's documents (PS4, inspections, details, etc) to the back of this form.

| Building Elements           | Items to be Checked      | Checked | Rechecked | Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision |
|-----------------------------|--------------------------|---------|-----------|--|
|                             |                          |         |           |  |
| Inspection Record           | Ground conditions        | ✓       |           |  |
|                             | Driven piles             |         |           |  |
|                             | Poles                    |         |           |  |
|                             | Precast units            |         |           |  |
|                             | Reinforced concrete      | ✓       |           |  |
|                             | Structural steel         |         |           |  |
|                             | Retaining walls          |         |           |  |
|                             | Lift installation        |         |           |  |
|                             | Driveway/roading         |         |           |  |
|                             | Bracing                  |         |           |  |
|                             | Other                    |         |           |  |
| Producer Statement Approved | Any conditions required? |         |           |  |

**\* Note for Building Inspectors:**

Please staple all engineer's documents (PS4, inspections, details, etc) to the back of this form.

|         |                  |
|---------|------------------|
| Signed: | Date of Check:   |
| Signed: | Date of Recheck: |

Tasman District Council (as Building Consent Authority) is satisfied on reasonable grounds that the Producer Statement has been prepared by a competent professional and that the inspection record provided is sufficient to consider issuing the Code Compliance Certificate, subject to any other requirements.

Signed on behalf of the Tasman District Council:

Name: Richard Grand Signature:  Date: 27.01.2013



NEW ZEALAND INSTITUTE OF ARCHITECTS  
INCORPORATED



Building Code Clause(s) .....

**PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW**

*(Guidance notes on the use of this form are printed on the reverse side)*

ISSUED BY: Swanney Ltd .....  
*(Construction Review Firm)*

TO: RJ Ker Contractors .....  
*(Owner/Developer)*

TO BE SUPPLIED TO: Tasman District Council .....  
*(Building Consent Authority)*

IN RESPECT OF: Foundations for units 49/50, 51/52 & 55/56 .....  
*(Description of Building Work)*

AT: Brown Acre Village, Parker Street, Motueka .....  
*(Address)*

LOT 4 DP 430867 SO .....

Swanney Ltd ..... has been engaged by RJ Ker Contractors Ltd .....  
*(Construction Review Firm)*

to provide  CM1  CM2  CM3  CM4  CM5 *(Engineering Categories)* or  OL1  OL2  OL3  OL4 *(Architectural Categories)*

observation  or other ..... services  
*(Extent of Engagement)*

in respect of clause(s) B1 ..... of the Building Code for the building work described in

documents relating to Building Consent No. 121096 ..... and those relating to

Building Consent Amendment(s) Nos. .... issued during the

course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variation(s) No. .... (copies attached)

or by the attached Schedule  have been issued during the course of the works.

On the basis of  this  these review(s) and information supplied by the contractor during the course of the works, I

believe on reasonable grounds that  All  Part only of the building works have been completed in accordance with

the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to

Clause(s) ..... of the Building Regulations.

I, Jeff Swanney ..... am:  CPEng No. 228498 .....

*(Name of Construction Review Professional)*

Reg Arch No. ....

I am a Member of:  IPENZ  NZIA and hold the following qualifications: .....

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less

than \$200,000\*.

The Construction Review Firm is a member of ACENZ:  YES  NO

SIGNED BY: JEFF SWANNEY ..... ON BEHALF OF: SWANNEY LTD .....

Date: 7/12/2012 ..... Signature:

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000\*.*

This form to accompany Forms 6 or 8 of the Building (Form) Regulations 2004 for the issue of a Code Compliance Certificate.

From: calteaux@nettel.net.nz  
Sent: Thursday, 17 January 2013 8:31 p.m.  
To: Sarah Abrey  
Subject: Re: FW: BC121096 - restricted building work - 52/53 Parker Street,  
Motueka

hello sarah lee rutherford works for john hawke at ultimate roofing hope that helps

On Thu, January 17, 2013 3:43 pm, Sarah Abrey wrote:

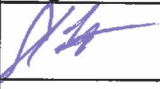

> Hi Bruce  
> I am processing the CCC appln form for BC121096. I have received a  
> ROW for John Hawke (Roofing LBP) but Richmond has listed Lee  
> Rutherford as the roofing LBP on the inspection.  
>  
> Can you confirm who the roofing LBP was on this job. If Lee Rutherford  
> was the roofing LBP, I will need a ROW. I have noted the CCC has been  
> received but cannot book the final inspection until the ROW's are  
> received  
>  
>  
> Roofing  
>  
>  
> Lee Rutherford : :  
> BP107677<<http://lbp.dbh.govt.nz/PublicRegister/View.aspx?lbpid=BP107677>  
> 7>  
>  
>  
> 021 171 7118 : leeroof@hotmail.com<<mailto:leeroof@hotmail.com>>  
>  
>  
> Areas of Practice  
>  
>  
> Profiled Metal Roof and/or Wall Cladding : Metal Tile Roof :  
>  
>  
> Record of Building Work  
>  
>  
>  
> Can you please email it through to me or  
> badmin@tasman.govt.nz<<mailto:badmin@tasman.govt.nz>>  
>  
>  
> Thanks  
>  
>  
>  
> Sarah Abrey  
> Administraton Officer - Building Control  
>

>  
> Tasman District Council  
> 189 Queen Street, Private Bag 4  
> Richmond 7050  
>  
>  
> Direct Dial 03 543 8544 Fax 03  
> 543 9524  
> Email sarah.abrey@tasman.govt.nz<mailto:peter.darlington@tdc.govt.nz>  
> Website <http://www.tasman.govt.nz><<http://www.tasman.govt.nz/>>  
>  
>  
>  
> Sarah Abrey  
> Administraton Officer - Building Control  
>  
>  
> Tasman District Council  
> 189 Queen Street, Private Bag 4  
> Richmond 7050  
>  
>  
> Direct Dial 03 543 8544 Fax 03  
> 543 9524  
> Email sarah.abrey@tasman.govt.nz<mailto:peter.darlington@tdc.govt.nz>  
> Website <http://www.tasman.govt.nz><<http://www.tasman.govt.nz/>>  
>  
>  
>  
> This e-mail message and any attached files may contain confidential  
> information, and may be subject to legal professional privilege. If  
> you are not the intended recipient, please delete. Any views expressed  
> in this message are not necessarily the official view of Tasman  
> District Council.  
> For more information about Tasman District Council, please visit our  
> new website at <http://www.tasman.govt.nz>  
>

Date:

### ADDITIONAL FEE CHARGES BUILDING CONSENT

|                                   |                                     |                          |                              |
|-----------------------------------|-------------------------------------|--------------------------|------------------------------|
| <b>Building Consent No.</b>       | 121096A                             |                          |                              |
| <b>Applicant</b>                  | R J Ker                             |                          |                              |
| <b>Project</b>                    | Villa 52                            |                          |                              |
| <b>What is the fee charge for</b> | yes                                 | n/a                      | details                      |
| - Re-checking                     | <input type="checkbox"/>            | <input type="checkbox"/> |                              |
| - Re-inspection                   | <input type="checkbox"/>            | <input type="checkbox"/> |                              |
| - Printing                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2 X Double Sided A4 (colour) |
| - other                           | <input type="checkbox"/>            | <input type="checkbox"/> | 6 X Single " " A3 (B&W)      |
| <b>fee</b>                        | \$ 6.40                             |                          |                              |

| Name                                   | Signature   | Date        |
|--|---|-------------|
| Officer instigating the fee charge     |  | 19/12/2012. |
| Admin officer actioning the fee charge |  | 7/1/13.     |

**Cash Receipt Carbon Copy (673570)**

---

Received with thanks by           35/01     8  
Tasman District Council  
7-12-12     9:42           Receipt no.673570  
DR BC121096  
R J KER CONTRACTORS                   466.00-  
R J Ker Contractors Ltd.:PO Box 155:Par  
CQ BNZ                   PARAPARAUMU  
R J Ker Contractors                   466.00

BC 121096  
BC 121002

# Application for amendment to a Building Consent

Note: This application must be accompanied by two copies of the relevant drawings from the issued Building Consent set and two copies of the documents, with the proposed amendments clearly highlighted on both copies.

**OFFICE USE**

Date received stamp:

**Project details:**

Address: Villa 52, Brown Acre, Parker Street, Motueka

Legal Description Lot: Lot 4

BC No: 121096A

Date Granted: 7/11/13

Existing consent number:

BC No: 121096



Description of amended work

(refer to notes overleaf)

\*Add window W29

\*Cavity slider lounge/hall

\*Cavity slider hall/garage

\*Vinyl wet floor bathroom

**Value of Amendment (GST inclusive)**

Does the amendment alter the project value

Yes \$ \_\_\_\_\_ (original value)

No \$ \_\_\_\_\_ (new value)

Are there any amendments to systems for which a compliance schedule has been issued?

Yes  No

**Owner and applicant details**

(note: owner details required in all cases)

Owner (if also applicant, tick box)

Name: Brown Acre Limited

Address: P O Box 8015, The Terrace, Wellington

Phone No. (Daytime): 04 499 7055

Mobile: 027 443 4800

After hours:

Facsimile: 04 499 7066

Email: john.welch@aubreys.co.nz

Correspondence to:  owner or  agent

**Signed by the owner or**

Signature:

Name:

Date:

**Agent**

Business name: R J Ker Contractors Limited

Contact person: Ron Tieman

Address: P O Box 155, Paraparaumu

Phone No. (Daytime): 04 298 4227

Mobile: 027 667 3259

After hours:

Facsimile: 04 298 4429

Email: ron@rjker.co.nz

**Signed by the agent (on behalf of, or with authority from, the owner)**

Signature:

Name: Ron Tieman

Date: 6/12/12

AHI Roofing Ltd  
90-104 Felton Mathew Avenue  
PO Box 18071, Glen Innes  
Auckland 1743, New Zealand  
Phone 0800 104 868  
Fax 0800 766 324

Name of Purchaser **RJ Ker 51-52**  
Address Warranted **Parker St**  
**Motueka**  
Type of Warranty **Tile Warranty**  
Installation Contractor **Ultimate Roofing Ltd**  
Date of Warranty **06.11.2012**  
Brand **Tuffcoat Tile SatIn Dark Green**

Warranty number  
118629

Purchase Order No.  
rj ker 51-52

AHI Roofing is proud to provide you with the attached **Gerard Roofs® Warranty**.

Our tiles are made from Zincolume coated steel, which is pressed prior to the application of an acrylic topcoat. This manufacturing system provides long term protection in the harshest of climates, including marine environments. This is why we are able to offer you fully backed 50-year pro rata **weatherproof** and 15-year pro rata **surface coating warranties**.

Most building materials require some servicing and maintenance during their product life and roofs are no exception. It is therefore important that you take the time to **read the attached warranty and maintenance guide** for your Gerard Roof.

In addition, please undertake the following actions to **validate your Gerard Roofs Warranty**:

1. Please **complete the attached warranty card** and post back to Gerard Roofs.
2. Please **input your name and address details** (in the space provided) in the upper left-hand corner, of the first page of your warranty.
3. Please **file your warranty** in a safe place.

For more information about Gerard Roofs, suggested maintenance programs or your warranty please visit **[www.gerardroofs.co.nz](http://www.gerardroofs.co.nz)**.

Or alternatively you can call the Gerard Roofs Helpline on **0800 104 868** during office hours.

You can also contact us by fax, e-mail or via the internet.

Yours sincerely



Karen Buckland  
Service and Logistics Manager

The worry-proof roof.

# Memorandum from licensed building practitioner: Record of building work

## Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

| THE BUILDING    |                       |
|-----------------|-----------------------|
| Street address: | 53 Parker St Villa 52 |
| Suburb:         |                       |
| Town/City:      | Motueka               |
| Postcode:       |                       |

| THE PROJECT              |        |
|--------------------------|--------|
| Building consent number: | 121096 |

| THE OWNER(S)     |                     |
|------------------|---------------------|
| Name(s):         |                     |
| Mailing address: |                     |
| Suburb:          | PO Box/Private Bag: |
| Town/City:       | Postcode:           |
| Phone number:    | Email address:      |

## RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

### PRIMARY STRUCTURE

| Work that is restricted building work                                | Description of restricted building work              | Carried out or supervised   |
|--|--|---|
| Tick <input checked="" type="checkbox"/>                             | If necessary, describe the restricted building work. | Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work. |
| Foundations and subfloor framing <input checked="" type="checkbox"/> |  | <input checked="" type="checkbox"/> Carried out<br><input checked="" type="checkbox"/> Supervised   |
| Walls <input checked="" type="checkbox"/>                            |  | <input checked="" type="checkbox"/> Carried out<br><input checked="" type="checkbox"/> Supervised   |
| Roof <input type="checkbox"/>  |  | <input type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised   |
| Columns and beams <input type="checkbox"/>                           |  | <input type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised   |
| Bracing <input checked="" type="checkbox"/>                          | <i>As per plan</i>                                   | <input checked="" type="checkbox"/> Carried out<br><input checked="" type="checkbox"/> Supervised   |
| Other <input type="checkbox"/>                                       |  | <input type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised   |

**EXTERNAL MOISTURE MANAGEMENT SYSTEMS**

| Work that is restricted building work   | Description of restricted building work              | Carried out or supervised   |
|---|--|---|
| Tick <input checked="" type="checkbox"/>                                      | If necessary, describe the restricted building work. | Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work. |
| Damp proofing <input type="checkbox"/>  |  | <input type="radio"/> Carried out<br><input type="radio"/> Supervised   |
| Roof cladding or roof cladding system <input type="checkbox"/>                |  | <input type="radio"/> Carried out<br><input type="radio"/> Supervised   |
| Ventilation system (for example, subfloor or cavity) <input type="checkbox"/> |  | <input type="radio"/> Carried out<br><input type="radio"/> Supervised   |
| Wall cladding or wall cladding system <input checked="" type="checkbox"/>     | <i>Linea direct fix</i>                              | <input checked="" type="radio"/> Carried out<br><input type="radio"/> Supervised  |
| Waterproofing <input type="checkbox"/>  |  | <input type="radio"/> Carried out<br><input type="radio"/> Supervised   |
| Other <input type="checkbox"/>  |  | <input type="radio"/> Carried out<br><input type="radio"/> Supervised   |

**ISSUED BY**

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: Bruce CalteauxLBP number: 115626

Class(es) licensed in:

Carpentry Site 1

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office:

10 IWA ST

Suburb:

Town/City:

MAPUA

PO Box/Private Bag

Postcode:

7005

Phone number:

Mobile:

027-2224570

After hours:

03 5403081

Fax:

03 5403081

Email address:

Website:

**DECLARATION**

I BRUCE CALTEAUX carried out or supervised the restricted building work recorded on this form.

Signature:

B.A. Calteaux

Date:

11/12/12

Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

The building

Street address of building: Villa 52 Brown Acres Retirement Village  
53 Parker Street  
Mohaka

The project

Building consent number: 121096

The owner

Name: Brown Acres Limited

Address:

Telephone number:

Email address:

Record of work that is restricted building work

| Work that is restricted building work | Description of restricted building work                      | Carried out or supervised  |
|---------------------------------------|--|--|
| <i>[Tick]</i>                         | <i>[If necessary, describe the restricted building work]</i> | <i>[Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work]</i> |

Primary Structure

|                                  |   |  |
|----------------------------------|---|--|
| Foundations and Subfloor framing | <input checked="" type="checkbox"/> <u>Block foundation</u> | <input checked="" type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised |
| Walls                            | <input type="checkbox"/>                                    | <input type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised            |
| Roof                             | <input type="checkbox"/>                                    | <input type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised            |
| Columns and Beams                | <input type="checkbox"/>                                    | <input type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised            |
| Bracing                          | <input type="checkbox"/>                                    | <input type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised            |
| Other                            | <input type="checkbox"/>                                    | <input type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised            |

**External moisture management systems**

|  |  |                                   |
|--|--|-----------------------------------|
| Damp proofing ( )  |  | ( ) Carried out<br>( ) Supervised |
| Roof cladding or roof cladding system ( )                |  | ( ) Carried out<br>( ) Supervised |
| Ventilation system (for example, subfloor or cavity) ( ) |  | ( ) Carried out<br>( ) Supervised |
| Wall cladding or wall cladding system ( )                |  | ( ) Carried out<br>( ) Supervised |
| Waterproofing ( )  |  | ( ) Carried out<br>( ) Supervised |
| Other ( )  |  | ( ) Carried out<br>( ) Supervised |

**Note:** continue on another page if necessary

**Issued by**

Name: Graham Brehaut

LBP number: LBP 109468

Class(es) licensed in: B1 and B2

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address: 312A Atawhai Drive, Atawhai, Nelson

Street address or registered office:

Phone number: Landline: 03 547 7500 Mobile: 021 759029

Daytime: After hours:

Fax number: 03 547 7553

Email address: galbraithp@xtra.co.nz

Website: www.galbraithplasterers.co.nz

**Declaration**

I *Graham Brehaut* carried out or supervised the restricted building work recorded on this form

Signature:



Date:

14/01/13

Form 6A

**Memorandum from licensed building practitioner: Record of building work**

**Section 88, Building Act 2004**

**The building**

Street address of building: Villa 52 Brown Acres Retirement Village  
53 Parker Street  
Motueka

**The project**

Building consent number: 121096

**The owner**

Name: Brown Acres Limited

Address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Email address: \_\_\_\_\_

**Record of work that is restricted building work**

| <b>Work that is restricted building work</b> | <b>Description of restricted building work</b>               | <b>Carried out or supervised</b>   |
|--|--|--|
| <i>[Tick]</i>                                | <i>[If necessary, describe the restricted building work]</i> | <i>[Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work]</i> |

**Primary Structure**

|                                      |  |                                   |
|--------------------------------------|--|-----------------------------------|
| Foundations and Subfloor framing ( ) |  | ( ) Carried out<br>( ) Supervised |
| Walls ( )                            |  | ( ) Carried out<br>( ) Supervised |
| Roof ( )                             |  | ( ) Carried out<br>( ) Supervised |
| Columns and Beams ( )                |  | ( ) Carried out<br>( ) Supervised |
| Bracing ( )                          |  | ( ) Carried out<br>( ) Supervised |
| Other ( )                            |  | ( ) Carried out<br>( ) Supervised |

**External moisture management systems**

|   |              |                                   |
|---|--------------|-----------------------------------|
| Damp proofing ( )   |              | ( ) Carried out<br>( ) Supervised |
| Roof cladding or roof cladding system ( )                   |              | ( ) Carried out<br>( ) Supervised |
| Ventilation system ( )<br>(for example, subfloor or cavity) |              | ( ) Carried out<br>( ) Supervised |
| Wall cladding or wall cladding system (✓)                   | Brick veneer | (✓) Carried out<br>( ) Supervised |
| Waterproofing ( )   |              | ( ) Carried out<br>( ) Supervised |
| Other ( )   |              | ( ) Carried out<br>( ) Supervised |

**Note:** continue on another page if necessary

**Issued by**

Name: Graham Brehaut

LBP number: LBP 109468

Class(es) licensed in: B1 and B2

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address: 312A Atawhai Drive, Atawhai, Nelson

Street address or registered office:

Phone number: Landline: 03 547 7500 Mobile: 021 759029

Daytime: After hours:

Fax number: 03 547 7553

Email address: galbraithp@xtra.co.nz

Website: www.galbraithplasterers.co.nz

**Declaration**

I Graham Brehaut carried out or supervised the restricted building work recorded on this form

Signature:

*G Brehaut*

Date:

14/01/13

## **Eric Verstappen**

---

**To:** BC Admin  
**Subject:** BC121096 - Brown acres Ltd Villa 52 53 Parker St Motueka

Council has no records of this property being affected by flooding, land instability, land contamination or specific earthquake hazards. The property is located on the Motueka floodplain, which is protected by a significant stopbank system. There is a potential risk of stopbank failure in a major flood event exceeding 1-2% annual exceedence probability. Should such an event and failure occur, the local roading network and particularly the old river channel west of the property may act as floodways and the property may be affected by overland flow. The FFL of the proposed dwelling is elevated above ground and internal road level and no determination has been made as to this elevation being sufficient above potential flood flow level in a major overland flow scenario. There is no evidence to warrant further floor level and flood hazard mitigation measures being required other than for reasons of prudence.