

23 LITHGOW DR

Wanganui District Council

28 SEP 2010

ACCEPTED

G.H.
3:00pm

Wanganui District Council
BCA QM System

Building Consent File – Front Cover

BCA T 330 page 1 of 1
v6 12/1/06

APPROVED Building Consent File Content/Checklist

10 / 0868

DBH Building Category

Consent number: BCA 10/0868

(Type 1, 2 or 3)

Consent No.	Description	Added to file	Comment & Ref
1.	Consent Application	28-9-10	
2.	Pre-Vet Checksheet	28-9-10	
3.	Plans & Specifications	28-9-10	
4.	Bracing Calculations	28-9-10	
5.	PIM : C/T : Consent Notes	28-9-10	(CT)
6.	Regional Authority Consent (Dams)		
7.	Fire Design		
8.	DRU – NZFS		
9.	Consultant Reports		
10.	Producer Statements PS1, PS2, PS4	28-9-10	(PS1)
11.	Engineering Calculations	28-9-10	
12.	Peer Review	30/11/10	Approved
13.	Relocate: Condition Reports		
14.	Truss Layouts	28-9-10	
15.	FIR		
16.	Correspondence		
17.	Copy of Invoice(s)	28-9-10	(DEP)
18.	Compliance Assessment Checksheets	12/10/10	
19.	Photos		
20.	Notice to Fix / Enforcement Action		
21.	DBH Notification (Warnings etc)		
22.	Amendments/Alterations to Existing		
23.	Historic Places Trust Approval letter		
24.	Request for Further Information letter(s)		
25.			
26.			
27.	Building Consent (signed copy) Including Conditions		
28.			
29.			
30.	Inspection Checksheets		
31.	Supporting As-Built documentation		
32.	Energy Work Certificates - Electrical		
33.	Energy Work Certificates - Gas		
34.	Vehicle Crossing Producer Statement		
35.			
36.			
37.			
38.	Application for C.C.C.		
39.	C.C.C. Assessment Checklist		
40.	Code Compliance Certificate		

Highlighted changes
to be signed

**JOB COMPLETED
CCC ISSUED**

LARGE PLANS HELD IN: (PLAN TUBE or FILE BOX?) ☐

LARGE PLANS LOCATED IN:

G18 FILE ROOM ☐

or BASEMENT ☐

NEW 246m² DWELLING WITH ATTACHED GARAGE.

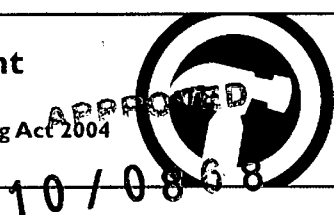
Building Consent Application

Section 32 or 45, Building Act 2004
FORM 2

Wanganui District Council

Wanganui 27 SEP 2010

RECEIVED



1. Application type

- ☐ Project Information Memorandum and/or
- ☒ Building Consent or
- ☐ Alteration to Existing Building Consent
- (Please tick appropriate box)

Building Consent/PIM No.

BCan10/0868

Note: Shaded areas for office use only

2. The building

2a. Site Address

23 WITHGOW DRIVE

2b. Current lawfully established use

RESIDENTIAL

2c. Legal Description

Lot 28

DP 378698

2d. Council Property No.

51040

(316037 CT)

2e. Number of levels

one level

2f. Level/Unit number

1

2g. Floor area

Existing m²

New 246.8 m²

Total 246.8 m²

2h. Year building first constructed
(If applicable/or approx. year)

3. The owner

3a. Name

Wei Dong

Postal Address

P.O. Box 24727 Royal oak
Auckland

Contact Numbers

09-5207408

021-812180

09-5207402

Phone

Mobile

Fax

Email

euroasian2land@hotmail.com

4. Evidence of ownership

4a. Evidence of ownership attached



Certificate of Title (copy)



Sale and purchase agreement



Lease agreement



Other document showing full name of legal owner(s), such as a rate instalment notice

5. Applicant's details (if not the owner)

5a. Name of Agent

David Lee

Postal Address

P.O. Box 24727 Royal oak
Auckland

Contact Numbers

09-5207408

021-812180

09-5207402

Phone

Mobile

Fax

Email

euroasian2land@hotmail.com

Relationship to owner

Builder

Details of authorisation



Evidence attached



Other - please specify

09- 5207402.

eur@asia NLZ.

David Lee.

23 Lithgow

021 816169.

9. Supporting documentation - continued

☐ Copies of other Authorisations - please specify

☐ Other - please specify

10. Building practitioners involved in this project (continue on another sheet of paper if needed)

Designer

Name / Registration no.

Contact details Address

Phone / Email

Teszo.

075 09-832068

Builder

Name / Registration no.

Contact details Address

Phone / Email

Daniel Lee

BP 101148

P.O. Box 26727 Royal oak

021-811180

carpaszka.n2land@kwt-mexi.com

Craftsman Plumber

Name / Registration no.

Contact details Address

Phone / Email

TBA

Registered Drainlayer

Name / Registration no.

Contact details Address

Phone / Email

TBA

Electrician

Name / Registration no.

Contact details Address

Phone / Email

TBA

Engineer

Name / Registration no.

Contact details Address

Phone / Email

Specialist Services (fire alarm, HVAC, lift etc)

Name / Registration no.

Contact details Address

Phone / Email

Other

Name / Registration no.

Contact details Address

Phone / Email

11. Waiver or modification required

Waiver or modification
(Please circle and detail below)

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
(Please circle and detail below)

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					

Additional information

12. Compliance with New Zealand Building Code

NZBC Clause

Tick relevant building code clauses

- ☒ **B1** Structure
- ☒ **B2** Durability
- ☒ **C1-C2-C3-C4** Fire
- ☒ **D1** Access routes
- ☐ **D2** Mechanical installations for access
- ☒ **E1** Surface water
- ☒ **E2** External moisture
- ☒ **E3** Internal moisture
- ☐ **F1** Hazardous agents on site
- ☒ **F2** Hazardous building materials
- ☐ **F3** Hazardous substances & processes
- ☐ **F4** Safety from falling
- ☐ **F5** Construction & demolition hazards
- ☐ **F6** Lighting for emergency
- ☒ **F7** Warning systems
- ☐ **F8** Signs
- ☒ **G1** Personal hygiene
- ☒ **G2** Laundering
- ☐ **G3** Food preparation & prevention of contamination
- ☒ **G4** Ventilation
- ☐ **G5** Interior environment
- ☐ **G6** Airborne & impact sound
- ☒ **G7** Natural light
- ☐ **G8** Artificial light
- ☒ **G9** Electricity
- ☐ **G10** Pipes services
- ☒ **G11** Gas as an energy source
- ☐ **G12** Water supplies
- ☒ **G13** Foul water
- ☐ **G14** Industrial liquid waste
- ☐ **G15** Solid waste
- ☒ **H1** Energy efficiency

Means of compliance

Please circle or add means of compliance

Proposed inspections

Please circle as appropriate - see key below

B1/AS2	NZS 4229	NZS 3604	AS/NZS 1170	1	2	3
B2/AS1	NZS 3604	NZS 3101	NZS 3602	1	2	3
C1/AS1	C4/AS1	C2/AS1	C3/AS1	1	2	3
D1/AS1		NZS 4121		1	2	3
D2/AS1		NZS 4322	EN/81	1	2	3
E1/AS1		AS/NZS 3500		1	2	3
E2/AS1		Specific Design		1	2	3
E3/AS1				1	2	3
F1/AS1				1	2	3
F2/AS1		NZS 4233		1	2	3
F3/AS1				1	2	3
F4/AS1		Fencing of Swimming Pools Act		1	2	3
F5/AS1				1	2	3
F6/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F8/AS1				1	2	3
G1/AS1				1	2	3
G2/AS1				1	2	3
G3/AS1				1	2	3
G4/AS1				1	2	3
G5/AS1				1	2	3
G6/AS1				1	2	3
G7/AS1				1	2	3
G8/AS1		NZS 6703		1	2	3
G9/AS1				1	2	3
G10/AS1		NZS 5261		1	2	3
G11/AS1				1	2	3
G12/AS1	C4/AS1	AS/NZS 3500.2	AS/NZS 3500.5	1	2	3
G13/AS1		AS/NZS 3500.2	BS 5572	1	2	3
G14/AS1				1	2	3
G15/AS1				1	2	3
H1/AS1	NZS 4212	NZS 4218	NZS 4243	1	2	3
		ALF design manual				

Key to proposed inspections:

1. Council Building Control Officer
2. Approved Consultant e.g. Engineer
3. Other - Please specify below

Important

The Building Act requires the applicant to state, for each relevant building code clause, what the means of compliance is. Alternative solutions may also be proposed, and must be accompanied with documentation demonstrating compliance. Please refer to Alternative Solution box previous page and provide additional information. Refer to guidance notes on separate sheet for typical scenarios.

Please turn over

12. Compliance schedule

Do not proceed further if

- this is an application for a PIM only (Project Information Memorandum)
- this application is for Residential work only (except for a cable car after 31 March 2008)

The following specified systems are new, existing, being altered, added to, or removed in the course of building work

☐ There are no specified systems in the building

	New	Existing	Altered	Added	Removed
Cable Car (including to individual dwelling) (to be implemented 31 March 2008)	☐	☐	☐	☐	☐

Building Act 2004 (implemented 31 March 2005)

(listed below are the systems and features from the 'new' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐	☐
2. Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐	☐
3. Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	☐	☐	☐	☐	☐
4. Emergency lighting systems	☐	☐	☐	☐	☐
5. Escape route pressurisation systems	☐	☐	☐	☐	☐
6. Riser mains for Fire Service's use	☐	☐	☐	☐	☐
7. Any automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐
8. Lifts, escalators, travelators, or other systems for moving people or goods within buildings	☐	☐	☐	☐	☐
9. Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐
10. Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐
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 the above	☐	☐	☐	☐	☐
15. Means of escape with systems and features (1 to 6, 9 and 13)	☐	☐	☐	☐	☐

Please continue for Building Act 1991 (implemented 1 January 1993)

12. Compliance Schedule - continued

The following specified systems are existing, being altered, added to, or removed in the course of building work

Existing Altered Added Removed
☐ ☐ ☐ ☐

Building Act 1991 (implemented 1 January 1993)
(listed below are the systems and features from the 'old' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐
2. Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐
3. Emergency warning systems for fire or other dangers (eg. manual or automatic fire alarm)	☐	☐	☐	☐
4. Emergency lighting	☐	☐	☐	☐
5. Escape route pressurisation	☐	☐	☐	☐
6. Riser mains	☐	☐	☐	☐
7. Back-flow preventers	☐	☐	☐	☐
8. Lifts (including escalators, passengers, service, goods)	☐	☐	☐	☐
9. Mechanical ventilation and air conditioning	☐	☐	☐	☐
10. Other mechanical, electrical, hydraulic or electronic systems	☐	☐	☐	☐
11. Building maintenance units	☐	☐	☐	☐
12. Signs (for items 1 to 11 above)	☐	☐	☐	☐
13. Means of escape	☐	☐	☐	☐
14. Safety barriers	☐	☐	☐	☐
15. Access and facilities for people with disabilities	☐	☐	☐	☐
16. Hosereels and/or fire extinguishers	☐	☐	☐	☐
17. Signs (for items 13 to 16 above)	☐	☐	☐	☐

Address where compliance schedule will be held:

The maximum number of occupants that the building is designed for:

Amendments to a compliance schedule also requires Form 005 - Application for Amendment for Compliance Schedule

Please turn over

OFFICE USE ONLY

BCA

Date application received
 Receiving Officer
 Application Fee Receipt No.
 Date of application Fee Rec.
 Infrastructure Bond No.

27.9.10
 G.H.
 367543
 27.9.10

Comments:

paid 1/12/10
 Rec#: 374911 *Ant.*

Fees (incl. GST)

Building Consent Application (Prepaid)	SC	\$ 1255.00
Building Consent Issue		\$
PIM		\$
Building Levy (DBH)		\$
BRANZ Levy		\$
Stormwater Connection		\$
Vehicle Crossing		\$
Sewer Connection		\$
Water Connection		\$
Fordell Connection (Application charge)		\$
Development Contribution Levy		\$
NZFS Alternative Solution		\$
Waiver/Modification		\$
Resource Consent		\$
Relocation Bond		\$
Infrastructure Fee (non-refundable)	*	\$ 200.00
Infrastructure Bond	*	\$ 1500.00
Certificate of Title	TO BE PAID *	\$ 10.00
Rural Rapid Number		\$
Photocopying/Plan Printing		\$
Other		\$
Total		\$

Processing

Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date		No.	Initials
Administration	G.H.	29.9.10	G.H.	2.11.10			
Planning	G.H.	26.11.10				gh	29/9/10
Fire Design (Referred to NZFS)							
Building	Am	12/10/10				Am	26/11/10
Drainage (Infrastructure)							
Water (Infrastructure)							
Fordell Water Scheme (Infrastructure)							
Structural							
Plumbing/Drainage	gh	13/10/10	gh	31/11/10		gh	29/11/10
Roading							
Health							
Dangerous Goods							
Parks & Property / Mainstreet							

Approved for issue of PIM/Building Consent

Approving Officer



Date

30 NOV 2010

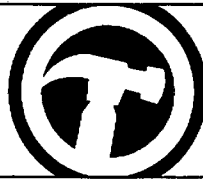
Notes

Peer reviewed.



14 OCT 2010

**Prelodgement vetting
Building consent**



**Wanganui
District Council**

I. Check sheet - Housing/housing alterations

Street address

23 LITHGOW DRIVE

(Additional information will need to be supplied if a resource consent is required)

This is a preliminary vetting sheet only to establish if there is sufficient information of an acceptable quality before it is received for lodgement and processing. This is not a comprehensive list of requirements. This prelodgement form is designed to reduce processing time and save you on processing costs.

Plans are required to a suitable drafting standard.

**Note: If you do not have the appropriate skills to prepare drawings, please engage a professional
2 copies of all documentation is required. (4 if resource consent is required).**

3 copies required for all commercial projects.

Tick where applicable under Yes, No or Not applicable

Requirements	Owner supplied Date / /			Council check Date 27/9/10			Council recheck Date / /		
	Y	N	N/A	Y	N	N/A	Y	N	N/A
1. Building Consent Application form (1 copy) - fully filled in and signed	☐	☐	☐	☒	☐	☐	☐	☐	☐
2. Application fee	☐	☐	☐	☒	☐	☐	☐	☐	☐
3. Copy of Certificate of Title (1 copy)	☐	☐	☐	☒	☐	☐	☐	☐	☐
4. Site plan – to scale, fully dimensioned showing drainage, north point, street vehicle crossing, site coverage, distance to boundaries, levels	☐	☐	☐	☒	☐	☐	☐	☐	☐
5. Floor plan – to scale, fully dimensioned, rooms named, windows/doors, bracing, fixtures, smoke detector positions	☐	☐	☐	☒	☐	☐	☐	☐	☐
6. Elevations – to scale. All sides to be shown, windows/door, heights, materials, daylight plane, ground contours (before and after)	☐	☐	☐	☒	☐	☐	☐	☐	☐
7. Cross sections – through key building points, heights, materials, timber treatment/grades	☐	☐	☐	☒	☐	☐	☐	☐	☐
8. Drainage long sections – crown of road, stormwater (septic tank design), depths, cover	☐	☐	☐	☒	☐	☐	☐	☐	☐
9. Specific details – weathering, window/door details, flashings, parapet, deck, junctions, cavity, foundations etc	☐	☐	☐	☒	☐	☐	☐	☐	☐
10. Bracing schedule – walls and roof (subfloor when required)	☐	☐	☐	☒	☐	☐	☐	☐	☐
11. Roof truss layout/design certificate – fixings	☐	☐	☐	☒	☐	☐	☐	☐	☐
12. Risk matrix calculation sheet – weathertightness	☐	☐	☐	☒	☐	☐	☐	☐	☐
13. Specific engineering design – Engineer's calculations (+ PSI) - Level of construction monitoring to be carried out by engineer	☐	☐	☐	☒	☐	☐	☐	☐	☐
14. Specification – comprehensive, references to Codes, Standards (specific to project)	☐	☐	☐	☒	☐	☐	☐	☐	☐
15. Manufacturer's specification for woodburners, sewage pumps, specialised processes etc.	☐	☐	☐	☒	☐	☐	☐	☐	☐
16. Documentation for Infrastructure Bond	☐	☐	☐	☒	☐	☐	☐	☐	☐

Plans OK to accept for processing ☒

Officer: BU.

Date: 27.9.10

Notes:

2. Check sheet - Commercial/industrial (in addition to the previous page)

Commercial and industrial buildings are often extremely complex projects.

This is a preliminary vetting sheet only to establish if there is sufficient information of an acceptable quality before it is received for lodgment and processing. This is not a comprehensive list of requirements. This prelodgment form is designed to reduce processing time and save you on processing costs.

Note: If you do not have the appropriate skills to prepare drawings, please engage a professional 3 copies of all documentation is required.

Tick where applicable under Yes, No or Not applicable

Requirements	Owner supplied	Council check	Council recheck
	Date / /	Date / /	Date / /
	Y N N/A	Y N N/A	Y N N/A
1. Fire design analysis - (3 copies required for NZFS-DRU if alternative solution)	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
2. Toilet calculation (G.I.) Separate facilities, unisex, accessibility	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
3. Access and facilities for people with disabilities Toilets, ramps, counters	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
4. If change of use refer to additional requirements (see section 114, 115)	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
5. Specialist services details f/ alarm, auto doors, lift, e/ lighting, lighting, H.I. energy efficiency, HVAC, signs, (health, dangerous goods)	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
6. Compliance Schedule details - fill in application form also	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
7. Specialist engineering (PS1, PS2) Portal frames, precast concrete, blockwork, specific details	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
8. Carparking calculations for numbers, commercial vehicle crossing, accessible carpark, drainage, loading bay	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
9. Requirement for Certificate for Public Use (see 363) - staging, use of building before CCC	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
10. Stormwater design, EI calculations, for yards and buildings etc.	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
Plans OK to accept for processing ☐	Notes:		
Officer:			
Date:			

OFFICE USE ONLY

Date received Application # Document # Project #

Property ID Legal ID Receipt # Amount Paid \$

Vehicle Crossing Consent
Consent No.



Wanganui
District Council

1. Property owner details

Name

David Lee Wei Dong

Contact person/agent
(If owner is a corporation,
partnership or trust)

David Lee

Postal address

P.O. Box 24727 Royal Oak
Auckland

Contact details

Phone (09) 5207408

Mobile 021-812180

Fax (09) 5207402

Email

ewd.asian2land@hotmail.com

2. Property details

Site address
(Specify unit/level number,
location of building within
site/block number, building name
and street name)

23. LITHGOW DRIVE

Currently lawfully
established use

Legal description

LOT 28 DP 378698

Rapid number

3. Description of project

Detailed description of the
development/project

(Tick one)



Urban



Commercial



Rural



Other (please specify)

Width of proposed vehicle
crossing

3.5mtrs

4. Council approved contractor undertaking the work

(Refer to list of approved
contractors provided in the
guide)

WORKS INFRASTRUCTURE

Please turn over

OFFICE USE ONLY

Date received

27-9-10

Application #

Document #

Other

Property ID

51040

Legal ID

Receipt #

Amount Paid

\$

5. Diagram for vehicle crossing location

Provide a site plan to show the location of the proposed vehicle crossing, and, if applicable, location of water toby, trees, streetlights or poles, stormwater sump and other services/street furniture, such as bus stops, signs etc.

SEE MAIN SITE PLAN

6. Applicant's declaration

PRIVACY STATEMENT

Information on this form is required to be provided under the acts, regulations and bylaws administered by the council and is required to process your application. This information has to be made available to members of the public, including business organisations. In appropriate circumstances, it may also be made available to other units of the council, council's approved contractors and other government agencies.

Under the Privacy Act 1993, you have the right to access the personal information held about you by the council and you can also request that the council correct any personal information it holds about you.

I understand that as the applicant, all correspondence related to this application will be made to me.

I confirm that I have read and understood the Privacy Statement and that the information provided on the application form is true and correct.


Signature

27/9/10
Date


Name (print clearly)

OFFICE USE ONLY

Owner ID

Parcel Prop. ID

51040

Ref no.

Date received

Reached by

Tax Invoice GST No: 51 700 449 Credit No: 778030.921VX

Fee payable (gst included)

Receipt no.

Date paid

Roading and Assets

Approved by WDC

Logged

First inspection date

Final inspection date.

Notes



Infrastructure bond and acceptance of liability agreement

Building Consent ☒

Resource Consent ☐ (please tick)

I, David Lee
(applicant's full name)

Company name (if applicable)

of P.O. Box 26727 Royal Oak Auckland.
(address of applicant)

09-520 7408
Phone

caroasian21ind@iutmeil.com
Email

give notice that I will be undertaking work at:

23 LITHGOW DRIVE LOT DP.
(address of where work is to be carried out)

and that I agree to abide fully with the following conditions:

1. Prior to any work being undertaken I will request Council to undertake an initial inspection of its infrastructure assets located in the road corridor to identify any pre-existing damage;
2. At the completion of the scheduled work I will request Council to undertake a final inspection of its infrastructure assets to determine whether any damage has occurred since the initial inspection;
3. To take responsibility for the building related care of infrastructure assets for the duration of the above building and/or resource consents;
4. To pay a non-refundable inspection and administration fee of **\$200.00**;
5. To pay a refundable Infrastructure Bond of **\$1,500.00**;
6. That the refundable Infrastructure Bond can be used by Council to offset the cost of damaged assets relating to other building or resource consents that I am also responsible for;
7. To pay the full cost of making good any damage caused to Council's infrastructure assets to an appropriate standard as determined by Council;
8. The refund of the Infrastructure Bond is subject to the making good of any damage to Council's infrastructure assets (as determined by Council) within a period of 4 (four) weeks from the date of Council's written notification to the above address.

Note: Council should be contacted at the completion of the building work so that it may undertake an inspection of its infrastructure assets to confirm that no damage has occurred. (Please telephone 06 349 0001 to book an inspection)

David Lee
Signature

27/9/2010
Date

Explanation

- 1 The Wanganui District Council has significant infrastructure assets in its road corridor. Damage to those assets from building works can come at a cost to the ratepayers of the Wanganui District.
- 2 The purpose of the Infrastructure Bond is to encourage the applicant to ensure the infrastructure assets are not damaged. Further, in the event of damage, the infrastructure bond will ensure that the cost of repairing rests with the party responsible for its damage.
- 3 **Damage includes but is not limited to the following:** damage to footpaths, kerbing and channel, road surface, street furniture, tobies, trees, berms and other Council assets in the road corridor.
- 4 The Infrastructure Bond applies to all building consents (and/or resource consents) for demolition, removal, relocation and construction of dwellings.

Review of Bond Amount

- 5 Pursuant to a Resolution of the Wanganui District Council (17 June 2008) a builder who has multiple building consents may apply for an exemption from paying an infrastructure bond on each consent. The resolution states: "*That the Chief Executive has delegated authority to review the refundable bond amount for builders with multiple consents.*"
- 6 An application for review of the Bond amount can be made on the appropriate form obtainable from the Council building at 101 Guyton Street, Wanganui.
- 7 To find out if you are eligible for a review of the bond amount, please talk to a member of the Building Control team in the first instance.

OFFICE USE ONLY

Date received:

IBA No.:

Receipt No.:

Received by:
(print name)

COMMENTS



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier 316037
Land Registration District Wellington
Date Issued 07 June 2007

Prior References
WN47B/433

Estate Fee Simple
Area 870 square metres more or less
Legal Description Lot 28 Deposited Plan 378698

Proprietors
Wei Dong

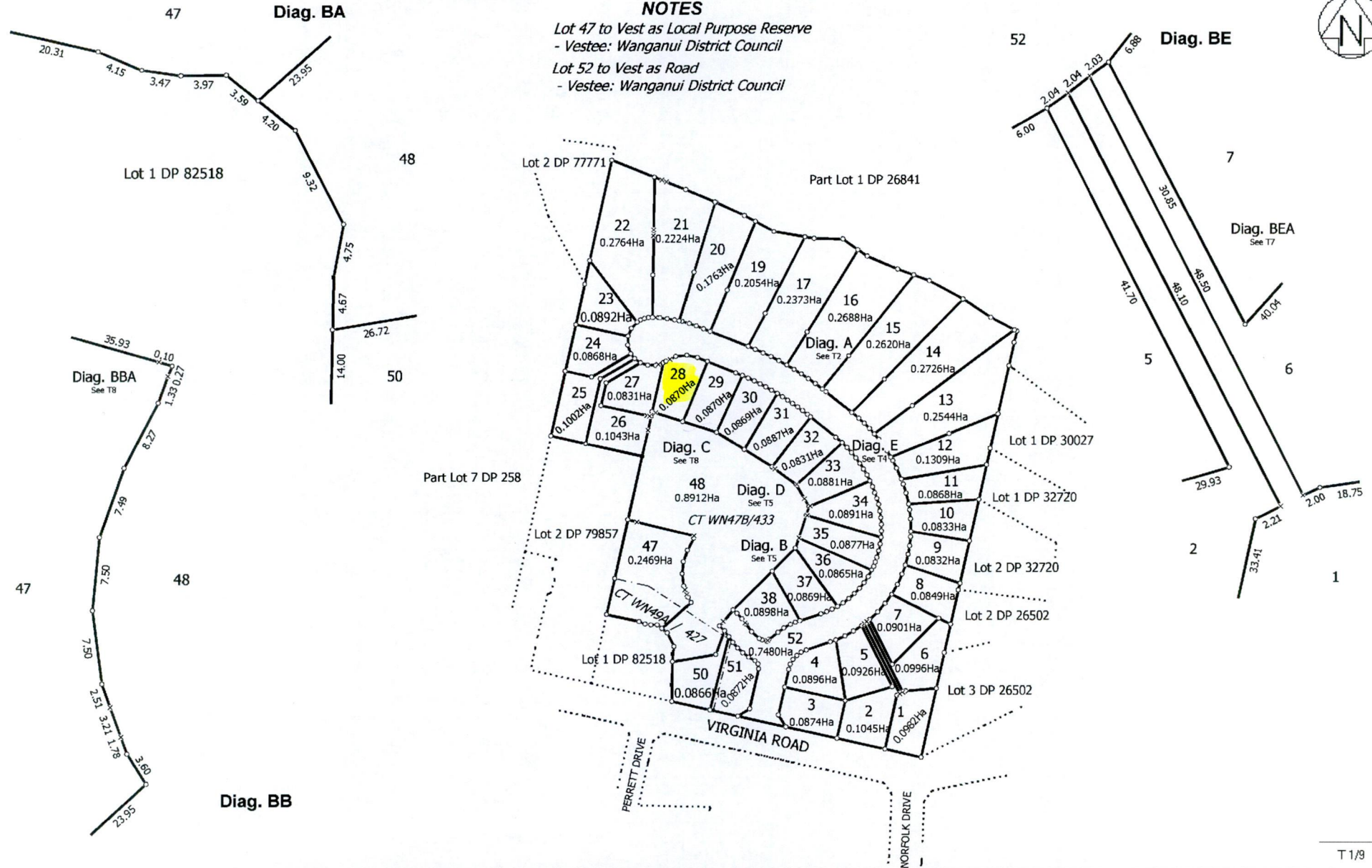
Interests

B492076.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 imposing ongoing subdivional conditions - 11.12.1995 at 9.33 am
Subject to a right (in gross) to stormwater and sewage drainage easements over part marked N on DP 378698 in favour of Wanganui District Council created by Easement Instrument 7405130.4 - 7.6.2007 at 9:00 am
The easements created by Easement Instrument 7405130.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7405130.6 - 7.6.2007 at 9:00 am
Fencing Covenant in Easement Instrument 7405130.6 - 7.6.2007 at 9:00 am
Fencing Covenant in Transfer 7466450.1 - 19.7.2007 at 12:27 pm



NOTES

Lot 47 to Vest as Local Purpose Reserve
- Vestee: Wanganui District Council
Lot 52 to Vest as Road
- Vestee: Wanganui District Council



Land District: Wellington

Digitally Generated Plan

Generated on: 09/07/2007 10:30am Page 6 of 14

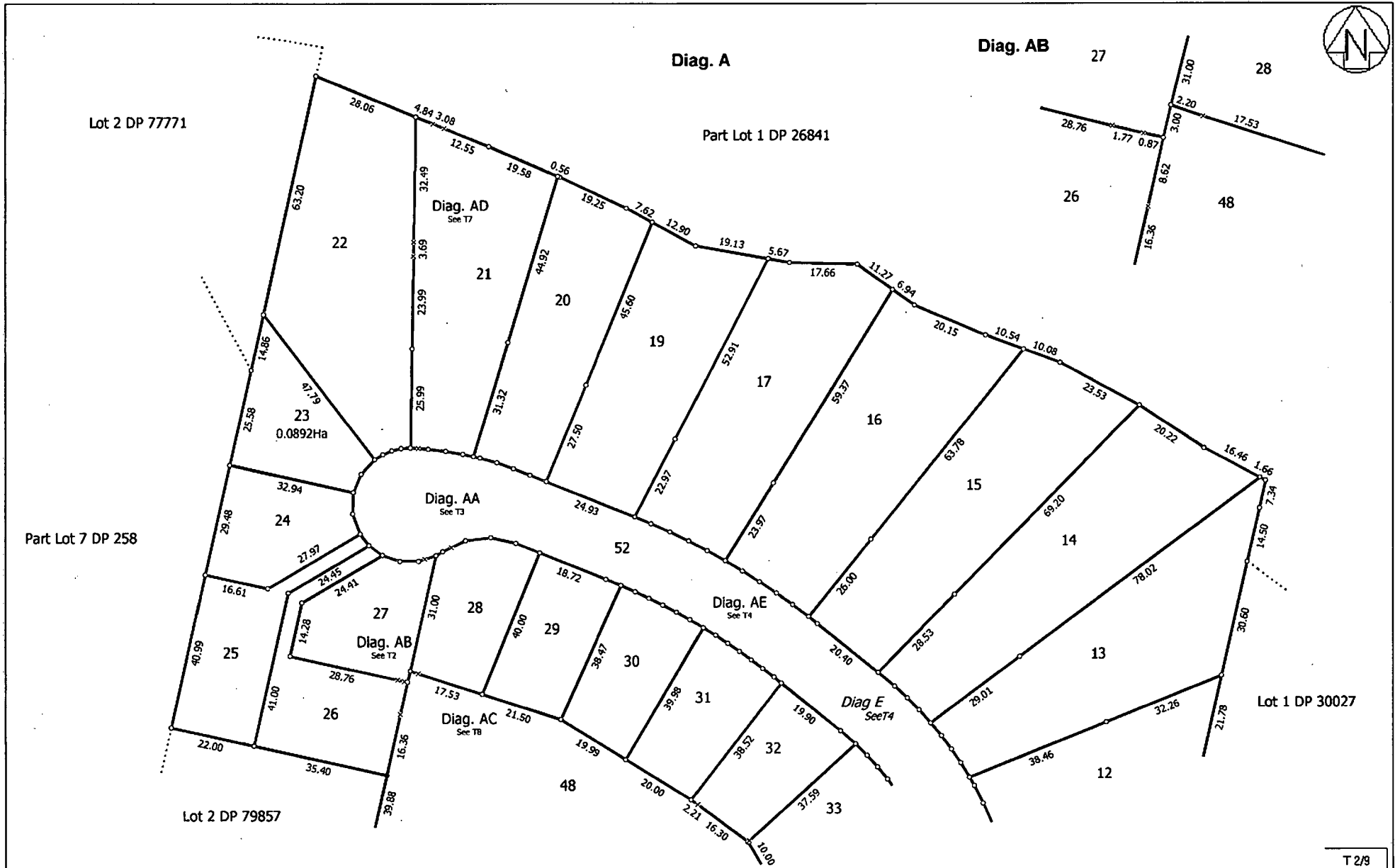
Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518

Surveyor: Michael Robert O'Sullivan
Firm: Harrison & O'Sullivan

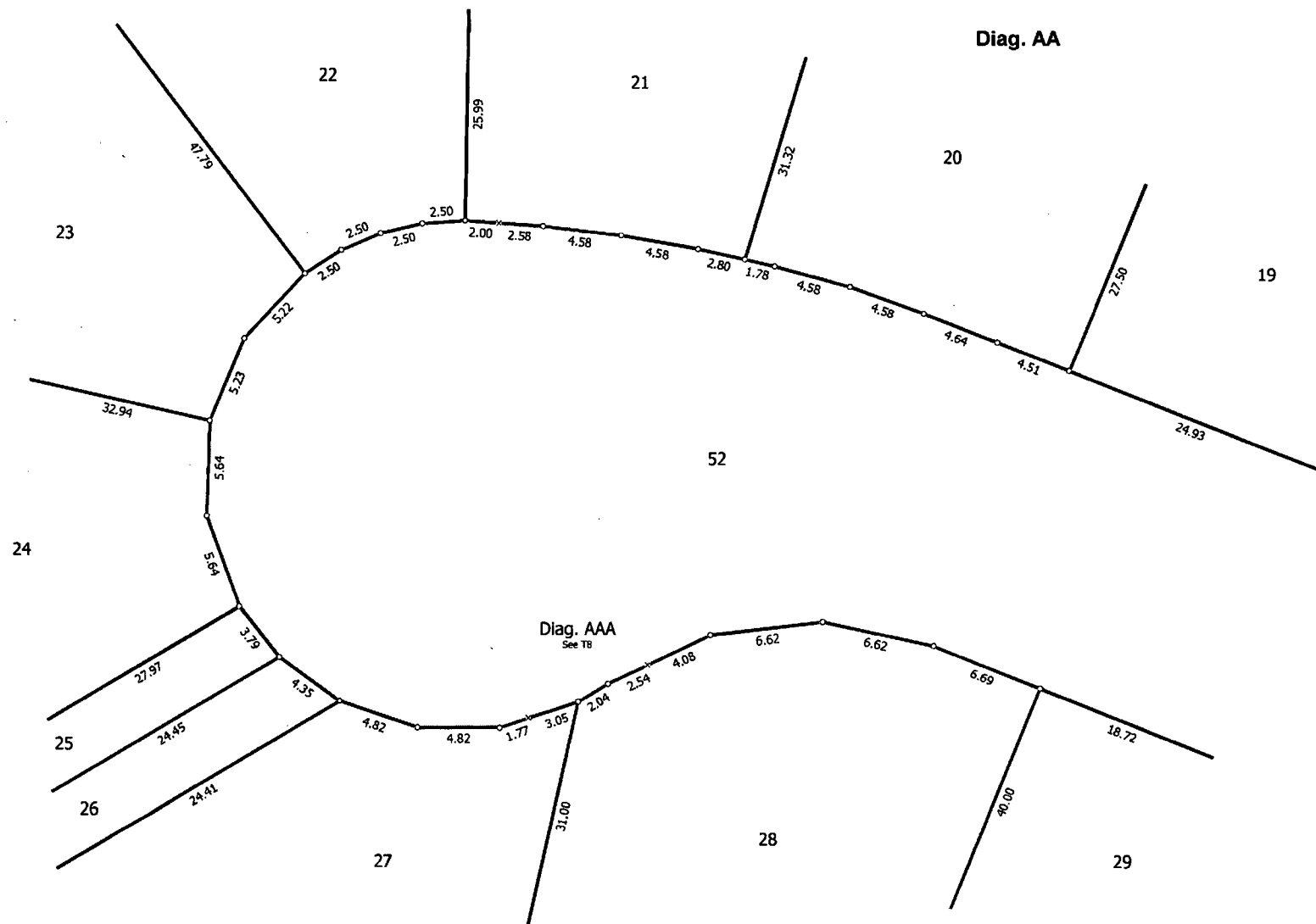
Digital Title Plan
DP 378698

Deposited on: 07/06/2007

T 1/9



Land District: Wellington Digitally Generated Plan Generated on: 09/07/2007 10:30am Page 7 of 14	Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518	Surveyor: Michael Robert O'Sullivan Firm: Harrison & O'Sullivan	Digital Title Plan DP 378698 Deposited on: 07/06/2007
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T 3/9

Land District: Wellington

Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518

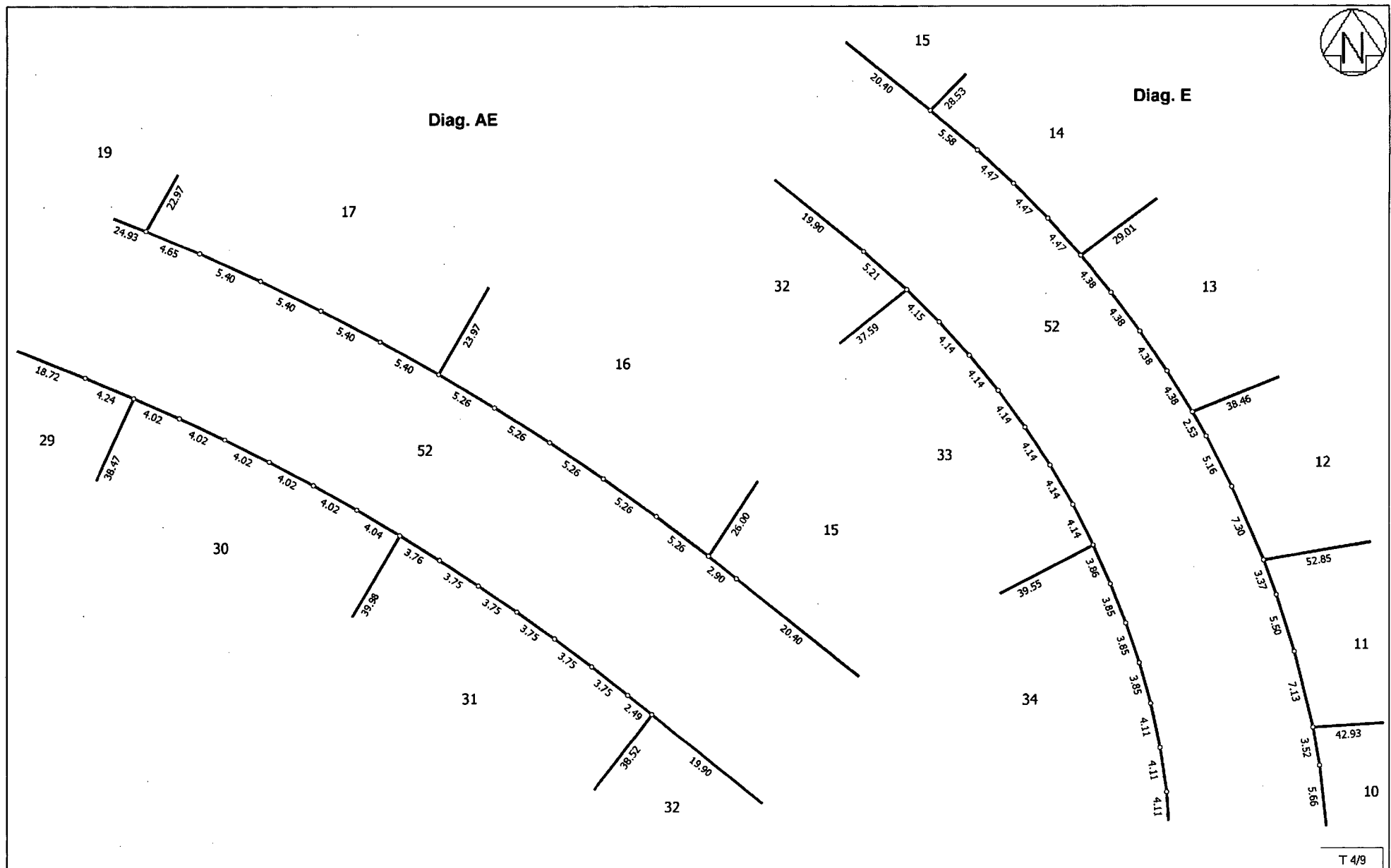
Surveyor: Michael Robert O'Sullivan
Firm: Harrison & O'Sullivan

Digital Title Plan
DP 378698

Digitally Generated Plan

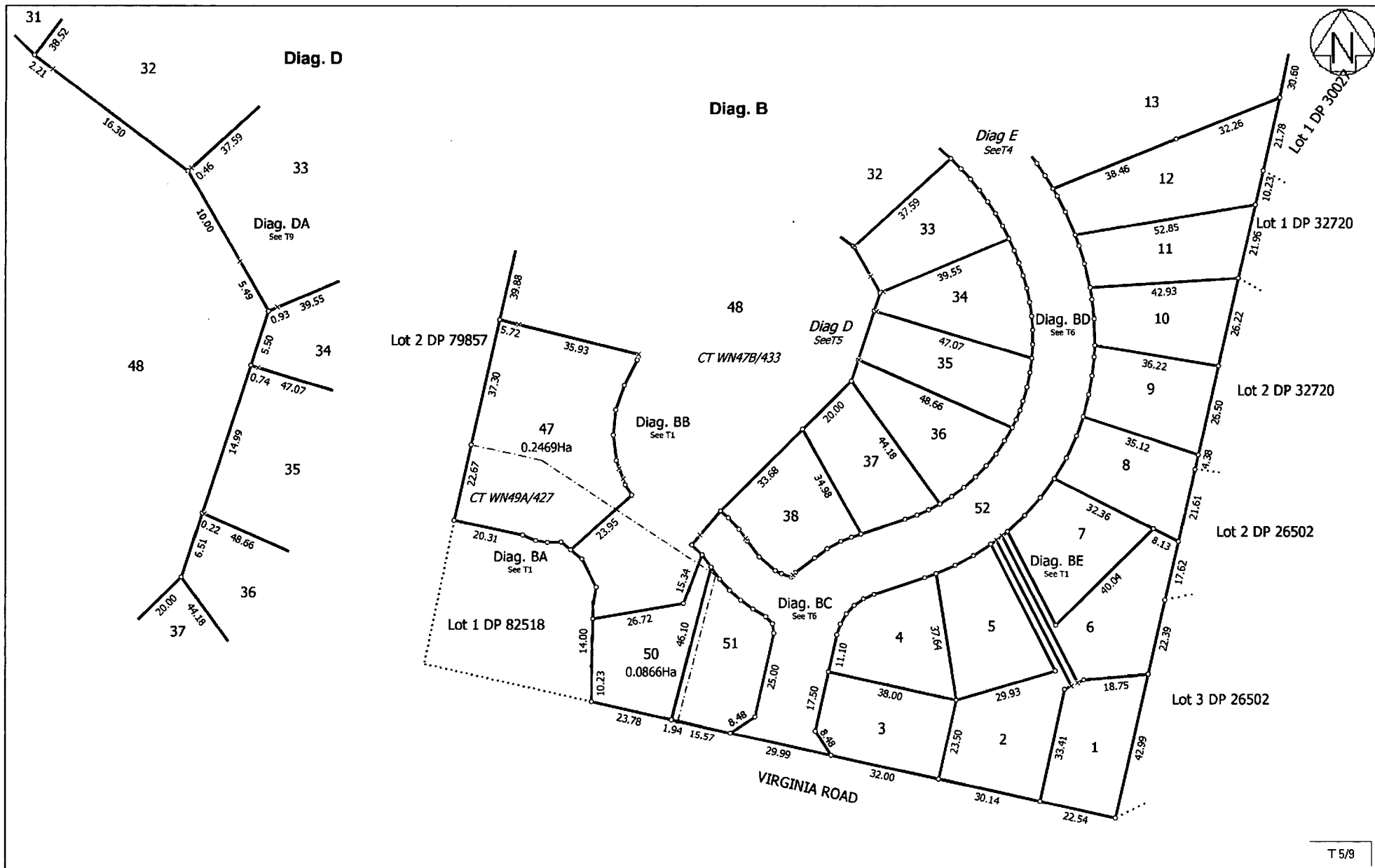
Generated on: 09/07/2007 10:30am Page 8 of 14

Deposited on: 07/06/2007

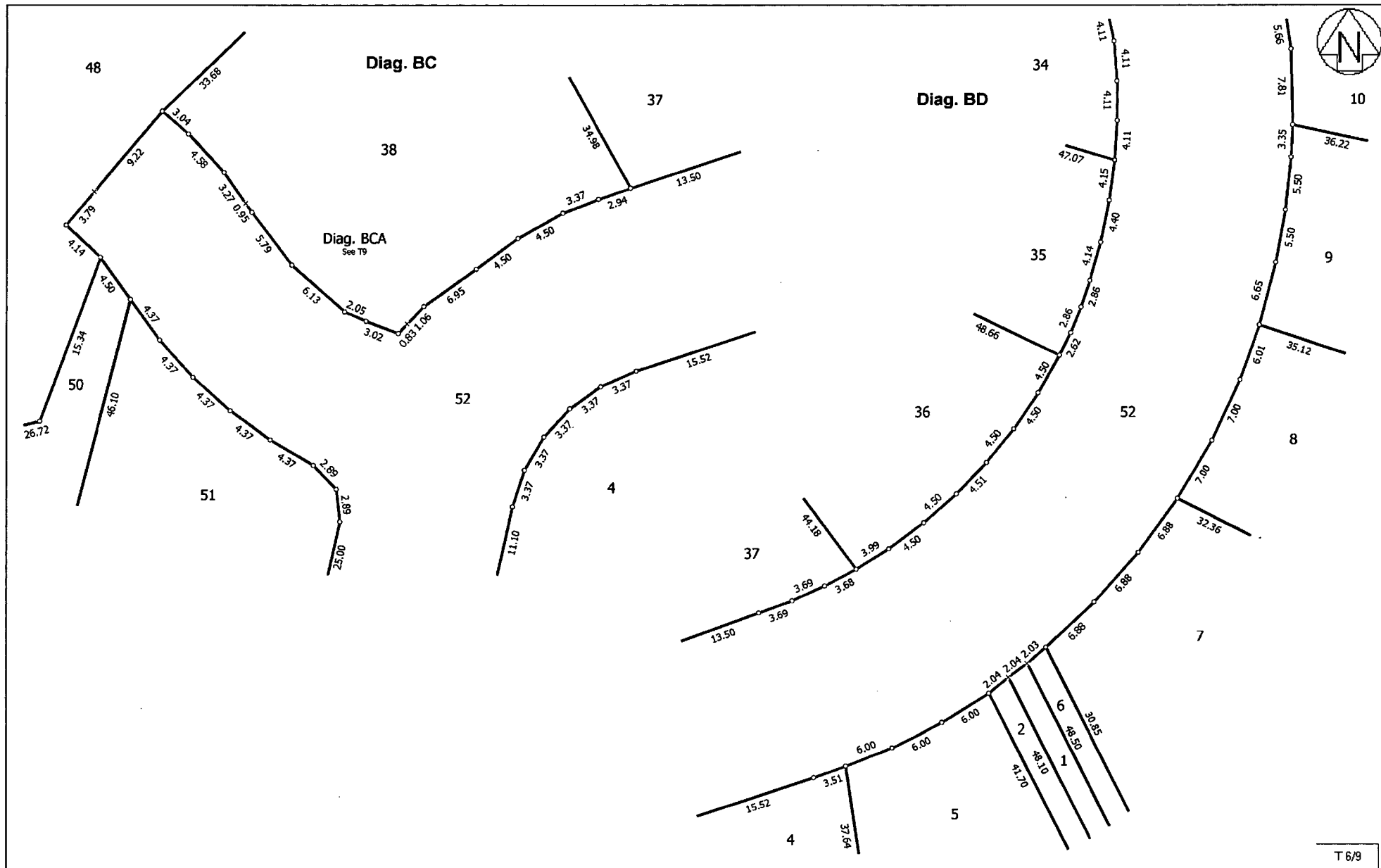


T 4/9

Land District: Wellington	Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518	Surveyor: Michael Robert O'Sullivan Firm: Harrison & O'Sullivan	Digital Title Plan DP 378698 Deposited on: 07/06/2007
Digitally Generated Plan Generated on: 09/07/2007 10:30am Page 9 of 14			



Land District: Wellington Digitally Generated Plan Generated on: 09/07/2007 10:30am Page 10 of 14	Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518	Surveyor: Michael Robert O'Sullivan Firm: Harrison & O'Sullivan	Digital Title Plan DP 378698 Deposited on: 07/06/2007
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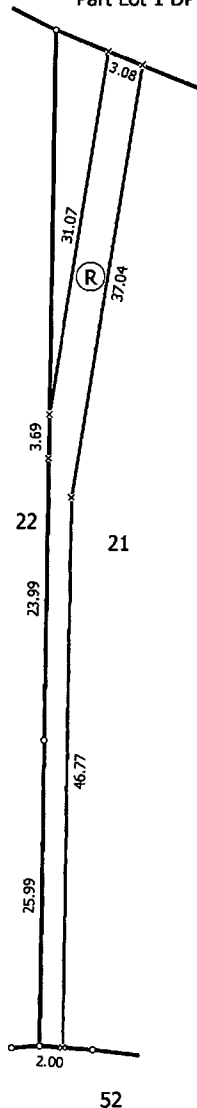


Land District: Wellington Digitally Generated Plan Generated on: 09/07/2007 10:30am Page 11 of 14	Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518	Surveyor: Michael Robert O'Sullivan Firm: Harrison & O'Sullivan	Digital Title Plan DP 378698 Deposited on: 07/06/2007
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Diag. AD

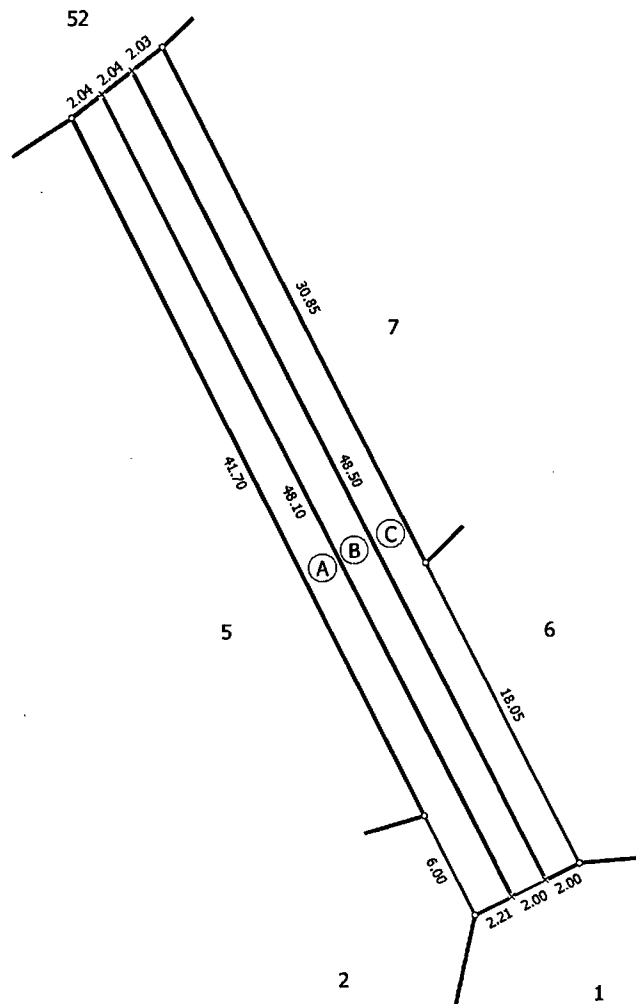
Non Primary

Part Lot 1 DP 26841

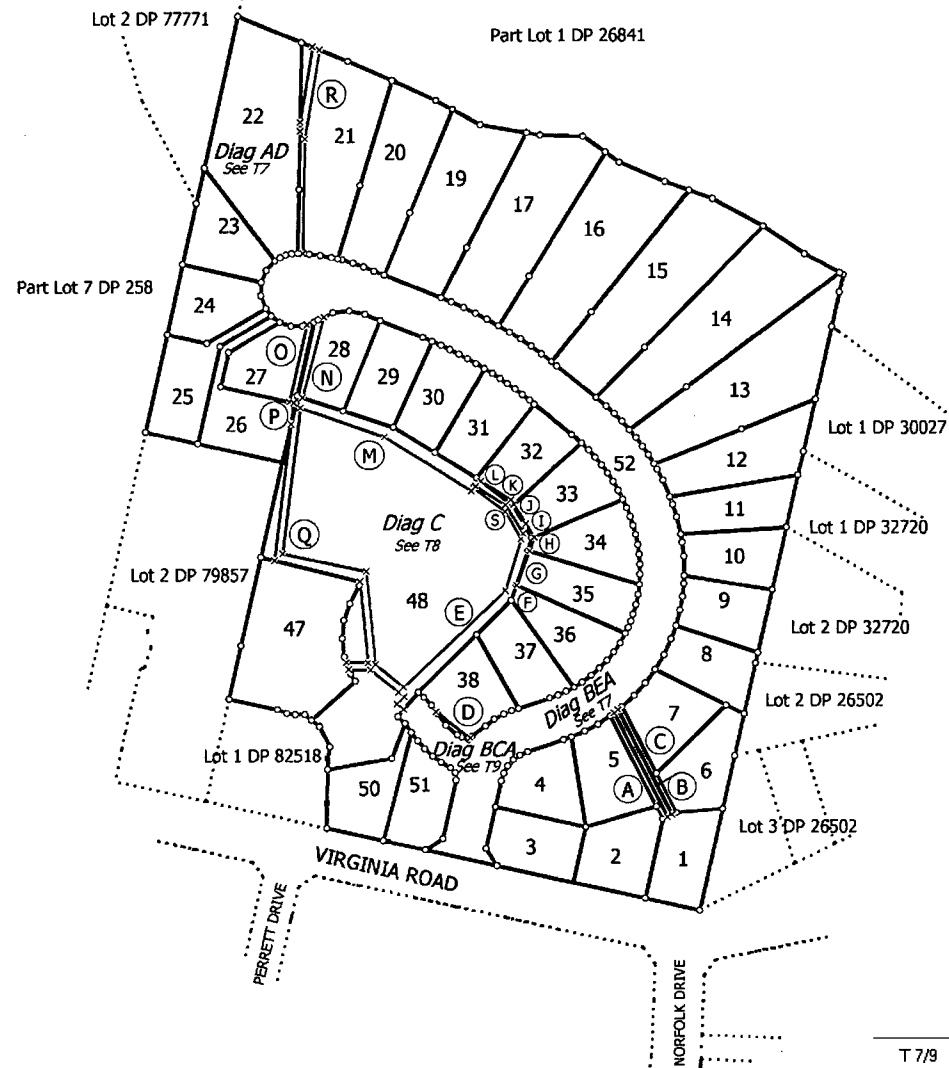


Diag. BEA

Non Primary



Non Primary



Land District: Wellington

Digitally Generated Plan

Generated on: 09/07/2007 10:30am Page 12 of 14

Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518

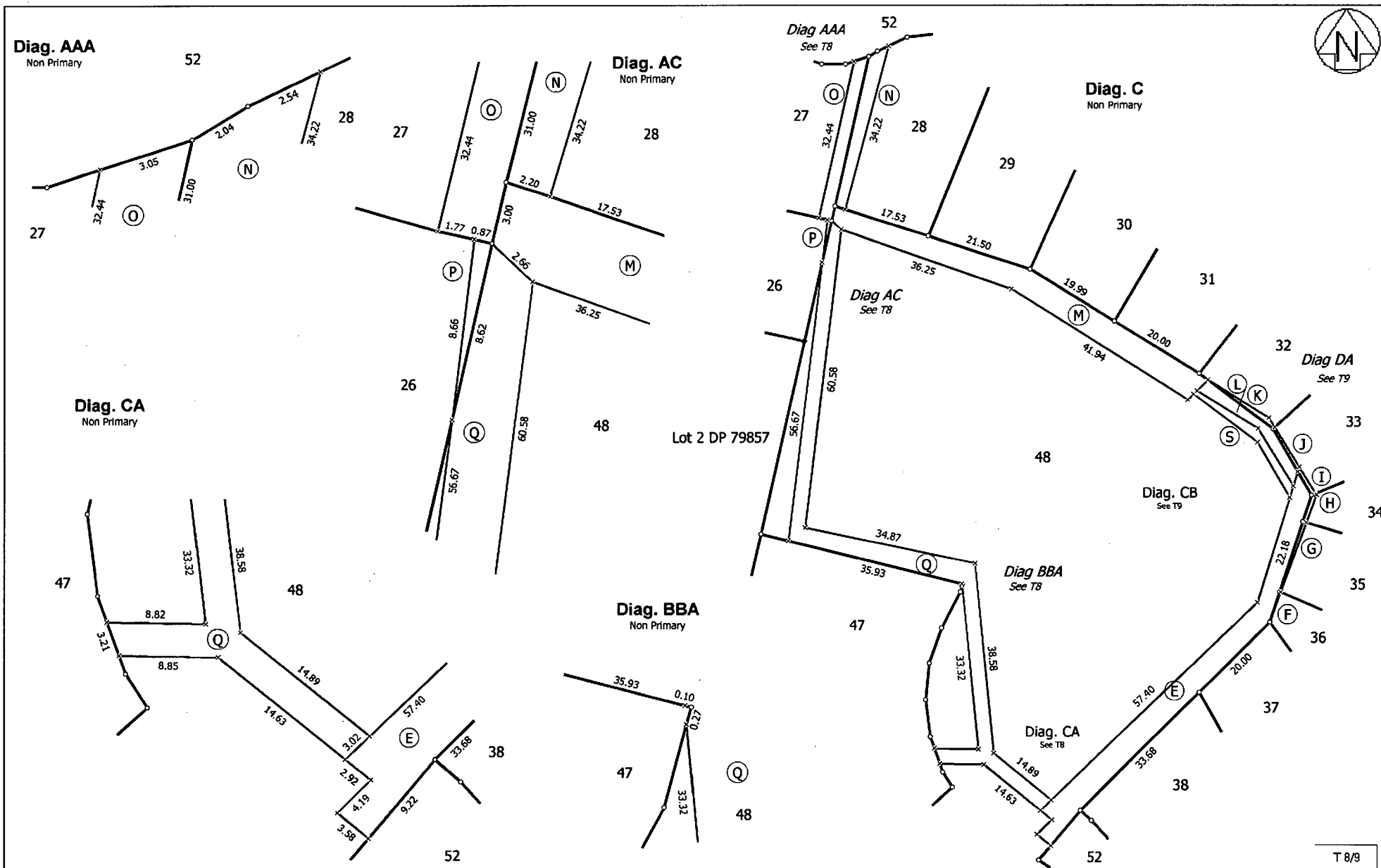
Surveyor: Michael Robert O'Sullivan

Firm: Harrison & O'Sullivan

Digital Title Plan
DP 378698

Deposited on: 07/06/2007

T 7/9



Land District: Wellington

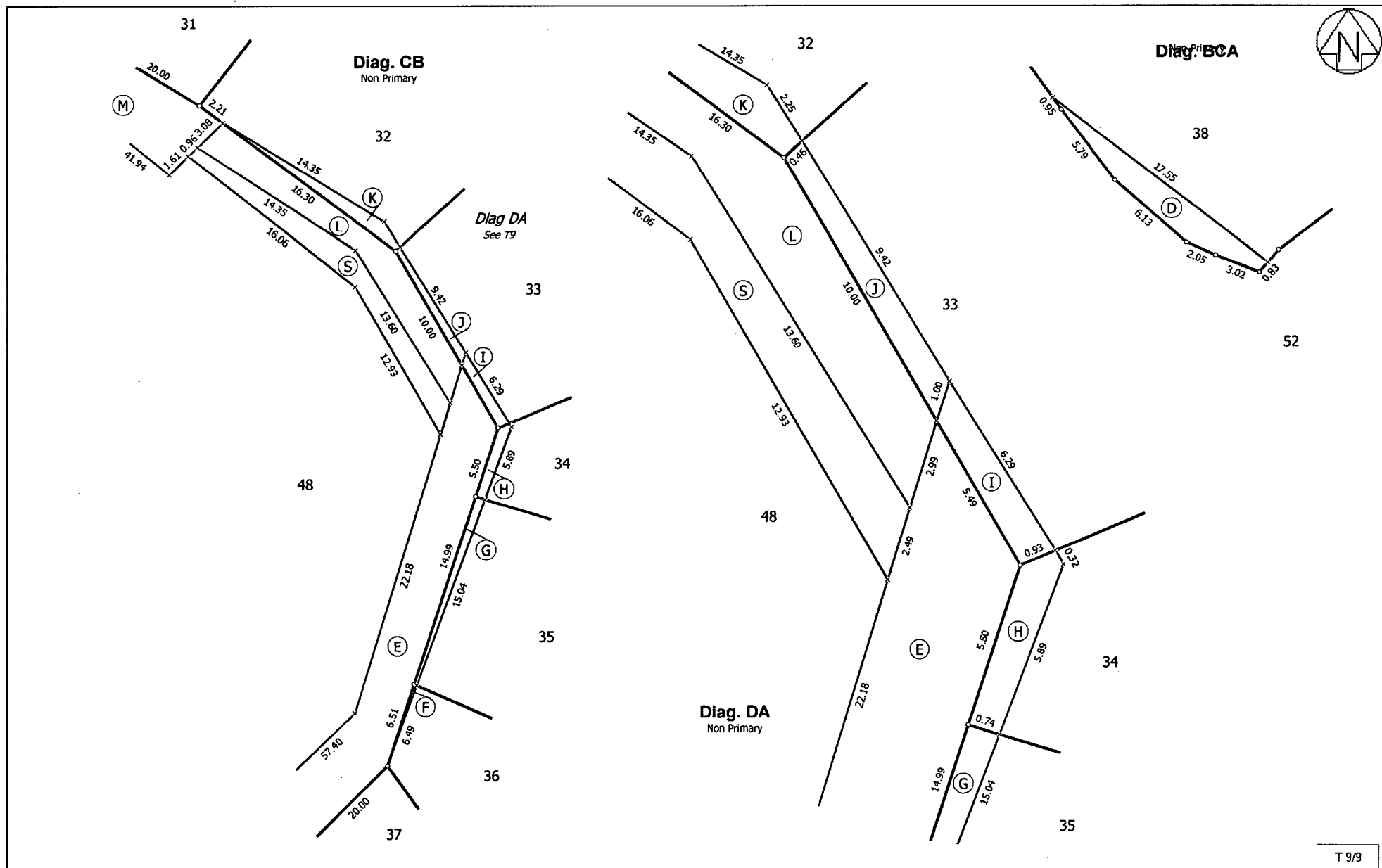
Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518

Surveyor: Michael Robert O'Sullivan
Firm: Harrison & O'Sullivan

Digital Title Plan
DP 378698

Digitally Generated Plan
Generated on: 09/07/2007 10:30am Page 13 of 14

Deposited on: 07/06/2007



Land District: Wellington Digitally Generated Plan Generated on: 09/07/2007 10:30am Page 14 of 14	Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518	Surveyor: Michael Robert O'Sullivan Firm: Harrison & O'Sullivan	Digital Title Plan DP 378698 Deposited on: 07/06/2007
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101 Guyton Street
P O Box 637, Wanganui 4500
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



PREPAID - TAX INVOICE

GST Number 51-668-324

Payers Name:

David Lee

For Building Consent:

Reference No:

Date: 27-9-10

YOUR APPLICATION WILL NOT BE PROCESSED UNLESS THE FEE IS PAID

Location of project

Description of project

NEW HOUSE

23 LITHGOW DRIVE

Reference

Details

Amount (Incl GST)

1. Building Consent Project Type – application fee (refer to 'Fees and Charges' Form) SC \$ 1255.00
2. Resource Consent - deposit
 - Land use - Non-Notified \$
 - Subdivision - Notified \$
3. Infrastructure Bond
 - Non-Refundable Charge \$
4. Other - Aerial photographs
 - Plan pack Searches \$
 - Rural Rapid Numbers (New) \$
 - Large Plan photocopying A2 \$
 - A0 – A1 \$
5. Certificate of Title \$

Total Payable \$ 1255.00

PAY: RECEIPT No: 367 543

WHEN PAID THIS FORM WILL BE PART OF YOUR CONSENT APPLICATION AND MUST BE ATTACHED TO THE CONSENT APPLICATION BEFORE IT WILL BE PROCESSED.

PLEASE RETURN TO CUSTOMER SERVICES

Wanganui District Council

PO Box 637, Wanganui

Phone (06) 349-0001

Visit our Web Site www.wanganui.govt.nz

REPRINTED

OFFICIAL RECEIPT

GST Reg No 51-668-324

1/12/2010

Receipt No: 374911

To Mr Wei Dong & Mr David Lee/Lewis J
Investment Ltd
PO Box 56525
Dominion Road
Auckland 1446

<u>Type</u>	<u>Reference</u>	<u>Amount</u>
Rams	bcon10/0868 (51040)	\$4,919.40
Total:		\$4,919.40

Amounts Tendered

Cheque \$4,919.40

Total \$4,919.40

Rounding \$0.00

Change \$0.00

Printed 1/12/2010 9:46:35 a.m.



TAX INVOICE

GST Number 51-668-324

For: Building Consent (Building Act 2004)

**Mr D Lee
PO Box 24727
Royal Oak
Auckland 1345**

Tax Invoice No: 20101025185

Reference No: BCon10/0868

Date: 1/12/2010

Page: 1 of 1

Location	Description
23 Lithgow Dr WANGANUI	Construct 246m2 Residential dwelling with attached Garage

Reference	Details	GST	Amount (Incl GST)
5CApDed	5C application Deduction	-163.70	-1255.00
BCAdFee2	Administration Fee	22.17	170.00
BRANZ	BRANZ Levy (GST Exclusive)		300.00
CertOfTitl	Certificate of Title	1.30	10.00
DBH	DBH Levy	78.65	603.00
InfBondFee	Bond Inspection & Processing Fee	26.09	200.00
InfraBond	Infrastructure Damage Bond (GST Exclusive)		1500.00
InspFee	Inspection Cost Fee	208.17	1595.95
ProcessFee	Processing Cost Fee	234.19	1795.45
Total		406.87	\$ 4919.40

Please do not attach cheques with staples or pins
Please Pay on Tax Invoice, as no Statement will be issued

\$ 4919.40

Direct credit payments can be made to the ANZ Bank: a/c 01-0790-0157-888-02. Please enter your Reference No. as the reference.

Do you have new contact details? Please let us know:

Name: _____

New Address: _____

Daytime Phone No: _____

Email Address: _____

Office Hours: 8:00am to 5:00pm Monday – Friday

Payment Due By: 31/12/2010

Important: This portion must be returned with remittance to:

Wanganui District Council

P O Box 637

Wanganui

Invoice For: Building Consent (Building Act 2004)

Reference No: BCon10/0868

Tax Invoice No: 20101025185

Payment Amount: \$

BCam10/0868

2nd SET

ADDRESS: **23 LITHGOW DR**

Department:	Sent	Returned	Sent	Returned	Sent	Returned
Water C. CARTER	29.9.10 29.9.10	 Further info 4/10/10	2.11.10 G.H. 8-30am	 Further info 3/11/10	26.11.10 G.H.	 29/11/10 ✓
Drainage C. CARTER	29.9.10	 Further info 4/10/10	2.11.10 G.H. 8-30am	 Further info 3/11/10	26.11.10 G.H.	 29/11/10 ✓
Roading D. KENNING	29.9.10	 NOTE: INFO 	2.11.10 G.H. 8-30am	 2.11.10 2/11/10		
Other * D. KENNING	29.9.10					

*** IF BOND.**
3/10/2010

2nd Floor
shows full file

Wanganui District Council
28 SEP 2010
ACCEPTED

Building Consent Application

Section 32 or 45, Building Act 2004
FORM 2



Wanganui District Council

27 SEP 2010

Wanganui District Council

1. Application type

- ☐ Project Information Memorandum and/or
☒ Building Consent or
☐ Alteration to Existing Building Consent
(Please tick appropriate box)

Building Consent/PIM No.

Bcom10/0868

Note: Shaded areas for office use only

2. The building

2a. Site Address

23 LITHGOW DRIVE

2b. Current lawfully established use

RESIDENTIAL

2c. Legal Description

Lot 28

DP 378698

2d. Council Property No.

51040

(316037 CT)

2e. Number of levels

one level

2f. Level/Unit number

1

2g. Floor area

Existing m²

New 246.8 m²

Total 246.8 m²

2h. Year building first constructed
(If applicable/or approx. year)

3. The owner

3a. Name

Wei Dong

Postal Address

P.O. Box 24727 Royal Oaks
Auckland

Contact Numbers

09-5207408
Phone

021-812180
Mobile

09-5207402
Fax

Email

euroasian2land@hotmail.com

4. Evidence of ownership

4a. Evidence of ownership attached

☒ Certificate of Title (copy)

☐ Sale and purchase agreement

☐ Lease agreement

☐ Other document showing full name of legal owner(s), such as a rate instalment notice

5. Applicant's details (if not the owner)

5a. Name of Agent

David Lee

Postal Address

P.O. Box 24727 Royal Oaks
Auckland

Contact Numbers

09-5207408
Phone

021-812180
Mobile

09-5207402
Fax

Email

euroasian2land@hotmail.com

Relationship to owner

Builder

Details of authorisation

☐ Evidence attached

☐ Other - please specify

6. Applicant's declaration

Signature of Owner/Agent

Date _____

Name (print clearly)

(Please tick appropriate box)

☐ Designer

☒ Agent

The information provided will be included in a Public Register of Consents which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising.

The person signing the Building Consent application form is the person responsible for the debt.

7. The project

7a. Description of the building work

NEW DWELLING WITH ATTACHED GARAGE.

7b. Will the building work result in a change of use of the building?

☐ Yes ☒ No

7c. If yes, please provide details of the new use

7d. Intended life of the building

☐ Less than 50 years - please specify

☐ Less than 50 years - please specify

years

7e. Have any PIM and/or Building Consents been issued previously for this project?

☐ Yes
Provide details below

Date of consent **Consent number**

7f. Estimated value of the building work

\$ 300,000.00 including gst

7g. Category
(Office use only)

1

8. Project Information Memorandum

The following matters are involved in the project (please tick the appropriate project)

- ☐ Subdivision
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☒ New or altered locations and/or external dimensions of buildings
- ☒ New or altered access for vehicles
- ☐ Building work over, or adjacent to, any road or public place
- ☒ Disposal of stormwater and wastewater
- ☐ Building work over 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 council - please specify

9. Supporting documentation

The following plans and specifications are attached to this application:

- ☒ Two sets of plans drawn to a recognised metric scale; include two sets of specifications and other documentation
- ☐ Project Information Memorandum
- ☒ Producer Statements
- ☒ Truss Layout Plan
- ☐ Certificate attached to Project Information Memorandum
- ☒ Details/Calculations
- ☐ Fire Design Analysis
- ☐ Development Contribution Notice

Please turn over

12. Compliance with New Zealand Building Code

NZBC Clause

Tick relevant building code clauses

- ☒ B1 Structure
- ☒ B2 Durability
- ☒ C1-C2-C3-C4 Fire
- ☒ D1 Access routes
- ☐ D2 Mechanical installations for access
- ☒ E1 Surface water
- ☒ E2 External moisture
- ☒ E3 Internal moisture
- ☐ F1 Hazardous agents on site
- ☒ F2 Hazardous building materials
- ☐ F3 Hazardous substances & processes
- ☐ F4 Safety from falling
- ☐ F5 Construction & demolition hazards
- ☐ F6 Lighting for emergency
- ☒ F7 Warning systems
- ☐ F8 Signs
- ☒ G1 Personal hygiene
- ☒ G2 Laundering
- ☒ G3 Food preparation & prevention of contamination
- ☒ G4 Ventilation
- ☒ G5 Interior environment
- ☐ G6 Airborne & impact sound
- ☒ G7 Natural light
- ☐ G8 Artificial light
- ☒ G9 Electricity
- ☐ G10 Pipes services
- ☒ G11 Gas as an energy source
- ☐ G12 Water supplies
- ☒ G13 Foul water
- ☐ G14 Industrial liquid waste
- ☐ G15 Solid waste
- ☒ H1 Energy efficiency

Means of compliance

Please circle or add means of compliance

Proposed inspections

Please circle as appropriate - see key below

B1/AS2	NZS 4229	NZS 3604	AS/NZS 1170	1	2	3
B2/AS1	NZS 3604	NZS 3101	NZS 3602	1	2	3
C1/AS1	C4/AS1	C2/AS1	C3/AS1	1	2	3
D1/AS1		NZS 4121		1	2	3
D2/AS1		NZS 4322	EN/81	1	2	3
E1/AS1		AS/NZS 3500		1	2	3
E2/AS1		Specific Design		1	2	3
E3/AS1				1	2	3
F1/AS1				1	2	3
F2/AS1		NZS 4233		1	2	3
F3/AS1				1	2	3
F4/AS1		Fencing of Swimming Pools Act		1	2	3
F5/AS1				1	2	3
F6/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F8/AS1				1	2	3
G1/AS1				1	2	3
G2/AS1				1	2	3
G3/AS1				1	2	3
G4/AS1				1	2	3
G5/AS1				1	2	3
G6/AS1				1	2	3
G7/AS1				1	2	3
G8/AS1		NZS 6703		1	2	3
G9/AS1				1	2	3
G10/AS1		NZS 5261		1	2	3
G11/AS1				1	2	3
G12/AS1	C4/AS1	AS/NZS 3500.2	AS/NZS 3500.5	1	2	3
G13/AS1		AS/NZS 3500.2	BS 5572	1	2	3
G14/AS1				1	2	3
G15/AS1				1	2	3
H1/AS1	NZS 4212	NZS 4218 ALF design manual	NZS 4243	1	2	3

Key to proposed inspections:

1. Council Building Control Officer
2. Approved Consultant e.g. Engineer
3. Other - Please specify below

Important

The Building Act requires the applicant to state, for each relevant building code clause, what the means of compliance is. Alternative solutions may also be proposed, and must be accompanied with documentation demonstrating compliance. Please refer to Alternative Solution box previous page and provide additional information. Refer to guidance notes on separate sheet for typical scenarios.

Please turn over

9. Supporting documentation - continued

☐ Copies of other Authorisations - please specify

☐ Other - please specify

10. Building practitioners involved in this project (continue on another sheet of paper if needed)

Designer

Name / Registration no.

Contact details Address

Phone / Email

Teszo

075 09-8320608

Builder

Name / Registration no.

Contact details Address

Phone / Email

Daniel Leo

BP 10114K

P.O. Box 24727 Royal oak

021-872180

elwpaasza n2land@hut mail.com

Craftsman Plumber

Name / Registration no.

Contact details Address

Phone / Email

TBA

Registered Drainlayer

Name / Registration no.

Contact details Address

Phone / Email

TBA

Electrician

Name / Registration no.

Contact details Address

Phone / Email

TBA

Engineer

Name / Registration no.

Contact details Address

Phone / Email

Specialist Services (fire alarm, HVAC, lift etc)

Name / Registration no.

Contact details Address

Phone / Email

Other

Name / Registration no.

Contact details Address

Phone / Email

11. Waiver or modification required

Waiver or modification
(Please circle and detail below)

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
(Please circle and detail below)

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					

Additional information

12. Compliance Schedule - continued

The following specified systems are existing, being altered, added to, or removed in the course of building work

Existing Altered Added Removed
☐ ☐ ☐ ☐

Building Act 1991 (implemented 1 January 1993)
 (listed below are the systems and features from the 'old' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐
2. Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐
3. Emergency warning systems for fire or other dangers (eg. manual or automatic fire alarm)	☐	☐	☐	☐
4. Emergency lighting	☐	☐	☐	☐
5. Escape route pressurisation	☐	☐	☐	☐
6. Riser mains	☐	☐	☐	☐
7. Back-flow preventers	☐	☐	☐	☐
8. Lifts (including escalators, passengers, service, goods)	☐	☐	☐	☐
9. Mechanical ventilation and air conditioning	☐	☐	☐	☐
10. Other mechanical, electrical, hydraulic or electronic systems	☐	☐	☐	☐
11. Building maintenance units	☐	☐	☐	☐
12. Signs (for items 1 to 11 above)	☐	☐	☐	☐
13. Means of escape	☐	☐	☐	☐
14. Safety barriers	☐	☐	☐	☐
15. Access and facilities for people with disabilities	☐	☐	☐	☐
16. Hosereels and/or fire extinguishers	☐	☐	☐	☐
17. Signs (for items 13 to 16 above)	☐	☐	☐	☐

Address where compliance schedule will be held:

The maximum number of occupants that the building is designed for:

Amendments to a compliance schedule also requires Form 005 - Application for Amendment for Compliance Schedule

Please turn over

12. Compliance schedule

Do not proceed further if

- this is an application for a PIM only (Project Information Memorandum)
- this application is for Residential work only (except for a cable car after 31 March 2008)

The following specified systems are new, existing, being altered, added to, or removed in the course of building work

☐ There are no specified systems in the building

	New	Existing	Altered	Added	Removed
Cable Car (including to individual dwelling) (to be implemented 31 March 2008)	☐	☐	☐	☐	☐

Building Act 2004 (implemented 31 March 2005)

(listed below are the systems and features from the 'new' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐	☐
2. Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐	☐
3. Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	☐	☐	☐	☐	☐
4. Emergency lighting systems	☐	☐	☐	☐	☐
5. Escape route pressurisation systems	☐	☐	☐	☐	☐
6. Riser mains for Fire Service's use	☐	☐	☐	☐	☐
7. Any automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐
8. Lifts, escalators, travelators, or other systems for moving people or goods within buildings	☐	☐	☐	☐	☐
9. Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐
10. Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐
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 the above	☐	☐	☐	☐	☐
15. Means of escape with systems and features (1 to 6, 9 and 13)	☐	☐	☐	☐	☐

Please continue for Building Act 1991 (implemented 1 January 1993)

OFFICE USE ONLY**BCA**

Date application received
Receiving Officer
Application Fee Receipt No.
Date of application Fee Rec.
Infrastructure Bond No.

27.9.10
G.H
367543
27.9.10

Comments:

Fees (incl. GST)

Building Consent Application (Prepaid)	50	\$ 1255.00
Building Consent Issue		\$
PIM		\$
Building Levy (DBH)		\$
BRANZ Levy		\$
Stormwater Connection		\$ Existing -
Vehicle Crossing		\$
Sewer Connection		\$ Existing -
Water Connection		\$ Existing -
Fordell Connection (Application charge)		\$
Development Contribution Levy		\$
NZFS Alternative Solution		\$
Waiver/Modification		\$
Resource Consent		\$
Relocation Bond		\$
Infrastructure Fee (non-refundable)	*	\$ 200.00
Infrastructure Bond	*	\$ 1500.00
Certificate of Title TO BE PAID	*	\$ 10.00
Rural Rapid Number		\$
Photocopying/Plan Printing		\$
Other		\$
Total		\$

Processing							
Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date	No.	Initials	Date
Administration	CBH	29.9.10					
Planning							
Fire Design (Referred to NZFS)							
Building							
Drainage (Infrastructure)		4/10/10		3/11/10			29/11/10
Water (Infrastructure)		4/10/10		3/11/10			29/11/10
Fordell Water Scheme (Infrastructure)		4/10/10		3/11/10			29/11/10
Structural							
Plumbing/Drainage							
Roading		4-10-10					2-11-10
Health		4/10/10					4/11/10
Dangerous Goods							
Parks & Property / Mainstreet							

Approved for issue of PIM/Building Consent

Approving Officer

Date

Notes



Infrastructure bond and acceptance of liability agreement

Building Consent ☒

Resource Consent ☐ (please tick)

I, David Lee
(applicant's full name)

Company name (if applicable)

of P.O. Box 26727 Royal Oak Auckland
(address of applicant)

09-520 7408
Phone

euroasian2land@intmail.com
Email

give notice that I will be undertaking work at:

23 LITHGOW DRIVE LOT DP
(address of where work is to be carried out)

and that I agree to abide fully with the following conditions:

1. Prior to any work being undertaken I will request Council to undertake an initial inspection of its infrastructure assets located in the road corridor to identify any pre-existing damage;
2. At the completion of the scheduled work I will request Council to undertake a final inspection of its infrastructure assets to determine whether any damage has occurred since the initial inspection;
3. To take responsibility for the building related care of infrastructure assets for the duration of the above building and/or resource consents;
4. To pay a non-refundable inspection and administration fee of **\$200.00**;
5. To pay a refundable Infrastructure Bond of **\$1,500.00**;
6. That the refundable Infrastructure Bond can be used by Council to offset the cost of damaged assets relating to other building or resource consents that I am also responsible for;
7. To pay the full cost of making good any damage caused to Council's infrastructure assets to an appropriate standard as determined by Council;
8. The refund of the Infrastructure Bond is subject to the making good of any damage to Council's infrastructure assets (as determined by Council) within a period of 4 (four) weeks from the date of Council's written notification to the above address.

Note: Council should be contacted at the completion of the building work so that it may undertake an inspection of its infrastructure assets to confirm that no damage has occurred. (Please telephone 06 349 0001 to book an inspection)


Signature

27/9/2010
Date

Explanation

- 1 The Wanganui District Council has significant infrastructure assets in its road corridor. Damage to those assets from building works can come at a cost to the ratepayers of the Wanganui District.
- 2 The purpose of the Infrastructure Bond is to encourage the applicant to ensure the infrastructure assets are not damaged. Further, in the event of damage, the infrastructure bond will ensure that the cost of repairing rests with the party responsible for its damage.
- 3 **Damage includes but is not limited to the following:** damage to footpaths, kerbing and channel, road surface, street furniture, tobies, trees, berms and other Council assets in the road corridor.
- 4 The Infrastructure Bond applies to all building consents (and/or resource consents) for demolition, removal, relocation and construction of dwellings.

Review of Bond Amount

- 5 Pursuant to a Resolution of the Wanganui District Council (17 June 2008) a builder who has multiple building consents may apply for an exemption from paying an infrastructure bond on each consent. The resolution states: "That the Chief Executive has delegated authority to review the refundable bond amount for builders with multiple consents."
- 6 An application for review of the Bond amount can be made on the appropriate form obtainable from the Council building at 101 Guyton Street, Wanganui.
- 7 To find out if you are eligible for a review of the bond amount, please talk to a member of the Building Control team in the first instance.

OFFICE USE ONLY

Date received:

IBA No.:

Receipt No.:

Received by:
(print name)

COMMENTS

Vehicle Crossing Consent
Consent No. BCov10/0868



Wanganui
District Council

1. Property owner details

Name

David Lee Wei Dong

Contact person/agent
(if owner is a corporation,
partnership or trust)

David Lee

Postal address

P.O. Box 24727 Royal Oak
Auckland.

Contact details

(09) 5207408

Phone

04-812180

Mobile

(09) 5207402

Fax

Email

ew@Asian2land.co.uk

2. Property details

Site address
(Specify unit/level number,
location of building within
site/block number, building name
and street name)

23. LITHGOW DRIVE

Currently lawfully
established use

Legal description

LOT 28 DP 378698

Rapid number

3. Description of project

Detailed description of the
development/project



Urban



Commercial

(Tick one)



Rural



Other (please specify)

Width of proposed vehicle
crossing

3.5mtrs.

4. Council approved contractor undertaking the work

(Refer to list of approved
contractors provided in the
guide)

WORKS INFRASTRUCTURE

Please turn over

OFFICE USE ONLY

Date received

27-9-10

Application #

Document #

Other

Property ID

51040

Legal ID

Receipt #

Amount Paid

\$

5. Diagram for vehicle crossing location

Provide a site plan to show the location of the proposed vehicle crossing, and, if applicable, location of water toby, trees, streetlights or poles, stormwater sump and other services/street furniture, such as bus stops, signs etc.

SEE MAIN SITE PLAN

6. Applicant's declaration

PRIVACY STATEMENT

Information on this form is required to be provided under the acts, regulations and bylaws administered by the council and is required to process your application. This information has to be made available to members of the public, including business organisations. In appropriate circumstances, it may also be made available to other units of the council, council's approved contractors and other government agencies.

Under the Privacy Act 1993, you have the right to access the personal information held about you by the council and you can also request that the council correct any personal information it holds about you.

I understand that as the applicant, all correspondence related to this application will be made to me.

I confirm that I have read and understood the Privacy Statement and that the information provided on the application form is true and correct.

Signature [Signature] Date 27/9/10

Name (print clearly) Daniel Lee

OFFICE USE ONLY

Owner ID

Parcel Prop. ID

51040

Ref no.

Date received

Received by

Tax Invoice GST No: 51 700 449 Credit No: 778030.921 VX

Fee payable (gst included)

Receipt no.

Date paid

Roading and Assets

Approved by WDC

Logged

First inspection date

Final inspection date

Notes



INSPECTION TIME REPORT

Building Consent Number BCon10/0868

Total Estimated Inspection Time	720
Total Actual Inspection Time	10
Inspection Time Difference	710
At BC Issue	Time to be charged.
At Completion	Positive amount = time to be credited Negative amount = time to be charged

Signed for and on behalf of the Wanganui District Council

810



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL		BCon10/0868
23 Lithgow Dr WANGANUI	on 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:		
Applicant	Description of Work		
Mr D Lee PO Box 24727 Royal Oak Auckland 1345	Construct 246m2 Residential dwelling with attached Garage		
Builder	Plumber	Drainlayer	
Mr D Lee PO Box 24727 Royal Oak Auckland 1345	No associations of type Plumber are linked to this application	No associations of type Drain Layer are linked to this application	

SUMMARY OF CONDITIONS

Building Consent Number BCon10/0868

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	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.
	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.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].
PIMconnect	Existing water connection at 0.4m off the right hand boundary. Existing stormwater and sanitary sewer connection at rear of site (see as built plans). WDC stormwater drain (in easement) and stormwater secondary flow path along right hand boundary of site. The secondary flow path must be maintained at all times.



Building Consent Conditions

Code	Condition
BC8wBLANK	The stormwater easement along the right hand boundary is also a stormwater secondary flow path. This must be contoured in such a way that a 100 year rainfall event can pass through this route without adverse effects on the rest of the property.

Your project's inspections are listed on the next page...



Please Note: A minimum of 24 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

Inspections Record For Building Consent Number BCon10/0868								
<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Reinspect</i>	<i>Notes</i>		
VEHICLE CROSSING INSPECTION						Installer will provide a producer statement on completion		
PILE AND/OR POST INSPECTION	Prior to placing Concrete							
CONCRETE FOUNDATION INSPECTION	Prior to placing Concrete					Slab foundation		
CONCRETE MASONRY INSPECTION	Before grouting							
CONCRETE SLAB INSPECTION	Prior to placing Concrete							
FRAMING INSPECTION	When all framing is complete.							
BRICK MASONRY INSPECTION	When bricks have been laid to sill height.							
BUILDING PRELINE INSPECTION	Before Internal linings are fixed.							



POST LINE INSPECTION	To inspect fixings. Prior to covering up.							
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion							
PLUMBING SUBFLOOR INSPECTION	Before covering up							
PLUMBING PRELINE INSPECTION	Before covering up							
SANITARY DRAINS INSPECTION	Before backfilling drains							
STORMWATER DISPOSAL INSPECTION	Before backfilling drains							



BUILDING CONSENT NUMBER BCon10/0868

Section 51, Building Act 2004

The building:

Street address of building:	Legal description of land where building is located:
23 Lithgow Dr WANGANUI	Lot 28 DP 378698 0.0870 ha
Building name:	Location of building within site/block number:
Level/unit number:	
0	

The owner:

Name of Owner:	
Mr W Dong	
Mailing address:	Street Address/registered Office:
PO Box 56525 Dominion Road Auckland 1446	PO Box 56525 Dominion Road Auckland 1446

Phone numbers:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

First point of contact for communications with the building consent authority:

Contact Person:	
Mr D Lee	
Mailing address:	Street Address/registered Office:
PO Box 24727, Royal Oak, Auckland 1345	PO Box 24727, Royal Oak, Auckland 1345

Phone number:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

Building Work

The following building work is authorised by this consent

Project
Construct 246m2 Residential dwelling with attached Garage

<i>Intended Use</i>	<i>Intended Life</i>
Single Detached Residential	50 Years
<i>Estimated Value (\$)</i>	
\$300000.00	

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 of 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.



CONDITIONS OF BUILDING CONSENT NUMBER BCon10/0868

Section 51, Building Act 2004

This Building Consent is issued Subject to the following conditions:

Building Act 2004, Section 90:

Inspections by Building Consent Authorities

Agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

Additional conditions:

- The stormwater easement along the right hand boundary is also a stormwater secondary flow path. This must be contoured in such a way that a 100 year rainfall event can pass through this route without adverse effects on the rest of the property.

Informative notes:

- [Informative note: The Building Consent, conditions, inspection sheet, and approved plans must be kept on site at all times until completion of the project.]
- [Informative note: Failure to request inspections will risk the non-issuing of a code compliance certificate and the structure may be deemed non-complying.]
- [Informative note: Any inspection time required over and above that allowed may incur a further charge.]
- [Informative note: Under Section 52, a building consent lapses and is of no effect if the building work to which it relates is not commenced within 12 months after the date of issue.]
- [Informative note: Under Section 93, if the owner has not made application within 24 months, the BCA (Building Control Authority), must decide whether or not to issue a CCC (Code Compliance Certificate).]

Compliance Schedule:

A compliance schedule (CS) is not required for this building

#Attachments

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

#Project information memorandum number BCon10/0868'

Signed for and on behalf of the Wanganui District Council

A handwritten signature in black ink, appearing to be 'D M Hall'.

D M Hall
Senior Building Control Officer

Date: 30 November, 2010



PROJECT INFORMATION MEMORANDUM NUMBER BCon10/0868

Section 34, Building Act 2004

Mr D Lee
PO Box 24727
Royal Oak
Auckland 1345

Issue Date:

Project Location	Assessment Number/Legal Description
23 Lithgow Dr WANGANUI	Lot 28 DP 378698 0.0870 ha
Category	Description of Work
New Residential Dwellings - \$200001 & over	Construct 246m2 Residential dwelling with attached Garage
Intended Life	Estimated Value (\$)
50 Years	300000.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon10/0868), which has been granted.

This Project Information Memorandum is subject to the following conditions:

- Existing water connection at 0.4m off the right hand boundary.
- Existing stormwater and sanitary sewer connection at rear of site (see as built plans)
- WDC stormwater drain (in easement) and stormwater secondary flow path along right hand boundary of site.
- The secondary flow path must be maintained at all times.
- All work on the project must comply with the requirements of the NZ Building Code.

Signed for and on behalf of the Wanganui District Council

A handwritten signature in black ink, appearing to be 'D M Hall'.

D M Hall
Senior Building Control Officer

Date: 30 November, 2010

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



14 October 2010

Mr Wei Dong
PO Box 24727
Royal Oak
Auckland 1446

Dear Sir or Madam:

BCon10/0868 for the property at 23 Lithgow Dr WANGANUI - Request for Further Information

The Wanganui District Council is currently processing your building consent which was recently submitted by Mr David Lee.

This letter is to notify you that further information is needed in order to process the building consent. We have written to Mr David Lee and asked them for this extra information.

You don't need to do anything, but you may wish to liaise with Mr David Lee to ensure that they respond fully and promptly to minimise the delay (and cost) for approval. The building consent has been put on hold until we get this further information.

Yours sincerely

Kim Glentworth
Customer Services Advocate

**FILE NOTE:
ASSESSMENT OF BUILDING CONSENT**

Applicants Name	Wei Dongy.
Activity/Use	New 246m ² Dwelling with attached Garage.
Date	29 September 2010
BC#	Bcon 10/08
Address	23 Lithgow Drive, Whangarei
Subject	Activities in Residential zones

THIS NOTE RECORDS THE INITIAL ASSESSMENT MADE OF THE CONSENT APPLICATION. IT ASSESSES WHETHER THE APPLICATION INCLUDES ALL OF THE INFORMATION REQUIRED TO PROCESS THE RESOURCE CONSENT FURTHER.

Zone:	Residential	Residential
Road Classification:		local.
Site Area:		870m ²
Site Coverage:	40% 251.7m ²	28.93%
Maximum Height:	10 metres	5.5m ✓
Structures (Height Recession Plane):	Front Boundary	6m.
	Side Boundary Allowable = 4.5m Actual = 3.8m.	2.5m. ✓
	Side Boundary Allowable = 5.2m. Actual = 3.6m	3.2m. ✓
	Rear Boundary	7.5m.
	(plus exemptions)	Not Required.
Multi Unit Development (detached):	Height recession plane applies from a notational boundary	—
Accessory Building	Garage or accessory building located in front of principal building	Garage Attached to dwelling.
Conjoined multi unit developments and residential care facilities	D= L = 3H/10 i. Site amenity 30m2 ii. Upper story units iii. Storage space	—

Noise:		—
Light:		—
Advertising		—
Access:	Minimum 1 access to be provided 3.5 metres maximum for single dwelling Check for landscaping (i.e. street trees), street furniture, and services in road reserve.	3.5 metre wide Vehicle crossing
Parking:		Provided
Traffic Generation	Non-residential activities to accommodate no more than: 50 people or less – access from local road 100 people or less – other roads	—
Easements	Easement N shown on site not over easement.	Plan house is
Building Over Boundary?	If YES, complete Section 75 Building Act	No
Development Contribution		No.
Archaeological site?		—

Decision and any other matters not contained in table above including further information for building consent purposes:

Further Information Received? Yes/No
Decision:

Dwelling complies with all rules
of District Plan.

Is resource consent required? Yes/No
Letter sent out? Yes/No

Date: 29 September 2010.

ASSESSED AS:
Restricted Discretionary Activity
Breaches:

Non-complying Activity
Breaches:

John King

Building Consent
Process check sheet – New Dwelling/Additions



New Dwelling/Additions			
Approved = ✓	More information required = X	Not Applicable = N/A If a sub element is not relevant choose N/A	
Address:	23 Lithgow Dr		
Building Consent No:	10/0868	Date: 12/10/10	
Consent Officers:	AM / 14		
Description:	New Dwelling		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
Site	Positioning	Siting		✓		
		Wind zone	Med (G.B)	✓		
		Durability zone – sea spray 2/3/4		✓		
B1. Structure	Foundation	Engineers design on architectural plans	Plan & detail don't match	X	✓	✓
		Load paths addressed / pads indicated		✓		
		Depth / width		✓		
		Reinforcement	sheets don't match	X	✓	✓
	Slab on ground / concrete floor	Engineers design on architectural plans		✓		
		Load paths addressed / pads indicated		✓		
		Hard fill	confirm type	X	✓	✓
		Reinforcing – mesh cover, supplementary bars		✓		
		Control joints		✓		
	Timber subfloor	Subfloor bracing & layout provided		✓		
		Fixing / Connection		✓		
		Height above ground level (550mm for particle board / 450mm crawl space)	clarify	X	✓	✓
		Ventilation		✓		
	Timber flooring	Member sizing and loading (size / spacing / span)	bearer	X	✓	✓
		End support / fixing / bearing		✓		
		Flooring material		✓		
		Lateral support, blocking		✓		
	Wall	Member sizing height / size / spacing		✓		
		Lintels – engineering design req		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer Review
		Beams – engineering design req		✓		
		Fixing / connection		✓		
		Wall bracing & calculation		✓		
	Roof	Roof framing	Truss	✓		
		Truss certificate & layout provided	does not match roof plan	X	✓	✓
		Member sizing (size / spacing)		N/A		
		Fixing / connection – uplift resistance		✓		
		Roof bracing	Hip roof	✓		
		Ceiling framing – battens 450 / 600		✓		
	External structure	Post footing / connection detailed		N/A		
		Post / beam connection		✓		
		Retaining wall		✓		
		Swimming Pool		✓		
		Other		✓		
	Barriers	Timber barrier (B1/AS2)	Post crs.	X	✓	✓
		Other approved barrier design		N/A		
	Chimney	Masonry / concrete chimney (B1/ AS3) SED		✓		
B2. Durability	Concrete	Concrete strength & cover	20 mPa	✓		
	Timber treatment	Wall / fixings / compatibility / brace & fixings		✓		
		Roof / fixings / compatibility		✓		
		Subfloor / fixings / compatibility		✓		
	Metal / Steel member	Material and coating system		N/A		
	Cladding material	Wall	Clay or concrete bricks	✓	✓	✓
C. Fire Safety	Outbreak of fire	Solid fuel fire/ fireplace location shown		N/A		
		Proprietary fires - Manufacturer's specifications provided		✓		
		Open fire - construction material		✓		
		Firebox opening size		✓		
		Surround / hearth size		✓		
		Chimney size		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
	Means of escape from fire	Dead end travel distance (24m max)		✓		
	Spread of fire	Distance from boundary < 650(1m)		✓		
		Fire rated construction		N/A		
	Stability during fire	Collapsing away from other property		✓		
D1. Access route		Slip resistance		✓		
		Landing		N/A		
		Handrail		✓		
		Tread & riser		✓		
		Stair dimension		✓		
		Clear height		✓		
		Lighting		✓		
D2. Mechanical installation for access	Lift / Escalator / moving walkway	Documentation for compliance with the code		✓		
E2. External moisture	Floor	Floor height above ground	confirm garage	x	✓	✓
		DPM under slab		✓		
		Waterproofing / tanking of retaining wall		N/A		
		Subsoil drainage		✓		
		Step / threshold with deck		✓		
	Wall	E2 Risk matrix assessed		✓		
		Wind Barrier / Rigid underlay / Building wrap		✓		
		Cladding system specified		✓		
		Cavity system	for brick veneer	✓		
		Head, jamb & sill details		✓		
		External & Internal corners		✓		
		Junctions – dissimilar materials		✓		
		Clearance of wall cladding		✓		
	Roof	Roofing underlay		✓		

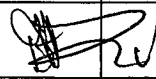
Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
		Profiled metal roof	<i>Pressed metal tiles</i>	✓		
		Concrete or clay tiles		N/A		
		Flat roofs / roof decks / substrate		✓		
		Flashings – Apron / Parapet / etc		✓		
	Deck / Balcony	Sill details at balcony threshold		N/A		
		Overflow relief		✓		
		Top flashing / intersection with wall		✓		
E3. Internal moisture	Internal wet area	Wall / floor impervious lining		✓		
		Shower – Proprietary <i>yes</i> / no	<i>Tiled walls</i>	✓		
		Waterproofing method specified		✓		
F1. Hazardous agent on site		Site investigation / report		N/A		
F2. Hazardous Building material		<i>Glazing</i> – Glass, safety glass – NZS 4223		✓		
F3. Hazardous substances and processes		Others (Toxic gases / asbestos)		N/A		
F4. Safety from falling	Barrier	Height / opening / unclimbable		✓		
		Base fixing and stability		✓		
	Opening / window	760 mm from floor level		N/A		
		Restrictors required where fall hazard potential		✓		
	Swimming pool	Fencing of Swimming Pool Act		✓		
Construction and demolition hazards		Required if more than 2 storey (refer to F5 / AS1)		✓		
F7. Warning systems	Smoke alarm / fire alarm	Location & type	<i>Bedroom 1</i>	X	✓	✓
G4. Ventilation		Living space – opening 5% of floor area		✓		
		Mechanical ventilation		N/A		
		Natural ventilation to existing space		✓		
G7 Natural light		Natural lighting to existing space		✓		
		Habitable space – 10% of floor area		✓		
		Outside visual awareness		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
G8. Artificial light			Not applicable for residential (SH)	N/A	N/A	
G11. Gas as an energy source		Gas hobs (combustible surfaces 200mm clearance)				
G12. Water supply		Source	Not shown.	x	x	x
		Tempered water / tempering valve		✓		
	Sanitary plumbing	Schematic provided / layout provided in relation to floor joists		N/A		
		Pipe size / length / gradient		x	✓	✓
		Venting requirements		x	✓	✓
		Pipe under / within floor framing		✓		
H1. Energy efficiency		Timber frame (wall / roof / floor insulation)	R 3.2 required in roof	x	✓	✓
		Solid construction (wall / roof / floor insulation)		N/A		
		Specific design		✓		
		Protection of subfloor insulation (if req)		✓		
		Glazing	Double required	x	✓	✓
E1. Surface water	Site drainage	Secondary flow path		✓		
		Floor level above crown road or lowest point	+ 1.1m.	✓		
		Drain pipe size and gradient	100 ø	✓		
		Sump / chamber	more info	x	✓	✓
		Soakhole / approved outfall	council's connection	✓		
		Stormwater design calculation		N/A		
	Roof water	Sufficient downpipe	4 x 80	✓		
		Internal / External gutter		✓		
		Overflow relief		N/A		
G1. Hygiene		Fixture layout		✓		
		Number of doors to kitchen, basin in wc - (yes) no	1 door	✓		
G2. Laundering		Sufficient laundry facility and space		✓		
G3. Food preparation and prevention of contamination		Sink and cooking facility		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
G12. Water supply		Water heating system, location	distance to kitchen	x	✓	✓
		Schematic provided (if applicable)	Sink	N/A		
G13. Foul water	Drainage	System specified		x	✓	✓
		Connection shown (layout provided)		✓		
		Drain size / material / gradient	No inverts not	x	✓	✓
		Main drain vent (tv)	shown but properly slopes to vent.	✓		
		Gully trap / ORG shown		✓		
		Drain under building		N/A		
		Discharge stack / relief valve				
G14. Industrial and waste	On-site liquid waste	Engineer / other suitable qualified professional design				
		Systems – Property size				
		Soil type, profile / loading rate		N/A		
		Tank size / effluent area				
		Clearance from waterway, ground water				
Misc		Specifications	section A13 insulation	x	✓	✓
		Structural calculations		✓		
		Foundation report		N/A		
		Producer statement design	checked member IPENZ	✓		
		Producer statement design – review		N/A		
		Has PIM been issued		No		
		Historic places check		N/A		
Engineering	Engineering comments			~		

Important note: This checklist is a guide for use by authorized WDC Officer only, for establishing compliance with the Building Code as part of the vetting and Building Consent application.

Tick

Peer Review	
Application Suspended: I confirm that I have evaluated the proposed project against all items in the checklist	
Application Approved: I confirm that I have evaluated the proposed project against all items in the checklist. Based on the information provided by the applicant, the project complies with the Building Code.	



14 October 2010

**Mr D Lee
PO Box 24727
Royal Oak
Auckland 1345**



Dear Sir or Madam:

**1st Request for further information on Application.
Request further info and time detail for Vehicle Crossing and Roothing**

Project Number:	BCon10/0868
Project Location:	23 Lithgow Dr WANGANUI
Project Description:	Construct 246m2 Residential dwelling with attached Garage

The building consent application is currently being assessed. The questions below have been raised by our assessors. Please supply the answers in a specific covering letter clearly cross-referencing our questions, and ensuring that the altered drawings are also cross-referenced and with appropriate 'clouding' or highlighting etc. to clearly identify changes. Please ensure that you quote this Project Number BCon10/0868 on all changes made to the documents.

SEE
ND-02

1. Existing water connection is at 0.4m off the right hand boundary, please show on site plan.
(Chris Carter - WDC IG)

ND-02

2. The area of the stormwater easement is also designated as a stormwater secondary flow path route. This means that the contours over the easement must be maintained in such a way that will allow any overflow of stormwater from the cul-de-sac to pass through this route.

ND-02

3. Please show secondary flow path on site plan and provide sufficient site levels to confirm that the flow path route will remain intact.
Detailed levels around the proposed turning bay are required.
(Chris Carter - WDC IG)

ND-02

4. If vehicle crossing is to be wider than 3.5 mt a resource consent is required. Please show width of vehicle crossing on the plans. (Dave Kenning Roothing)

SEE
ENGINEER'S PLAN

5. Please confirm the type of hardfill to be used under the slab, round stone (which will not puncture the DPM) is commonly used in the Wanganui region and sand blinding cannot be used with this product as it will percolate into the stone creating a void under the slab, (please note also that the soil type at the site for the proposed house is sand, not clay as specified on the supplied engineers foundation plan). (Andrew Morris - Building Control Officer)

ENGINEER'S
PLAN

6. The engineers supplied R.C. footing plan view detail on sheet S01 specifies a different reinforcing layout to the footing details on sheet S03, please clarify the design.
(Andrew Morris - Building Control Officer)



- ND-09 7. Please clarify the proposed method of compliance for H1 of the Building Code as the sheets supplied in the specification are unacceptable, specification section A03 - insulation refers to compliance with NZS 4218P, this standard is dated 1977 and has been superseded, also a schedule method has been supplied however this is for solid timber construction with the ceiling R-value under rated and double glazing has not been specified, please address. (Andrew Morris - Building Control Officer)
- ENERG PLAN 8. The specified inner house bearer under the bedrooms is undersize for the loaded dimension, please address. (Andrew Morris - Building Control Officer)
- ND-08 9. The supplied roof plan (sheet ND-04) does not match the supplied truss plan with regards to the gable over the lounge window W1, please address. (Andrew Morris - Building Control Officer)
- ND-03 10. Due to the location of the bedroom 1 door the standard smoke alarm distance may not be compliant, please confirm the required 60dB(A) rating is attainable within bedroom 1 (refer NZBC clause F7 section 3.3), if this is not attainable a smoke alarm will be required in the bedroom. (Andrew Morris - Building Control Officer)
- ND-16 11. The deck barrier detailed at 900mm crs. is non-compliant, the maximum crs. for 75 x 50 posts is 600mm (refer NZBC clause B1/AS2 table 2), please address. (Andrew Morris - Building Control Officer)
- ND-09 12. Please clarify the floor level height above ground. (Andrew Morris - Building Control Officer)
- ND-05 13. Please clarify whether Stephenson concrete bricks or Monier clay bricks are to be used as the concrete bricks require control joints and will need to be shown on the elevations. (Andrew Morris - Building Control Officer)
- ND-02 14. Your plumbing and drainage specification states you are to use NZBC G12 & G13 but your plan states AS/NZS3500. Please clarify which system is to be used. (Chris Gould - P&D Officer).
- ND-02 15. Your subfloor plumbing plan does not meet either of the above standards and will need to be redesigned. The waste pipes will need to run out to the gully traps individually or if they are combined will need to be sized and vented accordingly. If you use an AS/NZS3500 design and connect them directly to the drain then they will also need to be sized and vented correctly. (Chris Gould - P&D Officer).
- ND-02 16. Please provide drain inverts in relation to finished floor level, ground levels around the site, crown of road and top of kerb. These inverts will be required at the head of the drain and the boundary. (Chris Gould - P&D Officer). *Not provided but property slopes to road.*
- ND-07 17. Please confirm the driveway will be graded to the sump shown. (Chris Gould - P&D Officer).
- ND-02 18. The maximum pipe run from the hot water cylinder to the kitchen sink is to be no more than 7m (20mm pipe), 12m (15mm pipe) or 25m (10mm pipe), please show how this is to be achieved. (Chris Gould - P&D Officer).
- ND-02 19. The external hot water cylinder shown will have relief valves that will release water during normal operation, these drains should be taken to a gully trap if possible or a gully trap provided. (Chris Gould - P&D Officer).

MEC ENGINEERING CONSULTANTS LIMITED

Structural & Civil Consulting Engineers

Tel: 09 476 8184 Fax: 09 476 8186

PO Box 301 131 Albany Auckland

18th October 2010

Andrew Morris
Building Control Officer
Wanganui District Council
P O Box 637
Wanganui

Re: Lot 28, 23 Lithgow Drive wanganui – Building Consent Number 10/0868

Dear Mr. Morris,

Referring to your letter dated 14 October 2010, please find the following:

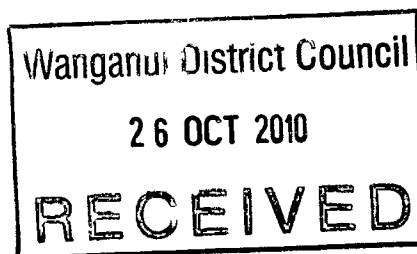
Item 5 & 6. Revised sheet S01, S02 and S03 show round stone base-course, soil type (sand) etc.

Item 8. The inner house bearer (2/150x50 under the bedrooms) is satisfactory based on the structural calculation sheet 17,23 &24.

Should you have any further queries, please do not hesitate to contact me.

Yours faithfully,
p.p. MEC Engineering Consultants Ltd


Melvin Man
Structural Engineer
BE(Civil), MIPENZ, CPEng



APPROVED

10 / 0868

Consent No.



4 November 2010

**Mr D Lee
PO Box 24727
Royal Oak
Auckland 1345**

Dear Sir or Madam:

2nd Request for further information on Application.

Project Number:	BCon10/0868
Project Location:	23 Lithgow Dr WANGANUI
Project Description:	Construct 246m2 Residential dwelling with attached Garage

The building consent application is currently being assessed. The questions below have been raised by our assessors. Please supply the answers in a specific covering letter clearly cross-referencing our questions, and ensuring that the altered drawings are also cross-referenced and with appropriate 'clouding' or highlighting etc. to clearly identify changes. Please ensure that you quote this Project Number BCon10/0868 on all changes made to the documents.

- 1. Please show water connection on site plan as previously requested. (Chris Carter - WDC IG)**
- 2. Secondary flow path question has not been answered sufficiently. Levels given appear incorrect. From supplied information, the secondary flow path opposite the garage is only 25mm below the garage floor level, this is not sufficient.**
- 3. Also the following levels are required: Sump Top level, levels along the kerb and channel outside No 25 Lithgow Drive including low point of No25's vehicle crossing. Please contact me to discuss these issues. (Chris Carter - WDC IG)**

We appreciate the importance of your application and on receipt of the requested information we will endeavour to process your application without delay.

This information requires to be supplied within 3 months from the date of this letter or this consent maybe cancelled without further notice.

If you have any further enquiries please contact this office and quote your Project Number **BCon10/0868**.

Yours sincerely

Louise Woodthorpe
Customer Services Advocate