

APPLICATION



001



Far North
District Council

For Council use

Received:

Application no:

ENVIRONMENTAL MANAGEMENT

05 FEB 2015

Application for Extension of Time

Sections 52 and 92, Building Act 2004

For: Non Commencement of work ☐ Issue of a Code Compliance Certificate ☐

The Building Consent

Building Consent Number: BC-2010-544/0
Project: BARN WORKSHOP + CRAFT / FARM SHOP
Owner: S.V. HART
Address: 6627 STATE HIGHWAY 1
RD 2 KAIOHIA
Contact Phone: 09 404 0044

Reason/s for Extension

Reason/s for application (attach further pages if required):

INSUFFICIENT FUNDS

Scope of Outstanding work: MINOR FINISHING AND ELECTRICAL WORK

Estimated time extension required: 1 YR

Note: Council cannot extend this period indefinitely

Application

I request an Extension of Time on my building consent to commence/complete the above building works.

I hereby certify that, to the best of my knowledge, the information given in this application is true, complete and correct. I undertake to pay all actual and reasonable application costs incurred by the Far North District Council.

Signature of owner: S.V. Hart

or
Agent on behalf of and with the authority of the owner: _____

Date: _____

The Person / Organisation responsible for invoice payments for this consent:

Owner / Applicant ☒ Agent ☐ Other ☐

Private Bag 752, Memorial Ave, Kaikohe 0440, New Zealand, Freephone: 0800 920 029,
Phone: (09) 401 5200, Fax: 401 2137, Email: ask.us@fndc.govt.nz, Website: www.fndc.govt.nz

Prev Est: - 3 = 17.2.14 → 17.2.15.
17.2.13 → 17.2.14
Insp: - 7 17.2.12 → 17.2.15

REQUEST FOR EXTENSION OF TIME

Building Consent Number:	BC-2010-544/0	BC Granted	17-Feb-2010	PID #:	3321252
Applicant:	Stephen Vincent Hart and Christine Hart				
Date Extension of Time Letter Received: 05.02.15					
Reason:	<i>Reasonable progress made.</i>				
Accepted Rejected		From: 17.02.15		Up to and including: 17.2.16	
1 st Inspection:-	☐				
CCC Extension:-	☒				
Previous Extension of Time		Granted Yes x 3		From: 17.02.12 17.02.13 17.02.14	
				Up to and including: 17.02.13 17.02.14 17.02.15	
Number of Inspections carried out	Building Construction Compliance - Regs & NZS	Extenuating circumstances			
7		Financial restraints have hindered project completion. Client requests a year extension of time. Admin, please transfer EoT invoice to debtor and send out with decision letter.			
PREPARED BY:	Leanne Tane	<i>LT 24.2.15.</i>			
BUILDING OFFICER:	<i>[Signature]</i>				

Building Applications Summary

Application: **BC-2010-544/0** Progress and Approval Times (Days)

Status: **BC Issued** 99C 55W 0C + 18W = 18T

Description: **Farm Workshop & Craft/Farm Shop**

Application Type: **Combined BC/PIM**

Decision: **BC GRANTED** 17-Feb-2010 11:54:28

Responsible Officer: **Rodney Spooner, Gayle Andersen, Michael Brott**

Letters: ☒ Dates: **Application: 11-Nov-2009**
Lodgement: 11-Nov-2009
To Be Completed By: 17-Feb-2015

Responses: ☒

Permits and Certificates: ☐

Affected Properties: ☐

Conditions: ☒ Accepted: **4,008.00**

Amendments: ☒ Paid: **-4,008.00**

Inspections: ☒ Balance: **0.00**

Development Categories: ☒ Deposit Refunds: **0.00**
 Fee Refunds: **0.00**

Consents: **BC - Res & Com Bldg Work - >\$20,000**
DP - Res & Com Bldg Work - >\$20,000
PIM ISSUED

Locations: **3321252**
6627 State Highway 1, Kawakawa 0281

Names: **Applicant - Stephen Vincent Hart**
Applicant - Christine Hart
Owner - Stephen Vincent Hart
Owner - Christine Hart
Debtor - Stephen Vincent Hart
Builder - Graham John O'Dell

Task	Started	Due	Completed	Responsibility
Approval Time	11-Nov-2009 09:24:09	11-Nov-2009 09:22:32	09-Feb-2010 11:44:43	Shona Connon-Harris
Extension of Time	07-Feb-2012 11:59:27	07-Aug-2012 11:59:25	08-Feb-2012 11:21:44	Shivon Gadsby
Extension of Time	22-Jan-2013 13:17:22	22-Jul-2013 13:17:17	13-Feb-2013 11:25:56	Shivon Gadsby
Extension of Time	18-Feb-2014 09:34:52	13-Aug-2013 11:25:56	19-Feb-2014 08:33:32	Kellee Morunga
Timesheet Entry	11-Nov-2009 09:24:09	12-Nov-2009 09:22:32		Lin Dickinson

Print Options OK Cancel

Applications Details

BC-2010-544/0, 6627 State Highway 1, Kawakawa 0281

Number	Date	Area	User Identifier	Type	Result
25433/2010	15-Oct-2012	Kawakawa Area	MHENWOOD	Preline Plumbing	Completed
25255/2010	15-Oct-2012	Kawakawa Area	MHENWOOD	Preline Building	Completed
1303/2010	08-Jul-2010	Kawakawa Area	MHENWOOD	Preline Building	Completed
1305/2010	28-May-2010	Kawakawa Area	MHENWOOD	Drainage	Completed
1301/2010	23-Apr-2010	Kawakawa Area	MHENWOOD	Framing	Completed
1300/2010	29-Mar-2010	Kawakawa Area	MHENWOOD	Slab - Concrete Floors	Completed
1299/2010	26-Mar-2010	Kawakawa Area	MHENWOOD	Slab Drainage - concrete Flo	Completed
1298/2010	09-Mar-2010	Kawakawa Area	MHENWOOD	Foundations - Footing (pile o	Completed
10569/2009	12-Nov-2009	Kawakawa Area	SMAIHI	Site Inspection	Completed

Applications Details

BC-2010-544/0, 6627 State Highway 1, Kawakawa 0281

Number	Date	Area	User Identifier	Type	Result
1300/2010	29-Mar-2010	Kawakawa Area	MHENWOOD	Slab - Concrete Floors	Completed
1299/2010	26-Mar-2010	Kawakawa Area	MHENWOOD	Slab Drainage - concrete Flo	Completed
1298/2010	09-Mar-2010	Kawakawa Area	MHENWOOD	Foundations - Footing (pile o	Completed
10569/2009	12-Nov-2009	Kawakawa Area	SMAIHI	Site Inspection	Completed
1302/2010		Kawakawa Area		Flashing/Wrap	
1304/2010		Kawakawa Area		Post Lining	
1306/2010		Kawakawa Area		Septic Tanks	
1307/2010		Kawakawa Area		Final	
1308/2010		Kawakawa Area		As Built Drainage Plan	



Far North
District Council

FNDC ADMIN

- 3 DEC 2013

Application Received: 8.12.13

Application Number:

BC 2014-623 / 0

OSD N/A

ENVIRONMENTAL MANAGEMENT

04 DEC 2013

FORM 2

Application for Project Information Memorandum and / or Building Consent

Section 33 or section 45, Building Act 2004

I wish to apply for a

- ☐ PIM Consent only
- ☐ Building Consent only
- ☒ PIM and Building Consent
- ☐ Amendment to Building Consent
- ☐ National Multi-Use Approval No:
- ☐ Simple Structures Building Consent

Restricted Building Work (RBW) applies from 1 March 2012

Does application involve RBW?	Yes	No
Is this a re-clad application?	Yes	No
Is application subject to a claim number under the FAP Scheme	Yes	No
If yes, FAP claim number		

If you wish to book a lodgement vetting meeting, please book this in advance by phoning our friendly Customer Service or Building Support Officer on 0800 920 029.

If you already have a PIM please quote the number: _____

If you have already obtained a PIM and are applying for Building Consent only, the details and plans submitted should be identical to those provided in the PIM application.

TECHNICAL ASSESMENT

RES

COM

Building Manager

OBJECT ID: A1180407 - V4

1 of 11

NON TECHNICAL ASSESMENT

RES

COM

REVIEW DATE: 20/02/2014

The Building

Street address of building:

(For structures which do not have a street address, number, state the nearest street intersection and the distance and direction from that intersection, or the closest RAPID no):

2679 STATE HIGHWAY 10
MANGONUI

Legal description of land and where building is located:

(if the land is proposed to be subdivided, include details relevant lot number and subdivision consent)

LOT 2

DP 420535

Valuation Roll Number:

(This can be found on your Valuation Notice, Rates Invoice or ask at any Council Service Centre).

Building name: (if applicable)**Location of building within site/block number:**

(Includes nearest street access)

Number of Levels:

(Include ground level and any levels below ground)

1

Level / unit number:**Area:**

(Total floor area - indicate area affected by the building work if less than the total area)

36.42

m²

Current, lawfully established, use:

(Include number of occupants per level and per use if more than 1)

Year first constructed:

The Owner

Name of owner

(e.g. Mr, Mrs, Miss, Dr if an individual)

JOHANNUS ORDING & IRENE YARLOVY

Contact person:

GLEN BRADBURY

Mailing address:

PO BOX 12, MANGONUI 0442

Street address / registered office:

3 WALTER WAY

COOPERS BEACH 0420

Phone numbers:

Landline

09 4060673

Mobile

0274 520 834

Daytime

09 4060674

Fax

09 4060674

Email Address

info@coastal-homes.co.nz

After hour's

The following evidence of ownership is attached to this application:

If the Owner is a Company, Trust or other Organisation the Title or Capacity of the authorised signatory must be given.



Certificate of Title
6 months old or less



Agreement for Sale
and Purchase



Lease



Other document(s)

Agent (delete if inapplicable)**Name of the agent:**

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

COASTAL HOMES 2008 LTD**Contact person:**GLEN BRADBURY**Mailing address / registered office:**PO BOX 12MANGONUI0442**Phone numbers:**

Landline

Mobile

0274520834

Daytime

094060673

A/hours

Email / Web address:

info@coastal-homes.co.nz**Relationship to the Owner:**

(State details of the authorisation from the Owner to make the application on the owner's behalf)

BUILDING CONTRACTOR**First point of contact for communications with the council / building consent authority:**

(State full name, mailing address, phone number /s Fax no., email address)

COASTAL HOMES 2008 LTDPO BOX 12MANGONUI0442**Phone numbers:**

Landline

Mobile

0274520834

Daytime

094060673

A/hours

Email / Web address:

info@coastal-homes.co.nz**Application**

I request that you issue a project information memorandum / building consent / amendment for the building work described in this application.

I hereby certify that, to the best of my knowledge, the information given in this application is true, complete and correct. I undertake to pay all actual and reasonable application costs incurred by the Far North District Council.

Signed by:☐ Owner☐ Applicant☒

Agent on behalf of and with the authority of the owner

PRINT Name:GLEN BRADBURY**Signature:**[Signature]**Date:**28/11/2013**The Person / Organisation responsible for invoice payments for this consent:**☐

Owner

☐

Applicant

☒

Agent

Preferred means of communication:☐

Post

☒

Email

☐

Fax

The Project

Description of the building work:

CONSTRUCT AN ADDITION ON
TO EXISTING HOME - BEDROOM & ENSUITE

Identify the use of the proposed building work:

Residential ☒

Commercial ☐

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

If Yes, provide details of new use:

Intended life of the building if less than 50 years: 50 years

List Building Consents previously issued (if any):

N/A

List any relevant or associated Resource Consents:

BOUNDARY INFRINGEMENT

Estimated value of building work on which the building levy will be calculated, including goods and services tax – refer the Department of Building & Housing website for guidelines www.dbh.govt.nz :

\$ 50,000.00

Restricted Building Work (comes into effect 1 March 2012)

Will the building work include any restricted building work? Yes ☒ No ☐

If yes, provide the following details of all licensed building practitioners (LBP) who will be involved in carrying out or supervising restricted building work. *If these details are unknown at the time of application, they must be supplied before the building work begins.*

Licensed Building Practitioners name	Licensing class	LBP No. (or) Registration No. if treated as being licensed under Sec 291 of the Building Act 2004
ALAN SIMPKIN		102247
GLEN BRADBURY		115435

Project Information Memorandum (PIM)

The following matters are involved in the project:

Yes	N/A	
☐	☒	Subdivision
☐	☒	Alterations to land contours
☐	☒	New or altered connections to public utilities
☒	☐	New or altered locations and / or external dimensions of the building
☐	☒	New or altered access for vehicles
☐	☒	Building work over or adjacent to any road or public place
☐	☒	Disposal of storm water and wastewater
☐	☒	Building work over any existing drains or sewers or in close proximity to wells or water mains
☐	☒	Other matters known to the applicant that may require authorisations from the Territorial authority:

Specify _____

National Environmental Standard (NES) Consents

Your site may be subject to or covered by the NES for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. This is determined by reference to the Hazardous Activities and Industries List (HAIL) which is a list of categories of activity that involve the use, storage and disposal of significant quantities of hazardous substances such as pesticides and heavy metals.

Is this site on Councils HAIL Database? Yes ☐ No ☒

Is the site currently or has it historically been used for an activity on the HAIL? Yes ☐ No ☒

More Information can be found by visiting Councils Website [FAQs for HAIL process](#).

✓

Building Consent

The building work will comply with the building code as follows:

Clause (List relevant clause number of the building code)	Means of Compliance (circle the relevant compliance document(s) or detail of alternative solution in the plans and specifications)	Waiver / modifications required (state nature of waiver or modification of building code)
B1 Structure	NZS3604 B1/VM1 B1/AS1 B1/VM2 B1/ VM4 NZS4229	
B2 Durability	B2/AS1 NZS3101 NZS3602 NZS3604	
C Fire	C/VM1 C/VM2 C/AS1 C/AS2 C/AS3 C/AS4 C/AS5 C/AS6 C/AS7	
D1 Access	D1/AS1 NZS4121	
D2 Mechanical installations for access	D2/AS1 NZS4322 EN/81 EN115	
E1 Surface water	E1/AS1 AS / NZS3500	
E2 External Moisture	E2/AS1 Specific Design	
E3 Internal Moisture	E3/AS1 Specific Design	
F1 Hazardous agents on site	F1/AS1	
F2 Hazardous building materials	F2/AS1 NZS4233	
F3 Hazardous substances	F3/AS1	
F4 Safety from falling	F4/AS1 Fencing Of Swimming Pools Act	
F5 Construction and demolition hazards	F5/AS1	
F6 Lighting for emergency	F6/AS1	
F7 Warning systems	F7/AS1 NZS4512 NZS4515 AS/NZS1668	
F8 Signs	F8/AS1	
G1 Personal hygiene	G1/AS1	
G2 Laundering	G2/AS1	
G3 Food prep. & prevention from contamination	G3/AS1	
G4 Ventilation	G4/AS1 AS1668.2	
G5 Interior environment	G5/AS1 NZS3604 NZS4203	
G6 Airborne and impact sound	G6/AS1 NZS3101 NZS3602	
G7 Natural light	G7/AS1	
G8 Artificial light	G8/AS1 NZS 6703	
G9 Electricity	G9/AS1	
G10 Piped services	G10/AS1 AS/NZS3500.2 AS/NZS 3500.5	
G11 Gas and energy source	G11/AS1	
G12 Water supplies	G12/AS1	
G13 Foul water	G13/AS1 AS/NZS3500.2 BS5572	
G14 Industrial liquid waste	G14/AS1	
G15 Solid waste	G15/AS1	
H1 Energy efficiency	H1/AS1 NZS 4218 NZS4243 NZS4214 The Northern Glazing Method ratified by DBH as an accepted alternative solution	

Compliance Schedule

Identify specified systems for the building:

Clause	Type of Specified System	New	Modified	Added	Removed
1	Automatic systems for fire suppression				
2	Automatic or manual emergency warning systems for fire or other dangers				
3	Electromagnetic or automatic doors or windows				
4	Emergency lighting systems				
5	Escape route pressurisation systems				
6	Riser mains for use by fire service				
7	Automatic back-flow prevention connected to potable water supply				
8	Lifts, escalators travelators or other systems for moving people or goods				
9	Mechanical ventilation or air conditioning systems				
10	Building maintenance units for providing access to buildings (internal or external)				
11	Laboratory fume cupboards				
12	Audio loops or other assistive listening systems				
13	Smoke control systems				
14	Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1 to 13				
15	Any or all of the following systems and features, so long as they form part of a building's means of escape from fire, and so long as those means also contain any or all of the systems or features specified in clauses 1 to 6, 9, and 13: (a) systems for communicating spoken information intended to facilitate evacuation (b) final exits (c) fire separations (d) signs for communicating information intended to facilitate evacuation (e) smoke separations				
16	Cable cars				

☒ There are no specified systems in the building

Attachments

The following documents are attached to this application: (delete if inapplicable)

- ☒ **Plans and specifications**
All plans and specifications must meet the minimum requirements set out in the Regulations or by the Building Consent Authority
- ☒ **Project information memorandum**
- ☒ **Development contribution notice**
- ☒ **Certificate attached to project information memorandum**
- ☒ **Memoranda from Licensed building practitioner(s) who carried out or Supervised any design work that is restricted building work**

Application checklist to be completed

Plans (A3) and specifications (A4) must meet the FNDC minimum requirements set out in the Regulations or required by the Building Consent Authority

Simple Structures Applications

If your application is for a 'Simple Structures' consent, at least 4 relevant photographs of the building site **MUST** be supplied to show site conditions, elevations and general topography.

☐ Photographs attached	
☒ All sections of the application completed ☐ Application has been signed ☒ Proof of ownership is supplied – copies of consent notices, gazettes notices and building line restrictions supplied if listed as interests on the Certificate of Title ☒ 2 sets of plans and specifications supplied relevant to the proposed building work) ☒ Certificate of Design Work (COW) provided if Restricted Building Works apply ☒ Key Contacts list filled out where applicable	
☒ Site Plan to include - (scale 1:200) - o Contours / datum - o finished floor levels - o drainage layout [new and existing] - o location of water tanks and overflow - o earthworks - o retaining walls - o distance to boundary [2 dimensions] - o location of pool and pool fencing	☐ Foundation plan to include - (scale 1:100) - o footing dimensions - o reinforcing size, type, placement - o damp proof membrane - o mesh type and size - o control joint / saw cuts - o supplementary steel location - o slab thickness, concrete strength - o point loads / thickenings
☒ Subfloor Plan to include - (scale 1:50) - o location of piles, joist, bearers - o size, treatment, grade, spacing of members - o bracing - o solid blocking - o joist layout - o connection /capacity / type	☒ Floor plans, each level to include - (scale 1:50) - o location of each room - o location of windows and doors - o location of hot water cylinder - o location of plumbing fixtures [sinks, pans] - o lintel sizes - o location of brace elements [type and size] - o location of smoke detectors - o location of solid fuel heating appliance

☒ Exterior elevations to include - (scale 1:100) ○ elevation of each affected face of the building ○ cut and fill ○ finished ground / finished floor level ○ size and openings of exterior joinery ○ roof type, pitch, eaves, gables ○ gutters, downpipes, vents ○ type of wall cladding [control joints]	☒ Cross & long sections to include - (scale 1:50) ○ construction details ○ ground level, relative datum ○ finished floor level, steps in floors ○ floor to ceiling heights ○ window and door heights ○ framing size, treatment, grade ○ swimming pool fencing details
☒ Construction details to include - (scale 1:5) ○ flashing details / penetrations ○ interface between elements / materials ○ bottom plate / cladding overhang ○ soffit / parapet ○ barrier / exterior connections / stairs ○ tanking ○ fire separation / penetration	☒ Truss / rafter plan to include - (scale 1:100) ○ location of members ○ fixing details ○ bracing ○ point loads ○ lintels
☐ Site specific specifications to identify - ○ technical work sections ○ schedule of materials and products ○ method of compliance ○ performance standards and expectations	☒ Reports may include - ○ Bracing schedule and calculation ○ Structural Engineering Design details and calculations ○ Design reports ○ Producer Statements ○ Energy Service Details ○ Risk matrix for weather tightness ○ H1 Energy efficiency
☒ Plumbing and drainage layout to include ○ identify fixtures, waste and vent pipe sizes ○ fixings ○ materials ○ standards ○ potable water compliance	☒ Effluent disposal to include - ○ application for sewer connection or ○ TP 58 design with producer statement ○ tank location with set backs identified ○ location of disposal field ○ planting details
General - ○ Plans to be of a high professional standard - preferably CAD, no colour drawings ○ Each plan must contain drawing number, title, designers name, owners name, address, date and version controlled ○ Specifications must be relevant ○ Engineering design must have calculations supplied and assumptions identified ○ Producer statements must be site specific and signed by persons of competence ○ Certificates of Design for Restricted Building Work must be signed and supplied by Practitioners (LBP) of competence ○ Specified systems must identify the inspection performance standards and maintenance performance standards and the year of the standard	
<u>COUNCIL ONLY</u> ☒ This application has been vetted and checked for completeness and the application contains the plans and specifications necessary for acceptance and further technical assessment. Restricted Building Work identified YES / NO Certificate of Works vetted for completeness YES / NO Signed: <u>JBurgers</u> Dated: <u>6-12-13</u>	

Submit your application

To submit your application:

Post your completed application form to –

The Building Manager
Far North District Council
Private Bag 752
Kaikohe 0440

Make an appointment –

To avoid delays and to have your application checked for completeness, call **0800 920 029** to make an appointment with a Vetting Officer at the Kerikeri or Kaitaia Service Centre.

Drop your completed application form in at one of our Service Centers –

Kaikohe Service Centre
Memorial Avenue
KAIKOHE

Kaeo Service Centre
Main Road
KAEO

Kawakawa Service Centre
Gillies Avenue
KAWAKAWA

Kaitaia Service Centre (Te Ahu)
On Church & South Roads
KAITAIA

Kerikeri Service Centre
John Butler Centre
KERIKERI

Rawene Service Centre
Parnell Street
RAWENE

Proctor Library
Cobham Road
KERIKERI

Private Bag 752, Memorial Ave, Kaikohe 0440, New Zealand, Freephone: 0800 920 029,
Phone: (09) 401 5200 Fax: 401 2137, Email: ask.us@fndc.govt.nz, Website: www.find.govt.nz

Key Contacts / Licensed Building Practitioners (LBP) – please provide if applicable

Designer or Architect		Builder / Carpentry Work	
Name: <u>ARCLINE DESIGN</u>		Name: <u>COASTAL HOMES 2008 LTD</u>	
Address: <u>49 MATTHEWS AVE, KAITIA</u>		Address: <u>3 WAITE WAY, COOLERS BEACH</u>	
Daytime: <u>04 4082233</u>	Mobile: <u>021 2201198</u>	Daytime: <u>04 4060673</u>	Mobile: <u>021 4520834</u>
Registration or LBP Registration No: <u>102247</u>		Registration or LBP Registration No: <u>BP 115435</u>	
Drainlayer		Plumber	
Name:		Name:	
Address:		Address:	
Daytime:	Mobile:	Daytime:	Mobile:
Registration or LBP Registration No:		Registration or LBP Registration No:	
Structural Engineer		Electrician	
Name:		Name:	
Address:		Address:	
Daytime:	Mobile:	Daytime:	Mobile:
Registration or LBP Registration No:		Registration or LBP Registration No:	
Gas Fitter		Bricklayer	
Name:		Name:	
Address:		Address:	
Daytime:	Mobile:	Daytime:	Mobile:
Registration or LBP Registration No:		Registration or LBP Registration No:	
Foundation work		Blocklaying	
Name:		Name:	
Address:		Address:	
Daytime:	Mobile:	Daytime:	Mobile:
Registration or LBP Registration No:		Registration or LBP Registration No:	
External Plastering		Roofing work	
Name:		Name:	
Address:		Address:	
Daytime:	Mobile:	Daytime:	Mobile:
Registration or LBP Registration No:		Registration or LBP Registration No:	
Head Contractor / Site Manager		Other	
Business / Name:		Business / Name:	
Address:		Address:	
Daytime:	Mobile:	Daytime:	Mobile:
Registration or LBP Registration No:		Registration or LBP Registration No:	

BUILDING TRACKING SHEET

CONSENT N° - BC-2014-623/0

APPLICANT NAME: Irene May Yardley and Johannus Henricus Ording Date: 06-Dec-2013

PROJECT DESCRIPTION: Construct a Bedroom and Ensuite Addition to Existing Dwelling

LEGAL DESCRIPTION: Lot 2 DP 420535, 3354107

PROJECT LOCATION: 3354107, 2679B State Highway 10, Mangonui 0494

BUILDING ADMIN – CONSENT LODGED / MAINTAINED

Application Dimensions entered	Tick or NA ☒	Email sent to HPT	Date or NA ☒
Building Classifications entered	☒	Email sent to EHO	☒
Miscellaneous Data entered	☒	Email sent to Utility Operator	☒
Related Applications entered	☒	Email sent to NZFS	☒
Related Licenses entered	☒	Site Inspection booked	☒
CT and all applicable Interests enclosed	☒	Property file received	☒
External Moisture Management peer review required	☒	Address updated to Agent if applicable	☒

COMMENTS:

CHECKED BY: Initials - JER Signature - J. E. R. DATE - 6.12.13

PIM OFFICERS ASSESSMENT/ DP CHECK

RFI requested:	RFI Received:	RFI requested:	RFI Received:
PIM/Dp checklist completed	Tick or NA ☒	Conditions / Other requirements identified over page	Tick or NA ☒
2 sets of plans stamped and signed	☒	Form4 required & identified over page	☒

ASSESSED BY: Initials - JER Signature - J. E. R. DATE - 6.1.14.

BUILDING OFFICERS ASSESSMENT

RFI requested: 20/1/14	RFI Received: 21/1/14	RFI requested:	RFI Received:
Building checklist(s) completed	Tick or NA ☒	Conditions identified – refer technical sheet	Tick or NA ☒
2 sets of plans stamped and signed	☒	Restricted Building Work identified – refer technical sheet	☒

GRANTED BY: Initials - JER Signature - J. E. R. DATE - 21/1/14.

BUILDING ADMIN – CONSENT ISSUED

Check all sections of tracking sheet signed off	Tick or NA ☒	Collate and tidy up documents for filing/scanning	Tick or NA ☒
Ensure 2 sets of plans stamped and signed by PIM/BO	☒	Remove any unnecessary popup memos	☒
Generate invoice for any additional fees, processing time	☒	Check the documents!!!	☒
Complete Misc Data screen	☒	Notify Swimming Pool Register	☒
Attach copy of PIM, conditions etc to BC if applicable	☒	Notify BWOF / Compliance Schedule required	☒

ISSUED BY: Initials - JER Signature - J. E. R. DATE - 23.1.14.

No. of Prepaid Inspections	7
Additional Inspections	
Total Inspections	6.

Pathway Hours	
Additional Chargeable hours	
Additional Charges approved	

CONDITIONS FOR BC-2014-623/0

PIM / District Plan Conditions / Other Requirements

Condition of Form4:

☐ **Not yet applied for**

No works to commence until Resource Consent/Earthworks permit has been applied for and granted by Council.

☒ **Lodged – but not granted yet**

No works to commence until RC 2140185 lodged 13.12.13 has been granted by Council.

☐ **Granted**

Works to comply with all conditions of RC _____ granted by Council on _____.

PIM / DP ASSESSMENT FOR BC-2014-623/0

1	District Plan Zone:					
	Rural Production					
2	Resources:					
	Outstanding Natural Feature		Site of Significance to Maori		Drains in Kaitia/Awanui (Drainage bylaw)	
	Outstanding Landscape Feature		Heritage Precinct		Bush/Pine trees (fire risk 12.4.6.1.2)	
	Outstanding Landscape		Kerikeri Visual Buffer (12.5A.6.3.3)		Services (Any sewer, stormwater or water lines?)	
	Notable Trees		Designation		Landcover (Hail site – orchard use subject to contam soil regs)	
	Recorded Archaeological Site (notify HPT if <100m)		Airport Zone (15.2.5.1.2)		Setback from Water (Chap 12)	
	Reg Arch Site		NRC Flooding (discharge consent)	Close but not on site		
	Historic Site		Hazards (other)			
	Historic Places Trust		Coastal Hazard Rangiputa, Whatuwhiwhi, Tokerau, Aurere, Taipa, Coopers B, Hihi, Ahipara, Opononi, Omapere			
3	Certificate of Title:					
	Certificate of Title #: 478201		Area: 1.8472 Ha			
	Lot: 2		DP: 420535			
	Consent Notices: (Condition/Other Requirements of PIM)					
	Building Line Restrictions:					
	Transit NZ Gazette Notice: (section 91 following this authorises crossing – otherwise Transit approval req for new activity)					
	Easements:					
	Other:					
	Cross Lease: (advise they may need cross lease neighbour consent + legal advice + update flats plan – ref std condition)					
	Covenants: (advise private covenants not enforced by Council but may affect BC – ref std condition)					

4 Zone Rules: (DP)			
Rule:	Requirement:	Proposed:	Decision:
Residential Intensity	1/12 H ₂	Addition to exist house	OK.
Visual Amenity:			✓
Sunlight:	2m+ 45 deg	not shown - 6.5m from boundary	OK.
Setback	10m	6.55m stated.	Breach
Height:	12m	< 12m	OK.
Impermeable Surface:		Imp Surf Req: % of site area = m2 (max) Exist + Proposed = m2 (actual) (Actual) x 100 = % (Area)	
	15%.	5% stated	OK.
Traffic Intensity:	60/day	Addition to existing dwelling	OK
Scale of Activity:			✓
Noise:		" "	OK
Other:			
Other:			
Notes:			

6	TP58			
		• Approved TP58 Writer? • No. bedrooms on plan vs TP58 • Occupancy corresponds with bdrms • Setback from water (DP vs TP58) • 15/20m setback from kerb & channel, open sw drain/channel • If NRC floodzone discharge consent		
	TP58	Primary system • 20m setback water • 100% reserve • Land slope < 25% 14° 1 in 4 (if greater slope then Disch consent) • Grd water sep 1.2m		
		Secondary system • 15m setback water • 30 % reserve • Land slope , 6% 3.5° 1 in 17 (if greater slope then subsurface drippers) • Ground water sep 0.6m		
Notes: Previous bedroom now turned into study (open) so appear to be no extra load. ?				

7	Rules Exceeded – if applicable			
	Setback			
8	Type of Activity under Resource Management Act 1991			
	RD			
9	Any Resource Consents relevant to this application			
	RC2140185 lodged 13.12.13.	Is RC required	Y	N
		Is EWP required	Y	N
		Other		
10	Other Licenses/Approvals that may be required			
	Licence to Occupy (building within Council Road Reserve)		Y	N
	Historic Places Trust (building work within 100m of arch site)		Y	N
	Notes:			
11	Site Inspection			
	Site Inspection Sheet attached		Y	N
	Topography		gentle	
	Wind	EH	VH	
	Sea Spray Zone		Y	N
	Engineering required? (Note on PIM)		Y	N
	Is Certificate of Public Use required?(School, Police station, library – public buildings)		Y	N
	Is Section 72 required? Hazard identified – engineering/geotech assessment required?		Y	N
	Is Section 75 (Titles held together) Certificate required?		Y	N
	Notes:			

ATTACHMENTS TO BE SENT OUT WITH PIM DOCUMENT:

Required	
✓	RED Attachment clearly indicating that this is a PIM only, NOT a Building Consent
	PIM Invoice / Receipt
	Conditions for PIM (Other Requirements) • Consent Notices (relevant) • HPT/ADP • Relocate standard condition • CPU standard condition • Sec 72/75 standard condition • Survey required to confirm height/sunlight compliance • Cross lease advice note • Setback from services • Sleepout not to be used as a sep res unit • Health licence required (dairy, takeaway, café, tavern, camping ground, meat/fish/poultry/seafood packaging/processing, delicatessen, fruit and vege, mortuaries, septic tank cleaner, hairdresser, sports facility, RSA etc • RC conditions/Advice notes <i>if study closed off as bedroom may req. eff/dino system checked</i> • Other
✓	(Form4) Resource Consent – Resource Consent and Conditions
	(Form4) Earthworks Permit (breaches Bylaw) Application Form
	(Form4) Discharge Consent – breaches NRC Water and Soil plan
	GIS Map (showing zone, hazards, services, HPT if applicable)
	Development Contribution Notice
	Vehicle Crossing Permit AND Standard Condition
	Rapid Number Application Form AND Standard Condition
	Certificate of Public Use AND Standard Condition
	Section 75 Notification Letter (Amalgamation of Titles) AND Invoice (must be signed, returned and paid prior to issue of PIM/BC)
	Section 72 Notification Letter (Hazards) AND Invoice
	Copy of CT- if customer paid
	Licence to Occupy

COMMENTS:

6.1.14 ok to issue

**** Don't forget to sign off front of tracking sheet ****

ASSESSED BY: Initials -

✓

Signature -

[Signature]

DATE -

6.1.14.

Precis form 4 required...

Urgent T

Detail ... RC2140185 lodged 13/12/13 but not yet granted. This applic for bedroom addition to exist house which breaches setback rule in RP zone - BC plans appear to match those lodged for RC. Site insp states elevated site not subj to flooding. One of the existing bedrooms now an open study area so still a 3 bed house - but if the study closed off then would be 4th bedroom and extra load - issue with advice note. OK to issue PIM + form 4 + advice note that if study becomes 4th bedroom in future effl system will require review to ensure it can cope with extra load.

Effective From 06-Jan-2014	Effective To 06-Jan-3013	Termination Date	06-Jan-3013
Created by User		Scope Record	
Modified by User			

Attached Details

%OK

%Cancel

Type of Inspections Required for Building Consent No: BC-2014-623/0

205	0.5	Site Inspection	This inspection is carried out at the PIM stage and is already completed prior to issue of Building Consent (<i>do not call for a site inspection</i>)
PIM / BC Conditions Identified and Agent/Owner made aware			
208	0.75	Foundations <i>slab or wall concrete strip foundations</i>	Boundaries are to be defined and foundations excavated, reinforcing placed as required. Depth/width of excavations, steel size, laps ties clearances ground bearing to be checked.
209	0.75	Footings <i>pile or posts</i>	Boundaries are to be clearly defined. Pile and/or post holes to be drilled/dug to required depth, cleaned and correct size. Depth/width of holes, ground bearing (ie firm original clay) anchor or bracing components identified, to be checked.
212	0.5	Slab drainage <i>concrete floors</i>	All sub floor drainage to be completed, and junctions exposed. Inspection to be carried out while under water test
213	0.75	Slab <i>concrete floors</i>	All slab steel, underlay, penetrations wrapped, thickenings and point loads, formwork complete. Please have a string line taught across slab for ready thickness check
214	0.5	Tilt Slabs	All Formwork complete. All steel in place, tied and on chairs. All welding plates lifting eyes as per engineer design.
217	0.5	Sub floor <i>timber floor</i>	Bearer support, fixings, and size, and joist span, support, fixings and size, and brace size, location, fixings to be complete (if this is carried out before the floor is laid it is useful). Decks – all fixings to be stainless steel.
221	0.75	Bond Beam	Any block work with bond beams or fill to be complete with steel correctly placed and if over 1200mm high washouts at the base of each starter
222	1.00	Framing	All framing to be completed, all bottom plate, stud to top plate, truss fixings, strapping diagonal braces, purlin fixings to be checked prior to building wrap or roof install
223	0.5	Flashing/Wrap	All building wrap and flashing tape to be completed, roof can be installed by this stage
224	0.75	Cavity	Check of Flashings and Battens to Cavity systems prior to cladding being installed / fitted
225	0.5	Brick Veneer	Bricks half completed, brick tie spacing, slope, type checked, cavity width window flashings (dpc) checked
226	0.5	Exterior Cladding	
229	1.00	Preline	Cladding completed windows installed, building completely weather tight, pre-wire, pipe-out (see <i>preline plumbing</i>) wastes and soil stacks, vents and insulation complete.
230	0.5	Fireplace Chimney	Chimney to be inspected prior to the fire being installed (In Built)
233	0.5	Preline Plumbing <i>often part of preline</i>	All plumbing to be complete and mixers bypassed, outlets plugged and entire system to be under 1500kpa (250psi) pressure test for not less than 30 minutes. Pressure gauge to be on the line at time of inspection and under the above pressure
237	0.75	Post Line	When Internal linings (gib) is installed and all bracing elements correctly fastened, fastening type and spacing to be inspected. All fastening to be exposed, no stopping skirting, scotia etc to be covering fasteners
241	0.75	Drainage	An inspection of all foul water, storm water drains, septic tanks, effluent fields, sewer connections is to be carried out when drains are completed prior to back filling all foul water lines to be under static water test at time of inspection As built plan of drainage to be provided
245	0.5	Septic Tank	Septic Tank installed. Effluent systems completed and/or planted. Asbuilt plan of drainage required at time of inspection.
248	0.5	Swimming Pool Fence	The pool fence and gates must meet the requirements of the Swimming Pool and Fences Act 1987
305	1.00	Final – Heating Appliance	Required when appliance has been installed in strict compliance with the manufacturers instructions and NZ Building Code
305 305-COA 305-EFF 305-SEWER	1.00	Final – Building (Code Compliance Certificate inspection)	All work to be completed, all specified inspections on inspection sheet passed by an FNDC building officer, and all work complying to consented plans. (This may require landscaping against building to be complete also). All required documentation to be provided, see below. Development levies to be paid prior to issue of CCC if applicable
As built drainage plan		This plan shows the location of drains laid, inspection, gullies, depth of connections, with distances off boundaries or buildings to enable accurate relocation of services in the future	
Producer statements		As required by either the consent or BCA officer for work such as water proof membranes, or specialist installations	
Other documentation		As required. Copies of Electrical certificates, or Gas certificates included	

Processing Building Officer: _____

Date: 20/1/14

Time Started: _____ Time Completed: _____ Chargeable Hours _____

6.

Date	20/1/14		Consent No		2014 623/0	
Residential	1	2	3	Building Officer	Sru	

Key: A = Approved N = Not approved N/A = Not applicable

Please note National Multi Use and the Approved / Simple design solutions are only processed for district plan requirements foundations, OSD and correctness to the DBH approval.

Item checked				Check building application form 2 for the following	
Project value checked	A	N	N/A	Square meter rate <i>OK</i>	
Quality of Documents	A	N	N/A	A3 plans A4 specs <i>OK</i>	
Description of work	A	N	N/A	Fit for purpose and correct <i>Attentions</i>	
Site inspection	A	N	N/A	Referenced <i>No issues</i>	
PIM Issues				Has the Pim been issued and are there any considerations needed in the building processing	
Section 72 (hazards)	A	N	N/A		
Section 75 (2 lots)	A	N	N/A		
Wind and corrosion zones	A	N	N/A	Determine fixings <i>Very high</i>	
Restricted Building Work				Check building application form 2a for the following CoW	
RBW indentified	A	N	N/A	Primary structure ✓ External moisture management systems ✓ Fire safety systems ✓	
LBP licensed in area of Design.	A	N	N/A	DBH register checked Known designer <i>A. Simpson</i>	
Form 2a (CoW) Site specific and filled out correctly	A	N	N/A	Code references, Plan and specs nominated, Carried out or supervised <i>OK</i>	
Form 2b Site specific and filled out correctly	A	N	N/A	Statutory declaration as to owner builder status	
Trade LBP's nominated for all associated building work	A	N	N/A	Condition required that no building work can be started till the LBP's are recorded - Note on Tracking Sheet. ✓	
Site Plan				Check building application form 2 for the following	
Scale appropriate	A	N	N/A	<i>1:650 - OK large site. Dimensions given.</i>	
Datum / contours	A	N	N/A	<i>1m intervals</i>	
Finished floor level	A	N	N/A	Protected and unprotected levels <i>As per existing</i>	
Sitting dimensions	A	N	N/A	Distance from boundary <i>>6m</i>	
Buildings closer than 1.0m to boundary	A	N	N/A	Check FRR & Eaves closer than 670mm to boundary	
Retaining walls	A	N	N/A	Live or dead load	
Drainage shown	A	N	N/A	Distance to foundation/structure angle of inference <i>Existing</i>	
Geotechnical report provided for subsurface conditions and reviewed <u>only if applicable</u> the typical code clauses assessed are: - B1, B2, E1.					
Geotechnical issues	A	N	N/A		

Ground bearing capacity identified	<u>A</u>	N	N/A	Soil type silt, moderate, heavy or expansive soil type <i>OK by site inspection.</i>
Proposed sub structure recommendations identified in architectural plans	A	N	<u>N/A</u>	
Supervision	A	N	<u>N/A</u>	Has the Engineer recommended supervision level Cm1-5 or PS3

Footing / Foundation – Concrete B1,B2,C4,E1,E2,E3,G10,G12,G13,H1

Specific design PS1	A	N	<u>N/A</u>	
Footings	A	N	<u>N/A</u>	Depth / width
Reinforcing	A	N	<u>N/A</u>	Steel size, type
Concrete strength	A	N	<u>N/A</u>	Strength to be used 17.5 or 20 or 25 mpa
Point loads	A	N	<u>N/A</u>	
Columns and posts	A	N	<u>N/A</u>	Depth / size
Stepped foundation	A	N	<u>N/A</u>	Sloping sites

Foundation – Timber Design B1,B2,C4,E1,E2,E3,G10,G12,G13,H1

Specific design PS1	A	N	<u>N/A</u>	
Pile plan set out	<u>A</u>	N	N/A	Pile layout ,spacing ,footing dimensions <i>1.5m c/c</i>
Ordinary piles	<u>A</u>	<u>N</u>	N/A	Depth, size, punch pad, connections? <i>450φ x 450</i>
Anchor piles	<u>A</u>	<u>N</u>	N/A	Depth, size, punch pad, connections? <i>450φ x 900</i>
Braced piles	<u>A</u>	<u>N</u>	N/A	Depth, size, punch pad, connections? <i>450φ x 450</i>
Driven piles(NZS3604 / specific design)	A	N	<u>N/A</u>	Driven pile certificate required <i>5/5 for 1991</i>
Ground clearance	<u>A</u>	N	<u>N/A</u>	DPC and cross flow necessary <300mm
Columns and posts	A	N	<u>N/A</u>	Depth / size, treatment , cut-outs

Foundations –Block Walls B1,B2,C4,E1,E2,E3,G10,G12,G13,H1

Block	A	N	<u>N/A</u>	Size / type / height / dimensions
Reinforcing – vertical	A	N	<u>N/A</u>	Size / type / centres
Reinforcing – horizontal	A	N	<u>N/A</u>	Size / type / centres
Block Grade A / B / C	A	N	<u>N/A</u>	Supervision required
Retaining	A	N	<u>N/A</u>	Maximum height
Waterproofing / tanking	A	N	<u>N/A</u>	
Subfloor ventilation	A	N	<u>N/A</u>	
Subfloor access	A	N	<u>N/A</u>	

Slabs – Standard B1,B2,C4,E1,E2,E3,G10,G12,G13,H1

Specific design	A	N	<u>N/A</u>	
Granular fill	A	N	<u>N/A</u>	Certificate required if >600mm

Sand binding and DPM	A	N	N/A	25mm sand and DPM membrane 0.25 micron min
Finished floor level	A	N	N/A	Protected and unprotected levels
Pads / thickenings	A	N	N/A	Nominated on plans
Drainage pipes	A	N	N/A	Floor thickenings
Slab thickness	A	N	N/A	
Saw-cuts	A	N	N/A	3.0m or 4.0m or 6.0m
Mesh – 668	A	N	N/A	12m maximum
Mesh – 665	A	N	N/A	24m maximum
Free joints	A	N	N/A	>24m
Supplementary steel	A	N	N/A	Internal corners

Subfloor B1,B2, C4,D1,E1,E2,E3,G10,G12,G13,H1

Timber treatment	(A)	N	N/A	Showing type and level of treatment <i>H1.2 - H3.2</i>
Bearers	(A)	N	N/A	Size, centres, span, fixing <i>2/190x45 - Design IT.</i>
Joist	(A)	N	N/A	Size, centres, span <i>190x45 @ 600c/c.</i>
Bracing layout and calculations	(A)	N	N/A	(location, type spread etc)
Insulation	(A)	N	N/A	Sisalation / polystyrene/ other <i>R1.4 Expol.</i>
Crawl space	(A)	N	N/A	
Subfloor ventilation	(A)	N	N/A	<i>Hardieflex.</i>

Framing – wall B1,B2,C1-4,E1,E2,G10,G12,G13,H1

Timber treatment	(A)	N	N/A	Type and level of treatment <i>H1.2.</i>
Bottom and top plate	(A)	N	N/A	Treatment, size, fixing details <i>SNSOL.</i>
Stud / post(size, height, c/s)	(A)	N	N/A	Compatible for cladding specs <i>90x45 @ 400c/c</i>
Lintel(size / shown on plans)	(A)	N	N/A	<i>3604. Nitek fixings.</i>
Lintel(point load)	A	N	(N/A)	Engineer design required
Engineered beams(size / fixing)	A	N	(N/A)	Engineer design required
Cantilevered lintels(construction details provided)	A	N	(N/A)	Engineer design required
Ceiling battens	(A)	N	N/A	Type / size / centres <i>70x35 @ 600c/c</i>
Wall / ceiling linings	(A)	N	N/A	Wet / dry areas <i>10-13mm G18.</i>
Building wrap	(A)	N	N/A	Type / compatibility <i>Fast wrap.</i>
Wind barrier (rigid / non-rigid)	A	N	(N/A)	

Cavity battens	A	N	N/A	Size / type / treatment / fixing, 20mm, vermin proof
Insulation	A	N	N/A	Type / R value <i>R2.4</i>
Bracing units	A	N	N/A	Type, limitations, openings, size, dragon ties
Mid-floor framing B1,B2,C4,E1,E2,E3,G10,G12,G13,H1				
Layout for each level (joist size, c/s, blocking)	A	N	N/A	
Engineer designed beams	A	N	N/A	Engineer design required
Framing – roof B1,B2,C4,E1,E2,E3,G10,G12,G13,H1				
Ceiling joists (size, entries, span)	A	N	N/A	
Rafter (size / centres / span)	A	N	N/A	
Ridge beam (size / span / fixing)	A	N	N/A	Engineer design maybe required
Skillion roof	A	N	N/A	sarking thickness / type
Truss design PS1(layout / type)	A	N	N/A	PS1 from manufacturer <i>Mr. Webb</i>
Bracing	A	N	N/A	Type / fixings <i>Shap</i>
Roofing underlay	A	N	N/A	Type / compatibility
Under purlin	A	N	N/A	Size / shown on plan
Purlin	A	N	N/A	Tile, batten, size, fixing, span, c/s <i>70x45 C 900c/s</i>
Eaves	A	N	N/A	Width specified
Outriggers	A	N	N/A	
Veranda Beams	A	N	N/A	
Cladding - wall B1,B2,C4,E1,E2,E3, F1,F2,F3,F4,G4,G5,G6,G7,G8,G10,G12,G13,H1				
Type specify type	A	N	N/A	(Note: If this is an alternative solution of consequence) <i>TH weatherboards</i>
Spec's maintenance installation	A	N	N/A	
Bottom edge clearances ground, decks, walls	A	N	N/A	Protected and unprotected level identified
E2 risk matrix provided / required	A	N	N/A	<i>Low</i>
Flashing, air-seals Windows, doors, corners	A	N	N/A	
Flashing details Apron, barge, intersection junction	A	N	N/A	Kick-out, birds beak folded edges, degree ,size <i>Site specific</i>
Control joints details shown on plans	A	N	N/A	Check against Manufacturers details
Solid plaster – on cavity	A	N	N/A	continuous foundation

Stud spacing	A	N	N/A	400mm,450mm, 600mm
Plaster system	A	N	N/A	type / coats paint system
Approved applicator required	A	N	N/A	PS3 required
Brick veneer height, type, cavity, rebate, ties, angle flashings	A	N	N/A	
Cladding – roof B1,B2,C1-4,E1,E2,G12,G13,H1				
Type (specify type/s)	A	N	N/A	
Minimum roof pitch	A	N	N/A	
Specifications	A	N	N/A	Maintenance/ installation
Substrate	A	N	N/A	Suitable for cladding
Roof penetrations	A	N	N/A	Junction flashings detailed
Internal gutter	A	N	N/A	Size/capacity/ timber treatment
Parapets	A	N	N/A	slope / capping / framing
Wet areas B1,B2,C4,E1,E2,E3,G1,G2,G3,G4,G10,G12,G13,H1				
Shower type lined or modular tiled	A	N	N/A	Grade A safety glass human impact zones
Waterproofing type substrate floor and wall	A	N	N/A	Producer statement 3 required
Door between kitchen and WC	A	N	N/A	Minimum 1
Basin in WC	A	N	N/A	except where adjacent to bathroom
Ventilation	A	N	N/A	
Laundry space	A	N	N/A	
Kitchen B2, C1-4,E3,G1,G3,G4,G7,G10,G11,G12, G13,G14,H1				
Oven, fridge , storage, ventilation	A	N	N/A	floor coverings
Heating – Not H/W Tanks				
Manufactures details	A	N	N/A	specifications
Location (seismic restraint clearances)	A	N	N/A	Penetrations in weather shield
M.O.E. requirements met for wood burners	A	N	N/A	
Decks / balconies / stairs B1,B2, C1-4,E1,E2,E3, D1,G1, G3,G4,G7,G10,G11,G12,G13,G14,F2,F4,H1				
Timber treatment	A	N	N/A	
Finished floor level	A	N	N/A	Clearances / air-gap
Stringer connection	A	N	N/A	Fixings and separation
Floor joists	A	N	N/A	Size / c/s / cantilever
Waste / overflow	A	N	N/A	If internal

	Saddle flashings	A	N	N/A	Construction details
	Decking	A	N	N/A	Material / membrane
	Barriers	A	N	N/A	Handrails and landings <i>360°</i>
	Tread and Riser	A	N	N/A	Dimensions and Slip resistance
	Bracing calculations	A	N	N/A	>2.0m wide
	3-storey – balcony top floor - specific design	A	N	N/A	
H1 Energy efficiency H1/AS1 / NZS4218 / NZS4243 / NZS 4214					
Schedule Method 30% allowance Glazing R 0.26					
Great Northern Method 50% allowance					
	R values	A	N	N/A	Glazing R 0.15
	Total % glass	A	N	N/A	Acceptable /satisfactory
	E / W / S % of Glass	A	N	N/A	Less than or equal 50%?
	Complies	A	N	N/A	Details - less than or equal 50%?
Calculation method					
	Formula HL – Am ² /R value etc	A	N	N/A	
	Reference Building – 70/30 rule	A	N	N/A	
	Heat loss	A	N	N/A	
	Complies	A	N	N/A	
Modeling Method					
	Software used	A	N	N/A	
	Complies	A	N	N/A	
General considerations					
	Smoke detectors	A	N	N/A	in or within 3.0m bedrooms , all exits
	Means of Escape	A	N	N/A	24m dead end and 60m open
	Vertical fire separation	A	N	N/A	SH and SR purpose groups
	Light and visual awareness	A	N	N/A	
	Ventilation	A	N	N/A	
Plumbing and Drainage On-site disposal and other Waste Water B1,B2,E1, G13,G14 , TP58					
Septic tank	Effluent design	A	N	N/A	
	Type	A	N	N/A	
	Size	A	N	N/A	
	Location plan	A	N	N/A	
	Stormwater soakage (Design / details provided)	A	N	N/A	
	Backflow Pools, spa baths, etc)	A	N	N/A	
D/P	Size	A	N	N/A	<i>80mm Ø</i>
	Number	A	N	N/A	<i>2</i>
	Location	A	N	N/A	<i>To existing tank</i>
	Cess-pits provision for at split floors / retaining walls	A	N	N/A	

Potable water B1,B2,G10,G12, E2, F2									
	Tank, bore, town supply	A	N	N/A	Filtration System Horticultural zone				
	Test certificate	A	N	N/A	Bore or spring water				
	Overflow from tank	A	N	N/A	calculations / details of soakage provided				
	Material compatibility	A	N	N/A	Dissimilar materials galvanic table				
Water reticulation B1,B2,G12, G13,G14,E2, F2									
	System	A	N	N/A	G12	ASNZ 3500		Other	
	Diagrammatical layout	A	N	N/A	including location of plumbing fixtures shown on plans				
Pipe	Size	A	N	N/A					
	Material	A	N	N/A					
	Size	A	N	N/A					
	Restraint	A	N	N/A					
	Valves	A	N	N/A					
	Electric	Mains or Low pressure			Electric	Gas Internal or External	Solar	Wetback	Other
Header tank	Restraint	A	N	N/A					
	Support	A	N	N/A					
	Safe tray	A	N	N/A					
	Overflow	A	N	N/A					
Plumbing sanitary B1,B2,G12, G13,G14,E2, F2									
	Diagrammatical or schematic layout	A	N	N/A					
	System	A	N	N/A	G13	ASNZ3500.2		Other	
Individual waste pipes	Discharge units	A	N	N/A					
	Length	A	N	N/A					
	Pipe size	A	N	N/A					
	Gradient	A	N	N/A					
	Fixings	A	N	N/A					
	Venting	A	N	N/A					
Soil waste & overflow stacks	Discharge units	A	N	N/A					
	Pipe sizes	A	N	N/A					
	Gradients	A	N	N/A					
	Venting	A	N	N/A					
	Fixings	A	N	N/A					
	Expansion joints	A	N	N/A					
	Floor waste gully	A	N	N/A	Recommended 2-storey				
	Gully traps / org	A	N	N/A	Existing				
	Domestic fire sprinkler system	A	N	N/A	Backflow prevention				
Producer Statement PS1, PS2 (Note there may be more than one)									

Design specific to project	A	N	N/A	
Design within the authors competence	A	N	N/A	
Building code clauses	A	N	N/A	State code clauses
Compliance document / Alternative solution used	A	N	N/A	Note: If this is an alternative solution of consequence
Building work covered by this statement all / part only	A	N	N/A	Stamped plans and or Calculations provided
Level of supervision required by Engineer	A	N	N/A	PS4 CM1-5and or PS3 from contractor
Insurance cover appropriate on statement	A	N	N/A	

Conditions Required on Building Consent

Section 67	Y	N	N/A	Waivers and Mods
Section 72	Y	N	N/A	Natural Hazards
Section 75	Y	N	N/A	Two or more allotments
Section 90	Y	N	N/A	Inspection checklist filled in for project and completed
Section 113	Y	N	N/A	Specified intended life Only for projects under the 50yrs

Important Imperative Information to be added to Building Consent

PS3, PS4, survey certification, notes for the inspector/ builder (If new building CCC applicable or older building Condition assessment report provided Note any recommendations or quality of report.....)

① PS3 required for waterproofing/floor coverings to wet area.

Restricted Building Works

☒	LBP info supplied (admin to add appropriate condition)
☐	LBP info <u>NOT</u> supplied (admin to add appropriate condition)

The Certificate of Design Work supplied with this consent has identified Restricted Building Works for the following:

Primary structure (carpenter, brick and blocklayer, foundation specialist) ☒ Foundations and subfloor framing ☒ Walls ☒ Roof ☒ Column and Beams ☒ Bracing ☐ Other	External moisture management systems (carpenter, external plasterer, roofer) ☐ Damp Proofing ☒ Roof cladding or roof cladding system ☒ Ventilation system ☒ Wall cladding or wall cladding system ☐ Waterproofing ☐ Other	Fire safety systems ☐ Other
---	---	--

Date / Time	Type	Officer's initials	Summary of dialogue, requests for information, etc

Decision:			
Request Further Information	Name: <i>STU</i>	Signature: 	Date: <i>20/1/14</i>
Granted¹ Refused (Circle decision)	<i>STU</i>		Date: <i>21/1/14</i>

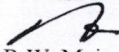
¹ I am satisfied on reasonable grounds that building application, plans and specifications have shown compliance with the New Zealand Building Code.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 478201
Land Registration District North Auckland
Date Issued 30 March 2010

Prior References
475762

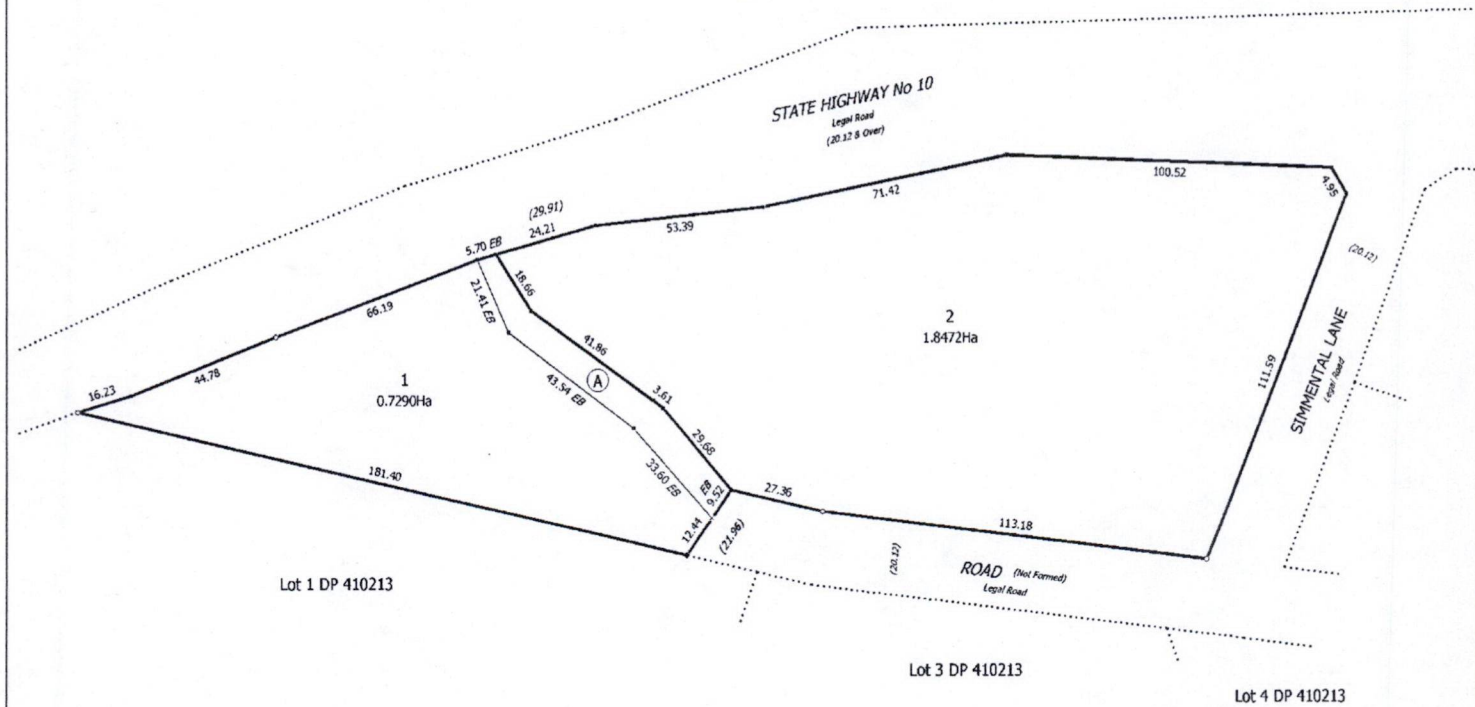
Estate Fee Simple
Area 1.8472 hectares more or less
Legal Description Lot 2 Deposited Plan 420535
Proprietors
Johannus Henricus Ording and Irene May Yardley

Interests

Appurtenant hereto is a right of way created by Easement Instrument 8441164.3 - 30.3.2010 at 3:44 pm
The easements created by Easement Instrument 8441164.3 are subject to Section 243 (a) Resource Management Act 1991



Diag. A



This plan is not to scale and may be distorted.

SURVEYED BY: VON STURMERS - KAITIAIA

RC 2080936
Surveyors Ref: 11768 Brian Stacey

T 1/1

Land District North Auckland

Lots 1 & 2 being a Subdivision of Lot 1 DP 77059 & Section 1 SO 410316

Surveyor: David Brett King
Firm: Survey & Planning Solutions Ltd

Digital Title Plan
DP 420535

Deposited on: 30/03/2010

Digitally Generated Plan
Generated on: 09/04/2010 08:37am Page 3 of 3

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30C, Building Act 2004

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

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

THE BUILDING	
Street address: ²⁶⁷⁹ SH10, Manganui	
Suburb:	
Town/City: Manganui	Postcode: 0442

THE OWNER(S)	
Name(s): Johannus Ordning & Irene Yardley.	
Mailing address: SH10 Manganui	
Suburb:	PO Box/Private Bag:
Town/City:	Postcode: 0442
Phone number:	Email address:

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies ☒

- ☐ **sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project
- ☒ **lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
- ☐ **lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memorandum relating to their specific RBW design
- ☐ **specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I Alan Simpkin carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ If included. Cross ☐ If excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1	☒ All structure	☐ Carried out ☒ Supervised	All plans
Foundations and subfloor framing	☒ New timber subfloor	☐ Carried out ☒ Supervised	Subfloor Plan

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☒ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls	☒ Timber framed exterior walls.	☐ Carried out ☒ Supervised	Cross Section Details
Roof	☒ Truss layout	☐ Carried out ☒ Supervised	Truss Design Cross Section Roof Details
Columns and beams	☒ Linings	☐ Carried out ☒ Supervised	Floor Plan
Bracing	☒ Wall sheet bracing Subfloor bracing	☐ Carried out ☒ Supervised	Bracing Plan & Calculations Subfloor Plan
Other	☐	☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☒ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2			
All RBW design work relating to E2	☒ All structure.	☐ Carried out ☒ Supervised	All plans & details.
Damp proofing	☐	☐ Carried out ☐ Supervised	
Roof cladding or roof cladding system	☒ Corrugated corrugate Endura over underlay.	☐ Carried out ☒ Supervised	Elevations Cross Section
Ventilation system (for example, subfloor or cavity)	☒ Subfloor	☐ Carried out ☒ Supervised	Elevations
Wall cladding or wall cladding system	☒ Hardies weatherboards direct fixed over underlay	☐ Carried out ☒ Supervised	Elevations Cross Section Details
Waterproofing	☐	☐ Carried out ☐ Supervised	
Other	☐	☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☐ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
FIRE SAFETY SYSTEMS: C1 - C6			
Emergency warning systems Evacuation and fire service operation systems ☒ Suppression or control systems Other	Domestic smoke alarms	☐ Carried out ☒ Supervised	Floor Plan
Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

WAIVERS AND MODIFICATIONS	
Waivers or modifications of the Building Code are required. ☐ Yes ☒ No	
If Yes, provide details of the waivers or modifications below:	
Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

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

Name: Alan Simpkin

LBP or Registration number: 102247

The practitioner is a: ☒ Design LBP ☐ Registered architect ☐ Chartered professional engineer

Design Entity or Company (optional): Arcline Design

Mailing address (if different from below): 49 Matthews Ave, Kaitiaia

Street address/Registered office:

Suburb: —

Town/City: KAITIAIA

PO Box/Private Bag: —

Postcode: 0410

Phone number: 09 408 2233

Mobile: 021 220 1198

After hours: —

Fax: 09 408 2358

Email address: alan@arcline.co.nz

Website: arcline.co.nz

DECLARATION

I Alan Simpkin LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form

Signature: 

Date: 25/11/13.



Far North District Council

ABA: BC-2014-623/0

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihara o Tai Tokerau Ki Te Raki

*The top place where talent
wants to live, work and invest*

20 January 2014

Irene May Yardley and Johannus Henricus Ording
C/- Coastal Homes
PO Box 12
Mangonui 0442

Att: Glen Bradbury

Dear Sir

RE: Construct a Bedroom and Ensuite Addition to Existing Dwelling, 2679B State Highway 10, Mangonui 0494

Thank you for lodging your building application with the Far North District Council.

Initial vetting of your application has highlighted the need for further information to be provided to enable the process of issuing your consent to continue. The time period for processing your application has been suspended under Section 48 (2) of The Building Act 2004, however this will be resumed as soon as the necessary information as listed below is received.

Building Aspect

- ✓1. Detail all deck and pile fixings as stainless steel.
- ✓2. Provide site specific details where new and existing roofs meet showing all relevant roof and cladding junctions. Note Isometric details may also be required.

info received 21/1/14. [Signature]
To ensure that processing time is kept to a minimum, please collate all the above requested information and submit 2 copies to Council using your building consent number BC-2014-623/0 as reference. This building consent will remain on hold until **ALL** the requested information is received and deemed complete by the processing officer.

Note: If Engineer certified plans are required, please ensure any changes / variations / modifications are endorsed and are A3 size.


Signed on behalf of Far North District Council by
Stuart Jobe

BUILDING OFFICER
Fax No. 09 407 0419



Marion Reihana

From: Stuart Jobe
Sent: Monday, 20 January 2014 10:59 a.m.
To: Building Support
Subject: FW: 2014 623/0 - Yardley

Stuart Jobe
Building Control Officer
Environmental Management
Ph. 09 401 5200 or 0800 920 029

From: Stuart Jobe
Sent: Monday, 20 January 2014 9:45 a.m.
To: Leeanne M. Tane
Cc: 'Arcline Design '; 'Glen Bradbury'
Subject: 2014 623/0 - Yardley

Morning Lee,

Can you send out an RFI letter for this BC please.

Allan, Glen,

Leeanne is away today so we wont be able to get a formal letter out to you until she returns. The below items will require attention prior to issue of the BC.

Let me know if you need anything clarified.

1. Detail all deck and pile fixings as stainless steel.
2. Provide site specific details where new and existing roofs meet showing all relevant roof and cladding junctions. Note Isometric details may also be required.

Cheers

Stu

Stuart Jobe
Building Control Officer
Environmental Management
Ph. 09 401 5200 or 0800 920 029