

BUILDING CONSENT NO. 17533

Section 51, Building Act 2004



BCPROC

CONTACT	APPLICANT
IDEAL GARAGES 38 Melville Road Whakatane 3080	BARRACLOUGH, DAVID THOMAS 610 Stanley Road OPOTIKI Opotiki 3092

PROJECT	
Project Location 610 STANLEY ROAD Property No: 4770/158 Valuation No: 07161 021 12 Legal Description:	Work Description Garage Intended Use: GARAGE Intended Life: Not less than 15 years Estimated Value: \$24,800

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. ELECTRICAL A copy of the Electrical Certificate is to be provided to Council prior to issue of the code compliance certificate. 2. There is a consent notice registered against this properties title (refer attached). All relevent consent notice conditions must be complied with before the building consent will be approved for issue.



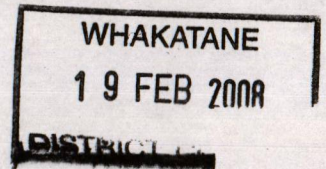
BUILDING CONSENT NO. 17533

Section 51, Building Act 2004

SIGN OFF

Signed by or on behalf of the Whakatane District Council.

Liisa Tioke



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

Paul Howells

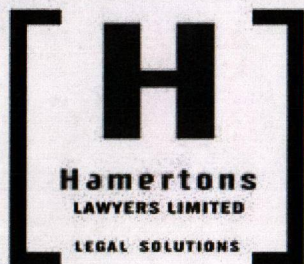
From: Lesley Ford <l.ford@hamertons.co.nz>
Sent: Tuesday, 13 November 2012 9:41 a.m.
To: Paul Howells
Subject: RE: A J Barracrough - 610 Stanley Road, Wainui

Thank you for that Paul. Are you able to tell me who built the garage. Was it someone like Skyline or was it a builder. Our client lives overseas so is not able to deal with this herself. I thought I would contact the builder of the garage and get them to sort it out.

Regards

Lesley Ford
Law Clerk

Ph 07 3070680; Fax 07 3070225
Top Floor, Niederer Plaza, The Strand,
PO Box 601, Whakatane 3158
DX JA31519



Telephone discussion Lesley
13.11.12. She will contact
owner to get permission
for inspection to be done.
Then she will book in a time
for her to be done, key
apparently and the professionals.

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From: Paul Howells [<mailto:Paul.Howells@whakatane.govt.nz>]
Sent: Monday, 12 November 2012 4:28 p.m.
To: Lesley Ford
Subject: RE: A J Barracrough - 610 Stanley Road, Wainui

Hi Lesley.

We have a building consent for a garage (BC17533) which does not have a code compliance certificate issued. The reason for this is no final inspection has ever been sought. This file has not however made it onto the property file as yet.

Getting the CCC sorted out for the above is simply a matter of booking in a time for the final inspection to be carried out. Provided everything is completed as per the code, the CCC would then be issued once the file has been reconciled for inspections carried out v those paid for

Looking at our records, there does not appear to be anything else outstanding.

Any problems please give me a call.

Regards

Paul

Paul Howells | Team Leader - Consents Building

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 Ext 7534 | ddi 07 306 0534 | Mobile 027 453 6259 | Fax 07 307 0718
Email Paul.Howells@whakatane.govt.nz | Web www.whakatane.govt.nz

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If this email is not addressed to you, you must not use, read, distribute or copy this document.
If you have received this document by mistake, please call us on 0800 WDCICT and destroy the original message. Thank you.

From: Lesley Ford [<mailto:l.ford@hamertons.co.nz>]
Sent: Monday, 12 November 2012 2:07 p.m.
To: Paul Howells
Subject: A J Barracrough - 610 Stanley Road, Wainui

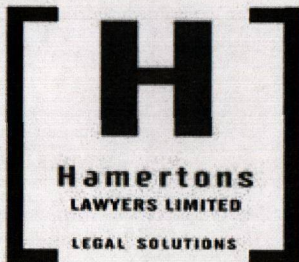
Hello Paul

We act for Anne Barracrough who has a contract to sell the above property. The purchaser's solicitor has advised us that their client has checked the property file and has noted that the shed on the property does not have a code compliance certificate. Can you please advise if that is the case and if so, what is the remedy?

Regards

Lesley Ford
Law Clerk

Ph 07 3070680; Fax 07 3070225
Top Floor, Niederer Plaza, The Strand,
PO Box 601, Whakatane 3158
DX JA31519



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4 May 2012

Barraclough, David Thomas
610 Stanley Road
RD2
OPOTIKI

Dear Sir

INVOICE 76713 RELATING TO BUILDING CONSENT 17533

In March 2011 we sent you a letter advising that a Code Compliance certificate had not been issued for work done under the above mentioned consent. An invoice, made out to Ideal Garages, was attached.

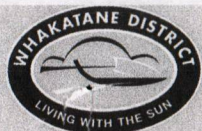
The invoice remains unpaid. Mr Rika of Ideal Garages, having recently received a reminder, has advised that charges relating to this consent should be directed to you as outlined in their contract.

Please find a copy of the invoice attached. If you could arrange payment at your earliest convenience it would be appreciated.

Please also note that the Code Compliance remains unissued.

Kind regards

Liisa Tioke
TEAM LEADER TECHNICAL ADMINISTRATION

**TAX INVOICE**

GST REG NO: 16-940-356

BARRACLOUGH, DAVID THOMAS 610 STANLEY ROAD RD 2 OPOTIKI 3198	Invoice No:	76713
	Date:	15 Mar 2011
	Customer No:	25885
	Your Reference:	BC - 17533
Due Date:		20 Apr 2011

DETAILS	QTY	UNIT	AMOUNT
BUILDING CONSENT ACCOUNT			
INSPECTIONS - RURAL	2	130.44	260.87

Payment can be made by Cash, Cheque, Eftpos, Telebanking or Internet Banking to ANZ Bank 01-0434-0334411-00 quoting invoice number and customer number	SUB TOTAL	260.87
	GST	39.13
	TOTAL	\$300.00

Detach this portion and return with your payment to the address below.

 Whakatane District Council Commerce Street Private Bag 1002 Whakatane 3120 New Zealand Telephone: 07 3060 500	BARRACLOUGH, DAVID THOMAS 610 STANLEY ROAD RD 2 OPOTIKI 3198	INVOICE NUMBER:	76713
		CUSTOMER NO:	25885
		AMOUNT:	\$300.00



TAX INVOICE

GST REG NO: 16-940-356

IDEAL GARAGES 38 MELVILLE ROAD RD 3 WHAKATANE 3193	Invoice No:	76713
	Date:	15 Mar 2011
	Customer No:	141582
	Your Reference:	BC - 17533

DETAILS	QTY	UNIT	AMOUNT
BUILDING CONSENT ACCOUNT			
INSPECTIONS - RURAL	2	130.44	260.87

	SUB TOTAL	260.87
	GST	39.13
	TOTAL	\$300.00

Detach this portion and return with your payment to the address below.

 Whakatane District Council Commerce Street Private Bag 1002 Whakatane 3120 New Zealand Telephone: 07 3060 500	IDEAL GARAGES 38 MELVILLE ROAD RD 3 WHAKATANE 3193	INVOICE NUMBER:	76713
		CUSTOMER NO:	141582
		AMOUNT:	\$300.00

Whakatane
District Council

<<COPY ONLY>>

CASH RECEIPT No: 2008/102188

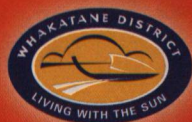
Received From
BEULAU

Date :19 Feb 2008, Time: 12:51pm
Till :CSC2A
Received :\$ 569.30
=====

Sundry Inv: \$ 569.30 141582
IDEAL GARAGES
BCON 26464

Total Rec : \$ 569.30
=====

-



BUILDING CONSENT ACCOUNT

TAX INVOICE

GST REG NO: 16-940-356

IDEAL GARAGES
38 Melville Road
Whakatane 3080

APPLICATION NO: 17533 / 26464
GIS ID NO: 4770/0000/000
VALUATION NO: 07161 021 12
LEGAL DESCRIPTION:
SITE LOCATION: 610 STANLEY ROAD
OWNERS NAME: BARRACLOUGH, DAVID THOMAS
DATE: 14 February 2008
CONTACT NAME: IDEAL GARAGES

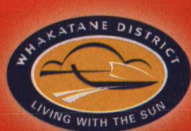
DESCRIPTION		CHARGE	GST AMOUNT	TOTAL FEE
BRANZ LEVY	90 00 00 9310	25.00	0.00	\$25.00
DEPARTMENT OF BUILDING & HOUSING	90 00 00 9309	43.78	5.47	\$49.25
BUILDING CONSENT APPLICATION FEE	20 12 20 1250	240.00	30.00	\$270.00
PIM APPLICATION FEE - RESTRICTED	20 12 20 1250	80.00	10.00	\$90.00
BC PROCESSING FEE	20 12 20 1250	44.18	5.52	\$49.70
CODE COMPLIANCE CERTIFICATE	20 12 20 1250	66.67	8.33	\$75.00
BC PROCESSING FEE - PLANNING	25 10 10 1250	37.87	4.73	\$42.60
BCA DEVELOPMENT LEVY	20 12 22 1203	22.22	2.78	\$25.00
CERTIFICATE OF TITLE	20 12 20 1250	17.78	2.22	\$20.00
CONSULTANT - STRUCTURAL	20 12 20 1400	198.00	24.75	\$222.75
INSPECTIONS - RURAL	20 12 20 1250	151.11	18.89	\$170.00
		926.61	112.69	

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.

TOTAL FEES	\$1,039.30
DEPOSIT PAID	470.00
TOTAL PAID	\$470.00
NOW DUE	\$569.30



PROJECT INFORMATION MEMORANDUM No: 17533

Section 34, Building Act 2004

Issued by: Whakatane District Council

GIS ID NO: 4770/0000/000

AGENT	APPLICANT
IDEAL GARAGES 38 Melville Road 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 are as stated in the Building Consent Invoice no. 17533/26464 All fees are GST inclusive

PROJECT
Garage Intended Life: Not less than 15 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.

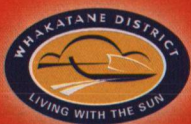
(cross each applicable box and attach documents)

☐	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.

Site specific information

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SIGN OFF



Signed by or on behalf of the Whakatane District Council.

Liisa Tioke

14 February 2008

Name

Customer Services Officer

Date

14 January 2008

HG Ref 1510-007786-02

STRUCTURAL CHECKS FOR WHAKATANE DISTRICT COUNCIL

BC Number: 17533
Name: Barraclough, David Thomas
Project Address: 610 Stanley Road, Opotiki
Nature of Work: New Garage

ENGINEERS COMMENTS

Structural Element	Comments
B1 & B2	Structural elements have been checked and all appear to be in accordance with NZBC. No Producer Statement provided Design assumption of 36kPa allowable serviceability bearing pressure to be confirmed on site.

Engineer signature: _____

N:\1510\07786_1\Eng Comments BC17533.doc



Outsourcing of Building Consent Processing Scope of Work

Harrison Grierson
P O Box 1199
TAURANGA 3140

9.1.08
HARRISON GRIERSON CONSULTANTS LTD
Received _____ File _____

7 January 2008

SEEN		ACTION		SEEN		ACTION	
JSC				BJH			
AMC				JPH			
GDM				NCG			
TPD				MPD			
DCN							

BC Application No: 17533

Project: 610 STANLEY ROAD - Garage *

BC Applicant: BARRACLOUGH, DAVID THOMAS, 610 Stanley Road OPOTIKI Opotiki 3092,

Dear Sir / Madam:

Please assess / process the above building consent application for compliance with the following clauses of the NZ Building Code:

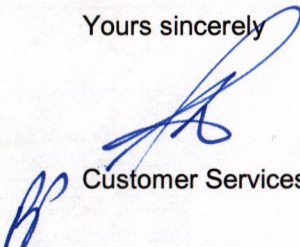
TECHNICAL ASSESSMENT REQUIRED		
☒ B1 Structure	☒ B2 Durability	☐ C2-C4 Fire Safety
☐ D2 Mechanical Installations for Access	☐ E1 Surface Water	☐ F1 Hazardous Agents on Site
☐ G4 Ventilation	☐ G6 Airborne and Impact Sound	☐ G12 Water Supplies
☐ G13 Foul Water	☐ G14 Industrial Liquid Waste	☐ H1 Energy Efficiency
☐ Full Code Assessment (B1-H1)	☐ NZFSC	☐ Geotechnical / Coastal Hazard
☐ E.B.O.P. * SPECIFIC ENGINEER FOUNDATIONS ONLY		

Should further information be required:

- Please contact the applicant directly via fax or email & request the necessary information. Advise them that the application will be suspended until the information is provided.
- After contacting the applicant, please copy the request to our CSO at Whakatane District Council (preferably same day using email – the contact is Liisa.Tioke@whakatane.govt.nz).
- Please retain copies of all correspondence & return these along with the documentation when processing is completed, together with you completed assessment report.
- Please also fill in and complete the processing time sheet overleaf.

Please note that processing of the application needs to be completed within ten (10) days of the above date.

Yours sincerely


Customer Services Officer

	PROCESSING TIMESHEET				
DATES	Times Spent (minutes)				Total
14/1/08	90	@	\$50/hr	NVL	75.00
18/1	30	@	\$140/hr	AST	70.00
23/1	15	@	140/hr	(1sw)	35.00
Sub Total					180.00
Plus GST					22.50
Total					202.50
Plus 10% Admin Charge					222.75



Building Consent Assessment Sheet

WHAKATANE DISTRICT COUNCIL

BUILDING CONSENT ASSESSMENT SHEET

Name:	BARRACLOUGH, DAVID THOMAS	Application Number:	17533				
Address:	610 STANLEY ROAD	Project:	Garage				
Building Consent	☒	Staged Consent	☐	Variation	☐	Certificate of Acceptance (TA)	☐

ASSESSMENT NOTES

To satisfy regulation 6 all decisions and reasons for those decisions are to be recorded. To ensure that the correct information is collected please ensure that:

- All boxes are marked with either a tick, or dash to demonstrate that the field has been considered and a decision made. A blank box indicates that a decision needs to be made and that compliance has not yet been achieved.
- Assess the documentation for compliance utilizing pages 1-4 for the applicable NZBC clauses, pages 5-6 for the Building Elements, and pages 7-8 for External Consultants, PIM & TA matters, Compliance Schedules, Waivers & Modifications, Alternative Solutions and Final approval.
- Record whether there are any conditions required for entry into Ozone.
- When satisfied that compliance is achieved, indicate this decision with ✓ in the 'Reason for Decision/Mean of Compliance' box, and sign off each code clause on pages 1-4. Sign off within Final Check (page 8) indicates approval to issue.
- You may utilize & attach a copy of the BC Processing Training Guide to support this assessment procedure.



Requires Action

(dash) | Not Applicable



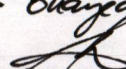
(tick) Passed

(requires consideration & decision)

(not applicable / not required for compliance)

(considered & decision is to approve)

☒ B1 STRUCTURE	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	B1/AS1 ☒	NZS 3604 ☒	NZS 4203 ☒	NZS 4229 ☐

FOUNDATIONS: SPECIFIC ENGINEERED DESIGN. SENT OUT FOR REVIEW ON 07/01/08.
REMAINDER: GENERIC DESIGN. HISTORICAL USE. & changed by Eng. 4/2/08
ADDITION OF LINING NOT AN ISSUE. DISCUSSED WITH T.B.
Signature:  Date: 4/2/08

☒ B2 DURABILITY	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	B2/AS1 ☒	NZS 3101 ☐	NZS 3602 ☐	NZS 3604 ☒

GENERIC DESIGN. HISTORICAL USAGE.

Signature: 

Date: 8/01/08

☒ C1-C2-C3-C4 FIRE	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	C1/AS1 ☒	C2/AS1 ☐	C3/AS1 ☐	C4/AS1 ☐

> 1m FROM NEIGHBOURS

Signature: 

Date: 8/01/08

☐ D1 ACCESS ROUTES	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	D1/AS1 ☐	NZS 4121 ☐		

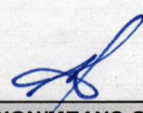
Signature:

Date:

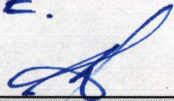
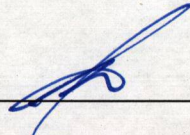
☐ D2 MECHANICAL INSTALLATION FOR ACCESS	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	D2/AS1 ☐	NZS 4322 ☐	EN/81 ☐	EN/115 ☐

Signature:

Date

☐ E1 SURFACE WATER	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	E1/AS1 ☐	AS/NZS 3500 ☐		
Signature:		Date:		
☒ E2 EXTERNAL MOISTURE	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	E2/AS1 ☒	SPECIFIC DESIGN ☐		
<i>GENERIC DESIGN. HISTORICAL USE.</i>				
Signature: 		Date: <i>08/01/08</i>		
☐ E3 INTERNAL MOISTURE	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	E3/AS1 ☐	COUNCIL STANDARDS ☐		
Signature:		Date:		
☐ F1 HAZARDOUS AGENTS ON SITE	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	F1/AS1 ☐			
Signature:		Date:		
☐ F2 HAZARDOUS BUILDING MATERIALS	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	F2/AS1 ☐	NZS 4223 ☐		
Signature:		Date:		
☐ F3 HAZARDOUS SUBSTANCES	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	F3/AS1 ☐			
Signature:		Date:		
☐ F4 SAFETY FROM FALLING	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	F4/AS1 ☐	FENCING OF SWIMMING POOLS ACT ☐		
Signature:		Date:		
☐ F5 CONSTRUCTION AND DEMOLITION HAZARDS	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	F5/AS1 ☐			
Signature:		Date:		
☐ F6 LIGHTING FOR EMERGENCY	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	F6/AS1 ☐			
Signature:		Date:		

☒ F7 WARNING SYSTEMS	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	F7/AS1 ☒	NZS 4512 ☒	NZS 4515 ☒	AS/NZS1668 ☒	
Signature: _____ Date: _____					
☒ F8 SIGNS	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	F8/AS1 ☒	NZS 4512 ☒	NZS 4515 ☒	AS/NZS1668 ☒	
Signature: _____ Date: _____					
☒ G1 PERSONAL HYGIENE	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G1/AS1 ☒				
Signature: _____ Date: _____					
☒ G2 LAUNDERING	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G2/AS1 ☒				
Signature: _____ Date: _____					
☒ G3 FOOD PREPARATION AND PREVENTION FROM CONTAMINATION	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G3/AS1 ☒				
Signature: _____ Date: _____					
☒ G4 VENTILATION	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G4/AS1 ☒	AS 1668.2 ☒			
Signature: _____ Date: _____					
☒ G5 INTERIOR ENVIRONMENT	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G5/AS1 ☒				
Signature: _____ Date: _____					
☒ G6 AIRBORNE AND IMPACT SOUND	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G6/AS1 ☒				
Signature: _____ Date: _____					
☒ G7 NATURAL LIGHT	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G7/AS1 ☒				
Signature: _____ Date: _____					

☐ G8 ARTIFICIAL LIGHT	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G8/AS1 ☒	NZS 6703 ☒		
Signature: _____ Date: _____				
☒ G9 ELECTRICITY	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G9/AS1 ☒			
STANDARD CONDITION: ELECTRICAL CERTIFICATE.				
Signature:  Date: 08/01/08				
☒ G10 PIPED SERVICES	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G10/AS1 ☒	NZS 5261 ☒		
Signature: _____ Date: _____				
☐ G11 GAS AS AN ENERGY SOURCE	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G11/AS1 ☒			
Signature: _____ Date: _____				
☐ G12 WATER SUPPLIES	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G12/AS1 ☒	AS/NZS 3500.2 ☒	AS/NZS 3500.5 ☒	
Signature: _____ Date: _____				
☐ G13 FOUL WATER	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G13/AS1 ☒	AS/NZS 3500.2 ☒	BS 5572 ☒	
Signature: _____ Date: _____				
☐ G14 INDUSTRIAL LIQUID WASTE	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G14/AS1 ☒			
Signature: _____ Date: _____				
☐ G15 SOLID WASTE	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G15/AS1 ☒			
Signature: _____ Date: _____				
☒ H1 ENERGY EFFICIENCY	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	H1/AS1 ☒	NZS 4214 ☒	NZS 4218 ☒	NZS 4243 ☒
ceding batts 2.2. Wall 1.8.				
Signature:  Date: 8/01/08				

☐ Requires Action (requires consideration & decision)	☒ (dash) Not Applicable (not applicable / not required for compliance)	☒ (tick) Passed (considered & decision is to approve)
BUILDING ELEMENTS		Decision / Notes / References / Conditions
Site & Location ☒ - Natural hazards, contamination, coastal erosion, flooding areas, ground soakage area - Site stability, ground bearing, earthworks, specific design - Positioning, contours, levels, Moturiki datum - Zones – wind, earthquake, corrosion, fault lines - Easements, power lines etc - Access & facilities for people with disabilities		
Foundations ☒ - Load paths addressed - Depth, width, sizes, reinforcing, cover, type - Foundation walls, blockwork, tanking membrane, subsoil drainage - Appropriate type/system/materials being used - Specific design	SPECIFIC ENGINEERED DESIGN. SENT OUT FOR REVIEW. APPROVED 4/2/08	
Timber Sub-floor ☒ - Member sizing, span, spacing, treatment, grade, loading & connections - Vents provided and correct location and sizing - Access to sub-floor & subfloor insulation provided - Correct bracing designed and located correctly - Appropriate type/system/materials being used		
Floors ☒ - Height above ground - Thickness, load bearing, DPM, thickenings, reinforcing, cover, control joints - Correct member sizes and location being used - Correct FRR (system/type, penetrations etc) - Acoustics to G6 with sufficient details - Appropriate type/system/materials being used		
Exterior Decks & Stairs ☒ - Handrails/barriers as per F4 - Appropriate durability of fixings and timbers - Exterior steps, stairs, ramps & decks designed to D1 & E2 - Appropriate type/system/materials being used		
Cladding / Wall Structure ☒ - Correct member sizes/locations - Correct materials/treatment/grade for proposed location/use - Wall bracing sufficient & correct type & location - Load paths, lintels, beams, structural steel, specific design - Appropriate type/system/materials being used	GENERIC	
Roof Framing ☒ - Member sizing, span, spacing, treatment, grade, loading & connections - Design, layout, bracing - Structural steel, specific design - Appropriate type/system/materials being used	GENERIC	
Roof ☒ - Approved type for location and slope - Correct type and location of flashings - Penetrations identified and flashed accordingly - Valleys & ridges shown and details correct - Fixings identified and correct - Downpipes number, location and sizing correct - Overflow relief for spouting/gutters as required - Chimney height, materials and flashings - Appropriate type/system/materials being used	GENERIC	

Exterior Wall Claddings • Risk matrix, cavity, battens, building wrap, cladding, control joints, clearances, penetrations, fixings, ties, coatings • Correct flashings/details/ locations & types • Within limitations of E2 • Appropriate type/system/materials being used	☒ <i>GENERIC</i>
Windows • Correct locations, type and sizes shown • Glazing complies with F5 • Appropriate type/system/materials being used	☒ <i>GENERIC</i>
Insulation • Approved insulation complying with H1 • Specific thermal design to H1 • Appropriate type/system/materials being used	☒
Internal Linings • Correct FRR (type, penetrations, fixings etc) shown • Correct acoustics complying with G6 shown • Diaphragms to ceilings • Appropriate type/system/materials being used	☒ <i>GIB.</i>
Interior • Appropriate floor plan (visual awareness etc) • Appropriate ventilation systems • Adequate lighting provided (natural and artificial) • Kitchen(s) provided & compliant with G3 • Sufficient toilet(s) provided and compliant with G1 • Stairs & barriers • Smoke alarms (domestic situations) • Wet area protection (system applicator required?) • Means of egress • Wall bracing identified • Appropriate type/system/materials being used	☐
Hot & Cold Water Supplies • Adequate and correct type/system/sizing, schematic • Correct type & location of fittings, HWC etc • Appropriate type/system/materials being used	☐
Stormwater & Foulwater Systems • ORG 100mm below floor level ~ AS3500 • Gully dish/waste pipes correctly sized & located • Vents provided, located & sized correctly • Sufficient stormwater collection & disposal system • Correct location/sizing/gradient of all pipework • Effluent disposal as per Regional Council requirements • Approved type/system/materials being used	☐
Solid Fuel Heaters • Approved make/model, (emission requirements) • Correct location, seismic restraints & clearances	☐
Accessible Facilities • Appropriate routes & hardware • Grab rails to ramps and stairs • Correct access, facilities & signage	☐
Building Systems • Appropriate fire alarm/protection system specified/shown • Emergency lighting provided • Exit signage provided • Egress door hardware • Pressurisation/extraction system certified • Fire safety system plans • Mechanical access provided & certified	☐

☐ Requires Action (requires consideration & decision)	(dash) ☐ Not Applicable (not applicable / not required for compliance)	(tick) ☒ Passed (considered & decision is to approve)
External Consultants Referral		Decision / Notes / References / Conditions
Structural	☒	FOUNDATIONS.
Geotechnical	☒	
Lift	☒	
Mechanical Ventilation	☒	
Fire Design	☒	
Acoustic	☒	
Contaminated Sites	☒	
Floor Levels	☒	
Alternative Solutions	☒	
Other	☒	
New Zealand Fire Service Commission		Decision / Comment / References / Conditions
Design review unit	☒	
PIM & TA		Decision / Comment / References / Conditions
Relevant Matters Arising from PIM	☒	CN TO BE COMPLIED WITH
Heritage Status	☒	
Subdivision	☒	
Resource consent	☒	CN COND'S TO BE COMPLIED WITH
Building constructed on 2 or more allotments (sec 75)	☒	
Natural Hazards (sec 72)	☒	
Development contribution	☒	
Change of use	☒	
Alterations to existing building	☒	
Specified Life Buildings	☒	
Extension to specified intended life	☒	
Certificate of acceptance	☒	
Certificate for public use	☒	
Warnings or Bans	☒	
Restricted Building Work	☒	
Energy Work	☒	
Access to Buildings by Persons with Disabilities	☒	
Earthquake Prone Buildings	☒	

Producer Statement								Refer to TS 02.04.02							
Producer statement								☒							
Compliance Schedule								Use & attach Compliance Schedule Advice form							
Systems listed								☒							
Inspection, maintenance and reporting schedules provided								☒							
Waivers and Modifications								Decision / Comment / References / Conditions							
B1	B2	C1	C2	C3	C4	D1	D2	☒							
E1	E2	E3	F1	F2	F3	F4	F5								
F6	F7	F8	G1	G2	G3	G4	G5								
G6	G7	G8	G9	G10	G11	G12	G13								
G14	G15	H1													
Energy work								Refer to Department of Building and Housing							
Access for people with disabilities								Refer to Department of Building and Housing							
Alternative solutions								Decision / Comment / References / Conditions							
B1	B2	C1	C2	C3	C4	D1	D2	☒							
E1	E2	E3	F1	F2	F3	F4	F5								
F6	F7	F8	G1	G2	G3	G4	G5								
G6	G7	G8	G9	G10	G11	G12	G13								
G14	G15	H1													

FINAL CHECK

All relevant sections of the Building Code have been checked and certified as complying with the requirements of the New Zealand Building Code. ☒

Peer reviews have been completed as required, and reports from external consultants received & approved. ☒

The PIM has been checked and the building complies with all conditions detailed on the PIM. ☒

Plans and specifications are of an adequate standard for inspection and the Council's records. ☒

Plans and Specifications approved and identified as approved. All relevant documentation attached ☒

All consent conditions entered within the Ozone system. *B18 ; ATST PCN* ☒

Estimated Inspections noted on inside cover sheet together with processing time and dates. ☒

Reasons for decisions have been recorded as required. ☒

CONSENT/CERTIFICATE APPROVAL/COMMENTS

A building consent/certificate of acceptance can be issued subject to the conditions as listed within Ozone and/or noted on the approved building consent plans.

Reviewed by engineers.

PROCESSING OFFICER

DATE: *4 Feb. 2008*

Outsourcing of Building Consent Processing Scope of Work

7 January 2008

Harrison Grierson
P O Box 1199
TAURANGA 3140

BC Application No: 17533

Project: 610 STANLEY ROAD - Garage *

BC Applicant: BARRACLOUGH, DAVID THOMAS, 610 Stanley Road OPOTIKI Opotiki 3092,

Dear Sir / Madam:

Please assess / process the above building consent application for compliance with the following clauses of the NZ Building Code:

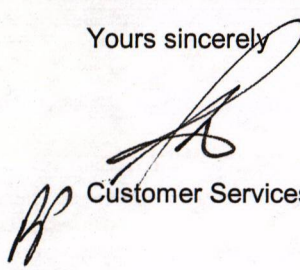
TECHNICAL ASSESSMENT REQUIRED		
☒ B1 Structure	☒ B2 Durability	☐ C2-C4 Fire Safety
☐ D2 Mechanical Installations for Access	☐ E1 Surface Water	☐ F1 Hazardous Agents on Site
☐ G4 Ventilation	☐ G6 Airborne and Impact Sound	☐ G12 Water Supplies
☐ G13 Foul Water	☐ G14 Industrial Liquid Waste	☐ H1 Energy Efficiency
☐ Full Code Assessment (B1-H1)	☐ NZFSC	☐ Geotechnical / Coastal Hazard
☐ E.B.O.P.	<i>* SPECIFIC ENGINEER FOUNDATIONS ONLY</i>	

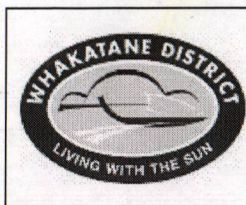
Should further information be required:

- Please contact the applicant directly via fax or email & request the necessary information. Advise them that the application will be suspended until the information is provided.
- After contacting the applicant, please copy the request to our CSO at Whakatane District Council (preferably same day using email – the contact is Liisa.Tioke@whakatane.govt.nz).
- Please retain copies of all correspondence & return these along with the documentation when processing is completed, together with you completed assessment report.
- Please also fill in and complete the processing time sheet overleaf.

Please note that processing of the application needs to be completed within ten (10) days of the above date.

Yours sincerely


Customer Services Officer



Project Information Memorandum Checksheet

WHAKATANE DISTRICT COUNCIL

BC / PIM No 17533

GIS No ~~4770/0000/000~~

Due Date 29 Jan 2008

4770/0610/000

PLANNING		PIM INFORMATION	
Item	Notes	Code	Comments

District Plan	PWDP		
Zone	Rural 2	Zn	
Designation/ Policy Area	—		
Activity Status	Permitted 3.8.1.3 (31)	A	

Performance Standards

Compliance

	Compliance				
	Y	N	N/A		
Height/ Natural Light	✓				
Yards	✓				
Building Location/ Sight Lines			✓		
Density			✓		
Outdoor Living			✓		
Site Coverage			✓		
Traffic Flow/ Access	✓				
Parking/ Manoeuvring	✓				
Landscaping			✓		
Business Zone Items			✓		
Policy Area items			✓		

PLANNING			PIM INFORMATION	
Item	Notes		Code	Comments
Site Specific		N/A		
Easements		✓		
Earthworks/ Retaining Walls		✓		
Minimum Floor Levels		✓		
Stop Banks		✓		
Natural Hazards		✓		
Contamination		✓		
Fire/ Water tanks		✓		
Signs		✓		
Relocatable Dwelling (> \$10,000)		✓		
Trees		✓		
Historic Places		✓		

Other

Development Contributions Fees		✓		
Previous Land Use Consents	—			
Previous Subdivision Consents	24. 3. 02. 32 ✓ 24. 3. 04. 47			
Consent Notices/ Encumbrances	16/1/2006		CN	consent notice attached "all conditions must be complied with".
Certificate of Title	248 403 ✓			

(tick) ✓ Passed		(cross) ✗ Failed	(dash) Not Applicable
		(not applicable to job / not required to be considered for compliance)	
BUILDING		Decision / Comment / References / Conditions	
NATURAL HAZARDS		NOTHING ADVERSE ON GIS.	
- Erosion (coastal, bank, & Sheet) - Falling Debris - Subsidence - Inundation (flooding, overland flow, storm surge, tidal effects, & ponding) - Slippage	☒	Soft ground design provided	
Section 72	☒		
Fill(compact/uncompact)	☒		
Wind Zone	☒	SPEC COVERS HIGH WIND ZONE	
Corrosion Zone	☒	1	
Earthquake Zone	☒	A	
Drainage restrictions	☐		
Building over or adjacent to drains	☐		
Building over or adjacent to public place	☒		
Legal restrictions (e.g. building line restrictions)	☒		
Section 75 (2 or more allotments)	☒		
NZFS Evacuation Scheme	☒		
Compliance Schedule/BWOF	☒		
Stormwater	☒	RC & CONDITIONS + ENGINEERING CONDITIONS	
Sewer	☒		
Water	☒		
Fire Design	☒		
Structural Design	☒	GENERIC EXCEPT FOR FOOTINGS	
Documentation	☒		
Certificate/Notice/Order or Requisition Affecting the Development or Building	☒		
Health	☒		
Liquor Licensing	☐		
Trade Waste	☐		
Information notified to Council by any Statutory Organisation having power to classify land or buildings	☐		
Network Utility Operators Gas/Power/other	☐		
Any other information considered relevant	☐		
ATTACHMENTS (tick and attach relevant documents for issue with PIM)			
- o Water connection - o Sewer Connection - o Stormwater Connection - o As Built services - o Information from Network Utility Operator			

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: 16th day of January 2006

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 and 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 Lot 1 on Land Transfer Plan 361144.
- 1.3 Not cause, permit or suffer any stock to graze within Lot 1 on Land Transfer Plan 361144.
- 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:-

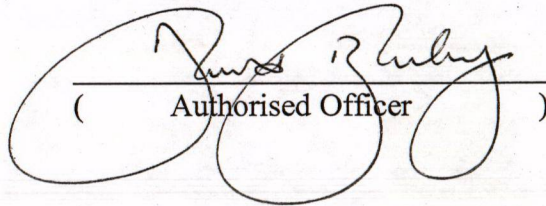
- that the minimum building setback distances from the top edge of slopes are maintained
- that no stormwater is discharged onto adjacent slopes
- that the vegetation plantings area below the building site is maintained in accordance with the approved plan
- that the foundations for any building works 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.

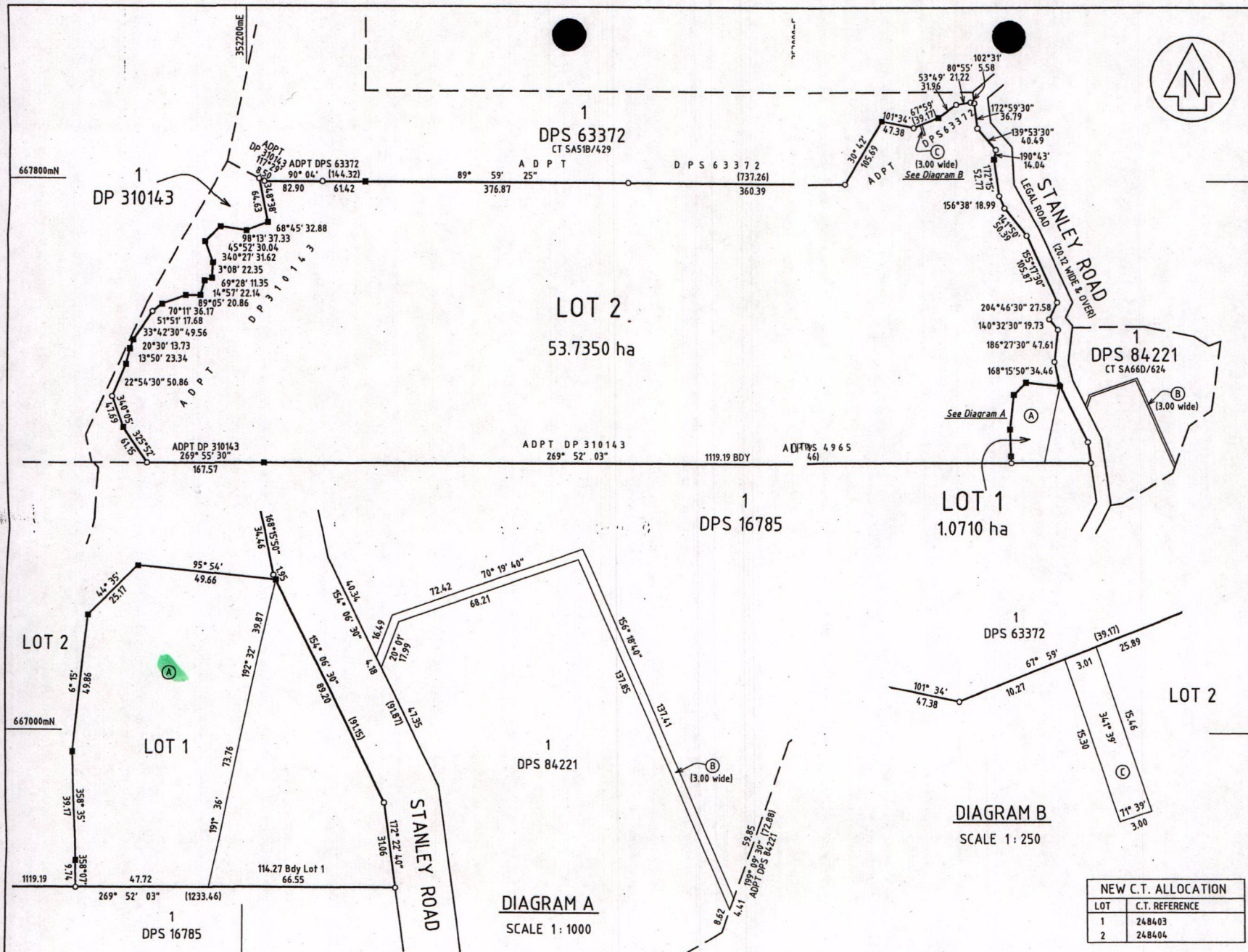
A copy of the Building Site Feasibility Report prepared by Manktelow Consulting Engineers is available for inspection at the offices of the Council at Commerce Street, Whakatane between the hours of 8.00am and 5.00pm on any day that the Council offices are open to the public.

- 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 16th day of January 2008.

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


(Authorised Officer)



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 DAY OF 20..... SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENT SET OUT IN THE MEMORANDUM HEREON.

MEMORANDUM OF EASEMENT			
AUTHORISED OFFICER			
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

AREA MARKED A IS TO BE SUBJECT TO A LAND COVENANT

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

Total Area 54.8060 ha

Comprised in CT.39972
..... CT.SA66D/624 (EASE)

4. 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 Survey-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 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

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

24.3.04.47
4770/0560/000

17 August 2004

J and N Cowper
C\ - Ross J Overington
P O Box 596
WHAKATANE

Dear Sir/Madam

**RESOURCE CONSENT (SUBDIVISION) – TWO LOT (ONE ADDITIONAL)
SUBDIVISION, J AND N COWPER, 560 STANLEY ROAD, WHAKATANE**

On 16 August 2004, the Senior Planner, under delegated authority, resolved as follows:

- "1. *THAT pursuant to Sections 34A, 104, 108 and 220 of the Resource Management Act 1991, the Whakatane District Council grants consent as a discretionary activity to subdivide into two lots land legally described as Lot 2 DP 310143 at 560 Stanley Road, subject to the following conditions:*
- (a) *The proposed activity shall be carried out in general accordance with Plan Number S2058/1 dated March 2004 and Plan Number S2058/2 dated June 2004 prepared by Ross J Overington and information submitted as part of this application, except where modified by any other condition of this consent.*
 - (b) *That the septic tank, effluent and stormwater disposal systems serving the dwelling on Lot 2 shall be contained a minimum of 1.5 metres inside the lot boundaries.*
 - (c) *That all Lots shall be provided with independent potable water supply to the satisfaction of the Director Strategy and Development.*
 - (d) *That the services for the buildings on each lot are to be contained within each lot's proposed boundaries or appropriate easements shall be duly granted or reserved.*
 - (e) *That a new vehicle entrance-way to serve Lot 1 shall be formed and constructed to comply with Standard Drawings R28 and R25 of the Council's Engineering Code of Practice. The consent holder shall contact Council to arrange for inspection to be carried out prior to sealing of the vehicle entrance. The Council will require 48 hours notice to perform inspections. A traffic management plan shall be submitted to Whakatane District Council's Roading Engineer at least 10 working days prior to any work being carried out on the Road. The plan shall be in accordance with Whakatane District Council Traffic Management Handbook 2002.*
 - (f) *That if a gate is placed on the access way to Lot 1, then the gate shall be recessed back sufficient distance from the public road carriageway to allow any vehicle using the access to stop clear of the road carriageway while the*

gate is being opened or closed, to the satisfaction of the Director of Works and Services.

- (g) That all easements required to protect rights-of-way or services shall be duly granted and reserved.
- (h) That the area shown as "A" on the scheme plan (proposed protected area) shall be defined by survey and shown on the Survey Plan.
- (i) That the area "A" defined under condition (f) above shall be fenced with a seven-wire post-and-batten fence to the satisfaction of the Manager of Parks and Recreation.
- (j) That appropriate vegetation is to be planted and maintained on the slopes below the house site to aid with stabilisation as per the conclusions in the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers. A planting and maintenance plan shall be submitted to the Manager of Parks and Recreation for approval prior to its implementation. Consultation with an arborist and engineer may be required.
- (k) That a consent notice, or other form of legal covenant, shall be issued and registered against the title of Lot 1 to record that the owner shall on a continuing basis:
 - (i) preserve in perpetuity the indigenous forest, vegetation and habitats on the part of the land marked "A" on scheme plan S2058/1 and as defined on the Survey Plan, without modification, subject to (ii);
 - (ii) control any pest plants and animal pests as identified in the most recent version of the BOP Regional Plant and Animal Pest Management Strategies and any other environmental plant pests as Whakatane District Council Officers may advise;
 - (iii) maintain a seven-wire post-and-batten fence around the area, marked "A" (the protected area) to the satisfaction of the Manager of Parks and Recreation.
 - (iv) not cause, permit or suffer any stock to graze within the protected area;
 - (v) ensure any planting in the protected area only uses indigenous plants grown from seed or cuttings collected from natural populations within the Bay of Plenty;
 - (vi) be permitted to enter into a management agreement with 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 (i);

- (vii) *not cause or permit or suffer any fire to be lit within the protected area or on any part of the land from which the fire may spread to the protected area;*
- (viii) *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.*
- (ix) *ensure that no habitable buildings are constructed, placed or erected within 30 meters of the southern property boundary with Lot 1 DPS 16785.*
- (x) *permit the Council's officers or contractors entry upon the land at reasonable times so as to ascertain compliance with these conditions.*
- (xi) *pay the Council's legal costs and disbursements directly or indirectly attributable to the preparation, execution, registration and enforcement of the consent notice and the Council's conditions set out in the notice.*

Note: The exact wording of the consent Notice shall be finalised by the Council in consultation with the applicant.

- (l) *That a monitoring fee of \$150.00 (inclusive of GST) shall be paid to the Council as a single charge for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and*

additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act 1991.

2. *THAT pursuant to Section 36 of the Resource Management Act 1991, an additional administrative charge (to be invoiced separately) shall be paid to Council in relation to the receiving, processing and granting of this resource consent.*
3. *THAT pursuant to Section 37 of the Resource Management Act 1991, Council advises that the 20 working day time limit for issuing a resource consent is being extended by a total of 20 working days. This will bring the new date for the resource consent to 4 August 2004.*

Reasons

1. *The proposed subdivision is a controlled activity in the Rural 2 Zone of the Proposed Whakatane District Plan. Under Rule 4.1.7.2 of the Proposed Whakatane District Plan the average lot size for properties in the Rural 2 Zone shall be 2.0 hectares or greater, with a minimum lot size of 5000m². The applicant wishes to subdivide a 54.82 hectare block of land into two lots. Lot 1 will be 1.5 hectares while Lot 2 is to be 53.3 hectares. Therefore both lots are above the minimum and average size required. The Proposed Whakatane District Plan is the dominant planning document.*
2. *Under the Transitional Whakatane District Plan and in accordance with Section 77C of the Resource Management Act 1991 the subdivision is discretionary activity. Lot 1 does not meet any of the size requirements set out by Rule 9A.2.3.*
3. *The Council is satisfied that the proposal is not contrary to the policies and objectives (Objective LRS1, Policy 1 & 2, Objective LRS3, Policy 1, Objective LRS4, Policy 1 & 2, Objective BE1) contained in the Proposed Whakatane District Plan. Nor is it contrary to Objective 9A.1, and Policy 9A.2.1 in the Transitional Whakatane District Plan. The subdivision aims to maximise residential opportunity on poorer quality soil. Rural amenity will not be compromised from the addition of one additional lot. All services can be provided including access and electricity.*
4. *The Council is satisfied that any adverse environmental effects that may actually, or potentially, result from the subdivision are likely to be minor or are avoided, remedied or mitigated by the conditions of this resource consent. The bulk of the land will continue to be used for primary production purposes. The new Lot 1 contains a small area of open land at the south of the existing property. Access to this site for stock is only obtained via Stanley Road which makes it unpractical for farming purposes. Site investigations by an engineer have been undertaken and a suitable building site and effluent disposal site identified. A consent notice is required to ensure these recommendations are followed. The regenerating bush on Lot 1 will also be protected.*

5. *The Council is satisfied that all parties potentially affected by the proposal have provided written consent to the proposed activity. There were no special circumstances in terms of Section 94(C) of the Resource Management Act 1991 which warranted the public notification of this proposal.*
6. *The Council is satisfied that this proposal is in accordance with Part II matters of the Resource Management Act 1991, as it does not involve a substantial change in land use so will not adversely affect the ability of this land to meet the needs of future generations. The Council therefore believes that this subdivision is an efficient use of land and the amenity values and environmental quality of this area will not be adversely affected.*

Advice Notes

1. *The development must comply with the requirements of the Environment Bay of Plenty's Regional On-site Effluent Treatment Plan. Plans for the effluent disposal system must be submitted as part of the building consent.*
2. *Prior to a habitable building being constructed the application will have to establish that a potable supply of water exists. All costs related to establishing potability are to be borne by the applicant."*

In accordance with Section 357 of the Resource Management Act 1991, you have the right to submit to Council an objection to any of the above conditions of approval. An objection must be lodged with the Whakatane District Council within 15 working days of receipt of the Council's decision. If you are in any way not satisfied with the decision of Council on your objection, you have the right to appeal to the Environment Court. Any appeal is required to be lodged with the Environment Court within 15 working days of receiving the decision on your objection.

Please note that this consent will expire if not given effect to within five years from the date of this letter. Under some circumstances this five year period may be extended if an application for an extension is made within three months after the consent expiry date.

If you have any further enquiries, please contact Laura Swan, (Planner), at this office.

Yours faithfully

Tony Bullard
SENIOR PLANNER

Whakatane
District Council

<<COPY ONLY>>

TAX INVOICE No: 2008/71608
GST Reg No : 16-940-356

Received From
BEULAH LOGISTICS LIMITED
610 Stanley Road
Rd2 Opotiki

Date : 07 Dec 2007, Time: 11:04am
Till : CSC2A
Received : \$ 470.00
=====

Applicat'n: \$ 470.00 BCON-17533
BARRACLOUGH, DAVID THOMAS

 -----
Total Rec : \$ 470.00
=====

Incl GST : \$ 52.22

-

BUILDING CONSENT LODGEMENT FORM

Date Stamp

BC#

17533

RECEIVED BY:

CSC

RECORDS

7/12**TO BE COMPLETED BY CSC UPON RECEIPT OF APPLICATION**Name Melissa

The following sections of the PIM/BC application form MUST be completed in full (Tick box)	YES	NO
Page 1: The Building	☒	☐
Page 2: The Owner	☒	☐
Page 3: The First Point of Contact	☒	☐
Page 3: The Project	☒	☐
Page 7: have you provided all the of the following information	☒	☐
Page 10: Project Information Memorandum	☒	☐
Page 11: Application (Dated and Signed)	☒	☐
Additional Information/attachments to be provided		
Certificate of Title (less than 6 months old) N/A for Heaters, minor works, drainage	☐	☒
2 Complete sets of Plans & Specifications	☒	☐
Application Fee	☒	☐
Copy of Receipt attached (stapled to back)	☒	☐

TO BE COMPLETED BY BCOName Taylor

Complexity Level

1

2

3

4

Engineering Required

Y

N

Compiled for sending

Y

N

Engineering sent to:

H&G

Cutfield

MCE

Other

TECHNICAL ASSESSMENT REQUIRED (tick which required)

- | | | |
|---|--|--|
| ☐ B1 Structure | ☐ B2 Durability | ☐ C2-C4 Fire Safety |
| ☐ D2 Mechanical Installations for Access | ☐ E1 Surface Water | ☐ F1 Hazardous Agents on Site |
| ☐ G4 Ventilation | ☐ G6 Airborne & Impact Sound | ☐ G12 Water Supplies |
| ☐ G13 Foul Water | ☐ G14 Industrial Liquid Waste | ☐ H1 Energy Efficiency |
| ☐ Full Code assessment (B1-H1) | ☐ NZFSC | ☐ Geotechnical/Coastal Hazard |
| ☐ E.B.O.P. | ☐ Other (specify) _____ | |

TO BE COMPLETED BY TECHNICAL ADMINISTRATIONName Jessie

Check off the following items	Completed	Attached
Valuation Screen	☐	☒
Map (Get CT # from here)	☐	☒
CT requested and charged on Fees screen	☐	☒
CT Number <u>248403</u>		
Print Assessment Sheet Form 02.04.02	☐	☒
Print Outsourcing Process Form (if Engineering required) (Fill in front cover)	☐	☒
Print PIM Check Sheet 02.03	☐	☒
Print Consent Processing Timesheet 03.03	☐	☒
Print Receipt Application Letter 01.02	☐	☒
Referral 1. Building 2. Planning 3. Engineering	☒	☐
Order Property File	☒	☐
CV Browser Number <u>29813</u>		
OTHER COMMENTS <u>Dr Lee</u>	☒	☐

Record Tasks [07161*021*1]

Search for Record (F2)

New Record (F3)

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)

Change Status (CS)

Transfer Hist (TH)

Audit Details (AD)

Npd Database (NPD)

Direct Credits (DC)

Valuation Map (MAP)

Statement (ST)

Direct Debits (DB)

Water Meters (M)

Comments (COM)

Transfer To Op (THP)

Maintain Valuation Details (View Only)

Valno	07161	021	12		Cancelled		27 JUN 2006	30 NOV 2007
Status	LIVE				Revised		09:33am	11:52am
	BARRACLOUGH, DAVID THOMAS						Origen	Lynette
	BENNETT, ANNE JANE						Npd Cancel	

Parcel	Sue	Legals	Key	OP	Occport
1	4770/158	LOT 1 DP 361144	NO	DC	D/credit
				DB	D/debit
				PV	Parent
				DM	Debt Management

Road	STANLEY ROAD	House	610	Unit	
Legals	LOT 1 DP 361144				

	Values
Land	125,000
Improve	10,000
Capital	135,000
Trees	0
Cert Of Title	24/8403
Dwellings	0

Improvements

FG OI	
Area	1.0710
Group Code	

Summary

	Year	2008
contig		
Assessd		\$811.09
To Invc		\$405.54
To Clear		\$405.54

Balances

Rates		0.00
WA Water		
Total		0.00

Open

Next >>

