



KAIPARA DISTRICT COUNCIL

Building Consent File Complete - Checklist					
Item Checked	Y	N	NA	Comments	File Type
Application Form and Acceptance Checklist	☒	☐	☐	PIM/BC Number: 130282	H
Building Consent and Conditions	☒	☐	☐		H S
PIM	☒	☐	☐		H S
Resource Consent	☐	☐	☐		S
Amendments	☐	☐	☐		H S
Plans	☒	☐	☐		H
Specifications	☐	☐	☐		H
Drainage plan	☐	☐	☐		H
2nd Hand Dwelling Relocate Report and signed Confirmation	☐	☐	☐		H
Bracing / Engineering Calcs	☐	☐	☐		H
Producer Statements	☐	☐	☐		H
Specified Systems Information	☐	☐	☐		H
Processing Checklist	☒	☐	☐		H
Other Checklists (Please Note)	☐	☐	☐		H
Requests for Additional Information	☐	☐	☐		H S
Records of all correspondence (emails, letters, phonecalls)	☐	☐	☐		H S
Memorandum from NZFS	☐	☐	☐		H
Form 4A (Section 37)	☐	☐	☐		H S
Approval from NZHPT	☐	☐	☐		H
Development Contributions	☐	☐	☐		
Inspection Records	☒	☐	☐		H S
Truss Layout	☐	☐	☐		H
Photos	☐	☐	☐		H
Geotech Report	☐	☐	☐		H
Notice to Fix	☐	☐	☐		H S
Compliance Schedule	☐	☐	☐	Refer CS:	H S
Compliance Schedule Statement	☐	☐	☐	Refer CS:	S
Certificate of Public Use	☐	☐	☐		H S
Copy of Complaints Received	☐	☐	☐		H S
CCC Application, CCC Checklist and Code Compliance Certificate	☒	☐	☐		H H H S
Drainage Asbuilt	☐	☐	☐		H
Electrical Certificate of Compliance	☐	☐	☐		H
Gas Certificate	☐	☐	☐		H
Sewer/Water Notes	☐	☐	☐		H
LBP Memorandum Design	☐	☐	☐		H
LBP Builder	☒	☐	☐		H
Planning Assessment	☐	☐	☐		H S
Planning Assessment checklist					
Product warranty	☐	☐	☐		H
Applicator warranty	☐	☐	☐		H
Other (Please Note)	☐	☐	☐		H S
	☐	☐	☐		H

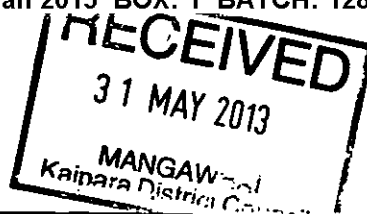
Checked & Approved by: *[Signature]* Date: 13-1-2015

Circle if applicable Y = Yes on file N = Not on file NA = Not applicable to this file
Note: If 'N, Not on file' is used, reasons need to be added to the comments box

H = Hard Copy - Information found on paper file.

S = Soft Copy - Information available on NCS system

Once file is completed, file is sent for scanning. All information available as hard and soft copy.



ENTERED

KAIPARA DISTRICT COUNCIL

**Application for Building Consent & Planning Assessment, Certificate of Acceptance (COA),
Amendment, Property Information Memorandum (PIM) and Minor Building Works**
(Form 2) Section 33 or section 45 of The Building Act 2004

Applicant Details: 1 The Owner Name of Owner: <u>JOHN WATSON</u> Contact Person: <u>AGENT</u> Postal Address: <u>16 KAIWAKA</u> <u>MANGAWHIA RD KAIWAKA 053</u> Street Address/Registered Office: _____ Phone No: _____ Fax No: _____ Mobile No: _____ Email: _____ The following evidence of ownership is attached to this application: e.g Certificate of Title less than 6 months old (if property has been recently sold a copy of Sale and Purchase Agreement is required)	Building Consent No: <u>130282</u> 2 The Agent Name of Agent: <u>MOT LEAN</u> Contact Person: <u>MIKE</u> Postal Address: <u>852 ONEPURI RD</u> <u>RD 2 KAIWAKA</u> Street Address/Registered Office: _____ Phone No: <u>4312260</u> Fax No: _____ Mobile No: <u>021 431196</u> Email: <u>mikeandtanialean@gmail.com</u> Relationship to Owner: <u>AGENT</u> First Point of Contact for Communications/Fees/Refunds to: ☐ The Owner ☒ The Agent								
3 The Project (What is the work to be done) Description of the building work: <u>OPEN DECK</u> Will the work result in a change of use of the building: ☐ Yes ☒ No If YES please state new use and provide details: _____ List Building Consents previously issued for this project (if any): _____ Floor areaBasement.....Ground.....Other.....TotalFloorFloors Main Building Accessory Buildings	4 Building Details: (Where work to be done) Valuation Roll No: <u>0121006204</u> Legal Description: <u>LOT 2 DP 41063</u> Street Address of Building: <u>16 MANGAWHIA RD</u> <u>KAIWAKA</u> Location of Building within site/block number (include nearest street access): _____ Building Name: <u>DECK</u> Number of Levels: <u>1</u> Level/Unit No: _____ Certificate of Title No: <u>CH 087821</u> Area of Site (m²/ha): _____ Current, lawfully established use: _____ Year first constructed (if applicable): _____								
5 Nature Of Consent ☐ New building - exclude domestic garages and domestic outbuildings ☒ Minor Works ☐ Foundations only ☐ Alterations, repairs, extensions, conversions, resiting ☐ Domestic garages and domestic outbuildings Intended Life: Indefinite, but not less than _____ 50 yrs ☒ OR Specified as _____ yrs Demolition ☐ Being stage _____ of an intended _____ stages	6 Value Of Work And Fees (GST Incl) <table style="width:100%;"> <tr> <td>Main buildings</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Accessory buildings</td> <td style="text-align: right;">\$ <u>8000</u></td> </tr> <tr> <td>Plumbing & Drainage</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Total Value of Work</td> <td style="text-align: right;">\$</td> </tr> </table> Office Use Only Building Consent <u>\$ 516-00</u> Planning Assessment (PA) <u>\$ 53-00</u> BRANZ Levy \$ DBH Levy \$ PIM (only) \$ Certificate of Acceptance \$ Compliance Schedule fees \$ Amendment \$ TOTAL <u>\$ 569-00</u> Receipt No: <u>664985</u> Date: <u>31-05-13</u>	Main buildings	\$	Accessory buildings	\$ <u>8000</u>	Plumbing & Drainage	\$	Total Value of Work	\$
Main buildings	\$								
Accessory buildings	\$ <u>8000</u>								
Plumbing & Drainage	\$								
Total Value of Work	\$								



7 Tick box A to D below, as appropriate :

- ☐ **A** Application is for a PIM (Project Information Memorandum) Sec 33 of The Building Act 2004
- ☒ **B** Application is for Building Consent (BC) only, Sec 45 of The Building Act 2004 in accordance with PIM No :
- ☐ **C** Application is for Building Consent and Planning Assessment
- ☐ **D** Application is for a Certificate of Acceptance (COA) Sec 97 of The Building Act 2004
- ☐ **E** Amendment Application

8 Confidentiality (Plans and Specifications):

I/We require the following to be treated as confidential (proof of reasons for confidentiality will be required and will only be accepted if legally valid)

- ☐ Plans & Specifications (please specify which plans i.e. Floor Plans etc..) :
- ☐ I/We require that all details of this application remain confidential as required by a Council directive applied for, or already issued, in relation to a protection order currently in force under The Domestic Violence Act 1995.

9 Vehicle Crossing Required

Is this application linked to a vehicle crossing application?

YES ☒ NO ☐ If 'YES', Application No :

(If 'YES' please include Vehicle Crossing Application)

10 Public Utility Connections Required

Is this application subject to a utility connection application?

(Sewer/Stormwater, Water Connection or Water Meter Installation)

- ☐ YES - Application No:
- ☒ NO - Existing connections in place
- ☐ Mangawhai Community Wastewater Scheme

11 Historic Places Trust

☐ The property is a registered historic place, historic area or wāhi tapu area

☐ A PIM has already been issued for this project - PIM No :

If your property has an archaeological or historic site, you need to consult with the Historic Places Trust in regards to your project for review and approval prior to your project commencing

12 Fire Service Design Unit (three copies - four where fire report required, one set to be A3)

Section 47 of The Building Act 2004, requires certain projects as specified by notice in the NZ Gazette to be reviewed by the New Zealand Fire Service, which may require a Memorandum, setting out advice on issues such as 'means of escape from fire' and 'water supply for fire fighting'. Not required when Fire Design Report shows compliance with the 'C' Documents of the New Zealand Building Code.

13 Compliance Schedule (Compliance Schedule form available from office or internet)

A Compliance Schedule is required for buildings with specified systems. This does NOT apply to single storey, residential property apart from when serviced by a cable car.

- ☐ The Specified Systems for the building are identified. (Complete Part E)
- ☐ There are no Specified Systems within the building.

14 Certificate of Acceptance

Is this application in relation to obtaining a Certificate of Acceptance (Section 96 Building Act 2004) ?

☐ Yes ☐ No If yes, please provide details below:

Description of Building work

Date work carried out

Personnel who carried out work Please list over page in PART D: KEY PERSONNEL



Part B: Project Details

Project Information Memorandum (Complete this part only when applying for a PIM)

The project involves the following matters. Tick each applicable box and attach relevant information in **triplicate** for residential and **four copies** for Commercial Industrial or Multi-Storey. Always include one set A3 size.

- ☒ (a) Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (Site Plan with elevations, Topography, drawn to scale).
- ☐ (b) Provisions to be made in building over or adjacent to any road or public place.
- ☐ (c) Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- ☐ (d) Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- ☐ (e) New connections to public utilities i.e. water supply, stormwater system, wastewater system.
- ☐ (f) Copy of/or reference to, any resource consent or planning approval (including subdivision) for this project.

Part C: Building Details

Complete this part only when applying for a Building Consent & Planning Assessment

This application is accompanied by: (tick each applicable box, attach relevant documents in **triplicate*** for residential and **four copies** for Commercial, Industrial or Multi-Storey).

- ☒ 1 The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
- ☒ 2 Building Certificates.
- ☐ 3 Producer Statements (including TP 58 Effluent Design), and any alternative solutions.
- ☐ 4 References to product certification issued by the Department of Building and Housing (DBH).
- ☐ 5 References to determinations issued by the Department of Building and Housing (DBH).

Additional information needed to undertake a Planning Assessment for all Building Consents with the exception of Solid Fuel Heaters

To complete the questionnaire relevant to your property, please use the following steps:

- 1 – Confirm the Zone relevant to your property (Map Series One of the Proposed District Plan (Operative in Part) e.g Rural, Residential, Business.
- 2 – Choose the right Planning Assessment for the Zone your property is in e.g. Rural, Residential or Business
- 3 – Answer the questions
- 4 – Sign the Declaration on the last page
- 5 – Include your questionnaire when submitting your Building Consent Application

You will be notified if any of the answers provided trigger the need for Resource Consent

If a PIM has already been applied for then include a copy of any relevant authorisations (eg Resource Consents) with this application.

*Triplicate = two full sets A3 plans and specifications, one set A4 (1xFloor Plan, 1xSite Plan & 1xElevations)

** Four Copies = three full sets A3 plans and specifications, one set A4 (1xFloor & Site Plan & 1xElevations)



Part D : Key Personnel

Restricted building work to be carried out or supervised by a Licensed Building Practitioner. A Certificate of Design Work must be supplied with all applications for consents that are RBW and the registration number shown in the appropriate area below.

Builder

Name : NOT KNOWN LBP No: Phone No:
 Address :
 Mobile No: Email:

Designer

Name : M & T LEAN LBP No: 116778 Phone No: A312265
 Address : 852 ONERIRI RD RD2 KAWAKA
 Mobile No: 021 431196 Email:

Registered Drainlayer

Name : Reg No: Phone No:
 Address :
 Mobile No: Email:

Registered Plumber

Name : Reg No: Phone No:
 Address :
 Mobile No: Email:

Registered Electrician

Name : Reg No: Phone No:
 Address :
 Mobile No: Email:

Registered Gas Fitter

Name : Reg No: Phone:
 Address :
 Mobile No: Email:

Other

Name : LBP No: Phone No:
 Address :
 Mobile No: Email:

Other

Name: LBP No: Phone No:
 Address :
 Mobile No: Email:



Part E - Compliance Schedule Details

The building will contain the following (please indicate by ticking the applicable box and attach proposed inspection, maintenance and reporting procedures).

Type of system	Existing	New	Altered	Added	Removed
1 Automatic systems for fire suppression	☐	☐	☐	☐	☐
2 Automatic or manual emergency warning systems	☐	☐	☐	☐	☐
3.1 Automatic doors	☐	☐	☐	☐	☐
3.2 Access controlled doors	☐	☐	☐	☐	☐
3.3 Interfaced fire or smoke doors or windows	☐	☐	☐	☐	☐
4 Emergency lighting systems	☐	☐	☐	☐	☐
5 Escape route pressurisation systems	☐	☐	☐	☐	☐
6 Riser mains for use by fire services	☐	☐	☐	☐	☐
7 Any automatic backflow preventers fitted to a potable water supply	☐	☐	☐	☐	☐
8.1 Passenger carrying lifts	☐	☐	☐	☐	☐
8.2 Service lifts	☐	☐	☐	☐	☐
8.3 Escalators and moving walks	☐	☐	☐	☐	☐
9 Mechanical ventilation systems, or air conditioning systems	☐	☐	☐	☐	☐
10 Building maintenance units for providing access to buildings (internal or external)	☐	☐	☐	☐	☐
11 Laboratory fume cupboards	☐	☐	☐	☐	☐
12.1 Audio loops	☐	☐	☐	☐	☐
12.2 FM radio frequency systems and infrared beam transmission	☐	☐	☐	☐	☐
13.1 Mechanical smoke control systems	☐	☐	☐	☐	☐
13.2 Natural smoke control	☐	☐	☐	☐	☐
13.3 Smoke curtains	☐	☐	☐	☐	☐
14.1 Emergency power systems for any of the above systems	☐	☐	☐	☐	☐
14.2 Signs for systems	☐	☐	☐	☐	☐
15.1 Systems for communicating spoken information for evacuation	☐	☐	☐	☐	☐
15.2 Final exits	☐	☐	☐	☐	☐
15.3 Fire separations	☐	☐	☐	☐	☐
15.4 Signs for fire systems	☐	☐	☐	☐	☐
15.5 Smoke separations	☐	☐	☐	☐	☐
16 Cable car	☐	☐	☐	☐	☐



Means Of Compliance Checklist

(To Be Completed By Applicant/Designer)

Please circle all parts of New Zealand Building Code that your project complies with.

If using a verified method or have gained a waiver, please provide verification method or waiver certificate.

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
B1 Structure	B1/AS1	NZS 3604	AS/NZS 1170	☐ Council	☐ Consultant	☐ Other
	NZS 4229					
B2 Durability	B2/AS1	NZS 3101	NZS 3602	☐ Council	☐ Consultant	☐ Other
	NZS 3604					
C1-C2-C3-C4 Fire	C1/AS1	C2/AS1	C3/AS1	☐ Council	☐ Consultant	☐ Other
	C4/AS1					
D1 Access routes	D1/AS1	NZS 4121		☐ Council	☐ Consultant	☐ Other
D2 Mechanical installations for access	D2/AS1	NZS 4322	EN/81	☐ Council	☐ Consultant	☐ Other
	EN/115					
E1 Surface water	E1/AS1	AS/NZS 3500		☐ Council	☐ Consultant	☐ Other
E2 External moisture	E2/AS1	SPECIFIC DESIGN		☐ Council	☐ Consultant	☐ Other
E3 Internal moisture	E3/AS1	COUNCIL STANDARDS		☐ Council	☐ Consultant	☐ Other
F1 Hazardous agents on site	F1/AS1			☐ Council	☐ Consultant	☐ Other
F2 Hazardous building materials	F2/AS1	NZS 4223		☐ Council	☐ Consultant	☐ Other
F3 Hazardous substances	F3/AS1			☐ Council	☐ Consultant	☐ Other
F4 Safety from falling	F4/AS1	FENCING OF SWIMMING POOLS ACT		☐ Council	☐ Consultant	☐ Other
F5 Construction and demolition hazards	F5/AS1			☐ Council	☐ Consultant	☐ Other
F6 Lighting for emergency	F6/AS1			☐ Council	☐ Consultant	☐ Other
F7 Warning systems	F7/AS1	NZS 4512	NZS 4515	☐ Council	☐ Consultant	☐ Other
	AS/NZS 1668					
F8 Signs	F8/AS1			☐ Council	☐ Consultant	☐ Other
G1 Personal hygiene	G1/AS1			☐ Council	☐ Consultant	☐ Other
G2 Laundering	G2/AS1			☐ Council	☐ Consultant	☐ Other
G3 Food preparation and prevention from contamination	G3/AS1			☐ Council	☐ Consultant	☐ Other
G4 Ventilation	G4/AS1	AS 1668.2		☐ Council	☐ Consultant	☐ Other



NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
				☐ Council	☐ Consultant	☐ Other
G5 Interior environment	G5/AS1			☐ Council	☐ Consultant	☐ Other
G6 Airborne and impact sound	G6/AS1			☐ Council	☐ Consultant	☐ Other
G7 Natural light	G7/AS1			☐ Council	☐ Consultant	☐ Other
G8 Artificial light	G8/AS1	NZS 6703		☐ Council	☐ Consultant	☐ Other
G9 Electricity	G9/AS1			Energy works certificate		
G10 Piped services	G10/AS1	NZS 5261		Energy works certificate		
G11 Gas as an energy source	G11/AS1			Energy works certificate		
G12 Water supplies	G12/AS1	AS/NZS 3500.2	AS/NZS 3500.5	☐ Council	☐ Consultant	☐ Other
G13 Foul water	G13/AS1	AS/NZS 3500.2 AS/NZS 1547	BS 5572 AS/NZS 1546	☐ Council	☐ Consultant	☐ Other
G14 Industrial liquid waste	G14/AS1			☐ Council	☐ Consultant	☐ Other
G15 Solid waste	G15/AS1			☐ Council	☐ Consultant	☐ Other
H1 Energy efficiency	H1/AS1 NZS 4214	NZS 4218	NZS 4243	☐ Council	☐ Consultant	☐ Other

Waiver or modification	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					

Alternative solution	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					



Application

- ☒ I have read the guidance notes and the information I have supplied with this application is true and complete to the best of my knowledge.
- ☒ I have completed the attached checklists

I request that you issue a (please tick):

- ☐ Project Information Memorandum
- ☒ Building Consent & Planning Assessment
- ☐ Certificate of Acceptance
- ☐ Amendment

for the building work described in this application

Signed by / for and on behalf of / the owner

Note : If acting for and on behalf of, please read the following declaration prior to signing

"I hereby declare that I am authorised to act as Agent of the Applicant"

Signature: [Signature] Name: MIKE LEAN

Date: 31/5/13

Please Note:

Council is unable to accept your application as being lodged until **all details and relevant information are provided** and the **application is signed** and the **processing fee paid**. Fees for your application will be assessed by the Customer Services Section on application. Further fees may be incurred after the Building Consent is issued.



Building Consent Application Checklist/Design Review

(To Be Completed By Applicant/Designer)

Return this **completed** checklist with your application.

Include all information and documents requested.

This will ensure your consent is processed in the quickest possible time.

Name:	Date:
Address:	

Application Type				Application Number			
New building	YES	☒ NO	N/A	Certificate of title/Easements/Infringements	☒ YES	☐ NO	
Alterations	YES	☒ NO	N/A	Legal description checked	☒ YES	☐ NO	
Additions	☒ YES	☐ NO	N/A	Street address	☒ YES	☐ NO	
Demolition	YES	☒ NO	N/A	Name of building	DECK		
Relocation	YES	☒ NO	N/A	Floor level	☒ YES	☐ NO	N/A
Change of use	YES	☒ NO	N/A	Current lawful use			
Stage of	YES	☒ NO	N/A	Building history - listed	☒ YES	☐ NO	N/A
Building Classification				Intended life	50 YRS.		
Housing				Floor Area			
Detached	YES	☒ NO	N/A	Ground floor	— M ²		
Multi-unit	YES	☒ NO	N/A	Basement	— M ²		
Group dwelling	YES	☒ NO	N/A	First floor	40 M ²		
Outbuildings				Second floor	M ²		
Garage, barn, shed	YES	☒ NO	N/A	Outbuildings	M ²		
Swimming pool	YES	☒ NO	N/A	Decks/balconies	M ²		
Glasshouse, pergola, other	YES	☒ NO	N/A	Other	M ²		
Ancillary				TOTAL	40 M ²		
Bridge, Outdoor fire, retaining wall	YES	☒ NO	N/A	Contact Details: Address, Phone, Etcetera			
Office Use:				Owner's details	☒ YES	☐ NO	N/A
				Agent's details	☒ YES	☐ NO	N/A
				Designer's details	☒ YES	☐ NO	N/A
				Engineer's details	☒ YES	☐ NO	N/A
				Builder details	YES	☒ NO	N/A
				Electrician details	YES	☐ NO	☒ N/A
				Plumber details	YES	☐ NO	☒ N/A
				Drainlayer details	YES	☐ NO	☒ N/A
				Means of compliance (as per application form)	☒ YES	☐ NO	N/A
Wind zone	Low	Med	High	Very high	Spec. Des	Corrosion zone	Earthquake region
Full Description Of Building Work							
ELEVATED NEW DECK TO BE ATTACHED TO THE EXISTING DWELLING.							
Provide Details Of Any Reports Submitted And Issue Date:							
Plans				Site Plan			



Number of sets supplied				1:100 1:200 or 1:500	YES	NO	N/A
Specifications				Legal description	YES	NO	N/A
Number of sets supplied		2		Title - Easements/Infringements	YES	NO	N/A
				Site area	YES	NO	N/A
Bracing Calculations				Private drainage	YES	NO	N/A
Subfloor/ Deck		2		Public drainage showing depth of drains, manholes etcetera.	YES	NO	N/A
Wall (per floor)				Dimensions - 3 minimum	YES	NO	N/A
Structural Engineering				Existing and proposed buildings	YES	NO	N/A
Number of sets supplied				North point	YES	NO	N/A
Beam layout plan		YES	NO	Contours, datum	YES	NO	N/A
Connection details		YES	NO	Finished floor level	YES	NO	N/A
Producer statement		YES	NO	Retaining walls	YES	NO	N/A
Geotechnical Engineering				Extent of cut and fill	YES	NO	N/A
Number of sets supplied				Site coverage	YES	NO	N/A
Site plan		YES	NO	Parking and vehicle access	YES	NO	N/A
Soils analysis/report		YES	NO	Protected trees	YES	NO	N/A
Producer statement		YES	NO	HWC (gas)	YES	NO	N/A
Drainage Report				Water meter (if applicable)	YES	NO	N/A
Who		YES	NO	Natural water course	YES	NO	N/A
Soil Analysis		YES	NO	Site Drainage away from house to suitable path	YES	NO	N/A
System/Design recommended under		YES	NO	Ponding	YES	NO	N/A
E2 Risk Matrix - 1 per face/elevation				Floor Plan			
• North		YES	NO	Room use denoted	YES	NO	N/A
• South		YES	NO	Window size and position	YES	NO	N/A
• East		YES	NO	Fixtures and fittings	YES	NO	N/A
• West		YES	NO	Solid fuel heating	YES	NO	N/A
Risk Matrix Score:							
Cross-Sections				HWC			
Minimum of one along the length		YES	NO	Wall bracing - height, position, type	YES	NO	N/A
Minimum of one across the width		YES	NO	Lintels	YES	NO	N/A
Details to include				Door/window size and position	YES	NO	N/A
Fixings		YES	NO	Foundation Plan			
Footing size		YES	NO	Timber Floor And Fixings			
Subfloor ventilation and insulation		YES	NO	Pile size, centres, treatment	YES	NO	N/A
Foundations steel - size and centres		YES	NO	Fixings	YES	NO	N/A
Wall insulation		YES	NO	Footing size	YES	NO	N/A
Wall framing - sizes, centres, treatment, height		YES	NO	Bracing layout, type and position	YES	NO	N/A
Masonry and slab		YES	NO	Joists and bearers	YES	NO	N/A
Cladding		YES	NO	Concrete floor			
Cavity and battens		YES	NO	Dimensions, bays, mesh size, plumbing fixtures, point load pads, slab thickenings,	YES	NO	N/A
Building paper		YES	NO	Specific design (raft)	YES	NO	N/A
Stairs - tread, rise, pitch, height		YES	NO	Roof Framing Plan			
Decks and balconies		YES	NO	Pitched roof	YES	NO	N/A
Linings and finishes		YES	NO	Ridge beam, rafters, purlins, building paper insulation	YES	NO	N/A
Ceiling insulation		YES	NO	Eaves	YES	NO	N/A
				Pergola	YES	NO	N/A
				Fixings	YES	NO	N/A



Electrical Plan							
Smoke detectors	YES	NO	N/A	Trussed Roof	YES	NO	N/A
Mechanical light and ventilation	YES	NO	N/A	Truss type	YES	NO	N/A
Elevations				Point loads identified	YES	NO	N/A
• North	YES	NO	N/A	Roof bracing	YES	NO	N/A
• South	YES	NO	N/A	Fixings	YES	NO	N/A
• East	YES	NO	N/A	Weathertightness - Flashing Details			
• West	YES	NO	N/A	Windows	YES	NO	N/A
Wall cladding	YES	NO	N/A	Balconies	YES	NO	N/A
Roof cladding	YES	NO	N/A	Parapets	YES	NO	N/A
Finished floor levels	YES	NO	N/A	Decks	YES	NO	N/A
Height in relation to boundary	YES	NO	N/A	Roof and wall junctions	YES	NO	N/A
Maximum building height	YES	NO	N/A	More than one cladding	YES	NO	N/A
Deck Construction				Pergola	YES	NO	N/A
Foundation plan	YES	NO	N/A	Other penetrations	YES	NO	N/A
Pile size, centers, treatment	YES	NO	N/A	Solid Fuel Heating			
Bearer size, span, treatment	YES	NO	N/A	Specifications	YES	NO	N/A
Joist size, centers, treatment	YES	NO	N/A	Construction details	YES	NO	N/A
Detail at junction of house	YES	NO	N/A	Floor plan	YES	NO	N/A
Fixings	YES	NO	N/A	Energy source	YES	NO	N/A
Fencing Of Swimming Pools				Outbuildings			
Pool construction details	YES	NO	N/A	Foundation plan	YES	NO	N/A
Pool specification	YES	NO	N/A	Cross-section	YES	NO	N/A
In-ground or above-ground	YES	NO	N/A	Wall bracing	YES	NO	N/A
Fencing and gate plan	YES	NO	N/A	Roof framing	YES	NO	N/A
Fencing/construction details	YES	NO	N/A	Elevations	YES	NO	N/A
Floor plan if house forms fencing	YES	NO	N/A	Drainage	YES	NO	N/A
Backflow	YES	NO	N/A	Engineer design	YES	NO	N/A



Kaipara District Council

Dargaville

Hours 8.00 am to 5.00 pm
9.30 am to 5.00 pm (Tuesday)

Telephone 0800 727 059

Postal Address Private Bag 1001
Dargaville 0340

Kaiwaka

Hours 8.30 am to 4.30 pm
8.30 am to 4.30 pm (Saturday)

Telephone 0800 100 388

Courier Address 1919 State Highway 1
Kaiwaka 0542

Postal Address PO Box 26
Kaiwaka 0542



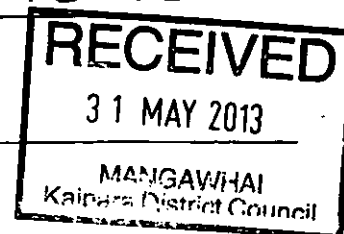
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CSC Building Application Initial Checklist

KAIPARA DISTRICT COUNCIL

ENTERED

*For Council Use Only

Name Of Applicant John Watson BC 130282Received By (signature) [Signature] Date StampOffice Received ☒ Mangawhai ☒ Kaiwaka ☐ DargavilleReceived ☒ In Person ☐ By Mail ☐ By Courier ☐ By Email ☐ Other☒ Print off 'General Property Information' to confirm legal description of property.☒ Certificate of Title provided or other evidence of ownership e.g. Rates, Sale & Purchase.☒ Is the building application for Restricted Building Work (RBW) i.e. new residential dwelling or residential dwelling alterations & additions.☒ If RBW – the application **MUST** include a Certificate of Design Work from Licensed Building Practitioner (LBP)☒ Planning Assessment Information included (if applicable)☒ Check that the application has been signed and dated.☒ Solid Fuel Heater Application – includes all floor plans if more than single level, specifications, flue & flashing details☒ Relocated dwellings - must have completed Rules, provide Photo's & Builders Report☒ Check that correct number of plans, calc and specs for Part B (PIM) and Part C (Building Consent) are provided.☒ Check all **contractors** have been listed in Part D (Key Personnel). TBA☒ Check that Part E (Compliance Schedule Details) is completed if applicable

If Compliance Schedule required extra fees will be charged.

Payment Method ☐ Cash ☐ Eftpos ☒ Cheque ☐ Direct Credit☐ No Payment Received

CSC Officer

BC application is complete / incomplete
(e.g. Fees not paid, CT to come)

Fees: \$ 569-00
 Receipt Number 664985
 Date 31/05/13
 Received By MN

Building Administration Officer
Accepted/Rejected

signature



Kaipara District Council

Building Consent Inspections **Area of project to be inspected**

Building Consent Number: 130282

Please
circle

Description of Inspection

16 Mangawhai / Kaurua Rd T-14.4

01	Producer statement Construction (PS4)	As required by either the consent or BCA officer for specialist installations for ground conditions, pile driving, foundations, structural, all building work.
02	Foundations slab or wall concrete strip foundations	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.
03	Footings pile or posts	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 (i.e. firm original clay) anchor or bracing components identified, to be checked.
04	Slab drainage concrete floors	All sub floor drainage to be completed, and junctions exposed. Inspection to be carried out while under water test
05	Slab concrete floors	All slab steel, underlay, penetrations wrapped, thickenings and point loads, formwork complete. Please have a string line taught across slab for ready thickness check
06	Tilt Slabs	All Formwork complete. All steel in place, tied and on chairs. All welding plates lifting eyes as per engineer design.
07	Sub floor timber floor	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 or similar
08	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
09	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
10	Flashing/Wrap/Cavity/ Waterproofing	All waterproofing inspected. All building wrap and flashing tape to be completed, roof can be installed by this stage. Check of Flashings and Battens to Cavity systems prior to cladding being installed / fitted
11	Cladding	Check of Flashings and Fixings to systems prior to coating being installed
12	Brick Veneer	Bricks half completed, brick tie spacing, slope, type checked, cavity width window flashings (dpc) checked
13	Preline	Cladding completed windows installed, building completely weather tight, pre-wire, pipe-out (see preline plumbing) wastes and soil stacks, vents and insulation complete.
14	Fireplace Chimney	Chimney to be inspected prior to the fire being installed (In Built)
15	Preline Plumbing often part of preline	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
16	Post Line	When Internal linings (gib) are installed and all bracing elements correctly fastened, fastening type and spacing to be inspected. Fire walls completed and fire wraps done. All fastening to be exposed, no stopping skirting, Scotia etc to be covering fasteners
17	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
18	Septic Tank	Septic Tank installed. Effluent systems completed and/or planted. As built plan of drainage required at time of inspection.
19	Swimming Pool Fence	The pool fence and gates must meet the requirements of the Swimming Pool and Fences Act 1987.
20	Final - Heating Appliance	Required when appliance has been installed in strict compliance with the manufacturers instructions and NZ Building Code
21	Final - Building (Code Compliance Certificate inspection)	All work to be completed, all specified inspections on inspection sheet passed by a Kaipara District Council 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
22	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
23	Producer statements	As required by either the consent or BCA officer for work such as water proof membranes, or specialist installations
24	Other documentation	As required. Copies of Electrical certificates, or Gas certificates included. CCC application

Contact: Kaipara District Council

Telephone: Dargaville Telephone (09) 439 7059

Facsimile: (09) 439 6758

Kahwaka Telephone (09) 431 2013

Facsimile: (09) 431 2023

Depending on the form of construction some of these inspections could be incorporated into one inspection. Other inspections may be necessary.

Note: This form is to be kept on site at all times together with the approved plans/specifications.

One working days notice is required for all inspections



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KAIPARA DISTRICT COUNCIL

PA/PIM Number: 130282

This Planning Assessment or Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

- 1 This document is not approval to build.
- 2 Once a Building Consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
- 3 A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
- 4 If the building is public premises it may not be occupied until either a Code Compliance Certificate or Certificate for Public Use has been issued.
- 5 If the building is wholly or partly a dam, a Project Information Memorandum and Building Consent must be obtained from the regional authority.
- 6 The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etcetera.
- 7 Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etcetera) before you make an application for a Building Consent.
- 8 All archaeological sites are protected under the provisions of the Historic Places Act 1993. If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.

This Planning Information Memorandum includes :

• Information identifying special features of the land concerned

- The proposed project complies with / ~~does not comply with~~ the District Plan zoning as it does/does not meet the *Resource Management* Rules. ~~Please see the attached Form 4.~~
- There are special planning restrictions (include exact reference from page 1 Heritage and Landscape Protection) known to affect this site which will have an impact on the proposed project. Please refer to the attached Heritage and Landscape Protection rules.
- The site contains an overland flow path that needs to be maintained e.g. through the building of a "swale drain". OR For your information: The site is low lying but is not known to flood. OR For your information: The site is located in a natural floodplain that is assisted by a number of flood drainage schemes.
- This property is subject to a section 73 notice - where an entry has been made on the Certificate of Title to allow land subject to certain hazards to be developed as long as the owner and future owners are aware of the risks. Under section 392 of the Building Act, the Council is not liable in any civil proceedings brought against it in respect of a Building Consent issued under section 72 where the building suffers damage directly or indirectly from the natural hazard noted on the Certificate of Title. Please also note that the existence of an entry under Section 74 of The Building Act 2004 may limit statutory natural disaster insurance. Refer to Clause 3(d) of Third Schedule to The Earthquake Commission Act 1993. Please call the Earthquake Commission on 0800 652 333 if you have any enquiries about your property.

- The Council's records show that the building site may be subject to one or more natural hazards (list hazards). You will need to take both legal and engineering expert advice as this proposed building development will, or may, be subject to risks. You need to take these risks into account in this building project. The Building Consent, if the natural hazard is verified, will be subject to a section 73/74 notice which will be registered against the title of this property at Building Consent stage. The existence of an entry pursuant to section 73 / 74 of the Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of the Earthquake Commission Act
- 1993. For further information please contact the Earthquake Commission on 0800 652 333.
- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
 - For your information: The Council has found that the site wind zone rating is (medium / high / very high / extra high. Special engineering will be required.
 - For your information: The Council has found that the site exposure zone is Zone D - Sea Spray Zone or Zone C - Inland.
 - The provisions (hoardings / gantries / temporary support) being made with regard to building over or adjacent to a road or public place are acceptable / not acceptable.
 - The existing building is classified as insanitary / dangerous / earthquake prone.
 - The site is known to be affected by hazardous contaminants (chemical contamination / underground tanks / asbestos) which may impact on the proposed project. The Northland Regional Council has been advised of your application, and ...
 - An evacuation scheme may be required for the proposed building, under section 21A of the Fire Services Act. Please see the attached form that, when completed, must be sent to the New Zealand Fire Services.
 - Council considers that notification to the New Zealand Historic Places Trust is required under section 39. A copy of the Project Information Memorandum application has therefore been sent to the New Zealand Historic Places Trust, under section 39 of the Building Act, as the application affects a (registered historic place / historic area / wahi tapu / wahi tapu area). The Historic Places Trust may impose conditions on the application, and a Building Consent will not be issued by the Council until approval, or conditions, from the Historic Places Trust is received.
- **Details of relevant Infrastructure systems**
 - The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
 - The proposed methods for building over or near service pipes acceptable/ not acceptable. The application needs approval from the Assets section of Council, and design of the building needs to meet their requirements.
 - Under section 38 of the Building Act, a copy of this Project Information Memorandum has been sent to (statutory / network utility authority) as they are affected by the proposal.
- **Details of authorisations which have been granted**
 - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
 - Previous Building Consents granted include ...
 - Previous resource consents granted include ...
 - Previous network utility operator authorisations include...
 - The building work referred to in this Project Information Memorandum will / may be affected by active resource consents - please see the attached conditions from Resource Consent (number).

- Development Contributions apply/do not apply to this project
- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
 - The alterations to the property and/or the use mean/s that a review of the means of escape and access and facilities for people with disabilities may need to be upgraded. The building use type is listed in Schedule 2 of the Building Act, as such the provisions of sections 117–120 may apply and access and facilities for people with disabilities must be considered.
 - You will require a health license/liquor license to operate, and this requirement will be subject to the building consent being granted. Please see the enclosed application forms.
 - As the Project Information Memorandum application outlines plans for an additional household unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a Code Compliance Certificate cannot be issued until all development contributions have been paid. Please find attached a Section 36 Development Contribution Notice, form 3.
 - The Project Information Memorandum is subject to a condition under section 75 of the Building Act (2004) where 1 or more of the specified allotments (provide allotment DPs) must not be transferred or leased except in conjunction with (provide allotment DPs) of those allotments. The attached certificate is to be signed by owner and proof of lodgement with the Registrar General of Land must be provided to Council before the building consent may be granted. If required, exemptions to section 75 are possible if the building work is constructed with a party wall on the boundaries of the allotments referred to, or if the owner provides evidence of an application to the Registrar-General of Land for amalgamation of the allotments.
 - Please apply for a section 363A Certificate of Public Use if you wish to continue to use the premises for public use while building commences.
- **Details of authorisations which have been refused**
 - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
 - Previous resource consents refused include...
 - Previous network utility operator refusals include...

Attachments:

- GIS map of property and utilities etcetera.
- Form 4
- Application to the Fire Commissioner for approval of an evacuation scheme
- Form 3
- Section 73 Notification
- Section 74 removal of hazard condition
- Section 75 Allotment development condition
- Section 363A Application for certificate of public use
- Resource Consent application form
- Rapid Number application form
- Liquor License form
- Health license form
- Crossing application form
- Vehicle access rules
- Zone rules
- Heritage rules



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Building Consent Addenda Items

KAIPARA DISTRICT COUNCIL

TO: Building Administration Team

FROM: David Hughes/ Jim Vallance/ Derek Free/ Des Sheldon/ Dave Waetford/ Jamie Nikora

Please insert the addenda items indicated into BC No: 130282

- 01 This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
- 02 No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
- 03 **IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.**
- 04 As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
- 05 Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
- 06 To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
- 07 **NOTICE THAT BUILDING WORK IS READY FOR INSPECTION.** For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
 - 09 b) at least 2 working days notice of the covering up of any
 - 10 i) drainage or plumbing
 - 11 ii) excavation for a foundation
 - 12 iii) reinforcing steel for a foundation
 - 13 iv) timber required to have a specific moisture content
 - 14 v) other work required to give notice as a condition
- 15 Council MUST be notified at the completion of building work on the attached form.
- 16 This building MUST NOT be used for human habitation.
- 17 **THIS CONSENT IS ISSUED SUBJECT TO AN ENTRY PURSUANT TO SECTION 72 OF THE BUILDING ACT 2004. EQC ADVISES THAT THIS MAY EFFECT THE NATURAL DISASTER INSURANCE. REFER TO THE ATTACHED STATEMENT AND CLAUSE 3(D) OF THE 3RD SCHEDULE TO THE EARTHQUAKE COMMISSION ACT 1993.**
- 19 This Building Consent is issued subject to Section 37 of the Building Act 2004 whereby no building work shall be carried out until Resource Consent is granted.
- 20 This building consent is issued subject to the condition that the element(s) of the building work with limited life/lives which is/are the subject of this building consent, is/are demolished, removed or altered on or before the end of the specified intended life.
- 21 Council will require a Producer Statement Construction from the installer for this project upon completion of the building work, and recommends that woodburners are installed by a member of the New Zealand Home Heating Association.
- 22 This Building Consent is issued subject to site and soil conditions being in 'good ground' as defined in NZS3604:1999
- 23 The design engineer or his agent is to **INSPECT ALL ASPECTS OF THIS CONSTRUCTION** as per the engineers Producer Statement covering engineering aspects of this project.
- 24 The engineers inspections are to be carried out in conjunction with Councils inspections to enable continuity throughout the project.
- 26 Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
- 27 A Compliance Schedule is required for the building
- 28 The specified systems in the building and their performance standards are listed on the attached draft Compliance Schedule
- 29 A Compliance Schedule is NOT required for the building

Other Requirements:

ATTACHMENTS: As-Built, PS 3 or as written below:

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KAIAPARA DC	PAPIM PROCESSING T-18.2v3		Application Number	120252
Page 1 of 2	A checklist of procedure & contents P/A & Planning Information Memorandum		Date Received	21/01/15
OWNER	Quality Manager	Category: PA & BC PIM only	Date Issued	
Fees paid?	☒ Y ☐ N	Intended building use:		
Change of use?	☒ Y ☐ N	Zoning:		
Fire design outside of the C	☒ Y ☐ N	If change of use, what changes?		
Evacuation scheme required?	☒ Y ☐ N			
Notify Health Officers?	☒ Y ☐ N	If yes, done within 48 hrs?	☒ Y ☐ N	
Notify Historic Places Trust?	☒ Y ☐ N	If yes, done within 5 days?	☒ Y ☐ N	
More information required?	☒ Y ☐ N	If yes, done within 10 days?	☒ Y ☐ N	
1. Are there any other licenses that may be required?				
Liquor	☒ Y ☐ N	Other	☒ Y ☐ N	
Health	☒ Y ☐ N			
2. Any outstanding issues with the property?				
Certificate of Title	☒ Y ☐ N	Resource Consent Notices	☒ Y ☐ N	
Two or more building sites?	☒ Y ☐ N	Property Comment		
3. Any GIS or site specific information relevant to this application?				
Location of service adjacent to, or on, the site:		water	well	storm water
wastewater treatment on site	wastewater utility	manhole	public place	
Wind Zone: M	Site topography: gentle	moderate	steep	
Spec Eng: (H) VH EH	Zone D/Sea Spray	Zone C/Inland		
Demolition arrangements requ	☒ Y ☐ N	Party wall on the Boundary?	☒ Y ☐ N	
Earthquake/dangerous/insanitary building?	☒ Y ☐ N	Building over sewer/drains?	☒ Y ☐ N	
4. Any flags with District Plan/district wide issues?				
Earthworks/RC required:	☒ Y ☐ N	Network Authority affected?	☒ Y ☐ N	
Parking required:	☒ Y ☐ N			
Vehicle crossing required:	☒ Y ☐ N	DP Comment		
5. Any flags with District Plan Heritage & landscape protection?				
Archaeological sites	☒ Y ☐ N	Ecological feature	☒ Y ☐ N	
Historical buildings	☒ Y ☐ N	Trees of amenity value	☒ Y ☐ N	
Biological interest	☒ Y ☐ N	Significance to Maori	☒ Y ☐ N	
Heritage orders	☒ Y ☐ N	Coastal Hazard	☒ Y ☐ N	
Designated Site	☒ Y ☐ N	Other Hazards	☒ Y ☐ N	
Places of heritage value	☒ Y ☐ N	Site susceptible to flooding	☒ Y ☐ N	
Includes natural hazards of potential erosion, avulsion, falling debris, subsidence, alluvion, inundation, slippage, alteration of existing earthquake prone building, or contaminants at or near the site. Check the Hazard Register for any historical information known to Council.				
6. Are District Plan zone rules exceeded?				
Boundary setbacks	☒ Y ☐ N	Minimum Floor Levels	☒ Y ☐ N	
Location near water or sea	☒ Y ☐ N	Buildings near Infrastructure	☒ Y ☐ N	
Height of buildings	☒ Y ☐ N	Private Open Space	☒ Y ☐ N	
Relocated building	☒ Y ☐ N	Impermeable Surfaces	☒ Y ☐ N	
Building coverage	☒ Y ☐ N	Other		
7. Are Development Contributions required for this project?				
Wastewater	☒ Y ☐ N	Water	☒ Y ☐ N	
Roading	☒ Y ☐ N	Second Dwelling	☒ Y ☐ N	
Stormwater	☒ Y ☐ N	Commercial/Industrial Activity	☒ Y ☐ N	
NOTES: If yes to any of the above, note section number, list issue & action taken. (PLEASE note any impacts on timeframes & anything that makes this application non-standard - notes are to include date & initials of processor)				

PLEASE SEE OVER PAGE

This planning assessment/project information memorandum includes:	
	Information identifying relevant special features of the land concerned.
N	Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
	Details of relevant utility systems.
A	Details of authorisations that have been granted.
	Notification of any other authorisations that must be obtained before the proposed building work may be undertaken.
	Details of authorisations which have been refused.
Building work may be carried out? ☐ Building work may not be carried out? ☐	
PROCESSED BY (Print Name):	
SIGNED: <i>[Signature]</i> DATE: 24/1/13	



Minor Processing Checklist

Unit: Building Processing
Revision No.: Version 0.2

Document No:
Date issued:

Address	16 Kaiwaka - Mangawhai Rd						
Date	2-7-13	Consent number	130282	Processed by:	Des Sheldon		
Current Use	Number of levels above ground						
Risk Group	CA	SH	SI	SM	WB	WS	VP
Building Cat.	1	2	3		Comp. level		
Wind zone	L	M	H	VH	EH SD	Corrosion	Zone D Sea Spray Zone C Inland

To be used as an aid, by the Building Control Officer, when processing Building Consents at the Processing table

- It is expected that there will be a tick in every line and that this will indicate that the BC application complies with the New Zealand Building Code. If it does not comply leave the line blank until it does
- This document is to be read in conjunction with the appropriate Building Consent Checklist
- The shaded areas are not to be filled in
- This document is to be used for all minor Building Consent applications, including the following:
Minor plumbing and drainage repairs/work Internal building alterations Heater installations Outbuildings - Garages and sheds Decks Demolition Foundations Amendments

NZBC Clause number	Clause	Items	Alternative solution	N/A	Complies		Comments Including Endorsements, Conditions and Requirements NOTE:- If its an alternative solution there must be comments
					P & D	Build	
PIM	S31 - S39	Have you filled in PIM conditions					
BA 2005	S47	Does this application need to go to the NZFS - DRU?					
	S71 - 74	Building on land subject to erosion, check PIM entry					
	S75 - 83	Building on 2 or more allotments					
	S112	Alterations to existing Buildings					abolition of deck
	S100 - 107	Is a compliance schedule required					
	S114 - 116	Change of use					
	S118	Access and Facilities - does the building need them					
	S122	Is it an earthquake prone building					
	S222	Required inspections marked on site inspection sheet					
B1	Structure	Foundations					
		Floor & Sub-Floor					
		Wall Framing					Balustrade only
		Roof Framing					
		Trusses require a fully developed design					
B2	Durability						
C1	Outbreak of Fire	Solid Fuel Appliances					
		Oil or Gas Appliances					
C2	Means of Escape	Single Escape					
		Exits					
		Travel Distance					
C3	Spread of fire	External fire separation					
		Internal Fire separation					
		Fire protection systems					
		Smoke Control					
C4	Structural stability During Fire						
D1	Access Routes	Disabled access					
		Stairs, Handrails					
		Slip resistant Surfaces					
		Lift required					
D2	Mechanical Installations for Access	Producer Statement required					
E1	Surface Water	Confirm FFL is min. 200mm above the 2% event level					
		Hard surface areas					
		Drainage system					
E2	External Moisture	Risk Matrix					
		Cavities					
		Materials					
		Penetrations/openings Flashings					
E3	Internal Moisture	Impervious, Overflow, Thermal resistance, Ventilation					



F1	Hazardous Agents on site	via the PIM		/		
F2	Hazardous Building Materials	Glazing		/		
F3	Substances & Processes	Hazardous Substances PIM note (9)		/		
		Trade waste		/		
		Gas, Solid, Liquid		/		
F4	Safety from Falling	Barriers		/		✓
		Restrictors		/		
F5	Construction & Demolition Hazards	PIM note (13) or schedule of proposed safety procedures		/		
F6	Lighting for Emergency	Possible compliance schedule		/		
F7	Warning Systems	Possible compliance schedule		/		
		Smoke alarm		/		
F8	Signs			/		
G1	Personal Hygiene	Number and type of units		/		
		Location of units		/		
		Accessible units		/		
G2	Laundering	Accessible units		/		
		Number of facilities		/		
G3	Food preparation and prevention of contamination	Personal Services, Offensive trades, commercial food premises - Send to EHO		/		
G4	Ventilation	Natural, Mechanical, gas- fuel appliances		/		
G5	Interior Environment	Heating, Space and Accessibility requirements		/		
G6	Airborne & Impact Sound	STC, IIC		/		
G7	Natural Light	% of glass, Visual awareness		/		
G8	Artificial Light	Access routes, Common spaces, exit s		/		
G9	Electricity	Is it part of this BC application - PS1		/		
G10	Piped Services	Fuel gas only - all others alternate solution		/		
G11	Gas as an Energy Source	Is it part of this BC application. AS1 / NZS5261		/		
G12	Water	Back flow prevention		/		
		Cold Water		/		
		Hot Water		/		
		Non-Potable		/		
G13	Foul Water	Drainage		/		
		Sanitary Plumbing		/		
		Septic tank (sent to TSO)		/		
G14	Industrial Liquid Waste	TSO, Containment, Disposal		/		
		Trade waste		/		
G15	Solid Waste	Storage		/		
		Access		/		
		Design		/		
H1	Energy Efficiency	R - value building		/		
		R - value plumbing		/		
	Backcountry Huts			/		
	Simple dwellings			/		
	Have you Stamped the plans and specification			/		
	Have you signed the plans and specification			/		
	Have you checked the application form			/		
	Have you completed your task in NCS			/		
	Consent documents sorted ready for issuing (customer pile and KDC pile)			/		
	For amendments only - have you filled in the "time taken in minutes column"			/		
	Further Information Requested / Letter Sent			/		

* Open deck only *

Approval Granted / Refused	State outcome and reasons I am satisfied on reasonable grounds that if the work was built in accordance with the specifications and plans and the design assumption are met that the work will comply with the Building Code		
Checked by:	<i>Des Skelton</i>	Date	2-7-13
Reviewed by:		Date	

Project Information Memorandum 130282

Section 31, Building Act 2004

J Watson
C/- M Lean
852 Oneriri Road
RD 2, Kaiwaka

Issue Date: 3/07/13
Application Date: 31/05/13
Overseer: Central

THE PROJECT:

Description: open deck

DWELLINGS - ALTERATIONS & ADDITIONS

Type of Work:

Estimated Value: \$8,000

Intended Use: Housing detached deck

Intended Life: Indefinite, but not less than 50 years

Stages: Being Stage 1 of an intended 1 Stage

THE BUILDING:

Street Address of Building: 16 KAIWAKA-MANGAWHAI ROAD, KAIWAKA

Valuation Number: 0121006204

Legal Description: LOT 2 DP 41063

Building Name:

Location of Building within site/block number:

Level/Unit Number:

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent.

This project information memorandum includes:

___ Information identifying special features of the land concerned

___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

Signature



Date: 3/07/13

Position Building Services Officer

On behalf of: KAIPARA DISTRICT COUNCIL



Kaipara te Orangahui • Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

PA/PIM Number: 130282

This Planning Assessment or Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

- 1 This document is not approval to build.
- 2 Once a Building Consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
- 3 A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
- 4 If the building is public premises it may not be occupied until either a Code Compliance Certificate or Certificate for Public Use has been issued.
- 5 If the building is wholly or partly a dam, a Project Information Memorandum and Building Consent must be obtained from the regional authority.
- 6 The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etcetera.
- 7 Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etcetera) before you make an application for a Building Consent.
- 8 All archaeological sites are protected under the provisions of the Historic Places Act 1993. If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.

This Planning Information Memorandum includes:

- **Information identifying special features of the land concerned**
 - The proposed project complies with the District Plan zoning as it does meet the Residential Zone Rules.
- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
 - For your information: The Council has found that the site wind zone rating is high
 - For your information: The Council has found that the site exposure zone is Zone C – Inland.

Building Consent 130282

(Form 5) Section 51, Building Act 2004

J Watson
C/- M Lean
852 Oneriri Road
RD 2, Kaiwaka 0573

Issue Date: 3/07/13
Application Date: 31/05/13
Overseer: Central

THE PROJECT: (the following Building Work is authorised by this Building Consent)

Description:	open deck DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Estimated Value:	\$8,000
Intended Use:	Housing detached deck
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stage

THE BUILDING:

Street Address of Building:	16 KAIWAKA-MANGAWHAI ROAD, KAIWAKA
Valuation Number:	0121006204
Legal Description:	LOT 2 DP 41063
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

THE OWNER:

Owners Name:	J Watson		
Owners Mailing Address:	16 Kaiwaka Mangawhai Road, Kaiwaka		
Street Address/Registered Office:	0573		
Phone Number	Landline:	Daytime:	After Hours:
	Mobile:	Fax:	
Email:		Website:	

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact:	Mike Lean		
Mailing Address:	C/- M Lean, 852 Oneriri Road, RD 2, Kaiwaka		
Phone Number	Landline: 094312260	Daytime:	After Hours:
	Mobile:	Fax:	
Email: mikeandtanialean@gmail.com		Website:	

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.

COMPLIANCE SCHEDULE

A Compliance Schedule is not required for the building.

ATTACHMENTS

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

- Application for a Code Compliance Certificate
- Project Information Memorandum
- Plans and specifications
- Addenda to this building consent
- Area of Project to be inspected

Signature



Date: 3/07/13

Position Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

ADDENDA TO THIS BUILDING CONSENT:

1. This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
6. To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
7. NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
 8. At least 2 working days notice of the covering up of any
 9. ii) excavation for a foundation
10. This Building Consent is issued subject to site and soil conditions being 'good ground' as defined in NZS3604:1999.
11. A Compliance Schedule is NOT required for the building

BUILDING CONSENT FEES:

Please note that further fees may be required to be paid before a Code Compliance Certificate is issued for this Building Consent. All fees must be paid before a Code Compliance Certificate will be issued.



BC #: 130282

Applicant: WATSON

Contractor:

Site Address: 16 KAIWAKA -

VAL # MANGAWHAI RD.

Travelling Time:

Officer: DAVID HUGHES

FIELD ADVICE NOTICE - 3 Pg 1

Date: 3-2-14

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

Inspection FINAL

Reinspection Required:

Recommended to issue CCC:

Passed / Failed

Yes / No

Yes / No

Inspection Time: 0930am

Signature: David Hughes

08628

21	FINAL INSPECTION	OK	Not	N/A	Reason for the decision / Comments If further inspection needed please indicate
1	Peer Review required (over 5 yrs)			X	
2	Owners Application for CCC / Contractors List	X			
3	Consent Documents on Site	X			
4	Photos Taken	X			
20	FINAL FIREPLACES INSPECTION	OK	Not	N/A	
1	Smoke Alarms with Hush			X	
2	Hearth size and & secured			X	
3	Fire Place Clearances			X	
4	Fire Place secured			X	
5	Flue Shield			X	
6	Flashings / Flue Height			X	
7	Wet back circulators correct size and fall			X	
	PLUMBING	OK	Not	N/A	
1	Waste pipe correct support & gradient			X	
2	Water filtration system installed			X	
3	Hot water pipe lagged			X	
4	1 metre minimum of copper outlet of HWC			X	
5	Hot water cylinder seismic restraint			X	
6	Hot water tempering valve set at 45/55 degrees			X	
7	Hot water energy cut out switch to all valve vented systems			X	
8	Hot water drain OK (falls to outside of building)			X	
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves			X	
10	Notches & holes in joists & bearers			X	
11	Waste pipes sizing / fall / support to gully trap			X	
12	Soil pipe sizing / fall / support			X	
13	Adequate support to water pipes			X	
14	Water supply tank / bore / supply			X	
15	Back flow prevention where required			X	
16	Other			X	
	FINAL INTERNAL INSPECTION	OK	Not	N/A	
1	Smoke alarms with hush			X	
2	Sink insert secured correctly			X	
3	Service rooms impervious walls			X	
4	Service rooms impervious floors			X	
5	Producer statement membrane in wet areas			X	
6	Ceiling insulation (clear of downlights)			X	
7	Safety glass where required			X	
8	Ventilation			X	
9	Stairs gap / tread / rise / handrails	X			
10	Barrier Height 1.0m / 1.1m / Stairs 900mm	X			
11	Safety from falling eg. 100mm balustrade gaps	X			
12	Access for disabled (commercial only)			X	
13	Facilities for disabled (commercial only)			X	
14	All surfaces completed			X	

DECK HANDRAIL IN ACCORDANCE WITH F4/AS1

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:

Owner / Agent / Contractor



FIELD ADVICE NOTICE - 3 Pg 2

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

08628

FINAL EXTERIOR INSPECTION		OK	Not	N/A	Reason for the decision / Comments If further inspection needed please indicate
1	Conditions on Resource / Building consent				
1a	Landscaping Complete				
2	Joints in bearers supported	X			
3	Ground clearance to u/side of floor	X			
4	Subfloor ventilation	X			
5	Subfloor bracing	X			
6	U/floor insulation			X	PORTAL FRAME
7	Finished ground level	X			
8	Cladding (joints, corner, scribes window flashing etc)			X	
9	Cladding - painted / penetrations sealed			X	
10	Brick veneer weep holes cleared			X	
11	Roof & post fixings	X			
12	Roof, ridding and flashings fixed correctly			X	
13	Roof penetrations flashed correctly			X	
14	Spouting fixed correctly			X	
15	Down pipe clips at 1.2			X	
16	Vent pipe clips at 1.2			X	
17	Vent Discharge / Vermin cage			X	
18	Stairs gap / tread / rise / handrails			X	
19	Barriers 1.0m / 1.1m / stairs 900mm	X			
20	Safe from falling balustrades	X			
21	RAMPS grade / slip resistance			X	
22	Safety Glass (Glass Visible - commercial)			X	
DRAINAGE		OK	Not	N/A	
1	As built drainage plan s/water and sewer			X	
2	Gully dish 25mm above sealed surface "A"			X	
3	Gully dish 75mm above unsealed surface "B"			X	
4	Relief gully installed			X	
5	Foulwater drain finished			X	
6	Ventilation to drains, e.g. TV & or valves			X	
7	Stormwater drain finished			X	
8	Retaining wall drainage connected into stormwater drain			X	
9	Overflow to water tank			X	
10	Access for septic tank maintenance			X	
11	Commissioning statements			X	
12	Effluent Completed Barking / Planting			X	
PRODUCER STATEMENTS & RECORDS OF WORK		OK	Not	N/A	
1	Engineer / Licenced Building Practioneer	X			
2	Membranes / Roof			X	LBP MEMO RECEIVED
FINAL POOL INSPECTION		OK	Not	N/A	
1	Pool fencing compliance (sheet completed)			X	
2	Back flow prevention where required			X	
ENERGY CERTIFICATES		OK	Not	N/A	
1	Electrical			X	
2	Gas			X	
ROAD DAMAGE		OK	Not	N/A	
1	Footpath & kerb damage			X	
2	Crossing installed			X	
COMMERCIAL		OK	Not	N/A	
1	Compliance Schedule			X	
2	Fire Design Compliance			X	
3	FPIS report			X	
4	Certificate of Public Use			X	
5	Fire Service - Evacuation Scheme			X	
6	Fire Service - Conditions meet			X	
7	Producer Statements - Fire Alarm, Ventilation etc			X	

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:

Owner Agent Contractor

Memorandum from licensed building practitioner:
Record of Building Work
Section 88, Building Act 2004

THE BUILDING	
Street address:	16 Kaiwaka mangawhai Rd
Suburb:	Kawaka
Town/City:	N/land
Postcode:	0542

THE PROJECT	
Building consent number:	130282

THE OWNER(S)	
Name(s):	John Watson
Mailing address:	16 Kawaka mangawhai Rd
Suburb:	Kaiwaka
PO Box/Private Bag:	0542
Town/City:	Kaiwaka / Northland
Postcode:	0577
Phone number:	
Email address:	

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK		
PRIMARY STRUCTURE		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work	Tick ☒ whether you carried out the work or supervised someone else.
	New deck	
Foundations and subfloor framing ☒	Supervised Post holes, Place steel posts (galvanized) Place steel bearers (Welding by others) timber ribbon, deck joists, hangers, + decking. As per Plan.	☒ Carried out ☒ Supervised
Walls ☒	Handrails to new deck only	☒ Carried out ☐ Supervised

PRIMARY STRUCTURE		
Roof	☐	N/A ☐ Carried out ☐ Supervised
Columns and beams	☐	Supervised Placement ☐ Carried out ☒ Supervised
Bracing	☐	N/A ☐ Carried out ☐ Supervised
Other	☐	N/A ☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Damp proofing	☐	N/A ☐ Carried out ☐ Supervised
Roof cladding or roof cladding system	☐	N/A ☐ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity)	☐	N/A ☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS CONTINUED		
Wall cladding or wall cladding system ☐	<i>Handrails to new deck only</i>	☒ Carried out ☐ Supervised
Waterproofing ☐	<i>N/A</i>	☐ Carried out ☐ Supervised
Other ☐	<i>N/A</i>	☐ Carried out ☐ Supervised

ISSUED BY	
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.	
Name: <i>James Sheehan</i>	LBP number: <i>100336</i>
Class(es) licensed in: <i>carpentry - site 2</i>	
Plumbers, Gasfitters and Drainlayers registration number (if applicable): <i>N/A</i>	
Mailing address (if different from below):	
Street address/Registered office: <i>29 old waipu road north</i>	
Suburb: <i>Kaiwaka RD2</i>	Town/City: <i>Kaiwaka</i>
PO Box/Private Bag: <i>—</i>	Postcode: <i>0573</i>
Phone number: <i>09431 4426</i>	Mobile: <i>0274 980 233</i>
After hours: <i>—</i>	Fax: <i>09431 4426</i>
Email address: <i>tightknot@clew.net.nz</i>	Website: <i>—</i>

DECLARATION	
I <u><i>James Sheehan</i></u> carried out or supervised the restricted building work recorded on this form.	
Signature: <u><i>James Sheehan</i></u>	Date: <u><i>31-1-2014</i></u>



Kaipara te Oraoanui • Two Oceans Two Harbours

REC 3-2-14
 KAIPARA DISTRICT COUNCIL

Application for a Code Compliance Certificate for 130282

(Form 6) Section 92 Building Act 2004

J Watson
 C/- M Lean
 852 Oneriri Road
 RD 2, Kaiwaka

Issue Date: 3/07/13
 Application Date: 31/05/13
 Overseer: Central

IMPORTANT:

You need to submit this form when requesting your final inspection. Please check that the details below are still current when submitting it, and that all information required is provided. Once you make this request, Council will have 20 working days within which to deal with it. You will need to insure that all fees relating to this Building Consent are paid. The Code Compliance Certificate will not be issued while fees are owing.

THE OWNER:

Owners Name: J Watson			
Owners Mailing Address: 16 Kaiwaka Mangawhai Road, Kaiwaka			
Street Address/Registered Office: 0573			
Phone Number	Landline:	Daytime:	After Hours:
	Mobile:	Fax:	
Email:		Website:	

THE BUILDING (The following building work was authorised by this Building Consent)

Description:	open deck
Street Address of Building:	16 KAIWAKA-MANGAWHAI ROAD, KAIWAKA
Valuation Number:	0121006204
Legal Description:	LOT 2 DP 41063

THE AGENT:

Agents Name:			
Agents Mailing Address:			
Street Address/Registered Office:			
Phone Number	Landline:	Daytime:	After Hours:
	Mobile:	Fax:	
Email:		Website:	
Relationship to Owner: (State details of authorisation from the owner to make the application on the owner's behalf)			

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact: Mike Lean			
Mailing Address: C/- M Lean, 852 Oneriri Road, RD 2, Kaiwaka			
Phone Number	Landline: 094312260	Daytime:	After Hours:
	Mobile:	Fax:	
Email: mikeandtanialean@gmail.com		Website:	

KEY PERSONNEL: The Personnel who carried out the building work are as follows:

Designer

Name : Reg No : Phone No: :

Address :

Mobile No : Email:

Builder (Licensed Building Practitioner From 01/03/12)

Name : Reg No : Phone No: :

Address :

Mobile No : Email:

Registered Drainlayer

Name : Reg No : Phone No: :

Address :

Mobile No : Email:

Registered Plumber

Name : Reg No : Phone No: :

Address :

Mobile No : Email:

Registered Electrician

Name : Reg No : Phone No: :

Address :

Mobile No : Email:

Registered Gas Fitter

Name : Reg No : Phone No: :

Address :

Mobile No : Email:

Other

Name : Reg No : Phone No: :

Address :

Mobile No : Email:

Other

Name : Reg No : Phone No: :

Address :

Mobile No : Email:

SPECIFIED SYSTEMS: The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent.

Type of system	Existing	New	Altered	Added	Removed
1 Automatic systems for fire suppression	☐	☐	☐	☐	☐
2 Automatic or manual emergency warning systems	☐	☐	☐	☐	☐
3/1 Automatic doors	☐	☐	☐	☐	☐
3/2 Access controlled doors	☐	☐	☐	☐	☐
3/3 Interfaced fire or smoke doors or windows	☐	☐	☐	☐	☐
4 Emergency lighting systems	☐	☐	☐	☐	☐
5 Escape route pressurisation systems	☐	☐	☐	☐	☐
6 Riser mains for use by fire services	☐	☐	☐	☐	☐
7 Any automatic backflow preventers fitted to a potable water supply	☐	☐	☐	☐	☐
8/1 Passenger carrying lifts	☐	☐	☐	☐	☐
8/2 Service lifts	☐	☐	☐	☐	☐
8/3 Escalators and moving walks	☐	☐	☐	☐	☐
9 Mechanical ventilation systems, or air conditioning systems	☐	☐	☐	☐	☐
10 Building maintenance units for providing access to buildings (internal or external)	☐	☐	☐	☐	☐
11 Laboratory fume cupboards	☐	☐	☐	☐	☐
12/1 Audio loops	☐	☐	☐	☐	☐
12/2 FM radio frequency systems and infrared beam transmis	☐	☐	☐	☐	☐
13/1 Mechanical smoke control systems	☐	☐	☐	☐	☐
13/2 Natural smoke control	☐	☐	☐	☐	☐
13/3 Smoke curtains	☐	☐	☐	☐	☐
14/1 Emergency power systems for any of the above systems	☐	☐	☐	☐	☐
14/2 Signs for systems	☐	☐	☐	☐	☐
15/1 Systems for communicating spoken information for evacuation	☐	☐	☐	☐	☐
15/2 Final exits	☐	☐	☐	☐	☐
15/3 Fire separations	☐	☐	☐	☐	☐
15/4 Signs for fire systems	☐	☐	☐	☐	☐
15/5 Smoke separations	☐	☐	☐	☐	☐
A – Safety barriers	☐	☐	☐	☐	☐
B – Means of access and facilities	☐	☐	☐	☐	☐
C – Handheld hose reels	☐	☐	☐	☐	☐
16 Cable car	☐	☐	☐	☐	☐



ATTACHMENTS: The following documents are attached to this application:

☐	Certificates from the personnel who carried out the work
☐	Certificates that relate to the energy work
☐	Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent

EVIDENCE OF OWNERSHIP: (The following evidence of ownership is attached to this application):

☐	Copy of Certificate of Title
☐	Lease Agreement for Sale and Purchase
☐	Other document showing full name of legal owner(s) of the building/property
Please state other document:	

REQUEST TO ISSUE A CODE COMPLIANCE CERTIFICATE FOR BC 130282:

All of the building work relating to the Building Consent 130282 was completed on:	
I request that the Kaipara District Council issue a Code Compliance Certificate for the Building Consent 130282 under Section 95 of the Building Act 2004:	
Signed by / for and on behalf of/ the owner	
Note: If acting for and on behalf of, please read the following declaration prior to signing	
'I hereby declare that I am authorised to act as the Agent of the Applicant':	
Signed: 	Name <u>Shevan James</u> Date <u>3/2/14</u>
The Code Compliance Certificate should be sent to:	
Name: _____	Owner / Agent (delete one)
Address: _____	



Kaipara te Orangohi • Two Oceans Two Harbours

Code Compliance Certificate Checklist

KAIPARA DISTRICT COUNCIL

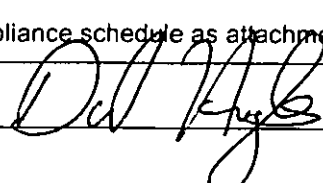
Code Compliance Certificate Checklist

Address of Property		16 KAIWARA - MANGAWHAI RD.		
Consent Number		130282	Date	3-2-14
Staff Responsible		DAVID HUGHES	Building Category	RES 1
Note: In some cases some of the following items may not need to be checked				
Number	Issue	Yes	No	N/A
1 *	Change of owner or address	Yes	No	N/A
2 *	Request for CCC within 2 year timeframe	Yes	No	N/A
3 *	All inspections completed	Yes	No	N/A
4 *	Development contributions paid	Yes	No	N/A
5 *	Energy works certificate provided	Yes	No	N/A
6 *	Inspections Extra inspections to be charged	Yes	No	N/A
7 *	All building consent conditions fulfilled	Yes	No	N/A
8 *	Ensure that conditions of geotechnical reports, engineers' reports of producer statements are complied with	Yes	No	N/A (PORTAL)
9 *	Work complies with approved building consent documentation	Yes	No	N/A
10 *	Check that items are completed from Final Checklist (FAN)	Yes	No	N/A
11 *	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	Yes	No	N/A
12 *	List of contractors/LBP Memorandums	Yes	No	N/A
13 *	Amendments, variations and associated documentation properly completed	Yes	No	N/A
14 *	Document applies to building work for which a building consent has been issued before the date on which the compliance document came into force	Yes	No	N/A

File 3117.03

T-33.1 CCC checklist
Reviewed 26/09/13

15 *	Reference (if applicable) to acceptable solutions of verification methods	Yes	No	N/A	
16 *	File forwarded to Senior Building Services Officer to undertake a Peer Review (over 5 years old) and arrange issue of CCC	Yes	No	N/A	
17 *	If compliance schedule must be issued, co-ordinate issue with issue of CCC	Yes	No	N/A	
18 *	Photographs	Yes	No	N/A	
19 *	CCC Consent issued under the transitional provisions of Section 436 Building Act 2004 noted added to CCC	Yes	No	N/A	
20 *	Regulatory approvals, dispensations, waivers or modifications	Yes	No	N/A	

Issue CCC	☒ Yes	☐ No
Reason for Decision	I am satisfied on reasonable grounds that the: Building work complies with the building code at the time the Building Consent was granted (see number 19) <u>Building work complies with the Building Consent issued</u> and The specified systems in the building are capable of performing to the performance standards set out in this building consent (Added to CCC and the compliance schedule as attachment) (compliance schedule statement issued)	
Signed		

"Yes" means Approved

"No" Means not Approved

"N/A" means Not Applicable

Code Compliance Certificate 130282

Form 7, Section 95, Building Act 2004

J Watson
16 Kaiwaka Mangawhai Road
Kaiwaka 0573

Issue Date: 3/02/14
Overseer: Central

THE BUILDING:

Street Address of Building:	16 KAIWAKA-MANGAWHAI ROAD, KAIWAKA
Valuation Number:	0121006204
Legal Description:	LOT 2 DP 41063
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Housing detached deck
Year First Constructed:	

THE PROJECT:

Description:	open deck DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Intended Use:	Housing detached deck
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stage

THE OWNER:

Owners Name:		J Watson	
Owners Mailing Address:		16 Kaiwaka Mangawhai Road, Kaiwaka	
Street Address/Registered Office:		0573	
Phone	Landline:	Daytime:	After Hours:
Number	Mobile:	Fax:	
Email:	Website:		

FIRST POINT OF CONTACT:

First Point of Contact:	Full Name: J Watson
	Mailing Address: C/- M Lean, 852 Oneriri Road, RD 2, Kaiwaka
	Phones:: 094312260
	Email: mikeandtanialean@gmail.com

BUILDING WORK:

Building Consent Number:	130282
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that:

- the building work complies with the Building Consent 130282

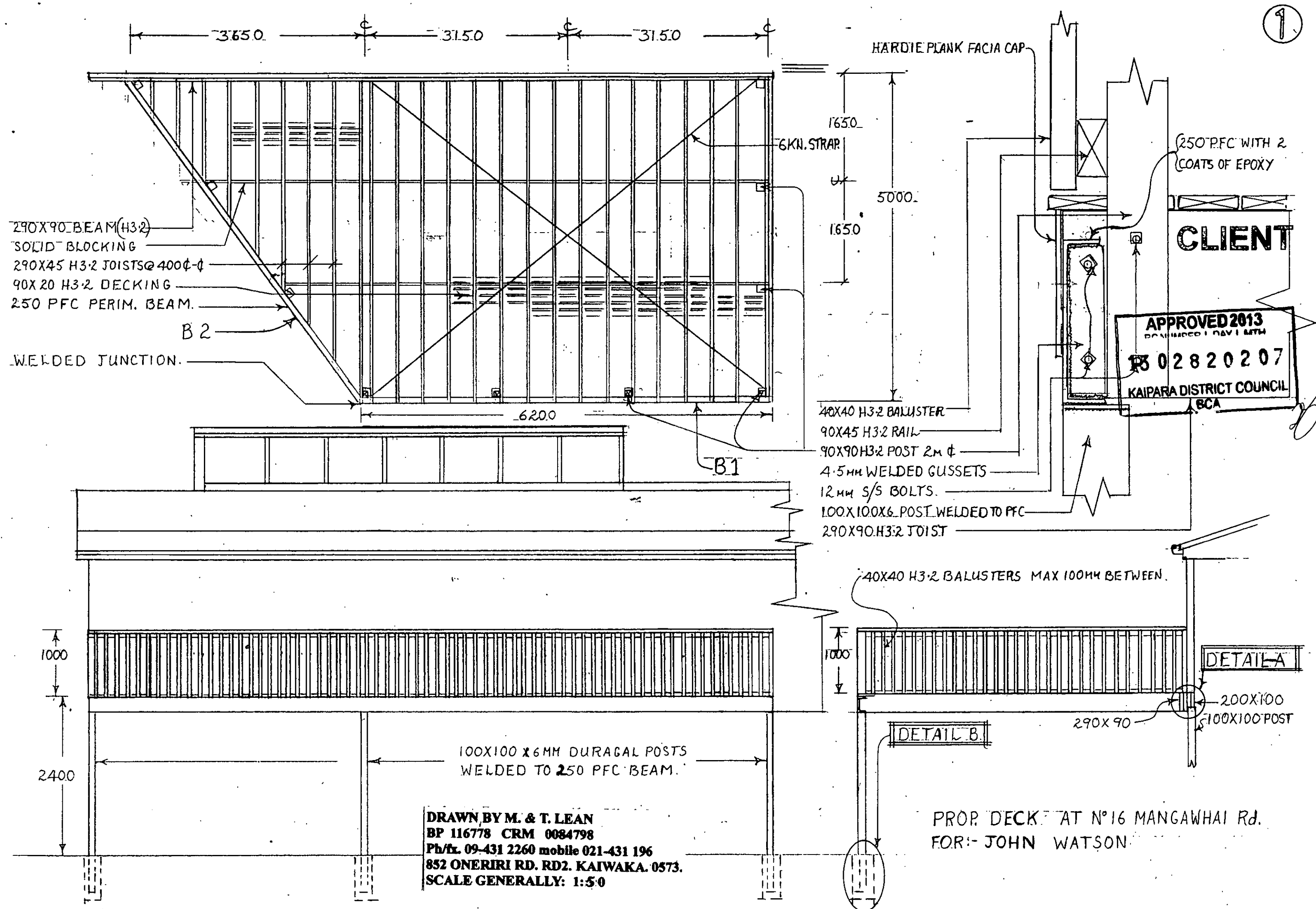
Signature

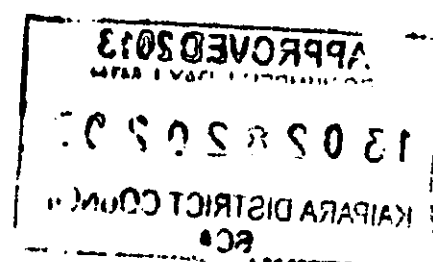


Date: 3/02/14

Position Building Services Officer

On behalf of: Kaipara District Council

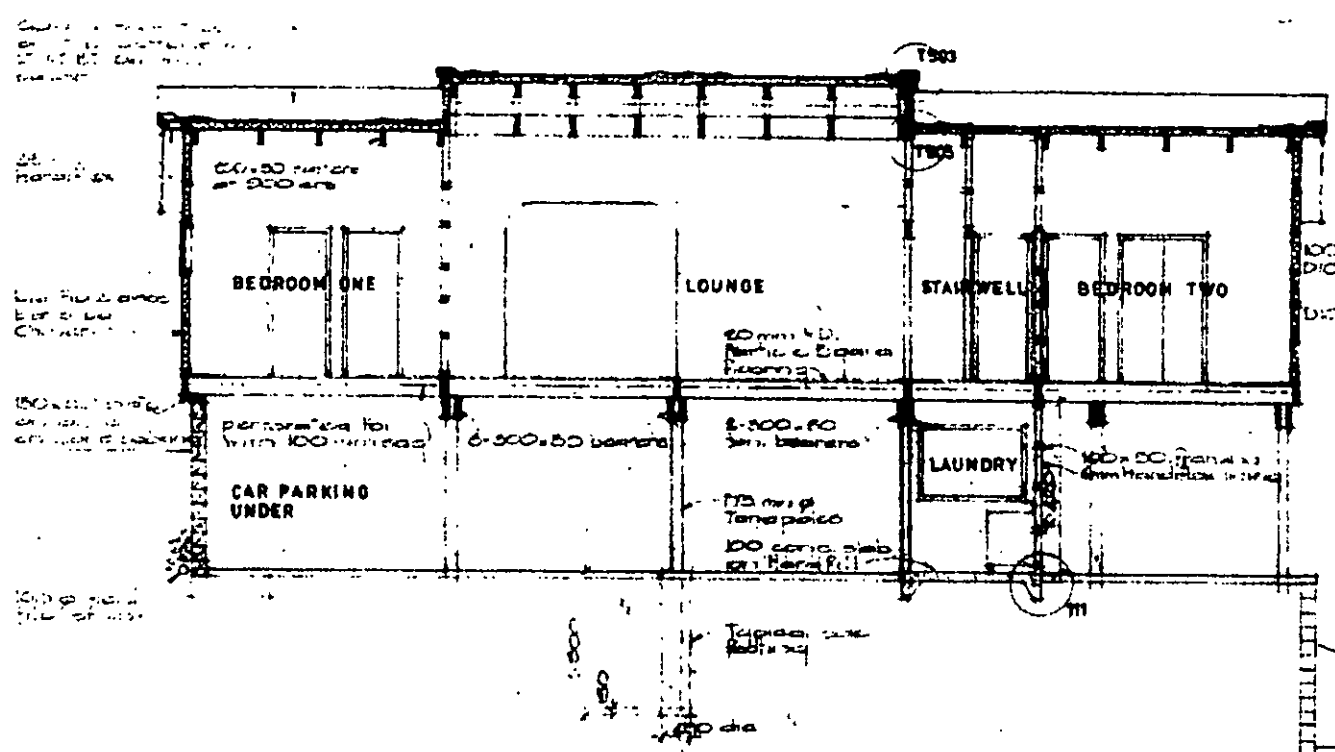




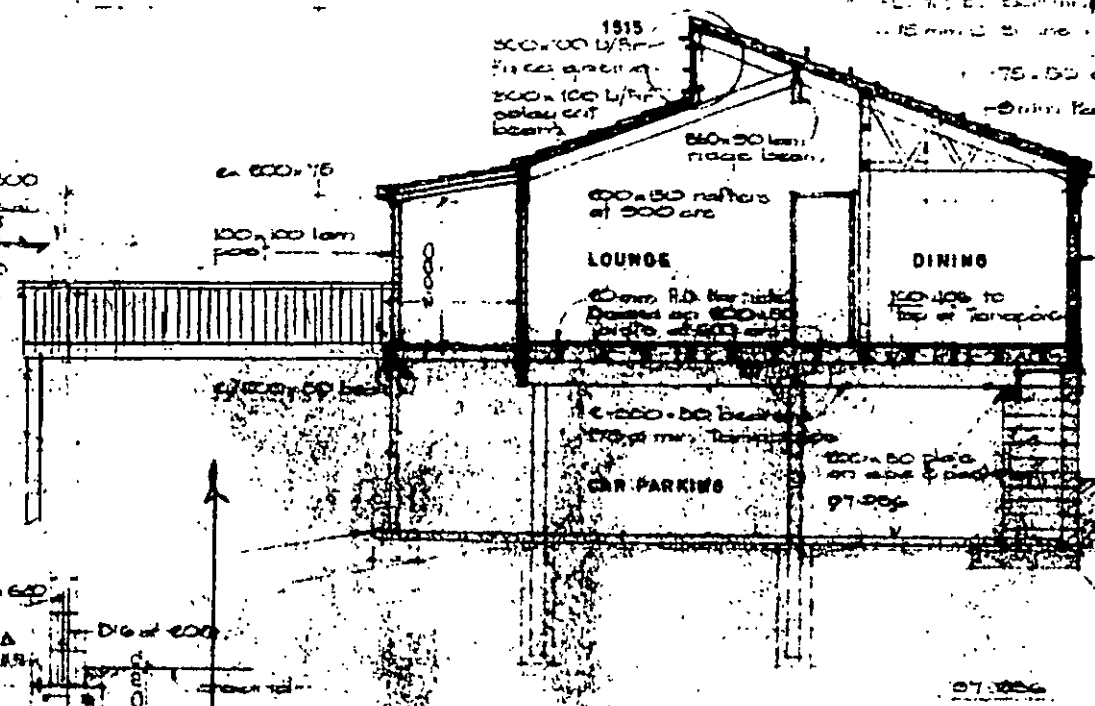
APPROVED 2013
 RE-APPROVED 1 DAY 1 MTH
13 02 82 02 07
KAIKARA DISTRICT COUNCIL
 BCA

2

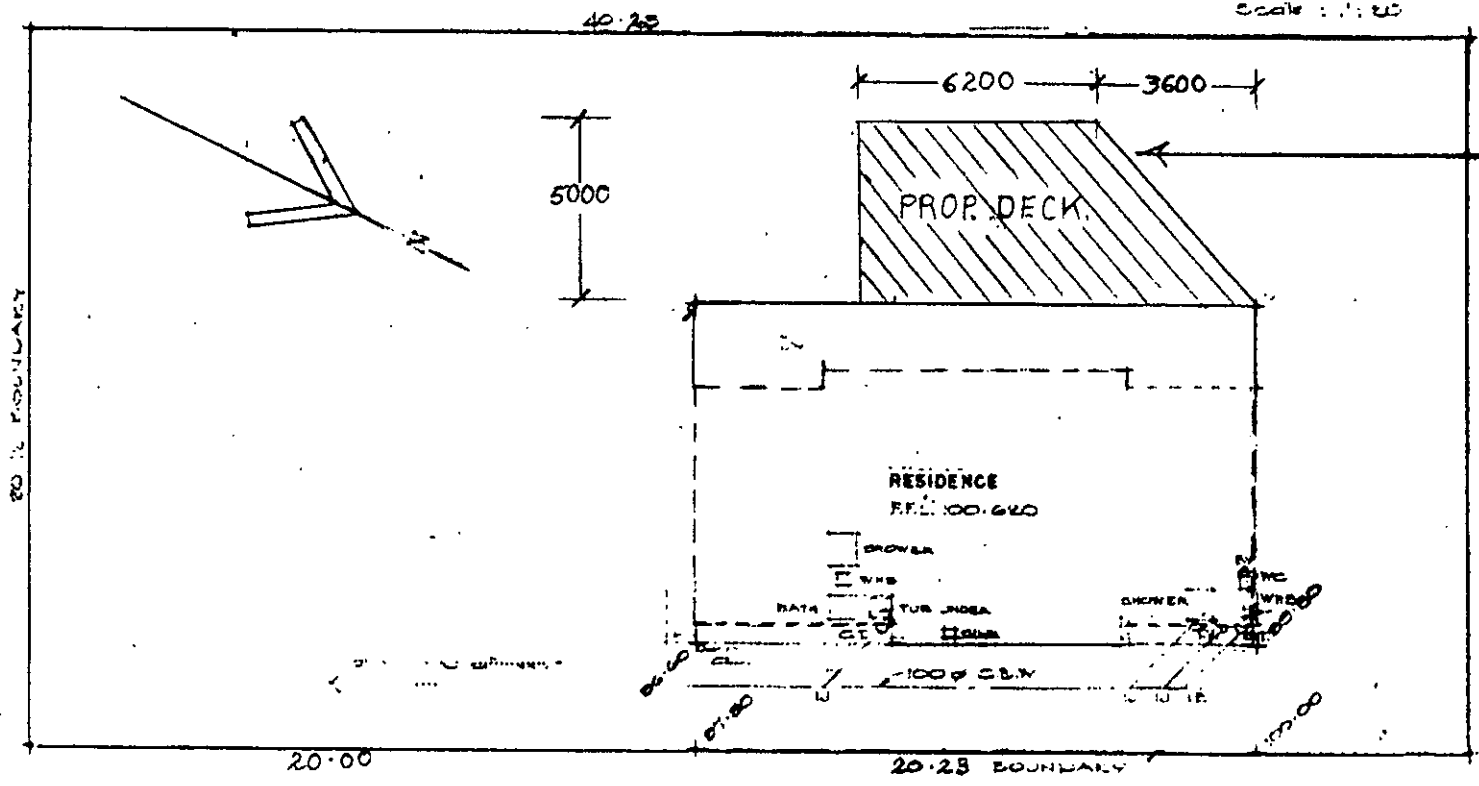
CLIENT



SECTION C - C Scale: 1:50

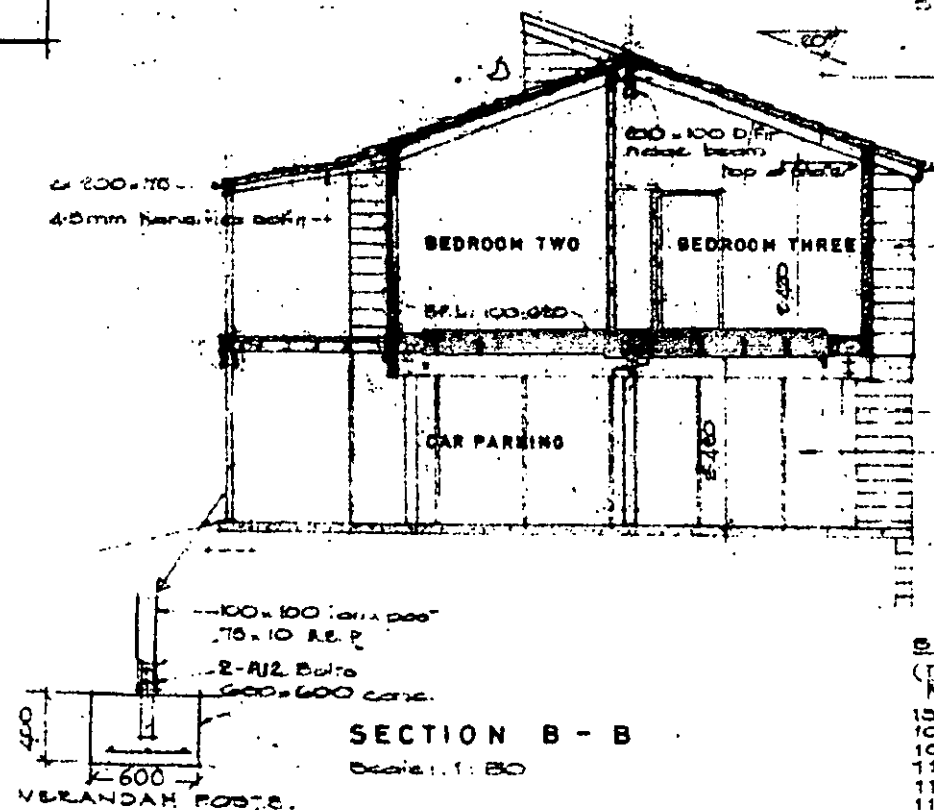


SECTION A - A Scale: 1:50



SITE PLAN

Nº16 MANGAWHAI KAIWAKA ROAD
 LEGAL DESCRIPTION:
 LOT Nº 2
 D.P. 41000, b/c. Kaiwaka Allotment 102, Parish of Kaiwaka
 Area = 800 m²



SECTION B - B Scale: 1:50

STANDARD DETAILS
 (To be referred to drawings for linkage)

1315	400	T801
107	401	T503
108	402	T502
111	403	T506
116		T807
118		

KEVIN BURROWS ENGINEERS
P O Box 163
Whangaparaoa
Phx 2624513

BEAM CALCULATIONS
FOR SIMPLY SUPPORTED BEAMS

PROJECT DESCRIPTION M Lean
ADDRESS 16 Mangawahai Kaiwaka Rd

PAGE No 1
JOB No 13-133
DATE 13/05/2013
DESIGN BY aa

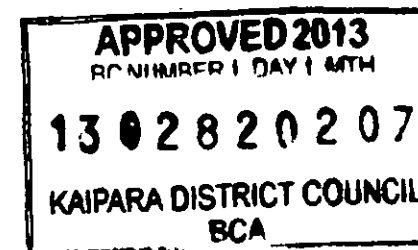
BEAM REFERENCE No B1
BEAM LOCATION Bearer Deck -
BEAM SPANS 6.2

CONTRIBUTING LINEAL LOADS		TRIBUTARY WIDTH		TRIBUTARY FORCE (kN)			
FROM:	TYPE	WT kPa	metres	G	Q	U*	Us
DECK		0.40	2.5	1	5.0	57.04	27.90
		TRIBUTARY HEIGHT					
		metres					
WALLS TYPE 1	LIGHT	0.40	1.0	0.4		2.98	2.48
		TOTALS W1		1.40	5.00	60.02	30.38

MAXIMUM CALCULATED BEAM BENDING MOMENTS		CALCULATED MOMENT (kNm)			
		1.4G	Q	U*	Us
AT CENTRE		9.42	24.03	46.51	23.54
AT LOCATION "a" (Based on location of load P1)		0.00	0.00	0.00	0.00
TOTAL BEAM END REACTIONS		CALCULATED FORCE (kN)			
		G	Q	U*	Us
END ONE		4.34	15.50	30.01	15.19
END TWO		4.34	15.50	30.01	15.19

BEAM SELECTION		For timber choose grade:		Steel	VSG10
CHOOSE BEAM REQD					
EFFECTIVE LENGTH (m)	250PFC				
Design bending moment	1.0				
Section moment capacity	46.5				
Design moment capacity	114.0				
allowable deflection δ_1	99.4				
allowable deflection δ_2	17.7				
calculated deflection Δ_1	17.7				
calculated deflection Δ_2	10.5				
STRENGTH	7.3				
DEFLECTION	OK				
FOR BEAM REFERENCE	OK				
CHOSEN BEAM IS:	OK				
	B1				
	250PFC				

KEVIN BURROWS ENGINEERS
P O Box 163
Whangaparaoa
Phx 2624513



3

BEAM CALCULATIONS
FOR SIMPLY SUPPORTED BEAMS

PROJECT DESCRIPTION M Lean
ADDRESS 16 Mangawahai Kaiwaka Rd

PAGE No 2
JOB No 13-133
DATE 13/05/2013
DESIGN BY aa

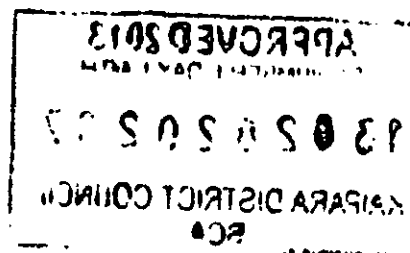
BEAM REFERENCE No B2
BEAM LOCATION Bearer Deck
BEAM SPANS 6.0

CONTRIBUTING LINEAL LOADS		TRIBUTARY WIDTH		TRIBUTARY FORCE (kN)			
FROM:	TYPE	WT kPa	metres	G	Q	U*	Us
DECK		0.40	1.2	0.48	2.4	26.50	12.96
		TRIBUTARY HEIGHT					
		metres					
		TOTALS W1		0.93	2.40	29.74	15.66

MAXIMUM CALCULATED BEAM BENDING MOMENTS		CALCULATED MOMENT (kNm)			
		1.4G	Q	U*	Us
AT CENTRE		5.86	10.80	22.30	11.75
AT LOCATION "a" (Based on location of load P1)		0.00	0.00	0.00	0.00
TOTAL BEAM END REACTIONS		CALCULATED FORCE (kN)			
		G	Q	U*	Us
END ONE		2.79	7.20	14.87	7.83
END TWO		2.79	7.20	14.87	7.83

BEAM SELECTION		For timber choose grade:		Steel	VSG10
CHOOSE BEAM REQD					
EFFECTIVE LENGTH (m)	250PFC				
Design bending moment	1.0				
Section moment capacity	22.3				
Design moment capacity	114.0				
allowable deflection δ_1	99.4				
allowable deflection δ_2	17.1				
calculated deflection Δ_1	17.1				
calculated deflection Δ_2	4.9				
STRENGTH	3.5				
DEFLECTION	OK				
FOR BEAM REFERENCE	OK				
CHOSEN BEAM IS:	OK				
	B2				
	250PFC				

CLIENT



KEVIN BURROWS ENGINEERS
P O Box 163
Whangaparaoa
Phx 2624513

SPECIFIC DESIGN OF ISOLATED CANTILEVERED POSTS
CARRYING SIMPLY SUPPORTED ROOF BEAMS AND WALLS TO GARAGE

PROJECT DESCRIPTION: 16 Mangawahai Kaiwaka Rd
ADDRESS: 16 Mangawahai Kaiwaka Rd
PAGE No: 3
JOB No: 13-133
DATE: 13/05/2013
DESIGN BY: aa

Design posts supporting deck to take bracing loads as cantilever action
Area of Deck = 40.4m²
Vertical loads

Two posts. Max load on a post = 45.0kN
Under seismic BU required = 40.4 * 4.7/2 = 95BU (Ref: Tab 5.8 of NZS3604)
Horizontal load on a post = 95/20 * 8 = 4.75kN

Geometry and loads for isolated Square Posts

Green or Dry Post	GREEN	Area post	A	40000	mm ²	Dry Timber
Post size.	DxD	200 mm	M*	10.2	kNm	0.21 0.21
Post AVE height	I	2150 mm	Z	1333600		0.175 1.88125
Vertical loads to post	Ne	45.0 kN	I	1.33E+08		-0.0116 -1.34053
Horizontal load to post	Qh*	4.8 kN	S2.S3	10.8	(L/d)	0.0002 0.248459
Permiss comp stress	fc	12.7 Mpa	Refer NZS3603:1993	Load medium	brief	
Permiss bending stress	fb	14.8 Mpa	Refer NZS3603:1993	k1	0.8	1.0
Actual Bending Moment		10.2 kNm	k2	2.0	1.0	-1.937
			k8	1.00	1.00	235.5 1.00

Bending strength of post

Permiss bearing load	324.4	A	0.082333	Green Timber
Permiss bending load	15.8	Shrinkage	0.40 m	0.45 0.45
Combined loads	0.79 < 1 OK	L	2.6 m	0.1237 1.329775

Req'd depth of footing for cantilever action

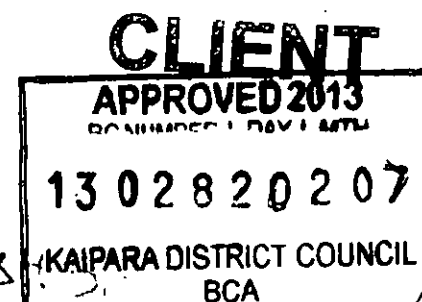
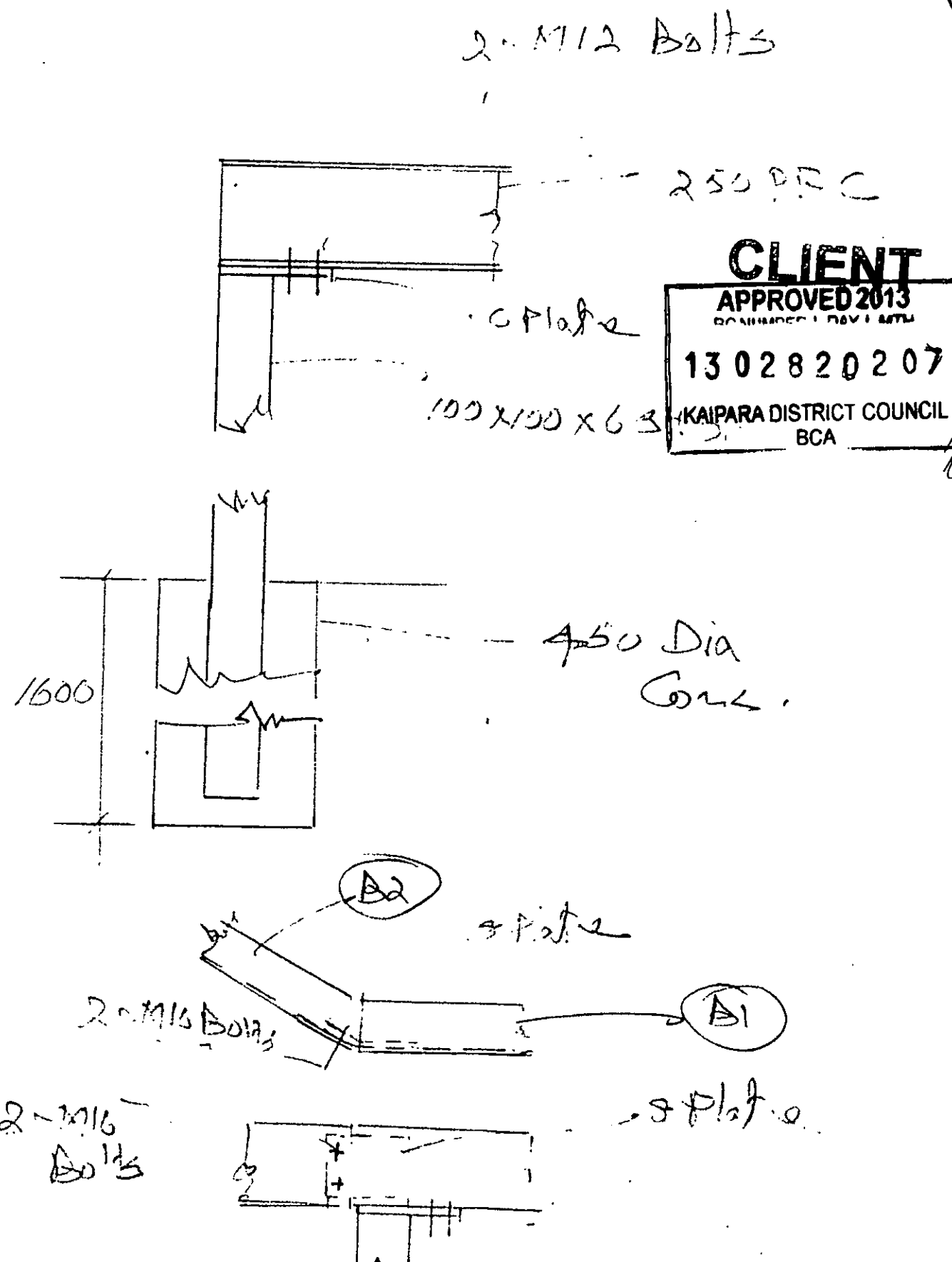
Dia of conc embedment	450	-0.0082 -0.94761
Soil strength	100 Ult loadings	0.000133 0.165598
Min depth of footing req'd	1.16 Horiz loads	-1.933
		251.4 0.997761
		1.00

Allowable footing size under ultimate loads

Vert load/post N*	45.0	1.2G+1.6Q	Fb	100	Fub	150.0	Ult condition
Dia hole	450.0	mm	Fa	10	Fua	15.0	
φNb	21.4	kN	Depth fig	1.30	m		
φNf per m	24.7	kN	Shrinkage	0.30	m		
Permiss load	46.2	kN	OK	1.60	Min pile depth		

Conclude can use 200x200 H5 posts set in 450 dia x 1600 deep footings
Alternatively best to use 100x100x6 SHS posts
Refer tables φM_x for 100SHS6 = 23.2 kNm OK

KEVIN BURROWS CHARTERED PROFESSIONAL ENGINEER P.O. BOX 163 WHANGAPARAOA Ph. 09 428 4355 Fax. 09 428 4345	Client	16 Mangawahai Kaiwaka Rd	Page	Sk-2
	Name	16 Mangawahai Kaiwaka Rd		
	Job No.	13-133	Date	13/05/13



CLIENT

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SCANNED 1 DAY 1 4PM
13 02 820207
KAIPARA DISTRICT COUNCIL
BCA

John

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SCANNED 1 DAY 1 4PM
13 02 820207
KAIPARA DISTRICT COUNCIL
BCA

John