

Form 5

Building consent - BC220470.A1

Section 51, Building Act 2004

The building

Street address of building: 68 Weka St
Mangawhai

Legal description of land where building is located: Lot 8 DP 560995

Building name:

Location of building within site/block number: 68 Weka St
Mangawhai

Level/unit number: 0

The owner

Name of owner: Sean and Kate Fullan

Contact person: Dave Wrathall

Mailing address: 1319 Whangaparaoa Road
Army Bay
Auckland 0932

Street address/registered office:

Phone number: Landline: Mobile: 0211371767

Daytime: No information provided

After hours: No information provided

Facsimile number: No information provided

Email address: sean.fullan@gmail.com

Website: No information provided

First point of contact for communications with the building consent authority:
Aimee Roscoe (WESTMORELAND HOMES LTD); Mailing Address: 20 Old Waipu Rd
Mangawhai 0505; Phone: 094313313; Email: council@westmoreland.co.nz

Building work

The following building work is authorised by this building consent:

4 Bedroom New Dwelling w/ Attic. Council WW

Amendment 1: Change safety glass locations, bathroom and ensuite layout, move skylight location, add to retaining wall

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.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that 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.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Construction monitoring requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

- Construction Observation:
 - Inspection of Pile Driving
 - Inspection of Foundations prior to concrete
 - Inspection of SED masonry Work
 - Inspection of SED timber pile work.

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records, please forward these to buildingsupport@kaipara.govt.nz referencing the building consent number.

Inspections

The following Kaipara Building Consent Authority inspections are required:

Inspections generated from Main Building

- Siting and Site Scrape Inspection
- Wastepipes
- Blockwork
- Framing / Pre-wrap
- Post Wrap / Cavity
- Preline
- Internal Membrane
- Retaining wall
- Prepour
- Floor Slab
- External Tanking
- Concrete / Tilt panel / Steel frame
- Half High Brick
- Post Line
- Drainage
- Final

Inspections generated from Amendment 1

- Preconstruction meeting / Inspection
- Framing / Pre-wrap
- Retaining wall
- Prepour
- Drainage
- Final

Documents required

MAIN BUILDING

Prepour

- B1: Retaining wall - Construction monitoring records
- B1: Foundations - Construction monitoring records

Wastepipes

- G12: Pipework pressure test documentation
- G13: Underslab plumbing as-built & plumbers details

Floor Slab

- B1: Slab - Construction monitoring records

Blockwork

- B1: SED masonry - Construction monitoring records

Framing / Pre-wrap

- B1: Truss certification

Concrete / Tilt panel / Steel frame

- B1: Mid-floor slab - Construction monitoring records

Preline

- G12: Pipework pressure test documentation

Drainage

- E1: Stormwater drain leakage test and as-built plans
- G13: As-builts, drainlayer details, pipework test

Final

- G9: Energy works certificate

AMENDMENT 1

Preconstruction meeting / Inspection

- F2: Hazardous materials - Asbestos Assessment Report

Prepour

- B1: Retaining wall - Construction monitoring records

Framing / Pre-wrap

- B1: Truss certification

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- Advice notes
- Project Information Memorandum (PIM): BC220470



Signature: Kerry Hewson

Position: Building Services Officer

On behalf of: Kaipara District Council

Issue Date: 01 November 2022

Advice notes

Section 92 (2A) - Code Compliance Certificate Application - Restricted Building Work: An application for Code Compliance Certificate is required to be applied for within 24 months of the Building Consent issued date, please complete this within the AlphaOne system.

As the building work involves restricted building work, all licensed building practitioners who carry out or supervise restricted building work under this consent must on completion of the work provide the Owner and the Territorial Authority (Kaipara District Council) with a record of work, in the prescribed form (Form 6A), detailing what restricted building work has been carried out or supervised.

In accordance with S92 of the Building Act records of work must be included with the application for Code Compliance Certificate.

The records of building work may be submitted via the customer portal as follows:

Sign in;

Search for the appropriate project in My Applications;

Go to the Action menu by the application progress bar and select Upload Documents;

On the Miscellaneous document select attach file and upload your document.

Design Engineer: Council reserves the right to call on the project design engineer, at any time to inspect the fabrication and construction of the structure, referenced on the design drawings, to verify that the structure meets the relevant regulatory performance requirements and publicised standards. The design engineer will, following satisfactory inspection (including remedial actions and re-inspection), provide copies of the site inspection / instruction(s) and verify that the works have been completed / installed correctly.

As-Built Truss Layout: An 'as built' truss layout, showing truss and top plate connectors, along with design verification data and lintel sizes outside the scope of NZS 3604 must be available on site at the Prewrap Inspection for the Building Consent Authority officer to collect to facilitate the inspection and retain for record purposes.

Waterproofing System Verification: As most internal water proofing systems rely on installation of multiple coats the Building Consent Authority will not undertake inspection of these. Verification will be required from the installer of the internal tanking systems to certify that the system has been installed in accordance with the building consent and manufacturer specifications.

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Electrical Energy Works Certificate: The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and confirms compliance

with this building consent.

Pressure Test Certificate: Upon completion of the building work the plumber shall provide a pressure test certificate to the owner to submit with their documentation for code compliance certificate application.

KDC AN08: As-built truss layout: An "as built" truss layout, showing truss and top plate connectors, along with design verification data and lintel sizes outside the scope of NZS 3604 must be available on site at the Prewrap for the Kaipara District Council Building Consent Authority Inspector to collect to facilitate the inspection and retain for record purposes.

KDC AN40.1.1: Smoke alarms: Compliant and operating smoke alarms with hush facility shall be installed within 3 metres of every bedroom and on every level of the dwelling and will be checked at the time of final inspection.

KDC AN45: Compacted hardfill - A PS4 - Construction review by a suitably qualified engineer is required to confirm compacted fill under building platform has adequate bearing capacity (100kPa minimum).

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 the survey pegs before work commences.
5. 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 at least 2 working days notice of the covering up of any
 - i) drainage or plumbing
 - ii) excavation for a foundation
 - iii) reinforcing steel for a foundation
 - iv) timber required to have a specific moisture content
 - v) other work required to give notice as a condition
6. Council MUST be notified at the completion of building work on the attached form.

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.

Project information memorandum

Section 34, Building Act 2004

Application

Owner: Sean and Kate Fullan
C/- WESTMORELAND HOMES LTD
20 Old Waipu Rd
Mangawhai 0505

Issue Date: 01 September 2022

Project

Description: 4 Bedroom New Dwelling w/ Attic. Council WW
Intended use: 2.0 Housing: 2.0.2 Detached Dwelling
Location: 68 Weka St
Mangawhai

Legal description: Lot 8 DP 560995
Valuation number: 0122195710

Please Note: This is not an approval to start building work. Please ensure your Building Consent is issued prior to commencing any work. Upon receiving your building consent please check carefully and ensure that compliance with any Conditions, District Planning restrictions or Resource Consent conditions are satisfied. The information below should be read with the understanding that should changes be made at building consent stage then this may alter the requirements listed below.

This project information memorandum does NOT constitute a building consent.

Heritage status of the building

Building work associated with this project will not be affecting land or structures that have heritage status. This project is exempt from the rules of the district plan that relate to heritage buildings.

Notable trees

Council is not aware of there being any notable trees associated with this site. Therefore the project is exempt from the rules of the District Plan that relate to Notable Trees.

Special features of the land concerned

Special feature(s) of the land concerned are:

Please note this site is situated in a Tsunami Evacuation area, Please refer to attached map

"Land concerned" means the land on which the proposed building work is to be carried out; and includes any other land likely to affect or be affected by the building work.

"Special feature of the land concerned" includes, without limitation, potential natural hazards, or the likely

presence of hazardous contaminants, that -

*a) are likely to be relevant to the design and construction or alteration of the building or proposed building;
and*

b) is known to the Territorial Authority; and

c) is not apparent from the District Plan under the Resource Management Act 1991.

Details of existing stormwater or wastewater systems relating to proposed building work

There are existing storm water services available on, or adjacent to, the site of the proposed building work.

There are existing wastewater utility services available on, or adjacent to, the site of the proposed building work.

Other information

Once a Building Consent is issued, the Council 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.

If the building is wholly or partly a dam, a Project Information Memorandum and Building Consent must be obtained from the regional authority.

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.

Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice) before you make an application for a Building Consent.

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.

The proposed project complies with the District Plan zoning as it does meet the Residential Zone Rules with a Harbour Overlay under RM220116

Consent Notice: 12089402.6

Please be advised there are consent notices registered against this property. A breach of these conditions

may result in legal action.

Council's desktop assessment has found that the site wind zone rating is high

The Council's desktop assessment has found that the site exposure zone is zone D - Sea Spray

Council has found this site is situated within a Tsunami Evacuation zone. Please refer to NRC map

Development Contributions do not apply to this project.

The proposed vehicle access (gradient / width / length) needs to comply with the requirements of the District Plan / Council's Engineering Standards. Attached if required, for your use, is a copy of the crossing application form.

ATTACHMENTS:

- Consent Notices 12089402.6
- Planning Map
- Vehicle Crossing application form
- GIS map of property and utilities
- Natural Hazard Maps - Tsunami Evacuation Area

-

Notes:

1. The information supplied in the sections of this project information memorandum is specific to the building project to which the application relates by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council (09) 439 3123.
2. The Council has used its best endeavors to ensure that all information provided in this project information memorandum is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
3. This information reflects the Kaipara District Council's current understanding of information which is relevant to the project. This is based only on the information thus far provided to it and held on record. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
4. The information contained in this project information memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of

issue.

220470 - Assets

Legend

Stormwater Point

- CatchPit
- Manhole
- Other

Stormwater Line

- Catchpit Lead
- Gravity Main
- Service

Wastewater Point

- Boundary Kit
- FlushPoint / Outlet

Wastewater Line

- Rising Main
- Service

Stormwater Line by Condition

- Excellent

Wastewater Line by Condition

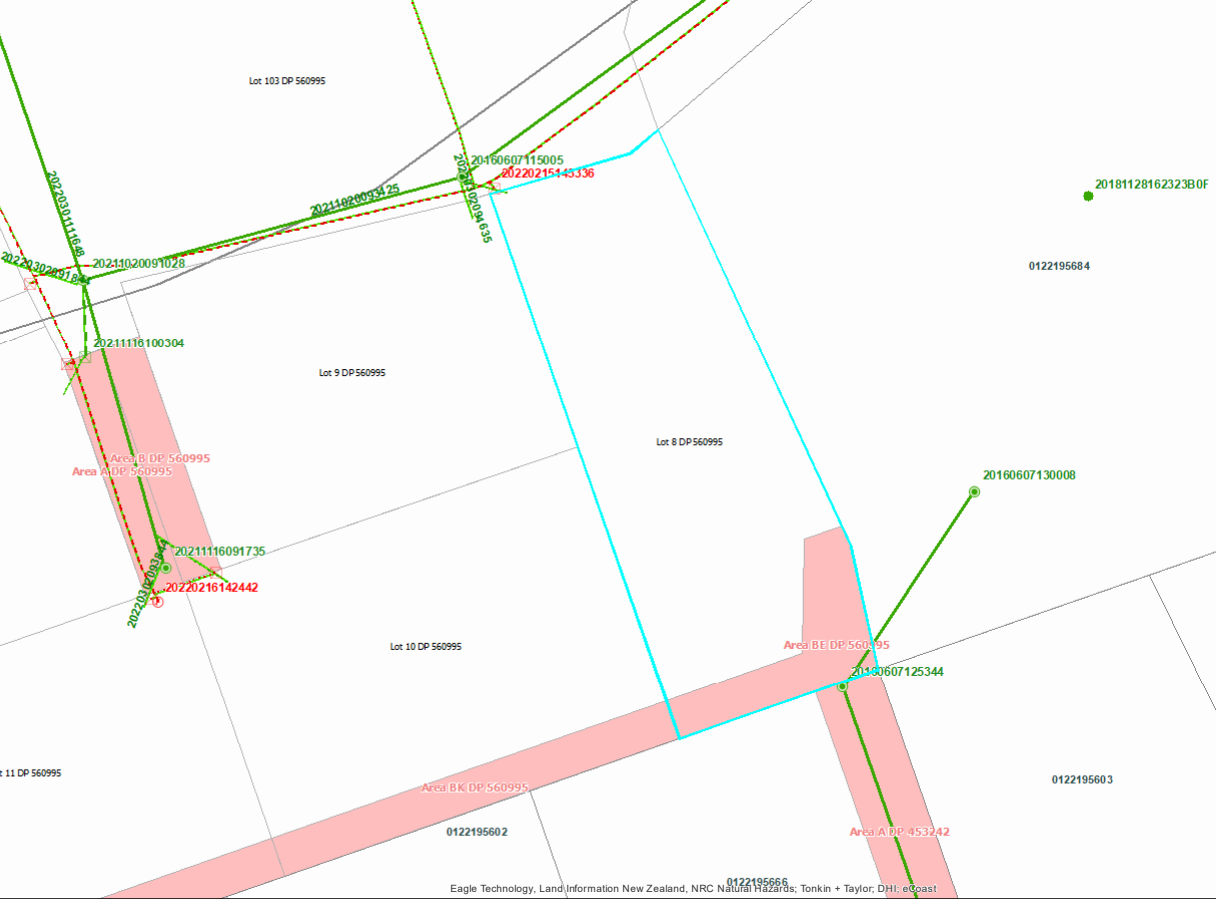
- Excellent

RAMM Roads

- Thin Surfaced Flexible
- LINZ Street Address

Property Boundaries

- Property Boundaries
- Parcel Boundaries
- Easements



Scale: 1:282
Original Sheet Size: A3

Projection: NZGD 2000 New Zealand Transverse Mercator
Bounds: 1,741,290.0320 6,000,913.6515
1,741,404.4613 6,000,846.5291

The information provided is an indication only and needs to be validated in the field.
Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting from the reliance or use of this information. Cadastral information is derived from LINZ's Digital Cadastral Record System (CRS) CROWN COPYRIGHT RESERVED.

--- CEHZ 3 - uncertain

--- CEHZ 3

Coastal Flood Hazard Zone 0 (Current)

■ Coastal Flood Hazard Zone 0 (Current)

Coastal Flood Hazard Zone 1 (50 years)

■ Coastal Flood Hazard Zone 1 (50 years)

Coastal Flood Hazard Zone 2 (100 years)

■ Coastal Flood Hazard Zone 2 (100 years)

Coastal Flood Hazard Zone 3 (100 years + Rapid SLR Scenario)

■ Coastal Flood Hazard Zone 3 (100 years + Rapid SLR Scenario)

Priority Rivers (10 year Extent)

■ Priority Rivers (10 year Extent)

Regionwide Models (10 year Extent)

■ Regionwide Models (10 year Extent)

Priority Rivers (50 year Extent)

■ Priority Rivers (50 year Extent)

Regionwide Models (50 year Extent)

■ Regionwide Models (50 year Extent)

Priority Rivers (100 year CC Extent)

■ Priority Rivers (100 year CC Extent)

Regionwide Models (100 year CC Extent)

■ Regionwide Models (100 year CC Extent)

Tsunami Shore Evacuation Zone

— RED ZONE

Tsunami Evacuation Zones

■ ORANGE ZONE

■ YELLOW ZONE

■ SAFE AREA



220470-Tsunami Evacuation Area map

Crown Copyright Reserved
 Projection: NZTM Datum: NZTM2000.
 DISCLAIMER:
 The Northland Regional Council cannot guarantee that the information shown is accurate and should not be reused in any manner without proper consultation with its owner.

0 0.005 0.01 0.02 0.03 0.04 0.05 km



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

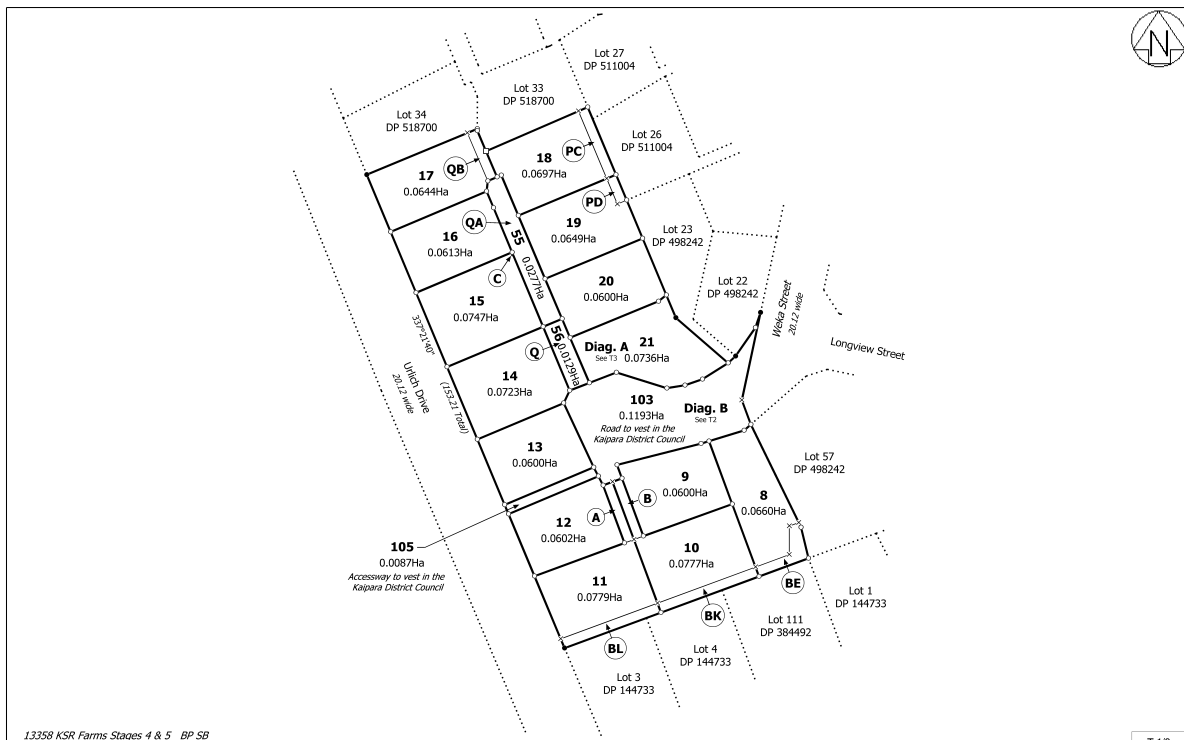
Identifier **991406**
Land Registration District **North Auckland**
Date Issued 10 August 2021

Prior References
813015

Estate Fee Simple
Area 660 square metres more or less
Legal Description Lot 8 Deposited Plan 560995
Registered Owners
Sean Vincent Fullan and Kate Emily Fullan

Interests

Appurtenant to part formerly Lot 113 DP 384492 is a right to drain water created by Easement Instrument 9047826.1 - 23.7.2012 at 10:02 am
Subject to a right (in gross) to drain water over part marked BE on DP 560995 in favour of Kaipara District Council created by Easement Instrument 10436311.9 - 30.6.2016 at 1:17 pm
The easements created by Easement Instrument 10436311.9 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right to drain water and sewage created by Easement Instrument 10777034.5 - 7.6.2017 at 2:10 pm
The easements created by Easement Instrument 10777034.5 are subject to Section 243 (a) Resource Management Act 1991
12089402.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.8.2021 at 3:16 pm
Land Covenant in Covenant Instrument 12089402.10 - 10.8.2021 at 3:16 pm
12230202.2 Mortgage to Westpac New Zealand Limited - 17.9.2021 at 11:38 am



13358 KSR Farms Stages 4 & 5 BP SB

T 1/3

Land District: North Auckland	Lots 8 - 21, 55, 56, 103 & 105 being a Subdivision of Lot 76 DP 518700	Surveyor: Richard Michael Smales Firm: Reyburn & Bryant 1999 Ltd	Title Plan LT 560995 Approved on: 19/08/2021
Digitally Generated Plan Generated on: 18/08/2021 7:07pm Page 5 of 7			

View Instrument Details



Instrument No 12089402.6
Status Registered
Date & Time Lodged 10 August 2021 15:16
Lodged By Smythe, Lucy Jane
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
991406	North Auckland
991407	North Auckland
991408	North Auckland
991409	North Auckland
991410	North Auckland
991411	North Auckland
991412	North Auckland
991413	North Auckland
991414	North Auckland
991415	North Auckland
991416	North Auckland
991417	North Auckland
991418	North Auckland
991419	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Lucy Jane Smythe as Territorial Authority Representative on 05/08/2021 12:46 PM

***** End of Report *****

IN THE MATTER of the Resource Management Act 1991 ("**Act**")

A N D

IN THE MATTER of the subdivision of land shown in Deposited Plan 560995 (North Auckland Registry) ("**Plan**")

CONSENT NOTICE
(Section 221 of the Act)

KAIPARA DISTRICT COUNCIL ("**Council**") being the territorial authority of the district within which the land described in the First Schedule below ("**Land**") is located has consented to the subdivision of the Land as shown in the Plan subject to the conditions of the Second Schedule below to be complied with on a continuing basis by the Owner (as defined in the Act).

FIRST SCHEDULE
(Land)

ALL of the land being Lot 76 Deposited Plan 518700 comprised in Record of Title 813015.

SECOND SCHEDULE
(Conditions)

The Owner (as defined in the Act) must, on a continuing basis, to the satisfaction of the Council, comply with the following conditions of the Council's Subdivision Consent number RM100133B, namely:

- 1. In respect of Lots 8 to 14, 20 and 21 on the Plan (each a "Lot"):**
 - 1.1** At the time of application for a building consent for any dwelling on a Lot, a vehicle crossing shall be constructed in accordance with the following requirements:

- (i) the vehicle crossing shall be located at a point where at least 45m sight distance in each direction is available;
- (ii) the minimum distance between vehicle crossings on the same side of the road shall be 10m. The vehicle crossings on Lots 10 to 12 shall be designed and constructed in accordance with the Kaipara District Council's Engineering Standards 2011 drawings S05, S10 and S11; and
- (iii) any necessary permit procedures shall be complied with.

2. In respect of Lots 14 to 21 on the Plan (each a "Lot"):

- 2.1 All earthworks, the location of buildings, building foundations and stormwater and wastewater disposal to be subject to specific engineering design by a suitably qualified Chartered Professional Engineer having regard to the Coffey Geotechnics (NZ) Ltd report dated 4 April 2007, letter dated 21 October 2010, Hawthorn Geddes Pond Design Report dated 11 May 2015 and the Hawthorn Geddes completion report approved on 20th July 2021.
- 2.2 If a Lot has access to the Mangawhai Community Waste water scheme by a low pressure system rather than a conventional gravity system, then at the time of application for a building consent for any dwelling on each Lot written confirmation is required from Council prior to connection that any proposed pumping system meets Council requirements.

DATED the 5th day of August 2021

SIGNED by the Council
by its authorised signatory

) _____
)
 Dina Tetzner



Vehicle Crossing Permit Application

Application No:
(Office use only)

Resource Consent No:
(only required if current RC exists subject to a VC permit)

Applicant/Owner Details

Name
Postal address
Contact telephone Email.....

Agent

Name
Postal address
Contact telephone Email.....

Send permit to: Owner Agent as noted above

Note: If agent is noted, then it is the agent's responsibility to pass all Council's correspondence, notices, certificate, etc. to the applicant as appropriate.

Site Location

Street/RAPID No Road name
Town or locality Valuation No
Legal description

Contractor Details

Name of person/firm constructing the crossing
Postal address
Contact telephone Email

A Corridor Access Request (CAR) with a Traffic Management Plan (TMP, prepared by a warranted Temporary Traffic Management (TTM) Planner, is required to be submitted through www.submitica.com for all work on the road corridor including vehicle crossings. Once the CAR is approved a Work Access Permit (WAP) will be issued.

Crossing Information Required

Location: Adjacent road is:.....

- Urban (S05) Rural (S06) Sealed with kerb & channel Sealed with no kerb & channel
 Metalled (*only applicable to unsealed roads*)

Intended Use

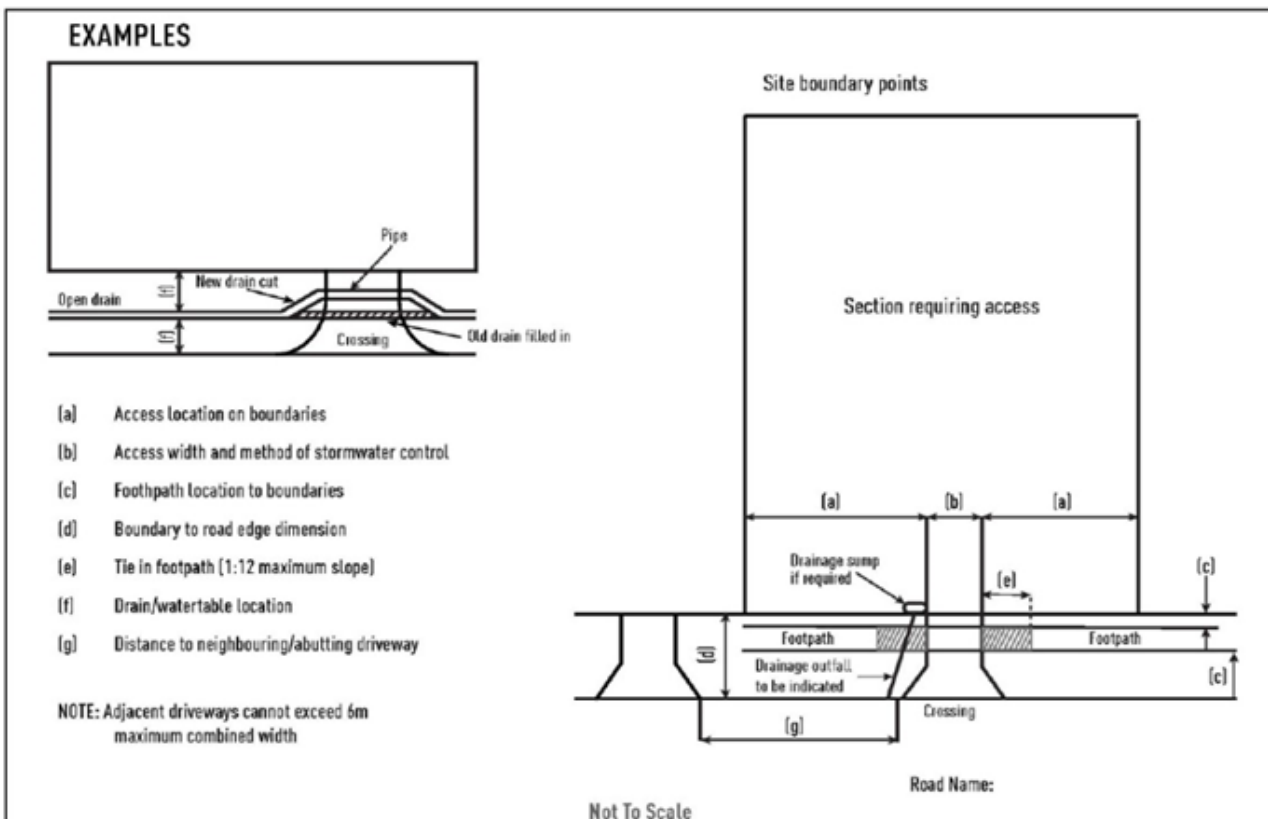
- Residential Commercial Other (*please specify*).....

Note: Application **will not** be accepted by Council if a plan is not attached for the **location** of your vehicle access.

Site Locality Plan (please refer to example below for required dimensions)

Road name:

Property Description:



The application fee must be paid before the permit can be processed.

If the property has a current resource consent of which the vehicle crossing is a part, the fee to be charged is \$125.00 (inc GST), the inspections will be billed separately. For all other applications, the fee is \$495.00 (inc GST) which includes the pre- and post-approval inspections.

For internet banking Council account number is:

- BNZ Dargaville: 02 0308 0090743 07

Alternatively, you can follow the link on Council's website:

<https://www.kaipara.govt.nz/pay-it-online?token=MTYzNjY2NjYxOA>

Please use "VCA" and your name in the reference fields.

Signed by Owner/Agent: Date:

Office Use Only

Receipt number	Date:
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