BUILDING CONSENT NO. 16479

Section 51, Building Act 2004
Issued by: Whakatane District Council

BCPROC

CONTACT	APPLICANT
HALLMARK HOMES LIMITED 159 COMMERCE STREET WHAKATANE 3080	BARRACLOUGH, DAVID THOMAS 610 Stanley Road OPOTIKI Opotiki 3092

PROJECT

Project Location
610 STANLEY ROAD

Work Description
New single storey dwelling

Property No:
4770/158

Intended Use:
DWELLING

Valuation No:
07161 021 12

Intended Life:
Not less than 50 years

Legal Description:

Estimated Value:
$150,000

CONDITIONS

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) sets out the required separation distances that are necessary to reduce the risk of flashovers or contact with live conductors by buildings and other structures

1. BOUNDARY FLAG Boundary pegs are to be flagged prior to excavations of foundations. No excavations are permitted within adjacent property boundaries.

2. ELECTRICAL A copy of the Electrical Certificate is to be provided to Council prior to issue of the code compliance certificate.

3. GASWORK A copy of the Gas work Certificate to be provided to Council prior to issue of the code compliance certificate.

4. SMOKE ALARMS A domestic smoke alarm is to be provided, in accordance with NZBC F7, in each bedroom or within 3.0m of all doors to bedrooms (refer plan for location).

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5. POTABLE WATER A water sample to establish that the water supply meets the requirements of the New Zealand Drinking Water Guidelines is to be arranged through Councils Environmental Health Officer prior to the building being occupied.

6. EFFLUENT DISPOSAL A full assessment is required to be carried out by a suitably qualified person (engineer) on the existing septic tank/effluent disposal system, and a report sent to Whakatane District Council stating the system is in good working order and is capable of accepting the additional loadings. If not already installed, an approved Bio filter will need to be installed in the outlet square junction of the septic tank. If the existing system is found to be not up to standard it will require a full assessment and design by a suitably qualified person (engineer) and design/report submitted for approval.

7. FIRE ALARM A copy of the certificate from the fire alarm installer shall be provided to certify that the fire alarm system has been installed in accordance with the requirements of the fire design report, the approved building consent documentation, and the NZBC.

Whakatane District Council

PROJECT INFORMATION MEMORANDUM No: 16479

Section 34, Building Act 2004
Issued by: Whakatane District Council
GIS ID NO: 4770/0000/000

AGENT	APPLICANT
HALLMARK HOMES LIMITED 159 COMMERCE STREET WHAKATANE 3080	BARRACLOUGH, DAVID THOMAS 610 Stanley Road OPOTIKI Opotiki 3092

PROJECT LOCATION

610 STANLEY ROAD

LEGAL DESCRIPTION

REF NO: 4770/158

VAL NO: 07161 021 12

LEGAL DESCRIPTION:

COUNCIL CHARGES

Council charges payable for this Project Information Memorandum

$Nil
All fees are GST inclusive

PROJECT

New single storey dwelling

Intended Life: Not less than 50 years

This is:

- ❑ Confirmation that the proposed work may be undertaken subject to the requirements of the Building Act 2004 and Building Consent.
- ❑ Notification that other authorizations must be obtained before a building consent will be issued
- ❑ Notification that the proposed work may not be undertaken because a necessary authorization has been refused.

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

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

SIGN OFF

Signed by or on behalf of the Whakatane District Council.

Rose Oliver		2 April 2007
Name	**Customer Services Officer**	**Date**

Whakatane District Council

BUILDING CONSENT ACCOUNT

TAX INVOICE

GST REG NO: 16-940-356

HALLMARK HOMES LIMITED
159 COMMERCE STREET
WHAKATANE 3080

APPLICATION NO:	16479 / 12558
GIS ID NO:	4770/0000/000
VALUATION NO:	07161 021 12
LEGAL DESCRIPTION:	
SITE LOCATION:	610 STANLEY ROAD
OWNERS NAME:	BARRACLOUGH, DAVID THOMAS
DATE:	2 April 2007
CONTACT NAME:	HALLMARK HOMES LIMITED

DESCRIPTION		CHARGE	GST AMOUNT	TOTAL FEE
CODE COMPLIANCE CERTIFICATE	20 12 20 1250	44.44	5.56	$50.00
PIM APPLICATION FEE	20 12 20 1250	155.56	19.44	$175.00
BRANZ LEVY	90 00 00 9310	150.00	0.00	$150.00
DEPARTMENT OF BUILDING & HOUSING	90 00 00 9309	262.67	32.83	$295.50
BC PROCESSING FEE	20 12 20 1250	839.38	104.92	$944.30
BC PROCESSING FEE - PLANNING	25 10 10 1250	50.49	6.31	$56.80
BUILDING CONSENT APPLICATION FEE	20 12 20 1250	177.78	22.22	$200.00
CONSULTANT - STRUCTURAL	20 12 20 1400	220.00	27.50	$247.50
INSPECTIONS - RURAL	20 12 20 1250	755.56	94.44	$850.00
DEVELOPMENT CONT RURAL SOLID WASTE	80 10 10 1730	86.00	10.75	$96.75
DEVELOPMENT CONT RURAL ROADING PARK	80 10 10 1737	1,351.00	168.88	$1,519.88
DEVELOPMENT CONT COMMUNITY FACILITI	80 10 10 1744	3,427.00	428.38	$3,855.38
DEVELOPMENT CONT RURAL RESERVES	80 10 10 1753	2,138.00	267.25	$2,405.25
		9,657.88	1,188.48	

paid $ 3065 85
03/04/07 114515
Stirling Homes

TOTAL FEES	**$10,846.36**
DEPOSIT PAID	**375.00**
TOTAL PAID	**$375.00**
NOW DUE	**$10,471.36**

This account is based on the estimated number of inspections for your project.

If fewer inspections are made, the difference will be refunded when the Code Compliance Certificate is issued.

If additional inspections are made the fee for those is payable prior to the issue of the Code Compliance Certificate.

BUILDING CONSENT NO. 16479

Section 51, Building Act 2004
Issued by: Whakatane District Council

SIGN OFF

Signed by *or* on behalf of the Whakatane District Council.

Rose Oliver		3 APR 2007
Name	Customer Services Officer	Date

ATTACHMENTS

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

- ☐ Development contribution notice
- ☐ Certificate attached to project information memorandum

Returned. 08-03-07.

STRUCTURAL ENGINEERING CONTENT

PROCESSING TIME SHEET

Date Sent: 25 01 07 Due Date: 14 02 07 BC No: 16479

Name: Barradough / Bennett

Address: 610 Stanley Road

Nature of Work New dwelling

DATES	TIMES SPENT (MINUTES)				TOTAL
7/3	1.0	0.25			

Sub Total	200.00
Plus GST	25.00
Total	225.00
Plus 10% Admin Charge	247.50

ENGINEERS COMMENTS

All appears O.K.

98807

PAUL. 13.02.07

CAN YOU HAVE A LOOK AT THE ENGINEERING REPT. SITE SUITABILITY etc.

CHEERS.

ERIC.

NO STORMWATER CALCS.

SPECIFICALLY DESIGNED SEPTIC TANK (EFFLUENT SYSTEM) FROM SUPPLIER & MANUFACTURER.

- POTABLE WATER?
- PLAN REQUIRED FOR CONSTRUCTION PROCESS & CONTROL OF STORMWATER.
- VEGETATION ON SLOPES REQUIRED.
- BOUNDARY IDENTIFICATION REQUIRED.
- SLIP RESISTANCE & SEALER TO WET AREA FLOORS.
- 20 MPA CONCRETE
- 5 DAYS CURE BY PONDING.

- SLUMP TESTS RECORDED AND PASSED ONTO TA - ? ENGINEERING.
- BOUNDRIES TO BE CONFIRMED.

manktelow consulting engineers limited

1st Floor, 240 The Strand
P.O. Box 474
Whakatane
ph/f. 07 3072002
m. 027 6125548
mankshouse@xtra.co.nz

Our file 574.1

31 October 2007

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: G. 46730
- 2 NOV 2007
ACTIONED DATE
1 Geoff W
2
3
4

Mr. Geoff Winship
Whakatane District Council
Private Bag 1002
WHAKATANE

Dear Geoff,

re: Proposed Garage for Barraclough and Bennett, ~~560~~ 610 Stanley Road, Whakatane

Please find herewith two copies of our foundation investigation report for the proposed 7.2m wide x 9.0m long Ideal garage which we understand the Council have been sent drawings for the proposed garage.

Please phone the undersigned with any questions.

Yours sincerely
Manktelow Consulting Engineers Limited

Craig Manktelow
Director

Whakatane
District Council

<<COPY ONLY>>

TAX INVOICE No: 2008/53748
GST Reg No : 16-940-356

Received From
PP STIRLING HOMES LIMITED TRADING AS HALLM
ARK HOMES
159 Commerce Street,
Whakatane

Date :02 Nov 2007, Time: 01:39pm
Till :CSC1A
Received :$ 8003.31
==========

Sundry Inv: $ 7405.51 109865
HALLMARK HOMES LIMITED
BCON 12558
$ 127.80 109865
HALLMARK HOMES LIMITED
BCON 22287

Applicat'n: $ 470.00 BCON-17366
PLEWS, JANE DOROTHY

Total Rec : $ 8003.31
==========

Incl GST :$ 52.22

Whakata 64 7 307 0718

BUILDING CONSENT ACCOUNT

Update date when posted

TAX INVOICE

GST REG NO: 16-940-356

HALLMARK HOMES LIMITED
159 COMMERCE STREET
WHAKATANE 3080

APPLICATION NO:	16479 / 12558
GIS ID NO:	22287
VALUATION NO:	4770/0000/000
LEGAL DESCRIPTION:	07161 021 12
SITE LOCATION:	610 STANLEY ROAD
OWNERS NAME:	BARRACLOUGH, DAVID THOMAS
DATE:	2 November 2007
CONTACT NAME:	HALLMARK HOMES LIMITED

DESCRIPTION		CHARGE	GST AMOUNT	TOTAL FEE
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BC PROCESSING FEE	20 12 20 1250	113.60	14.20	$127.80 (124.61)
		9,771.48	1,202.68	

TOTAL FEES	**$10,974.16**
DEPOSIT PAID	**375.00**
TOTAL PAID	**$3,440.85**
NOW DUE	**$7,533.31**

This account is based on the estimated number of inspections for your project.

If fewer inspections are made, the difference will be refunded when the Code Compliance Certificate is issued.

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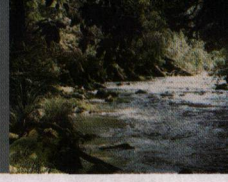
Whakatane District Council



BUILDING CONSENT ACCOUNT

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159 COMMERCE STREET
WHAKATANE 3080

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Development Contributions Rural and Rural Settlements 2006-2007

BC# 16479
Applicant D Barraclough, A Bennett
Legal Description Lot 1 DP 361144
Address 610 Stanley Road, Wainui
Date 6/03/2007

	Code	Cost per 1 unit of Demand	No. Units Demand	Cost	GST	Cost Plus GST
Solid waste	80 00 00 1730	$ 86.00	1	$ 86.00	$ 10.75	$ 96.75
Roading/Parking	80 00 00 1737	$ 1,351.00	1	$ 1,351.00	$ 168.88	$ 1,519.88
Community Facilities	80 00 00 1744	$ 3,427.00	1	$ 3,427.00	$ 428.38	$ 3,855.38
Reserves	80 00 00 1753	$ 2,138.00	1	$ 2,138.00	$ 267.25	$ 2,405.25
TOTAL		**$ 7,002.00**		**$ 7,002.00**	**$ 875.25**	**$ 7,877.25**

In accordance with the adopted development contribution policy, Section 12.2 provides for an applicant to request the Council to review the development contributions required for this development. A request to review the development contribution must be made in writing to the Council within 15 working days after you receive this letter. The request for a review must set out the reasons for the request. The request will be considered by the Hearings Committee of Council, who may determine whether to hold a hearing for the purposes of the review. If so, the Council will give five working days notice of the commencement date, time and place of that hearing. The Council may, at its discretion uphold, reduce, postpone or cancel the original amount of development contributions required on the development. The decision of the Council shall be communicated to the applicant within 10 working days of any determination or hearing.

McLeod Drainage & Digger Hire
P.O. Box 309, Whakatane
Ph: 312-9030 Mob: 0274-746-700
GST 62-816-201

Whakatane District Council
Private Bag
Whakatane.

RE: Proposed Residence
Lot 1 DP 310143
560 Stanley Road.

1/ Septic Tank & Effluent Bed. * FINAL APPROVAL REQUIRED FROM COUNCIL

I have visited the site and under the guidelines set by Environment B.O.P. page 26 a Conventional System. of a 2700 litre Septic Tank with Filter and 74m. Effluent Bed. would meet all Requirements.

2/ Storm-water APPROVAL REQUIRED FROM COUNCIL FOR FINAL DESIGN

All Roof Stormwater to Storage Tank

The Driveway Stormwater & Overflo From Tank would be piped to Bottom of Slope with an approved Scour Resistant Outlet. Final Route of Pipe to be Confirmed on Site

With Thanks.
BA McLeod
Registered Drainlayer.

Hallmark Homes - George

From: Hallmark Homes - Mike Bonne
Sent: Friday, March 02, 2007 10:24 AM
To: Hallmark Homes - George
Subject: FW: Barraclough and Bennett Residence; 560 Stanley Road, Wainui

Mike Bonné

Stirling Homes Limited trading as Hallmark Homes

Ph: 07 308 6655
Fax: 07 308 6625
Mobile: 0274 926 925
Address: 159 Commerce Street, Whakatane

Email: mike@hallmarkhomes.co.nz

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From: Hallmark Homes - Mike Bonne
Sent: Friday, 2 March 2007 10:24 a.m.
To: 'Craig Manktelow'
Subject: RE: Barraclough and Bennett Residence; 560 Stanley Road, Wainui

Hi Craig

Thanks for a typical engineer answer.

Is a 100mm draincoil connected to the overflow running to the bottom of the slope acceptable? We are proposing to "T" into the line a Stormwater overflow of soakage.

Mike Bonné

Stirling Homes Limited trading as Hallmark Homes

Ph: 07 308 6655
Fax: 07 308 6625
Mobile: 0274 926 925

READ NEXT PAGE.

Address: 159 Commerce Street, Whakatane

Email: mike@hallmarkhomes.co.nz

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From: Craig Manktelow [mailto:mankshouse@xtra.co.nz]
Sent: Thursday, 1 March 2007 6:01 p.m.
To: Hallmark Homes - Mike Bonne
Subject: Barraclough and Bennett Residence; 560 Stanley Road, Wainui

Hi Mike

Per the guidelines from our geotechnical feasibility report are as follows:

"6.0 Stormwater Controls and Erosion Protection

Evidence suggests that the loose upper layers of the pumice ash deposits that underlie the site are prone to erosion if left exposed. The overall stability of the site will be subject to prudent practices in terms of vegetation and surface water control.

It is important that building developments do not result in discharge of stormwater onto the adjacent slopes (this includes during construction) and that the appropriate slope vegetation is planted and maintained. Stormwater from the house roof, driveway, paths and any other hard surfaces needs to be collected and conveyed in sealed pipes away from the slopes. The final location of any dwelling, auxiliary buildings, effluent disposal system and driveways will influence the placing of any disposal system on this site. An appropriate stormwater disposal system might include a series of soakholes along the Stanley Road boundary with an overflow into the roadside watertable. If it is proposed to collect the water from the house roof the overflow pipe from the collection tank should be connected into this disposal system.
And

8.2 The overall stability of the site is subject to prudent practices in terms of vegetation and surface water control. It is important that building developments do not result in discharge of stormwater to the adjacent slopes, and that the appropriate bank vegetation is planted and maintained. A suitable plan detailing the stormwater control systems from roofs, driveways and paths, should form part of the documentation in a Building Consent application to the District Council for any residential development on this site. Ground soakage systems shall not be placed in between any building and the steep slopes below the building site. "

As discussed on the telephone the best solution would be to collect all water from house and shed roof, water storage tanks overflows, driveway and the like and pipe it to the base of the slopes and with an outfall such that it does not cause nuisance or erosion. A plan showing the final location and extent of the collection system will need to be drawn.

I hope this answers your question.

Evidence suggests that the loose upper layers of the pumice ash deposits that underlie the site are prone to erosion if left exposed. The overall stability of the site will be subject to prudent practices in terms of vegetation and surface water control.

It is important that building developments do not result in discharge of stormwater onto the adjacent slopes (this includes during construction) and that the appropriate slope vegetation is planted and maintained. Stormwater from the house roof, driveway, paths and any other hard surfaces needs to be collected and conveyed in sealed pipes away from the slopes. The final location of any dwelling, auxiliary buildings, effluent disposal system and driveways will influence the placing of any disposal system on this site. An appropriate stormwater disposal system might include a series of soakholes along the Stanley Road boundary with an overflow into the roadside watertable. If it is proposed to collect the water from the house roof the overflow pipe from the collection tank should be connected into this disposal system.
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I hope this answers your question.

Kind Regards

Craig Manktelow

Manktelow Consulting Engineers Limited
1st Floor, Engineering House, 240 The Strand
P. O. Box 474, Whakatane, New Zealand
ph or fax +064 7 307 2002 or +064 27 612 5548

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STORMWATER DISPOSAL SET OUT BY MANKTELOW CONSULTING.

Hallmark Homes - George

From: Hallmark Homes - Mike Bonne
Sent: Friday, March 02, 2007 10:24 AM
To: Hallmark Homes - George
Subject: FW: Barraclough and Bennett Residence; 560 Stanley Road, Wainui

Mike Bonné

Stirling Homes Limited trading as Hallmark Homes

Ph: 07 308 6655
Fax: 07 308 6625
Mobile: 0274 926 925
Address: 159 Commerce Street, Whakatane

Email: mike@hallmarkhomes.co.nz

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From: Hallmark Homes - Mike Bonne
Sent: Friday, 2 March 2007 10:24 a.m.
To: 'Craig Manktelow'
Subject: RE: Barraclough and Bennett Residence; 560 Stanley Road, Wainui

Hi Craig

Thanks for a typical engineer answer.

Is a 100mm draincoil connected to the overflow running to the bottom of the slope acceptable? We are proposing to "T" into the line a Stormwater overflow of soakage.

Mike Bonné

Stirling Homes Limited trading as Hallmark Homes

Ph: 07 308 6655
Fax: 07 308 6625
Mobile: 0274 926 925

3/2/2007

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"6.0 Stormwater Controls and Erosion Protection

Evidence suggests that the loose upper layers of the pumice ash deposits that underlie the site are prone to erosion if left exposed. The overall stability of the site will be subject to prudent practices in terms of vegetation and surface water control.

It is important that building developments do not result in discharge of stormwater onto the adjacent slopes (this includes during construction) and that the appropriate slope vegetation is planted and maintained. Stormwater from the house roof, driveway, paths and any other hard surfaces needs to be collected and conveyed in sealed pipes away from the slopes. The final location of any dwelling, auxiliary buildings, effluent disposal system and driveways will influence the placing of any disposal system on this site. An appropriate stormwater disposal system might include a series of soakholes along the Stanley Road boundary with an overflow into the roadside watertable. If it is proposed to collect the water from the house roof the overflow pipe from the collection tank should be connected into this disposal system.
And

8.2 The overall stability of the site is subject to prudent practices in terms of vegetation and surface water control. It is important that building developments do not result in discharge of stormwater to the adjacent slopes, and that the appropriate bank vegetation is planted and maintained. A suitable plan detailing the stormwater control systems from roofs, driveways and paths, should form part of the documentation in a Building Consent application to the District Council for any residential development on this site. Ground soakage systems shall not be placed in between any building and the steep slopes below the building site. "

As discussed on the telephone the best solution would be to collect all water from house and shed roof, water storage tanks overflows, driveway and the like and pipe it to the base of the slopes and with an outfall such that it does not cause nuisance or erosion. A plan showing the final location and extent of the collection system will need to be drawn.

I hope this answers your question.

Kind Regards

Craig Manktelow

Manktelow Consulting Engineers Limited
1st Floor, Engineering House, 240 The Strand
P. O. Box 474, Whakatane, New Zealand
ph or fax +064 7 307 2002 or +064 27 612 5548

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Hallmark Homes - George

From: Hallmark Homes - Mike Bonne
Sent: Friday, March 02, 2007 12:05 PM
To: Hallmark Homes - George
Subject: FW: Barraclough and Bennett Residence; 560 Stanley Road, Wainui

Mike Bonné

Stirling Homes Limited trading as Hallmark Homes

Ph: 07 308 6655
Fax: 07 308 6625
Mobile: 0274 926 925
Address: 159 Commerce Street, Whakatane

Email: mike@hallmarkhomes.co.nz

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From: Craig Manktelow [mailto:mankshouse@xtra.co.nz]
Sent: Friday, 2 March 2007 11:46 a.m.
To: Hallmark Homes - Mike Bonne
Subject: RE: Barraclough and Bennett Residence; 560 Stanley Road, Wainui

Mike

My expectation would be a 150mm diameter sealed pipe for the tank overflow, driveway and other hard surfaces could connect into. This could be fixed to the base of a fenceline (or similar) or buried below ground level to insure long term durability and function of the pipe. The outfall construction at the base of the slope will need to be scour resistant (maybe rock or sandbags) to avoid erosion. The best route to the base of the slope will need to be confirmed on site by the owner or drainlayer.

Please phone with any questions.

Craig Manktelow

Manktelow Consulting Engineers Limited
1st Floor, Engineering House, 240 The Strand
P. O. Box 474, Whakatane, New Zealand
ph or fax +064 7 307 2002 or +064 27 612 5548

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From: Hallmark Homes - Mike Bonne [mailto:mike@hallmarkhomes.co.nz]
Sent: Friday, 2 March 2007 10:24 a.m.
To: Craig Manktelow
Subject: RE: Barraclough and Bennett Residence; 560 Stanley Road, Wainui

Hi Craig

Thanks for a typical engineer answer.

Is a 100mm draincoil connected to the overflow running to the bottom of the slope acceptable? We are proposing to "T" into the line a Stormwater overflow of soakage.

Mike Bonné

Stirling Homes Limited trading as Hallmark Homes

Ph: 07 308 6655
Fax: 07 308 6625
Mobile: 0274 926 925
Address: 159 Commerce Street, Whakatane

Email: mike@hallmarkhomes.co.nz

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No responsibility is accepted for any effects this email message or attachments may have on the recipients computer systems.

From: Craig Manktelow [mailto:mankshouse@xtra.co.nz]
Sent: Thursday, 1 March 2007 6:01 p.m.
To: Hallmark Homes - Mike Bonne
Subject: Barraclough and Bennett Residence; 560 Stanley Road, Wainui

Hi Mike

Per the guidelines from our geotechnical feasibility report are as follows:

"6.0 Stormwater Controls and Erosion Protection

Kind Regards

Craig Manktelow

Manktelow Consulting Engineers Limited
1st Floor, Engineering House, 240 The Strand
P. O. Box 474, Whakatane, New Zealand
ph or fax +064 7 307 2002 or +064 27 612 5548

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HAMERTONS
LAWYERS

Our Ref: Lesley Ford: 17031/01
Your Ref:

21 August 2006

Mr D T Barraclough and Ms A J Bennett
996A State Highway 30
R D 2
WHAKATANE

Dear David and Anne

Purchase of 610 Stanley Road, Wainui

We are pleased to confirm that Land Information New Zealand registration has been completed and **enclose** a search copy of certificate of title 248403 (South Auckland Registry) in your names.

Yours faithfully
HAMERTONS

per: L Ford

Lesley Ford
Law Clerk

Bill Jones
Supervising Partner

341f496

PARTNERS:
Bill Jones LLB
Brian Carter LLB
Jonathan Kay LLB
Steve Franklin LLB
B Soc-Sci.

CONSULTANT:
Robert Chappell LLM

Top Floor
Niederer Plaza
The Strand
PO Box 601
DX JA31519
WHAKATANE, N.Z.

Tel: (07) 307 0680
Fax: (07) 307 0225

Email:
hamertons@xtra.co.nz

ALSO AT:
Jellicoe Court
PO Box 150
DX JA31001
KAWERAU, N.Z.

Tel: (07) 323 8612
Fax: (07) 323 6629

352200mE

353000mE

667800mN

667000mN

1
DPS 63372

1
DP 310143

LOT 2
53.7350 ha

LOT 1
1.0710 ha

1
DPS 84221
CT SA88D/824

1
DPS 16785

STANLEY ROAD
LEGAL ROAD (20.12 WIDE & OVER)

A D P T
D P 3 1 0 1 4 3
(144.32)
(737.26)
(39.17)
(3.00 wide)
See Diagram A
See Diagram B

177°29' 8.50
90° 04' 82.90
61.42
89° 59' 25" 376.87
360.39
30° 42' 105.69
101°34' 47.38
67°59' 53°49' 31.96
80°55' 21.22
102°31' 5.58
172°59'30" 36.79
139°53'30" 40.49
190°43' 14.04
112°15' 52.11
156°38' 18.99
14°50' 50.39
155°17'30" 105.87
204°46'30" 27.58
140°32'30" 19.73
186°27'30" 47.61
168°15'50" 34.46
64.63
36°48'36"
68°45' 32.88
98°13' 37.33
45°52' 30.04
34°27' 31.62
3°08' 22.35
69°28' 11.35
14°57' 22.14
89°05' 20.86
70°11' 36.17
51°51' 17.68
33°42'30" 49.56
20°30' 13.73
13°50' 23.34
22°54'30" 50.86
340°05' 47.69
325°52' 61.15
269° 55' 30" 167.57
269° 52' 03" 1119.19

1
DPS 16785

LOT 2

LOT 1

1
DPS 84221

1
DPS 63372

DIAGRAM A
SCALE 1 : 1000

DIAGRAM B
SCALE 1 : 250

168°15'50" 3.49
95° 54' 49.66
44° 35' 25.17
6° 15' 49.86
39.17
358° 35'
9.74
358° 10'
1119.19
47.72
269° 52' 03" (1233.46)
192° 32' 39.87
191° 36' 73.76
154° 06' 30" 89.20
191.15
172° 22' 40" 31.06
114.27 Bdy Lot 1
66.55
40.34
154° 06' 30" 16.49
4.18
72.42
70° 19' 40"
68.21
20° 01' 17.99
191.87
47.35
156° 18'40" 137.85
137.41
59.85
199° 09' 30" (72.88)
8.62
4.41
67° 59' (39.17)
101° 34' 47.38
10.27
3.01
25.89
34°39'
15.30
15.46
71° 39'
3.00

NEW C.T. ALLOCATION	
LOT	C.T. REFERENCE
1	248403
2	248404

Approvals

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE WHAKATANE DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 8th DAY OF November 2005 SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENT SET OUT IN THE MEMORANDUM HEREON.

AUTHORISED OFFICER

MEMORANDUM OF EASEMENT

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT TO CONVEY ELECTRICITY	(B)	LOT 1 DPS 84221	LOT 1 HEREON

PROPOSED EASEMENT

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT TO CONVEY ELECTRICITY	(C)	LOT 2 HEREON	LOT 1 DPS 63372

CLASS OF SURVEY:
LOT 1 = II; LOT 2 = III

Total Area 54.8060 ha

Comprised in CT 39972
CT SA88D/824 (EASE)

I, ROSS JAMES OVERINGTON
being a person entitled to practise as a Licensed Cadastral Surveyor, certify that:
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2:
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed ..... Date ../../..

Field Book ..... Traverse Book .....
Reference Plans .....
Examined ..... Correct .....

Approval as to Survey by Land Information New Zealand on:
../../..

Deposited by Land Information New Zealand on:
../../..

File Received Instructions

DP 361144

LAND DISTRICT SOUTH AUCKLAND

LOTS 1 & 2 BEING SUBDIVISION OF LOT 2 DP 310143 AND EASEMENT OVER LOT 1 DPS 84221

TERRITORIAL AUTHORITY WHAKATANE DISTRICT
Surveyed by ROSS J. OVERINGTON F. 2058
Scale 1:4000 Date SEPTEMBER 2005

GIS.4770 000 000

Whakatane District Council

Private Bag 1002
WHAKATANE 3080

Telephone: +64-7-306-0500
Fax: +64-7-307-0718
Email: geoffw@whakatane-dc.govt.nz

Date:	01 03 07		**No of pages sent:**	03
To:	**Fax number:**	308 6625		
	Name of person:	George Lammie		
	Company name:	Hallmark Homes		
From:	Eric Scholte			
Subject:	**610 STANLEY ROAD**			

Further Information Request for Building Consent No. 16479

You may or may not be aware that the Building Act 2004 now requires a territorial authority to be satisfied on reasonable grounds that the provisions of the Building Act will be met if the building work were properly completed in accordance with the plans and specifications that accompany the building consent application.

As code compliance certificate will be issued against the approved plans and specifications it is now imperative that the plans and specifications clearly reflect code compliance.

Having assessed your plans and specifications, we require the following additional details to ensure compliance is properly demonstrated and enable building consent to be issued:

1. **Specifications provided are required to resemble the proposed works to be carried out. Only Job Specific Specifications will be accepted. Please ensure that this is the case. Remove all information that is not relevant to proposed project. (i.e. Timber floors? etc.etc).**

23-03-07 IS NOW MORE SPECIFIC TO ACTUAL BUILDING WORK TO BE CARRIED OUT.

2. **The plans require references to all leaflet information handed in. This is to be relation to relevant construction details. The time is not available to sort through the plans and specifications for specific details on site at inspection stages. Due to the amount of information provided separate to the plans, references on the plans are required.**

NEW SITE PLAN.

3. Place clear references on the plans to all engineering specifications that are not shown on the plans.

CHANGED.

4. Specify the product that is to be used for the hold-down fixings for the bottom-plate. Multichoice is not an option. Provide the manufacturers specifications that are referred to in the plans. (Lumberlock, Pryda?)

CHECKED · BRACES AT 45° ONLY WORTH ½ VALUE ·

5. The bracing calculations show a very high windzone and the plans are rated at a high? Please rectify this matter.

HIGH

6. The new truss design that has been provided is not in conjunction with the very-high windzone that shown on the bracing calculations. Please clear up this contradiction.

YES (1)

7. Is there still a cathedral type ceiling in the inside of the entry? If so specify the valley rafter size. Show how the valley rafter and the ridge beam that is to connect to the trusses. There is a multitude of junctions at this point and it requires a clear detail with all the required fixing details. The detail provided by the truss manufacturer does not show the valley rafter at this point. The roof plan (drawing 7) and the truss plan in this area contradict each other?

VALLEY RAFTERS TRUSSES - REMOVED. BEAMS + RIDE BEAM STILL.

ON PLANS

8. The proposed fixing details for the purlins are not in conjunction with the windzone nominated? Or as per NZS 3604. Please amend the plans (Drawing 6) or show an acceptable alternative on the plans or reference to the details..

REFER TO LUMBERLOK DETAILS.

EAVES HAND UP OVER WINDOWS.

9. The elevations provided show the windows up to the eaves? Is this what is to be done on site? How are the windows to be made weather-tight at the eaves? Or is there to be a weatherboard as per some of the details provided?

USE OF EAVESMOULD & SEALER ACCEPTABLE SOLUTION - LOW RISK AREA.

ON PLANS.

10. Thermacraft building wrap specifications have been provided. Please specify this on the plans if this is the product to be used.

Used.

11. The James Hardies Weather-Board Specifications supplied is out dated. Please supply the correct documentation.

EAVES FLASHING NOT REQUIRED? ESTABLISHED AS HIGH SITUATION?.

NO EAVES FLASHING REQUIRED.

12. Specify on the plans all the minimum required roof flashing sizes for the appropriate windzone. The E2/AS1 information that has been supplied is not complete and requires the tables that are referred to for confirmation of "all" flashing sizes.

13. Show on the plans the eaves flashing as per figure 45 from E2/AS1 that is to be used for the appropriate windzone.

[redacted] M'CLEOD.

EBOP BOOKLET SUPPLIED. WRITTEN CONFIRMATION

STRICT CONDITIONS ON SITE SPECIFIC DESIGN STILL REQUIRED FOR EFFLUENT SYSTEM.

14. Manketelow Consulting Limited report (14 05 07) has stated that the manufacturers and supplier of the septic tank is to carry out a site visit and to provide a report with the design details for a site specific effluent system for the proposed site.

15. Manketelow Consulting Limited report (14 05 07) has set out strict guidelines for the disposal of stormwater. The stormwater tank that is shown will be appropriate but the overflow for this tank will require specialist attention to satisfy council. Please see to this matter and provide the relevant documentation in accordance with what has been recommended by Manketelow Consulting Limited.

16. Show where the driveway and vehicle parking is to be placed and how the stormwater is to be dealt with in accordance with the Manketelow Consulting Limited report (14 05 07).

INFINITY GAS. BOTTLES SHOWN EXTERNAL GAS FIRE. LOCATION & SYSTEM MAKE MODEL ETC.

17. Please detail on the plans the position for the hot water cylinder.

* MAINS WATER SCHEMATIC IS TO BE PROVIDED AT FRAMING IN STAGE OR NO FURTHER WORK IS TO BE CONTINUED AT THAT STAGE.

* A FULL DESIGN IN CORRELATION WITH THE MANUFACTURER &/OR SUPPLIER OF EFFLUENT SYSTEM IN CORRELATION WITH THE ENGINEERS RECOMMENDATIONS.

STE PLANS TO COME.

18. Is Mains Pressure System as specified or Low Pressure to go in conjunction with the proposed water tank or is there a pump system to be installed for the mains pressure system?

19. The foulwater system is to be confirmed in relation to all pipe sizes and the location of terminal vents. Please nominate on the plans as to what system is to be used. AS/NZS 3500? Details are to correspond with the minimum specified standards. Please review you plans accordingly.

20. Please show on the plans if a range-hood is to be installed? This is recommended due to the internal nature of the kitchen. If so detail the how this is to be ducted to the external part of the building envelope.

21. A reference is shown on the plans (Drawing 6) to ceiling chord restraints as per the manufacturer's specifications in relation the ceiling battens. Please supply the manufacturer's specifications and detail the plans accordingly.

22. It is suggested that Hallmark Homes provides Council with 2 sets of the final plans and specifications showing all the changes and amendments. The documentation provided is fragmented and is very time consuming to disassemble and compile to produce a final legible set of plans. Historically there have been complaints as to the costs for processing, so as to minimise the costs the suggestion is advised.

We appreciate that requests for these items may seem somewhat frustrating but unless compliance with the New Zealand Building Code can be clearly demonstrated building consent cannot be issued.

We have suspended building consent processing until the above information is provided.

Please be assured of our earliest attention to completion of processing and issue of building consent on receipt of this information.

It would be helpful if you could provide a detailed list as to how and where these amendments have been made on the plans to speed up the cross-referencing process please.

If the information provided in response to this request is insufficient to enable Council to establish compliance with the Building Code, further information maybe sought.

Upon receipt of the above information, processing will be resumed.

Regards

Eric Scholte

BUILDING CONTROL OFFICER

KEEP

Document Centre 286
Transmission Report

G3 ID 64 7 307 0718 Date/Time:01/03/2007;12:15
Page:1 (Last Page)

Local Name Whakatane Dist Counc
Logo Whakatne District Council

Document has been sent.
Document Size A4SEF

GIS.4770 000 000

Whakatane District Council

Private Bag 1002
WHAKATANE 3080
Telephone: +64-7-306-0500
Fax: +64-7-307-0718
Email: geoffw@whakatane-dc.govt.nz

Date:	01 03 07		**No of pages sent:**	03
To:	**Fax number:**	308 6625		
	Name of person:	George Lammie		
	Company name:	Hallmark Homes		
From:	Eric Scholte			
Subject:	**610 STANLEY ROAD**			

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2. **The plans require references to all leaflet information handed in. This is to be relation to relevant construction details. The time is not available to sort through the plans and specifications for specific details on site at inspection stages. Due to the amount of information provided separate to the plans, references on the plans are required.**
3. Place clear references on the plans to all engineering specifications that are not shown on the plans.
4. Specify the product that is to be used for the hold-down fixings for the bottom-plate. Multichoice is not an option. Provide the manufacturers specifications that are referred to in the plans. (Lumberlock, Pryda?)

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PG: Polling RB: Relay Broadcast RS: Relay Send BF: Box Fax Forward CP: Completed
SA: Send Again EN: Engaged AS: Auto Send TM: Terminated

12-03-07.

BARRACLOUGH & BENNETT

LOT 1 DP 310143
610 STANLEY ROAD
WAINUI

12 March 2007

LIST OF INFORMATION INCLUDED TO WDC LETTER 01/03/2007:

1. SITE SPECIFIC SPECIFICATION
2. ON PLANS
3. ON PLANS
4. ON PLANS - DRG No 4
5. REVISED RISK MATRIX / BRACING CALCS AND BRACING PLAN
6. UNCHANGED – HIGH WIND
7. HALLMARK SITE PLAN AMENDED
8. FIXING DETAIL REVISED – DRG No 6
9. DETAIL SUPPLIED
10. SPECIFICATION AND DRAWINGS REVISED
11. NEW JAMES HARDIE SPECIFCATION SUPPLIED
12. TABLE SUPPLIED
13. NO EAVES FLASHING REQUIRED
14. REVISED SITE PLAN – LETTER FROM DRAINLAYER
15. REVISED SITE PLAN – FAX FROM MCE
16. REVISED SITEPLAN – FAX FROM MCE
17. REVISED FLOOR PLAN & PRODUCT SPEC SUPPLIED
18. REVISED SITE PLAN
19. REVISED SITE PLAN – LETTER FROM DRAILAYER
20. REVISED FLOOR PLAN & ROOF COWL DETAIL SUPPLIED
21. ROOF PLAN REVISED
22. 2 SETS REVISED PLANS SUPPLIED

BC No.: 16429.

WHAKATANE DISTRICT COUNCIL
BUILDING CONSENT PROCESSING CHECKLIST

OWNER: BARRACLOUGH/BENNETT CONTACT GEORGE LAMMIE CONTACT No: 308 6655.

ADDRESS: 610 STANLEY ROAD. INTENDED USE: NEW DWELLING.

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
THREE PLEAs! - • LOGICAL ORGANISATION OF DRAWINGS • REFERENCE DETAILS TO PLANS • JOB SPECIFIC SPECIFICATIONS		✓	
TITLE SEARCH	VALUATION DETAILS. COPY OF TITLE PROVIDED	✓	
FLOOR HEIGHT	NOTHING SHOWN ON HAZARDS DATA.	N/A	
PLANNING			
BOUNDARIES			
EASEMENTS			
DAYLIGHT ZONES			
DEVELOPMENT CONTRIBUTION			
BUILDING AND BRANZ LEVIES			
• Estimated value	$150,000 141 m² = $1063 m²??		
NATURAL HAZARD (Sec 72)			
• Falling debris		—	
• Coastal hazards		—	
• Subsidence	* POSSIBLE - VEGETATION OF SLOPES REQUIRED AS PER R/C.		
• Erosion	* MENTION OF SPRINGS (WATER SEPAGE ON SLOPES)		
• Inundation (Min. floor)		—	
• Other		—	
SITE SUITABILITY - GENERAL			
• Power lines, easements etc	POSSIBLE - CONDITIONS FROM ENGINEER DESIGN.		
ENGINEERING			
• Geotech		✓	
• Foundations		✓	
• Retaining walls		N/A.	
• Masonry			
• Wall framing – beams etc		✓	
• Roof framing – beams etc		✓	
• Bracing		✓	
GROUNDBEARING >100kPa LOW - SPECIFIC DESIGN REQUIRED.		✓	

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
EARTHQUAKE ZONE	A	✓	
WINDZONE	~~MEDIUM~~ ? VERY HIGH	✓	
CORROSION ZONE	1	N/A.	
GROUND LEVELS			
ACCESS TO BUILDING	OFF STANLEY ROAD ?	✓	
EARTHWORKS	MINIMAL. PLATFORM EXISTS NOW.	✓	
PARKING		✓	
SWIMMING/SPA POOL			
• Fencing			
• Dwelling part of pool fence			
• Backflow prevention			
• Drainage			
RETAINING WALLS			
• Surcharge			
• Resource consent			
• Yard clearance			
• Earthworks volume			
• Neighbour's consent			
• Engineering			
FOUNDATIONS			
1. SPECIFIC DESIGN			
• Scope of engineering	FOUNDATION DESIGN.		
• Peer review	STILL TO RETURN.		
2.FOOTINGS			
• Dimensions	SPECIFIC DESIGN.		
• Reinforcing			
3. FLOOR THICKENINGS	100mm.		
• Reinforcing	665.		SPECIFY STEEL ~~REINFORCING~~ PER SPECIFIC DESIGN. SHOW MARK REFERENCE THESE ~~SPECIFIC DESIGN~~ AS PER E2 R.
4. BLOCKWORK			
• Reinforcing	25 SERIES BLOCK. SINGLE NOG.	✓	~~REINFORCING~~
CONCRETE FLOOR			
1. THICKNESS	100 mm.	✓	
2. DPC	250mm	✓	
3. REINFORCING	JOB SPECIFIC.		ENGINEERING.
4. CONTROL JOINTS	AS PER SPECIFIC DESIGN.	✓	
5.GROUND BEAMS	SLAB THICKENINGS.	✓	
• Reinforcing			
6. PROPRIETY FIXINGS	LUMBERLOCK / PRYDA 900 CRS.	✓	NOM. NOTE (1)
	AS PER MITEK & PRYDA.		NOT EITHER OR/OTHER ?
TIMBER FOUNDATIONS			
1.STANDARD PILES			
• Dimensions		N/A.	

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
• Treatment			
• Fixings			
2.ANCHOR PILES			
• Dimensions			
• Treatment			
• Fixings			
3.BRACE PILES			
• Dimensions			
• Treatment			
• Fixings			
4.CANTILEVERED PILES			
• Dimensions			
• Treatment			
• Fixings			
5.DRIVEN PILES			
• Engineering check			
• Pile driving set			
• Fixings			
6. SUBFLOOR BRACING			
• Calculations			
• Fixings			
7. BEARER SIZES			
• Spacing			
• Span			
8. TIMBER TREATMENT	N/A-		
9. SUBFLOOR VENTILATION			
10. ACCESS (subfloor)			
11. BASEBOARDS			
TIMBER FLOOR			
1. INSULATION			
2. FLOOR JOISTS			
• Span			
• Spacing			
• Solid nogging			
• Treatment			
• Fixings			
3. CANTILEVERED JOISTS			
• Cantilever span			
• Loads			
• Treatment			
• Fixings			
CONCRETE MASONRY WALLS			
1. SPECIFIC DESIGN			
2. GRADE OF MASONRY (A/B/C)			
3. THICKNESS			
4. REINFORCING			

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
5. CONTROL JOINTS			
6. BOND BEAMS			
• Reinforcing			
7. COLUMN			
• Reinforcing	N/A.		
8. FIXINGS			
• Beam/Wall			
• Framing			
WALL FRAMING			
1.TIMBER TREATMENT			
2. STUDS (NB: Wind zone)	H1.1 FRAMING (STUDS) H3.1 BOT-PLATE	✓	
• Spacing	600 CRS.		
• Height	CATHEDRAL CEILING - NO FULL HEIGHT STUDS.		
3. NOG SPACINGS			
• Check cladding requirement	1100 & 1300 CENTRES.		
3. LINTEL SIZES			
• Spans	CALCS REFERENCED WITH TRUSS [illegible]	✓	
• Loads (check point loads esp)	BEO 2 - LINTEL & BEAM. OK (HYNE)	✓	
• Trimmer studs (end bearing)	ALL SHOWN.		
• Lintel fixings	DETAILS PROVIDED.		
4. TIMBER BEAMS			
• Beam sizes	(HYNE BEAMS). SIZE AS SPECIFIED.	✓	
• Beam type		✓	
• Selection tables	HYNE SPECS PROVIDED.	✓	
• Beam supports	AS PER LINTEL TABLES.	✓	
• Beam fixings	" "		
5. STEEL BEAMS			
• Engineering check			
• Steel treatments	N/A.		
• Beam fixings			
• Beam supports			
6. TOP PLATE PACKERS			
7. CEILING FRAMING	140x35 M&G.	✓	
8. BRACING			
• Bracing check	ALL OK.	✓	TAG PLANS.
• Bracing types	SHOWN.	✓	MARK OUT BRACING.
• Bracing specs	PROVIDED.	✓	
• Fixing details	" "	✓	

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
ROOF FRAMING (NB: Wind Zone)			
1. TREATMENT	MSG8	✓	
2. TRUSSES — Truss & Framing Plan - Check all point loads from Girders.			
• Truss layout plans	Details Provided.	✓	Wind Zone for Truss
• Truss fixings	As per Detailers specs.	✓	Design. Very High not Med. Rq 1 –
• Girder truss (lintels)	Hyne beams designed.		
3. RAFTERS (NB Wind zone)			
• Span (Skillion Roof ok)	Douglas Fir - 2.5mAE span ok.	✓	
• Spacing	600 crs.	✓	
• Seating	Shown - Min 32mm Seating.	✓	
• Fixings	2 wire rope - 2 skews.	✓	
4. OTHER ROOF FRAMING			
• Ridge boards (Overkill)	240x90 Ridge beam - 3-200 span.	✓	Connection Details Required for Beam into Truss?
• Underpurlins			
• Ceiling beams	Point loading of Beams		
• Struts	From Hip-Beam (Engineering)		
• Strutting beams	Outside 36° slope -		
• Collar ties	Nil.	✓	
• Ceiling runners	Nil.	✓	
• Dragon ties	N/A.	✓	
• Valley design	Steel & Timber		Amend Plans for Lumberlok Details provided.
• Ridge design	" "		
• Change of pitch	N/A.		
5. PURLINS (SIZES)	Assess fixings for Very High.		* Check for Windzone. = Bracing Schedule.
• Fixings (Main Roof - 9. p. 2-2)	75-50 @ 800 crs. Fixings not 36°.		
6. ROOF BRACING			
• Roof space	More than 3 each way.	✓	
• Roof plane	Use of Hips & Valleys Adequate.	✓	
7. SOFFIT FRAMING			
• Soffit width	600. Except for Entry. Overlap.		
• Specific design			
8. INTERNAL GUTTERS			
• Timber treatment			
• Substrate			
• Membrane	N/A		
• Membrane specs			
• Outlets			
• Overflows			
EXTERIOR CLADDINGS			
WALLS			
1. RISK MATRIX	Overall Sample Provided - ok.	✓	
2. BUILDING PAPER			Specify Building Paper (Thermakraft on Plans) Rq 4. As per Specs.

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
3. CLADDING TYPES & SPEC'S.			
• 1			
• 2			
• Stud/Nog requirements	LININGS OVER WINDOWS		
• Appraisals/Known product	NOT SHOWN.		
• Fixings (Corrosion Zone)	WINDOW TO EAVES DETAIL TO BE SHOWN ON PLANS.		
• Intersections & junctions details			
4. PROTECTIVE PAINT	HEAD FLASHINGS ✓ CROSS-SECTION ✓ E/AS SUPPLIED - CONTRADICTS?		
5. PRODUCER STATEMENT			
6. PENETRATIONS	JAMES HARDIE 2003 - NEED 2005!!!		
7.FLASHINGS			
8. BRICK VENEER		✓	
• Dampcourse (Slip joint)	✓ DOUBLE BRICK TIES AT BASE.	✓	
• Brick ties (Corrosion zone, Spacing)			
ROOF (NB: Corrosion & Wind Zones)			
1. TYPE (PRODUCT)			
• Producer statement	SPECIFY ON PLANS -	✓	CONFIRM WINDZONE
2. FLASHINGS	SPECIFY NICHE & BARGES FOR VERY HIGH ZONE ✓ E/AS1. EAVES FLASHING		
3.PENETRATIONS	DETAILS OF RUBBER BOOT. 175mm APART MINIMUM COVER REQUIRED?	✓	
4. VALLEYS	SPECIFY ON PLANS - ✓		R97?
5. RIDGES	" "		
6. FIXINGS	" "		
7. ROOF WATER DISPOSAL			
• Stormwater design calculations	TO TANK - OVERFLOW TO ? ✓		
• Gutter size			
• Downpipe size and location	STORMWATER DISPOSAL TO BE IN CONJUNCTION OF 2004		
8. PENETRATIONS	ENGINEERING DESIGN. AS SHOWN ON COUNCIL RECORDS.		
WINDOWS			
1. LOCATION		✓	
2. GLAZING	NOT NOTED ON PLANS OR GLENNS GLASS QUOTE		
3. VENTILATION	KITCHEN VENTILATION ?		
4. NATURAL LIGHT	ADEQUATE.		
5. WINDOW INSTALLATION	REFERENCE PLANS ✓ TO SPECS OR PUT SPECS ON PLANS.		
6. FLASHINGS	NOT CLEAR. - WINDOWS TO SOFFITS ?		
7. FACINGS/SCRIBERS			

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
EXTERIOR DECKS			
1. POSTS			
• Dimensions			
• Treatment			
• Footing dimensions	550 SQ 900 DEEP. FIRM - ENTIRE.		
• Fixings (top & bottom)			
• Bracing			
2. BEAMS			
3. THRESHOLD			
4. JOISTS			
5. DECKING			
6. SUBSTRATE			
7. MEMBRANE			
MEMBRANE SPECS.			
6&7 COMPATIBILITY			
8. GUTTERS			
9. OVERFLOWS	N/A.		
10. HANDRAILS			
• Height			
• Profile			
11. STAIRS			
• Main access route?			
• Tread size			
• Riser size			
• Pitch			
INTERIOR			
1. VENTILATION	KITCHEN ALREADY ADDRESSED.	✓	
2. LIGHTING	ADEQUATE	✓	
3. INSULATION			
• Walls	☑ 1-8		
• Ceilings	2-2		
4. ACOUSTICS			
• STC rating			
• Penetration treatment			
5. FIREWALLS.	N/A.		
• Materials			
• Penetration			
8. WALL LININGS			
9. CEILING LININGS	BOT-CHORD RESTRAINTS FOR BATTENS? - PLEASE SHOW?		
10. TOILETS & BATHROOM			
• Floor covering	CONCRETE FLOOR.		
• Tiled shower specifications	ACRYLIC LININGS.	✓	
• Ventilation	VIA WINDOWS.	✓	
11. LAUNDRY FACILITIES			
• Floor covering	TROWELLED CONCRETE - STEEL FLOAT.	✓	
• Walls to be sealed	PAINTED.	✓	

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
• Ventilation			
12.KITCHEN FACILITIES			
• Gas installation			
13. SMOKE ALARM(S)	Yes - Shown.	✓	
HOT & COLD WATER SUPPLIES			
1. TYPE	Copper	✓	
• Water quality (Council supply or private)	Collected Stormwater - into Tanks - Overflow ? Already Addressed.		
2. MATERIALS.			
3.LOCATION OF PIPES			
4. HWC	What ! ON TANK ??		
• Mains pressure or Low pressure	180 Litre.		
• Valves No -	Provide Plumbing Schematic.		
• Relief and Drain No -	~~Specify flow of Mains.~~ Mains.		
• Seismic fixings No -	Show Location of Hot Water Cylinder.		
• Solar/Wet back ?			
FOULWATER			
1.TYPE			
• G13 or AS3500	Identify "All" Floor/Waste Sizes.		
• Council or Septic tank	Specific Design Required. Site Report Needs for Design.		
• Connection available	No.		
• Manhole required	No.		
• Gradient of drain v land	?		
2. SEPTIC TANK			
• EBOP check sheet	Report Required.		
• Engineer design	✓ Needed.		
• System	✓ Supplied.		
• Bio filter	✓ "		
• Maintenance	✓ "		
• Effluent system design	✓ "		
3. MATERIALS			
4. LOCATION OF PIPES			
• Buildings and driveways	Show Proposed Driveway. How ✓ Stormwater Addressed		
• Cover (protection required)	To Protect the Banks Stability.		
• Easement required			
STORM WATER			
1.TYPE			
• G13 or AS3500			
• On-site soakage &/or Council	On Site.		
• Connection available	No -		
• Sealed surfaces	Collection of Driveway & Sealed Surfaces.		
• Impact upon adjoining property	N.C. Identify True Boundaries (As per Engineers Report)		
3. MATERIALS			
4. LOCATION OF PIPES			
• Buildings and driveways	As per Rear Sheet of Plans.		

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
• Cover (protection required)	VEHICLE PARKING NOT DETAILED -	?	PLEASE SHOW - DRIVEWAY
• Easement required	DETAILS REQUIRED FOR STORMWATER DISPOSAL AS PER 2004 ENGINEERS		
	REPORT.		
SOLID FUEL HEATERS			
1. APPROVED MODEL			
• Area of property < 2 hectares	2.2 HECTARES - AN APPROVED MODEL.		
2. LOCATION			
• Clearances	AS PER SPECS PROVIDED.		
• Heat screen/shield			
• Hearth			
3. SEISMIC RESTRAINT			
OTHER			
NOTES			

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
FIRST FLOOR			
TIMBER FLOOR			
1. FLOOR JOISTS			
• Span			
• Spacing			
• Solid nogging			
• Treatment			
• Fixings			
2. CANTILEVERED JOISTS			
• Cantilever span			
• Loads			
• Treatment			
• Fixings			
3. CONCRETE FLOOR			
• Engineering specifications			
• Load points			
• Reinforcing			
WALL FRAMING			
1.TIMBER TREATMENT			
2. STUDS (NB: Wind zone)			
• Spacing			
• Height			
3. NOG SPACINGS			
• Check cladding requirement			
3. LINTEL SIZES			
• Spans			
• Loads (check point loads esp)			
• Trimmer studs			
• Lintel fixings			
4. TIMBER BEAMS			
• Beam sizes			
• Beam type			
• Selection tables			
• Beam supports			
• Beam fixings			
5. STEEL BEAMS			
• Engineering check			
• Steel treatments			
• Beam fixings			
• Beam supports			
6. TOP PLATE PACKERS			
7. CEILING FRAMING			
8.BRACING			

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
• Bracing check			
• Bracing types			
• Bracing specs			
• Fixing details			
OTHER			

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
SECOND FLOOR			
TIMBER FLOOR			
1. FLOOR JOISTS			
• Span			
• Spacing			
• Solid nogging			
• Treatment			
• Fixings			
2. CANTILEVERED JOISTS			
• Cantilever span			
• Loads			
• Treatment			
• Fixings			
3. CONCRETE FLOOR			
• Engineering specifications			
• Load points			
• Reinforcing			
WALL FRAMING			
1.TIMBER TREATMENT			
2. STUDS (NB: Wind zone)			
• Spacing			
• Height			
3. NOG SPACINGS			
• Check cladding requirement			
3. LINTEL SIZES			
• Spans			
• Loads (check point loads esp)			
• Trimmer studs			
• Lintel fixings			
4. TIMBER BEAMS			
• Beam sizes			
• Beam type			
• Selection tables			
• Beam supports			
• Beam fixings			
5. STEEL BEAMS			
• Engineering check			
• Steel treatments			
• Beam fixings			
• Beam supports			
6. TOP PLATE PACKERS			
7. CEILING FRAMING			
8.BRACING			

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
• Bracing check			
• Bracing types			
• Bracing specs			
• Fixing details			
OTHER			

COPY

CONSENT NOTICE

(Pursuant to Section 221 of the Resource Management Act 1991)

GIVEN by: J and N Cowper

IN FAVOUR of: THE WHAKATANE DISTRICT COUNCIL

DATED: 30th day of November 2005

PROPERTY: Lot 1 on Deposited Plan on 361144

SUBJECT: Consent Conditions

COUNCIL REFERENCE: 24.3.04.47

HAMERTONS
Lawyers
(B N Carter)
Telephone NO. 07 307 0680
Fax NO. 07 307 0225
PO Box 601
DX JA31519
WHAKATANE
(drt perm) consent notice – cowper j & n

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a subdivision of land in the South Auckland Land Registration District

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

THE WHAKATANE DISTRICT COUNCIL ("the Council") being the territorial authority for the district within which the Land described in the First Schedule of this Notice is situated has, pursuant to Part X of the Act, granted its consent to the subdivision shown on Land Transfer Plan 361144 subject to certain conditions, including the requirement in respect of the Land that the Owner (as defined in the Act) complies on a continuing basis with the conditions set out in the Second Schedule of this Notice.

FIRST SCHEDULE

('the Land")

1.0710 hectares more or less being Lot 1 on Land Transfer Plan 361144 and being part of the land comprised in Certificate of Title 39972 (South Auckland Registry)

SECOND SCHEDULE

("the Conditions")

The Owner of the Land shall, on a continuing basis:

1.0 Preserve in perpetuity the indigenous forest, vegetation and habitat protected area on that part of the land marked "A" identified on Land Transfer Plan 361144 ("the protected area") without modification, subject to clause 1.1 herein;

1.1 Control any pest, plants and animal pests as identified in the most recent version of the Environment BOP's (Bay of Plenty Regional Council) Regional Plant and Animal

Pest Management Strategies and any other environmental plant, pests as Whakatane District Council Officers may advise;

1.2 Maintain to the satisfaction of the Whakatane District Council Manager of Parks and Recreation, a seven-wire post and batten fence around the protected area marked "A".

1.3 Not cause, permit or suffer any stock to graze within the protected area "A".

1.4 Ensure any planting in the protected area "A" only uses indigenous plants grown from seed or cuttings collected from natural populations within the Bay of Plenty;

1.5 Be permitted to enter into a management agreement with Whakatane District Council Officers for the purpose of planning and carrying out maintenance, enhancement or restoration works in the protected area consistent with the covenants purpose in clause 1.0 herein;

1.6 Not cause or permit or suffer any fire to be lit within the protected area "A" or on any part of the land from which the fire may spread to the protected area "A";

2.0 Ensure that all site development works are undertaken in accordance with the information and conclusions contained in the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers. This includes ensuring:-

- that the minimum building setback distances from the top edge of slopes are maintained
- that no stormwater is discharged onto adjacent slopes
- that the vegetation plantings area below the building site is maintained in accordance with the approved plan
- that the foundations for any building works are specially designed by a suitably qualified engineer
- that no filling shall take place on sloping ground around the building site and no filling in excess of 0.6m shall be undertaken within the building area unless endorsed by a Professional Engineer experienced in geomechanics who is familiar with the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers.
- that the sewerage treatment system is designed by a suitably qualified person who is familiar with the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers.

A copy of the Building Site Feasibility Report prepared by Manktelow Consulting Engineers is available for inspection at the offices of the Council at Commerce Street, Whakatane between the hours of 8.00am and 5.00pm on any day that the Council offices are open to the public.

3.0 Ensure that no habitable buildings are constructed, placed or erected within 30 metres of the southern property boundary with Lot 1 DPS 16785.

4.0 Permit the Council's officers or contractor's entry upon the land at reasonable times so as to ascertain compliance with these conditions.

5.0 Pay the Council's legal costs and disbursements directly or indirectly attributable to the preparation execution registration and enforcement of this Notice and the Council's conditions set out in this Notice and any variation or cancellation of such conditions.

DATED at Whakatane this 30th day of November 2005.

AUTHENTICATED by the)
Council by the Principal)
Administration Officer of)
the Council pursuant to)
Section 252 of the Local)
Government Act 1974)

(Authorised Officer)

potable water supply

Records RFS

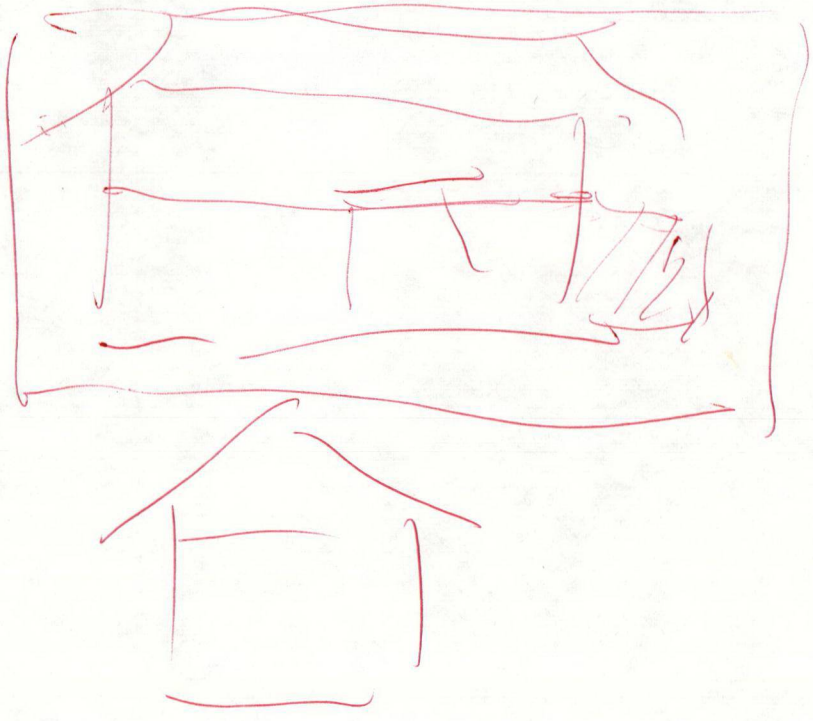
From: Apache [apache@whakatane.govt.nz]
Sent: Thursday, 25 January 2007 16:53
To: Records RFS
Subject: RFS: Logged: No 24446 : 610 Stanley Road

GIS: 4770/0610/000
Odered by: Liis for BC
Counter:
BC/Building: Yes
RC/Planning:
LIM:

No file
No outside

==========
Current Addressee: RECS -> records

Attached Notes
==========
25/01/07 17:45 : Logged by Liisa Tioke (liisat)
Sent to RECS (records) Priority: Recs-3 Will-Escalate: 26/01/07 9:00
==========



ORIGENSVR/LIVE - Origen.Ozone

File Edit View Tools Help

Address: CR3000.TILL Go Back Refresh Home Menu Tasks QuBE

Tasks

Record Tasks[07161*0...
- Search for Record (F2)
- Tag Record (F8)

Field Tasks [RT.VAL.ID1]
- Help (F1)

Zoom/Related Tasks
- Names/Addresses (NA)
- Further Details (FD)
- Assessment (AS)
- View Errors (VE)
- Water Account (WA)
- View Parcels (PA)
- Spec Secondary (SS)
- Financial Stat (FS)
- Reserve & Corp (RE)
- Contact Details (CO)
- Occupied Portn (OP)
- Change Status (CS)
- Transfer Hist (TH)
- Audit Details (AD)
- Npd Database (NPD)
- Direct Credits (DC)
- Valuation Map (MAP)
- Statement (ST)
- Direct Debits (DB)

Menu Tasks

Maintain Valuation Details (View Only)

Workflow

Valno	07161	021	12		Cancelled	27 JUN 2006	12 JAN 2007
Status	LIVE				Revised	09:33am	06:16pm
	BARRACLOUGH, DAVID THOMAS					Origen	Paula E
	BENNETT, ANNE JANE					Npd Cancel	

Parcel		Legals	Key
1	4770/158	LOT 1 DP 361144	NO

OP Occport
DC D/credit
DB D/debit
PV Parent

Road: STANLEY ROAD House: 610 Unit:

Legals: LOT 1 DP 361144

Values		Improvements		
Land	125,000	FG OI		
Improve	10,000			
Capital	135,000			
Trees	0	Area	1.0710	
Cert Of Title	24/8403	Group Code		
Dwellings	0			

Summary	Year
contig	
Assessd	$837.96
To Invc	$209.46
To Clear	$418.96

Balances		
Rates		209.50
Water		
Total		209.50

Open

Next >>

Connected to ORIGENSVR/LIVE as Frontdesk2 (1.3.2508.15632) RT/RT2000 (Site Version: WDC)

560
610
609
617B
617A
618