

Property Id Z0028291000
Legal Desc LOT 1 DP 151974
Property Address 18 STARFORTH PL, HENDERSON WAITAKERE CITY, 1008
Owner's Name GRZYBOWSKI MARK & MILANOWSKA EWA
Unauthorised work exists? N

Consent Year/Number	(M2) Area	Status Finalled	Type of work	Microfich
95/008268	412	Y	DWELLING	30/01/96
Issued to GRZYBOWSKI MARK & MILANOWSKA EWA				



WAITAKERE CITY COUNCIL
PRIVATE BAG 93109 HENDERSON
PHONE 836-8000

APPLICATION FOR BUILDING CONSENT
(Attach all relevant documents in duplicate)

PART A
Complete in all cases

APPLICATION NUMBER 95/2162

1. OWNER		2. CONTACT (If not owner)	
Name: <u>Mr M. Grzybowski & Ms E. Milarska</u>		Contact Name: <u>Apex Homes (1993) Ltd</u>	
Postal Address: <u>1/- Apex Homes (1993) Ltd</u>		Postal Address: <u>348 EAST COAST Rd</u>	
<u>348 EAST COAST Rd, Mairangi Bay</u>		<u>Mairangi Bay</u>	
Phone Number: <u>4787818</u>		Phone Number: <u>4787818</u>	
Fax Number: <u>4782292</u>		Fax Number: <u>4782292</u>	
3. PROJECT LOCATION			
Number: <u>18A</u>		Street: <u>Starforth Place</u>	
Locality: <u>HENDERSON</u>			
4. LEGAL DESCRIPTION			
Valuation Number: <u>33570-626-00</u>		(Office Use Only)	
		Property ID:	
Lot: <u>1</u>	DP: <u>151974</u>	Section:	Block:
Site Area: <u>412</u>	Square Metres Hectares	Survey District:	
5. PROJECT			
Intended Use(s) (In detail) <u>As a dwelling</u>			
Estimated Value: \$ <u>72,000</u> (GST Incl)		No. of Dwelling Units: <u>one</u>	
Floor area of proposed work: <u>87.36m²</u>		No. of Storeys: <u>One</u>	
Intended Life: Indefinite but not less than 50 years <input checked="" type="checkbox"/>		or specified as years.	
New or relocated building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/>		Demolition <input type="checkbox"/>	
Stages: All <input checked="" type="checkbox"/> or Stage No. of an intended Stages			
Do high tension electricity transmission lines cross the property?		Yes/No <u>No</u>	
Will any second-hand materials be used?		Yes/No <u>No</u>	
6. CHARGES		OFFICE USE ONLY	
		CATEGORY <u>5</u>	
The Council's charges payable on the making of this application are:		Plan Review Fee: INSBP <u>380.00</u>	
<u>548</u>		Planning Check Fee: PLCHECK <u>70.00</u>	
S <u>25.795</u>		PIM Fee: INSPROPINF <u>98.00</u>	
Date: <u>25.7.95</u>			
Receipt No. <u>180413</u>			
This application will not be processed until the Application Fee is paid		TOTAL <u>\$548.00</u>	

WCC202

548
250
798

- Application for Building Consent only, in accordance with Project Information Memorandum No.
- Application for Building Consent and Project Information Memorandum.

PART B : PROJECT DETAILS

(Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters, cross each applicable box, if any, and attach relevant information in duplicate.

- Location in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- Provisions to be made for vehicular access, including parking.
- Provisions to be made in building over or adjacent to any road or public place.
- New provisions to be made for disposing of stormwater and wastewater.
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- New connections to public utilities.
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris and disconnection from public utilities, and suppression of noise.
- Details of any cultural heritage significance of the building or building site, including whether it is on a marae.

PART C : BUILDING DETAILS

Complete Part C in all cases

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate).

- The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
- Building certificates
- Producer statements
- References to accreditation certificates issued by the Building Industry Authority
- References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction.

PART D

Complete as far as possible in all cases
(Give names, addresses and relevant registration numbers if known)

DESIGNER	
Name:	Apex Homes (1993) Ltd.
Address:	348 EAST COAST Rd, Mairangi Bay
BUILDER	
Name:	Apex Homes (1993) Ltd
Address:	348 East Coast Rd, Mairangi Bay
ENGINEER	
Name:	.....
Address:	.....
Reg. No.	.....
DRAINLAYER	
Name:	Kevin Williams
Address:	PO Box 20014
Reg. No.	07638
PLUMBER	
Name:	KPL Plumbing Ltd.
Address:	PO Box 128, Kumau
Reg. No.	4516
GASFITTER	
Name:	.....
Address:	.....
Reg. No.	.....
ELECTRICIAN	
Name:	Mike Cunson Electrical
Address:	PO Box 1710, Whangarei
Reg. No.	FB207
CERTIFIER	
Name:	.....
Address:	.....
Certifying:	.....
Reg. No.	.....

If more than number allowed for please provide details on a separate sheet.

PART E : COMPLIANCE SCHEDULE DETAILS

E1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE
(Complete Part E1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- Automatic sprinkler systems or other systems of automatic fire protection.
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- Emergency warning systems for fire or any other dangers.
- Emergency lighting systems.
- Escape route pressurisation systems.
- Riser mains for fire service use.
- Any automatic back-flow preventer connected to a potable water supply.
- Lifts, escalators or travelators or other similar systems.
- Mechanical ventilation or air conditioning system serving all or a major part of the building.
- Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code.
- Building maintenance units for providing access to the exterior and interior walls of buildings.
- Such signs as are required by the building code in respect of the above mentioned systems.
- None of the above.

E2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE
Complete Part E2 only if the building contains one or more of the systems listed in Part E1

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- Means of escape from fire.
- Safety barriers.
- Means of access and facilities for the use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975.
- Hand-held hoses for fire fighting.
- Such signs as are required by the New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

The information collected in this form is required under provisions of the Building Act 1991 to process this application for Building Consent.

This information forms part of the Council's record relating to the property and will be held for at least the life of the building to which it relates. The information is freely available upon request to any person who so wishes to inspect Council's record except for those plans marked confidential pursuant to S.27 of the Building Act 1991. Personal information relating to the applicant/owner, the project and the property contained in this form will be used as part of statistical information produced by Council which is provided to Valuation NZ and Statistics New Zealand and is also available, for a fee, to any person upon request from the Council.

Signed by or for and on behalf of owner:

Mandy OD Apex Homes Ltd

Position: *Draughtsperson*

Date: *25/7/95*

BUILDING CONSENT NO:

95/2162

Project Information-Memorandum No: 95/2162

Section 35, Building Act 1991
8268
CITY COUNCIL

ISSUED BY

87

(Insert a cross in each applicable box. Attach relevant documents)

ENTERED

APPLICANT	PROJECT
<p>Name: GRZYBOWSKI</p> <p>Mailing Address: C/- APEX HOMES 348 EAST CST BAYS RD MAIRANGI BAY</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage No ^x of an intended stages</p> <p>New Building <input checked="" type="checkbox"/></p> <p>Alteration <input type="checkbox"/></p>
<p>PROJECT LOCATION</p> <p>Street Address: 18 STARFORTH PL HENDERSON</p>	<p>Intended Use(s) (in detail): DWELLING</p> <p>Intended Life:</p>
<p>LEGAL DESCRIPTION</p> <p>Property Number: 33570-626-00</p> <p>Valuation Roll Number: 151974</p> <p>Lot: DP: 151974</p> <p>Section: Block:</p> <p>Survey District:</p>	<p>Indefinite, but not less than 50 years <input type="checkbox"/></p> <p>Specified as years</p> <p>Demolition <input type="checkbox"/></p> <p>Estimated Value: \$ 72,000.00</p>
<p>COUNCIL CHARGES</p> <p>The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:</p> <p>Total: \$ 1167.60 0.00</p> <p>ALL FEES ARE G.S.T. INCLUSIVE Oct 49178</p>	<p>Signed for and on behalf of the Council:</p> <p>Name: _____</p> <p>Position: _____</p> <p>Date: 21 / 8 / 95</p>

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages, headed "Conditions of Building Consent No /"

8268

CONDITIONS OF BUILDING CONSENT 8268

The above Building Consent has been approved today subject to the following conditions:-

1. To notations on plans.
2. The applicant shall take all steps necessary to avoid damaging the street, footpath or verge area and shall reinstate any damage to those areas to the satisfaction of Council.
3. Where one is not already constructed, the owner shall construct to a standard satisfactory to Council a vehicle crossing between the carriageway and the owners land.
4. A 450mm x 450mm stormwater cesspit is to be located in yard/driveway to obtain best stormwater control. Yard/driveways to be kerbed or channeled to direct stormwater to cesspit.
5. Subject to the certificate attached in respect of the Resource Management Act 1991 issued pursuant to Section 35(1A) of the Building Act 1991.

PROJECT INFORMATION MEMORANDUM NO: .

95/2162

Section 31, Building Act 1991

ISSUED BY

WAITAKERE CITY COUNCIL

(Insert a cross in each applicable box. Attach relevant documents.)

<p>APPLICANT</p> <p>Name: MR GRZYBOWSKI</p> <p>Mailing Address: C/- APEX HOMES 348 EAST CST BAYS RD MAIRANGI BAY</p>	<p>PROJECT</p> <p>New or Relocated Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/></p> <p>Intended Use(s) (in detail): DWELLING</p> <p>Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Specified as _____ years</p>
<p>PROJECT LOCATION</p> <p>Street Address: 18A STARFORTH PL HENDERSON</p>	<p>This is:</p> <p><input checked="" type="checkbox"/> Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent.</p>
<p>LEGAL DESCRIPTION</p> <p>Property Number: 0</p> <p>Valuation Roll Number: 33570-626-00</p> <p>Lot: 1 DP: 151974</p> <p>Section: Block:</p> <p>Survey District:</p>	<p>Not yet applied for <input type="checkbox"/></p> <p>No: attached <input type="checkbox"/></p> <p><input type="checkbox"/> Notification that other authorisations must be obtained before a building consent will be issued.</p> <p><input type="checkbox"/> Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.</p>
<p>COUNCIL CHARGES</p> <p>The Council's total charges payable on the uplifting of this project information memorandum, in accordance with the tax invoice are \$ 0.00</p> <p>ALL FEES ARE G.S.T. INCLUSIVE</p>	

This project information memorandum includes *(cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings):*

- Information identifying relevant special features of the land concerned.
- Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- Details of relevant utility systems.
- Details of authorisations which have been granted.
- Details of authorisations which must be obtained before a building consent will be issued.
- Details of authorisations which have been refused.

Signed for and on behalf of the Council:

Name: 

Position:

Date: 22/08/95

PROJECT INFORMATION MEMORANDUM

NO: 95/2162 **SITE ADDRESS:** 18~~4~~ STARFORTH PLACE, HENDERSON

LEGAL DESCRIPTION: LOT 1 DP 151974

PLANNING

Zoning: Residential 2 (Waitemata Section)

Site Designated Stability Sensitive: NO

Site Designated Flood Sensitive: NO

Land Use Consent Required: YES - BEING PROCESSED

Land / Building classification by Statutory Organisation: N/A

Any Specific Requirements: N/A

BUILDING

High-tension electricity transmission lines clearance required: NO

Hazard Register: No Known Hazards

PLUMBING AND DRAINAGE:

Existing foulwater drains: NO

Existing stormwater drains: NO

Sanitary Sewer: YES

Stormwater Sewer: YES

Auckland Regional Council Sewer clearance required: NO

Auckland Regional Council Bulk Watermain clearance required: NO

CITY OF WAITAKERE DISTRICT PLAN

CONTROLLED ACTIVITY REPORT RESIDENTIAL DEVELOPMENTS

OFFICER: Roger Quinton : LL(a1) DATE RECEIVED: 25 July 1995
APPLICANT: Apex Homes (1993) Ltd BUILDING CONSENT NO.: N/A
FILE ADDRESS: 18A Starforth Place, Massey WARD: Waitakere
LEGAL DESCRIPTION: LOT 1 DP 15194 ZONE: Residential 2
(Waitemata Sector)
ADDRESS FOR SERVICE: Apex Homes, 348 East Coast Rod, Mairangi Bay

Further Information Required No
Any Affected Persons No
Approval Given N/A

PROPOSAL

To construct a single storeyed, three bedroomed dwelling. The house is to be clad with hardiplank weatherboards and hardiflex on gable ends - roofing is to be tiles.

SITE AND NEIGHBOURHOOD DESCRIPTION

The subject site is a rear site and is relatively flat with a slight slope to the west. The property is unvegetated apart from grass; a 1.6m high close-boarded fence defines all boundaries. Surrounding development is similar in design to the proposed dwelling, ie, generally single storeyed, clad with Hardiplank weatherboards and roofed with tiles.

ENVIRONMENTAL ASSESSMENT

- | | |
|--|----|
| 1. Building Orientation - Privacy (fencing/landscaping) | OK |
| 2. Building Design (siting, visual compatibility) | OK |
| 3. Parking & Manoeuvring of Vehicles | OK |
| 4. Building Orientation - local features
(sun, topography, outlook, road) | OK |
| 5. Building Domination (same site/adjoining sites) | OK |

Comments

The proposed dwelling complies with relevant bulk and location controls and does not conflict visually with existing development on adjacent sites. There will be no physical domination of adjoining sites and adequate provision has been made for the parking and manoeuvring of vehicles.

RECOMMENDATION

That, pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by Apex Homes to establish a residential development at 18A Starforth Place, Massey being Lot 1 DP 151974 for the following reasons:-

Subject to conditions, the development -

- 1) Is orientated to achieve adequate privacy between units and adjacent properties.
- 2) Has a design which is compatible with units on the same site and other development in the vicinity.
- 3) Provides adequately for the parking and manoeuvring of vehicles.
- 4) Is located having regard to the physical features of the site, the outlook, the sun and the road.
- 5) Is located so that there is no significant domination of adjoining units or sites.

Conditions imposed on the consent are as follows:-

- (1) That all reticulated services, including power and telephone, shall be provided underground.
- (2) Within 6 months of the issue of the building consent all other access, manoeuvring and parking areas shall be formed and finished in an all-weather surface, to the satisfaction of the Planning Manager.

Officer: R. Quinton Date: 8/8/95
(Roger Quinton - Planner)

Consent Granted as Recommended

Peter Reabum Date: 9/8/95
Peter Reabum
Planning Manager

Please contact Roger Quinton (Ph 836 8000 ext 8620) if you have any queries about this report.

BUILDING CONSENT NO: [REDACTED]

Project Information Memorandum No: 95/212

ISSUED BY

Section 35, Building Act 1991
WAITAKERE CITY COUNCIL

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
<p>Name: MR GRZYBOWSKI Mailing Address: C/- APEX HOMES 348 EAST CST BAYS RD MAIRANGI BAY</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage No X of an intended stages of:</p> <p>New Building <input checked="" type="checkbox"/></p> <p>Alteration <input type="checkbox"/></p> <p>Intended Use(s) (in detail): DWELLING</p> <p>Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years</p> <p>Demolition <input type="checkbox"/></p> <p>Estimated Value: \$ 72,000.00</p>
PROJECT LOCATION	
<p>Street Address: 18X STARFORTH PL HENDERSON</p>	
LEGAL DESCRIPTION	
<p>Property Number: 0 Valuation Roll Number: 33570-626-00 Lot: 1 DP: 151974 Section: Block: Survey District:</p>	
COUNCIL CHARGES	
<p>The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:</p> <p>Total: \$ [REDACTED] 1167.60.</p> <p>ALL FEES ARE G.S.T. INCLUSIVE Pct 49178</p>	<p>Signed for and on behalf of the Council: Name: [Signature] Position: TECHNICAL BUILDING CONTROL Date: 21.1.8.1995</p>

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached [REDACTED] pages, headed "Conditions of Building Consent No [REDACTED]"

8268

Date Inspected	REMARKS (e.g. stage reached with work)
15/9/95	f/f sime ok f/r too also over 20/2. 2/3. 1000000 act to four
19/9/95	Blockwork ok. RAB
21/9/95	Pre floor OK. RAB
1-11-95	Drain Test OK <i>[Signature]</i> & made drain layer
22/11/95	
28/11/95	Final in access (dog) <i>[Signature]</i>
29/11/95	Final Dog under No Access RAB
30/11/95	Final All OK RAB
12.12.95	Plumbing & Drainage completed

COMPLETED

(SIGNATURE) *[Signature]* DATE 20/11/95
 BUILDING SURVEYOR

(SIGNATURE) *[Signature]* DATE 14/12/95
 PLUMBING & DRAINAGE SURVEYOR

CODE COMPLIANCE CERTIFICATE NO:

COUNCIL FILE COPY

Section 43(3), Building Act 1991

95/2162

ISSUED BY *W.C.C.*

BUILDING CONSENT NO: *B268*

*Apex Home
348 East Coast Bays Rd*

(Insert a cross in each applicable box. Attach relevant documents.) *Mairangi Bay.*

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Street Number:	
Stage No of of an intended stages		<i>18th Starforth</i>	
New or relocated building	<input checked="" type="checkbox"/>		
Alteration	<input type="checkbox"/>		
Intended use(s) (in detail):		LEGAL DESCRIPTION	
Intended Life:		Property Number:	
Indefinite, but not less than 50 years	<input type="checkbox"/>	Valuation Roll Number:	
Specified as years	<input type="checkbox"/>	Lot: <i>1</i>	DP: <i>151974</i>
Demolition	<input type="checkbox"/>	Section:	Block:
		Survey District:	

This is:

- A final code compliance certificate issued in respect of all of the building work under the above building consent
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No." (being this certificate).

The Council charges payable on the uplitting of this code compliance certificate, in accordance with the attached details, are: \$

Receipt No: *49:78.*

Signed for and on behalf of the Council:

Name: *Steven Adams*

Position: *Building Surveyor* Date: *15.1.196.*

Waitakere City Council

: Civic Centre : HVB
(Environmental Administration)



'AS BUILT' DRAINAGE PLAN

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

Owner's Name: RENTAL APEX HOMES

The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes

Address of Property: (No.) 18 (Street) STARFORTH HSY

Lot _____ D.P. _____

Drainlayer's Name: RJ WANE

For Office Use Only:--

Drainage Permit No.

Building Permit No.

Date Inspected

1-11-95

Inspector

[Signature]

NOTE .

1. Please ensure that this 'As Built' Plan is completed prior to the inspection of the drainage work by the inspector.
2. Failure to comply may delay the approval of your work.

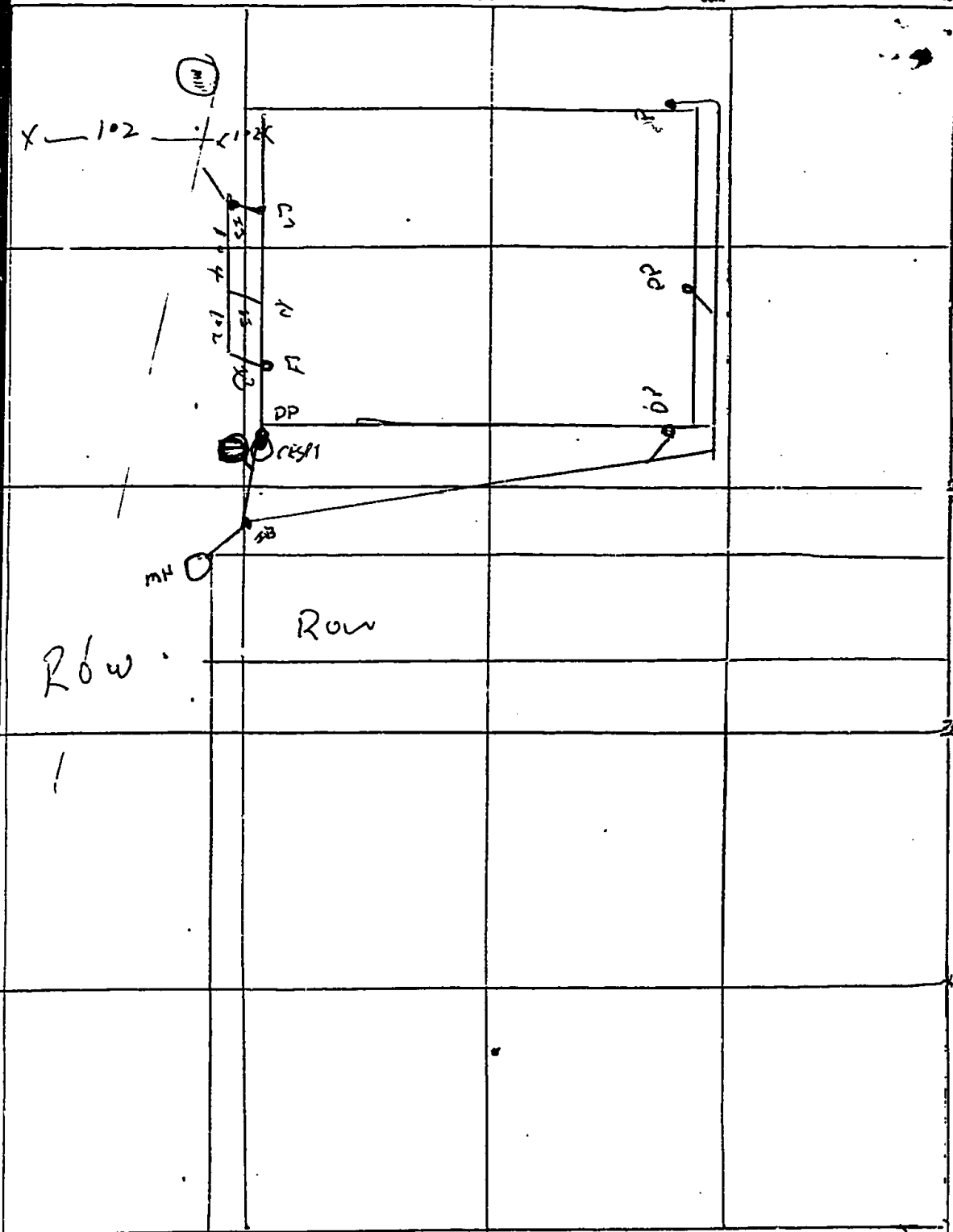
ROAD BOUNDARY

10m

20m

30m

40m



Row

Row

Please Photocopy

Wall Bracing Calculation Sheet A

Job Details

box 1

Name M Grzybowski & E Milonowska
 Street and Number 18A STARFORTH PLACE
 Lot and DP Number LOT 1, DP 151974
 City/Town/District HENDERSON
 Location of Storey: single/upper of two/lower of two
 Building height to apex 7.0 m Roof weight light/heavy
 Roof height above eaves 1.9 m Cladding weight light/heavy
 Stud height 2.4 m Room in roof space y/n
 Average roof pitch 25°
 Building length BL = 13.0 m Gross Building 37.36
 Building width BW = 7.3 m Plan Area, GPA = m²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.
Note: For heavy roofs use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

Region: R1 0 Inland 0 Coastal
 Exposure: Sheltered 0 Exposed 1 Extreme 3
 Topography: Gentle 0 Moderate 1 Extreme 3
 Total points 1
 Wind zone: Low (0) Very high (3)
Medium (1) Specific Design (4)
High (2)

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BUs required Wind

box 4

From Table W1A/W1B
 W along = 44 BUs/m
 W across = 37 BUs/m
 Total wind load,
 W ALONG:
 W along x BW = 322 BUs
 W ACROSS
 W across x BL = 481 BUs

7.3 x 44
13 x 37

BUs required Earthquake

box 5

From Table EQ1
 E = 1.4 BUs/m²
 Note: For a room in the roof space use E+1
 Total earthquake load,
 EQ ALONG and EQ ACROSS:
 E x GPA BUs = 123 BUs
37.36 x 1.4



Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
A	130		GIB 1	1.8	55	99		
			GIB 1	1.8	55	99		
B	70		GIB 2	1.8	75	135		
C	130		GIB 1	2.4	75	180		
D								
E								

Totals Achieved		W	513	EQ		
From Sheet A	Totals Required		W	322	EQ	
Wreq/EQreq =						

*If Wreq/EQreq is 1 or less complete EQ column only
 If Wreq/EQreq is 1.5 or more complete W column only
 Otherwise complete both W and EQ

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
M	100		GIB 1	2.4	75	135		
N	70		GIB 2	1.8	75	135		
O	100		GIB 2	1.8	75	135		
P	100		GIB 1	2.4	75	180		
Q								

Totals Achieved		W	585	EQ		
From Sheet A	Totals Required		W	481	EQ	
Wreq/EQreq =						

APEX HOMES (1993) LTD

348 East Coast Rd, MAIRANGI BAY, AUCKLAND
9 Walton St, PO Box 271, WHANGAREI

Ph 478 7818 Fax 478 9229
Ph 09 438 4422 Fax 09 438 3451

SPECIFICATION

FOR

M. Grzybowski &
E. Milanowska

AT

LOT 1,
Starforth Place, Henderson

CONTRACT: This contract includes the supply and delivery of all materials, labour, fittings, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified in a workmanlike manner and in accordance with the NZ Building Code.

PERMITS: Contractor to comply with the NZ Building Code, to apply for and to obtain all the necessary permits and to pay all fees for same. Vehicle crossings and water meter charges are not included.

PROVIDE AND FIX: The words "provide and fix" shall be construed to mean "Provide" and "Fix" where mentioned separately, unless otherwise specified.

INSURANCE: The employer to have all his employees covered against accident by an "Employers Liability" policy and to take out insurance against fire with an insurance office for a sum sufficient to cover 100% of the contract sum, both to remain in force until the building is taken over by the owner.

WORKMANSHIP: All workmanship must be in accordance with normal trade practice and all materials must be suitable for their proposed use.

INTERPRETATION: Work or materials shown on the plans and not specified, or specified and not shown must be supplied as though both shown and specified. Materials shown but not specified must be of the kinds commonly used for the service they are intended to perform. Figured dimensions shall supersede those to scale. Only items shown on the appropriate plan shall apply, whether or not they are included in the specifications.

ALTERATIONS: No alterations to plan or specifications will be permitted after the job has gone to production, except where the "Materials" clause is enforced, unless alterations are authorised and paid for prior to being carried out.

MATERIALS: Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the contract, may be substituted with materials that conform to NZ Building Code and the Lending Institution. Any difference in cost will be adjusted at the completion of the contract.

MAINTENANCE: Period to be thirty days after the owner has taken possession. Any parts that require adjusting, which have been included in this contract shall be adjusted or replaced as specified in the specification at the contractors own expense. One maintenance list only is required, in writing within the specified thirty days. Failure to do such absolves the contractor from further claim.

CONTINGENCIES: Provision is to be made by the builder and the owner to meet and contingencies that may arise due to fluctuations in the prices of various materials or labour. Should there be either a rise or fall in the price of labour or materials from the date the tender is submitted until the final payment, an adjustment to the Contract Price is to be made accordingly.

EXCAVATE: Excavate as required for all site levellings, foundations, footings, block walls, waterpipes, etc., to the various depths, levels and grades required for the erection of the building and its appurtenances. All sub-soil from the foundations and other excavations is to be deposited on the site unless otherwise specified. All top-soil and vegetation to be removed from under concrete floors.

ADDITIONAL WORK: Any additional work to that specified herein and in the said plans and specifications which shall be required by the local authority or by the Lending Institution, shall be notified by the builder to the client and the extra cost (if any) of such additional work shall be added on to the contract price and paid to the builder by the owner on the completion of the job.

SITE AND ACCESS: The owner will be responsible for ensuring that the section is fully pegged with survey pegs correctly numbered and flagged, and for the provision of all weather access for the vehicles of the builder and sub-trades. Owner to remove from building site all obstructions, trees, heavy growth, etc.

ROCKS: The removal of reef or large rocks from foundations or drainage excavations will be considered an extra to the contract.

DOUBTFUL BEARING: The owner shall be responsible for the cost of any additional costs to those provided for by this specification and the accompanying drawings, through encountering ground of doubtful bearing capacity or for landslides resulting from causes beyond the control of the contractor.

MATERIALS: Cement must be Portland Cement or Readymix conforming in all respects to B.B.S.

SAND: All sand shall be clean, of mixed grades and free of organic matter.

WATER: Used for concrete must be clean and fresh.

CONCRETE: All concrete work to be carried out in accordance with the local by-laws and the Lending Institution requirements. For general purposes, the mixture shall be of 6 parts of metal to 1 part of Portland Cement or Readymix. All to be well mixed and tamped into trenches and boxing immediately after mixing.

BOXING: If boxing is required, it must be well fitted together and wetted before the concrete is placed.

FOOTINGS: To be constructed in 6:1 concrete and reinforced with approved M.S. rods and lapped not less than 40 diameters for D.M.S. steel (see plan for size).

PILES: To be 450 x 300 x 300, 125 x 125 square timber piles bedded on 100 x 300 x 300 concrete pads and brought up to 300mm above ground level. (Or as shown on plan).

VENTILATORS: Build into base wall, mouse proof ventilators of an approved manufacture and max. 1800 crs. and 750 crs. from corners. Recessed fibrolite bases do not require base ventilators.

PORCH FLOORS AND STEPS: Steps and porches will generally be reinforced concrete fixed in accordance with good trade practice or as indicated on plan. Unless stated on plans. (Timber).

DAMP PROOF COURSE: Cover all concrete and brick faces in contact with timber work with on layer of three ply malthoid or other approved damp proof course.

BRICKLAYER

FOOTINGS: To be constructed in 6:1 concrete.

MATERIALS: Type as shown in plan.

MORTAR: Shall be composed of 1 part of ply mortar to 3 parts of clean sharp mixed washed sand, properly mixed on a water-tight platform not more than twenty minutes before using. Add 1 part of Portland Cement to 3 parts of the above. Lay 1 layer water proof mortar to render water proof.

WIRE TIES: To be max. 500mm crs. horizontally and 335mm crs. vertically.

VERMIN PROOF: With 6mm netting to perimeter of building.

WORKMANSHIP: The whole of the brickwork is to be built up by skilled tradesmen, all joints must be struck jointed mortar. Angles and intersections shall be properly bonded. Required openings and chases to be provided for as indicated on plans.

BRICK VENEER: Build brick work clear of the wooden framing, care being taken to keep the framing free from mortar droppings. Flush up the mortar on the back of the walls as the work proceeds. Build mouseproof galv, vermin strips secured to the bottom wall plate and taken 25mm into brickwork. Point the face joints as the work proceeds. Build in window frames as detailed and set on either brick or precast concrete sills. Clean down the face of all brickwork on completion. Brick cavity to be minimum 40mm.

BASEMENT GARAGE: Retaining walls, if required, to be 200mm blockwork to the satisfaction of the Engineer.

TERRACE: To be constructed, if shown on plan, according to details.

CARPORT: Where shown on plan, construct carport to requirements and to plan.

CARPENTER AND JOINER

FRAMING: All timber work shall be framed, trussed, braced and assembled in a workmanlike manner and in accordance with normal trade practice. All materials are to be laid true to their various levels and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction and comply with N.Z. Building Code and to the satisfaction of the Building Inspector.

BEAMS: To N.Z.S.S. requirements.

FIBROLITE BASE: The fibrolite shall be 6mm thick, fixed with 40mm x 20g galv. clouts. Support at 600mm crs. vertically and 675mm horizontally. Framing timber to be heart native timber or treated timber.

FLOOR JOISTS: To be 150 x 50 at 600mm crs., gauged to an even surface and nailed to all stringers and plates. (Or as per plan). All joists to be over a solid bearing. Allow for double joists where main bearing partitions run parallel with the joists. Increase the size of joists where basement garage is shown on plan.

CONCRETE FLOORS: To have 12mm \emptyset bolts at 1350mm crs. for fastening ext. plates, or bottom plate anchors.

PLATES: All to be straight and in long lengths.

STUDS: To be double nailed to all plates with 75mm and 100mm nails. Place 100 x 50 studs to openings over 900mm and trimmers to studs. Stud height to be average 2400mm to living areas.

BRACES: Wherever possible, brace every 4500mm of external walls to all external corners with pryde bracing checked flush into studs. Brace internal bearing partition with pryde purpose made angle bracing diagonally in accordance with the Code.

NOGGINGS: Allow two rows of noggings to all walls.

BEARER PLATES: To be 100 x 100mm spaced as shown. All joints to be made over piles.

TRUSS ROOFS: If shown on plan to be of approved manufacture as per plan.

SOFFIT: Frame for flat soffit to eaves out of 75 x 25mm and 75 x 40mm bearers and 150 x 25 fascia board. Line soffit of eaves with 4.75mm fibrolite or any other approved material and underlay, where shown on plans.

EXTERIOR SHEATHING: As detailed on plan. (Building paper under fibrolite).

PORCH WALLS: To be lined with flat fibrolite sheets 4.75mm thick with building paper under, unless stated otherwise on plan.

D.P.C.: Place malthoid between all concrete or masonry and timber.

TIMBER JOINERY: All exterior door and window jambs and sills to be grooved, throated and constructed in a proper and tradesmanlike manner and primed before fitting.

ALUMINIUM JOINERY: To be of approved manufacture and sizes as shown on the plan.

FLOORING: All flooring shall be 20mm H.D. particle board, fixed to manufacturer's specifications. There may be a colour variation after sanding. All floor surfaces must present a level face and be kept as clean as practicable during the construction of the job.

FLOOR SANDING: On completion of the house, finish all floors with first cut machine sanding. Not to varnish standard - if two cuts required, owners responsibility.

INTERIOR LININGS: All walls to be lined with gibraltar board sheets, or as per plan, except block walls. All ceilings to be lined with gib-board except where stopping, then will be lined with 12mm particle board of paint quality. Sheets to be nailed with 30mm galv. F.H. nails. All stopping to be done with stopping plaster to an even surface. Paper quality only in service rooms. This does not include basements, garages or basement garages unless otherwise stated on the plan.

CORNICES: Cornices to all rooms shall be stock wooden scotia except where shown otherwise on the plan.

DOORS AND THEIR FRAMES: External door frames and sills shall be of D.A. heart rimu or approved treated timber. Jambs and heads out of 100 x 50. Sills out of 150 x 62. Internal door frames shall be out of 25mm dressed pine or similar approved timber.

DOOR SCHEDULE: All doors paint quality.

Interior (main)

1980 x 760mm

Fig. 2 flush 3/87mm A.C. Butts.

W.C. & Bathroom

1980 x 710mm

Fig. flush 3/87mm A.C. Butts.

Wardrobes

1980 x 610mm

Fig. 2 flush 2/ 87mm A.C. Butts.

Kitchen Cupboards

12mm thick (minimum)

Surface mounted 2 or rebate butts.

Front

1980 x 810mm

(as on plan).

Back

1980 x 810mm

(as shown on plan).

If louvre doors required, no responsibility is taken for warping after doors have been fitted. Nod door stops provided.

SINK TOP: Builders special formica or as indicated on plan. Tops to match.

KITCHEN CUPBOARDS: All kitchen cupboard units shall be built of an approved manufacture and shall be to the dimensions shown on the plan. They shall be positioned as shown on the floor plan. Allow for false floors and toe spaces on units standing on the floor proper. Kitchen cupboard doors shall be hung on one

pair of hinges and shall have fasteners fitted. Dresser and buffet tops shall be formica unless otherwise shown on plan. All kitchen cupboard units are 12mm customwood finished with 3 coats of paint.

HOT WATER CUPBOARD: To be constructed where shown and to be fitted with two shelves.

WARDROBES: To be lined with wall board and to have 300mm wide full length hat shelf and one coat rail.

LINEN CUPBOARD: To be constructed as wardrobes except that it will have fitted shelves.

TOWEL RAILS: Provide and fix one chrome plated towel rail in bathroom (900mm long approx).

MIRRORS: Excluded.

DRIVEWAYS & PATHS: Owners responsibility, unless otherwise specified on plan.

LETTER BOX & CLOTHESLINE: Excluded.

METER RECESS: Provide recess for electric meter board where directed. Recess to be lined with Gibraltar Board or similar approved material.

MANHOLE: Provide ceiling access with removable panel.

CARPETS & VINYL: Excluded.

<u>SIZE</u>	<u>GRADE</u>	<u>REMARKS</u>
150 x 50	Approved by Local Authority	1800 crs.
75 x 31	" "	400 crs.
75 x 25 & 100 x 25	" "	
20 Particle Board	" "	
Finger Jointed Pine	" "	
150 x 50	" "	
150 x 50	" "	
40 x 18 Bevelled	" "	
Ex 150 x 25	" "	
40 x 10 Single Splay	" "	
60 x 10 Single Splay	" "	
125 x 50	Spans	2.000mm
150 x 50	"	2.400mm
200 x 50	"	3.300mm
225 x 50	"	3.600mm
250 x 50	"	4.150mm
300 x 50	"	5.000mm

<u>SIZE</u>	<u>GRADE</u>	<u>REMARKS</u>
100 x 100	Approved by Local Authority	See sub Floor Plan
100 x 75 & 100 x 100	" "	
100 x 50 & 100 x 75	" "	
100 x 50 & 100 x 75	" "	400 crs.
Pryde/100 x 50	" "	
100 x 50	" "	900 crs.
100 x 50 & 150 x 50	" "	900 crs.
100 x 50 & 150 x 50	" "	900 crs.
100 x 50 & 150 x 50	" "	450 crs.
75 x 50	" "	750 crs.
150 x 25	" "	
150 x 25	" "	
75 x 25	" "	Dependent on
100 x 50	" "	spacing and
75 x 50 & 100 x 50	" "	loading 600
75 x 50 & 100 x 50	" "	
75 x 50	" "	675 max.
100 x 50	" "	Iron Roof
100 x 50	" "	Iron Roof
		(1.800 crs).
		Tile Roof
		(1.380 crs).

PLUMBER

MATERIALS: All materials used by the plumber must be of accepted standard and must conform to N.Z. Building Code. Any part or parts omitted from this specification which are useful or necessary to complete this work in a proper manner, shall be taken as though specifically mentioned.

FLASHING: Flash all openings through the roof and windows where necessary to make a water-tight job as required.

SPOUTING: Unless otherwise specified, provide and fix P.V.C. spouting supported on heavy P.V.C. brackets fixed at 900mm crs. Spouting to have graded fall to downpipes.

DOWNPIPES: Provide and fix 75mm Marley downpipes in suitable positions, unless otherwise shown on plan.

WASTEPIPES: Vent pipes and waste pipes to be P.V.C. unless otherwise shown on plan. Carry waste pipes from all fittings with traps, cleaning eyes, etc., as required. All P.V.C. installations to comply with N.Z. Building Code.

COLD WATER SUPPLY: Lay a cold water supply from main at boundary in 18mm diameter piping. Provide and fix stopcock in suitable accessible position. Lead 12mm branches to sink, bath, basin, shower and tub. All pipes and fittings to be copper except under floor which is to be P.V.C. and all installed to N.Z. Building Code.

HOT WATER SUPPLY: All piping in connection with the hot water system shall be Copper. Lead from cold water supply line to hot water system in 12mm piping. Provide and fix "Ajax" valve or similar. Provide and fix a 135L water cylinder and take 18mm branches to bath, 12mm sink, basin shower and tub. All pipe fittings must be of approved brand with flanges for securing to framing. Provide drain pipe from H.W.C. Hot water cylinder to be set not less than 60°C and not higher than 55°C at taps. All installation in accordance with the N.Z. Building Code.

W.C. PAN: To be flushed by a 11.5L capacity cistern of approved manufacture and fitted with all necessary fittings. Connect to pan with 37mm flush pipe.

TAPS: (Streamline pattern). The bath to have 18mm C.P. taps with 75mm ext. Basin and Kitchen sink to have 2 x 12mm C.P. pillar cocks. The laundry to have 2 x 12mm C.P. taps. There is to be one brass exterior tap. Interior taps to be marked "Hot" and "Cold" respectively.

BATH: Provide and fix one first quality 1500mm white standard bath, or as indicated on the plan.

BASIN: Provide and fix one Plix wall basin on cupboard where shown on plan. If vanity unit, please refer to plan for details.

WASTES: To be P.V.C. subject to N.Z. Building Code. Bath, sink and tub to have 37mm traps and wastes. Basin to have 30mm trap and waste. All wastes to discharge into gully traps. Provide any necessary antisiphonage. All sanitary plumbing to be installed by a registered plumber approved by the Health Department and the Health Inspector. All waste pipes as per N.Z. Building Code.

HARDWARE

GENERAL: Provide and fix all ironmongery and metal work to complete the contract in standard chrome hardware unless otherwise specified.

DOORS: To be fitted with Sylvan A.B. latch furniture sets. Front door, lockset. Back door, lock set. Main interior doors, latch set. W.C. and Bathroom, snibset. Base door, pad bolt. Kitchen cupboards, fit cupboard catches and handles. Wardrobe, linen H.W. etc., one roller catch C.P. handle.

ELECTRICIAN

MATERIALS: Materials used by the electrician must be of an approved manufacture and must conform to the regulations of the Power Board and Local Authority.

WORKMANSHIP: the whole of the electrician's work must be carried out in compliance with the regulations of the said Power Board and the Underwriters Association by a licensed Tradesman.

WIRING: Wire the electrical system with tough plastic sheathed and insulated cables. Connection boxes shall be used with the plastic cable and wiring shall be concealed where practical.

MAINS: Where tough rubber sheathed or plastic sheathed cables are installed as service mains, the cable terminate in an approved mains entry box fixed to the outside of the building as close as practicable to the service line termination. Subject to the supply authority's approval, point shall be installed with the service mains where so required by the Local Authority.

METER PANEL: Provide and fix one meter panel where directed.

POWER POINTS: Provide and fix points and fix flush plates to all points, as indicated on plan.

LIGHTS: Provide and fix lights as indicated on plan.

WATER HEATER: Wire element and thermostat to switchboard and fix control switch.

STOVE: P.C. sum of \$

ELECTRIC WASHER: Not supplied in contract.

HOT WATER SERVICE: Supply with 75Kw element and thermostatic control to H.W. cylinder. (Plumber to install).

DRAINLAYER

SCOPE: To provide and supply a system of house waste drainage in conformity with the N.Z. Building Code.

DRAINAGE: All drainage work to be undertaken by a registered drainlayer and approved by a drainage inspector. Excavate for and lay all necessary drains from gully traps and W.C. to sewer. All sanitary sewer pipes and connections to be 100mm of approved system. Pipes to be laid true and to a fall. All joints to be flexible type. Site drainage owners responsibility.

STORMWATER: All pipes and fittings to be U.P.V.C. and installed to N.Z. Building Code.

COMPLETION: Arrange for all drainage to be inspected and tested by the inspector of the Local Authority. After inspection, testing and approval by the Inspector, refill the trenches and leave the area affected by the drainage operations, reasonably tidy. Any excess spoil is the responsibility of the owner.

PAINTER

MATERIALS: All materials used in this trade must be of approved manufacture and used according to the specifications of the manufacture.

WORKMANSHIP: Must be of a good standard and carried out by skilled tradesmen.

EXTERIOR WOODWORK: All exterior woodwork to receive one coat of approved priming. Putty all nail holes and finish with two coats of approved paint as selected, except where weather proof satin is used. (Two coats only).

INTERIOR FINISH: Woodwork to have a priming coat and one finishing coat.

Ceilings to have two coats P.V.A. flat. (Service gloss in service rooms).

Gibraltar Board walls, if painted, to have sealing coat, undercoat and one finishing coat, in shades selected. The builder cannot be held responsible for hairline cracks to Gibraltar Board painted surfaces due to initial house settling down period.

Inside of window surrounds to be painted.

Interior of all cupboards and pantry, unpainted.

Wardrobes to receive one coat only of P.V.A. flat.

All interior timber not painted to have one coat of an approved clear seal. This does not include particle board floors.

Stop all nail holes and defects with matching putty and apply two coats of clear varnish, or two coats of Polyurethane.

CEMENT ASBESTOS SURFACES AND FIBREBOARD: Finish with two coats of P.V.A. or acrylic resin emulsion paint where necessary. Base not included.

BASES: Block and fibrolite bases - unpainted.

NUMBER OF COLOURS: maximum allowance of two different colours per room.

ROOF: Not included in contract.

GLAZIER

Sashes generally shall be glazed by an experienced glazing firm. All bathroom and W.C. sashes shall be obscured glazed. All clear glass to be of drawn plate quality.

PAPERHANGER

All walls, except where otherwise specified, shall be papered with selected papers. The paperhanger must ensure that all wall are free from blemishes of any sort that will show on the finished work. Allowance of P.C. \$..... per roll, average, for the purchase of selected wallpapers. All paper shall be hung true and plumb and neatly cut to all architraves, skirtings, fittings, etc.
Apex Homes (1993) Limited accept no responsibility for white or gold wallpapers. Extra will be charged for hanging vinyl or fabrene and grass weave type wallpaper.

SOLID PLASTERER

Where steps are plastered, the finish to be the equal of a fine plastered finish.

PLEASE NOTE

If type of range, formica and paint colours are not to hand when required, builder will determine.

18A Starforth
8268/95



Waitakere City Council

Refer: Mr C Ward : (Civic Centre) : SKJ
Extension No. 8629

5 December 1995

Mr Gryzybowski
C/- Apex Homes
348 East Coast Bays Road
Mairangi Bay
AUCKLAND

Dear Sir

RE: BUILDING NO: 8268 - 18A STARFORTH PLACE, HENDERSON

In connection with the above building consent, we have to advise that a recent inspection of the above property has revealed the following points require attention before the file can be finalised.

1. Gully trap requires plastering.
2. Toilet waste pipe requires sealing through exterior wall.

Once the above work has been completed you are requested to contact Customer Service, Phone 836-8080 on any week day between 8.30 am and 4.30 pm to arrange a further inspection.

Yours faithfully

C Ward
Plumbing & Drainage Surveyor
For G.W. Gillard
BUILDING CONTROL MANAGER

Private Bag 93109
Henderson
WAITAKERE CITY
NEW ZEALAND

Civic Centre
6 Waipareira Avenue
WAITAKERE CITY
NEW ZEALAND

Telephone (64) (09) 836 8000
Facsimile (64) (09) 836 8001
PX 8015

Address all correspondence
to the Chief Executive Officer

Waitakere City Council



Refer: *Matt* (Regulatory Services)
Extension No. 8666 (Civic Centre)

Apex Homes Ltd,
348 East Coast Rd,
Mairangi Bay

Dear Sir/Madam

RE: SECTION 35 CERTIFICATE
BC: *95/2/62*
ADDRESS: *18A Starforth Pl.*

The planning requirements of the Section 35 Certificate have now been met. You may commence building work subject to uplifting the Building Consent.

Subject to compliance with the
conditions of Resource Consent granted
9/8/95 pursuant to S.104, 105 & 108
of the Resource Management Act 1991

SIGNED:



(MATT HEALE., Planning Officer)
For: P D Reaburn
PLANNING MANAGER

DATE:

18/8/95

Waitakere City Council



RESTRICTIONS ON IMPLEMENTING BUILDING CONSENT

Section 35(1A), Building Act 1991

Certificate Issued by WAITAKERE CITY COUNCIL

Building Work Authorised by Building Consent No. 8268

in respect of building work at

Street address: ~~18A~~ Starforth Place, Henderson

Legal description: Lot 1 DP 151974

is also required to have the following authorisation under the Resource Management Act 1991:

A Resource Consent pursuant to Section 88 of the Resource Management Act 1991.

Until that authorisation has been obtained [*Cross the applicable box*].

No building work to which the above building consent relates may be undertaken.

Building work to which the above building consent relates may be undertaken only to the extent specified in the attached pages headed "Building work to which Building Consent No. Relates and Which May be Undertaken Before Authorisation under the Resource Management Act has been Obtained."

Failure to observe the restrictions of this certificate may result in enforcement proceedings under the Resource Management Act 1991.

Signed for and on behalf of the Council:

Name: 

Position: TECHNICAL
BUILDING CONTROL

Date 02/04/95

Private Bag 93100
Henderson
WAITAKERE CITY
NEW ZEALAND

City Centre
6 Waiopareira Avenue
WAITAKERE CITY
NEW ZEALAND

Telephone (04) (09) 836 8000
Facsimile (04) (09) 836 8001
DX 6018

Address all correspondence
to the Chief Executive Officer

Note to Applicant

Building Consent No. 8268

You have been issued a consent which is subject to restrictions imposed on a 'Section 35 Certificate'.

In order to comply with the requirements of the Resource Management Act you will need to do the following:-

Be granted Land Use Consent currently being processed by Roger Quinton (836-8000 Extn 8620) for building on a site less than 450m².

PROJECT INFORMATION MEMORANDUM

PROCESSING SHEET

PIM NO: 95/2162 **SITE ADDRESS:** 18A Starforth Pl, Henderson

LEGAL DESCRIPTION: Lot 1 DP151974

Enter information in appropriate place. If none enter N/A.

PLANNING

Zoning: Residential 2 (Waitemata Section)

Site Designated Stability Sensitive: ~~YES~~ / NO

Site Designated Flood Sensitive: ~~YES~~ / NO

Land Use Consent Required: ~~YES/NO/ALREADY GRANTED/BEING PROCESSED/UNABLE TO BE ASCERTAINED~~

Land / Building classification by Statutory Organisation: N/A.

Any Specific Requirements: N/A.

BUILDING

High-tension electricity transmission lines clearance required: YES / NO

~~If yes: Power New Zealand / Electrix~~

Hazard Register: No known Hazards.

PLUMBING AND DRAINAGE:

Existing foulwater drains: ~~YES~~ / NO (if yes, attach photocopy of 'as built' plan)

Existing stormwater drains: ~~YES~~ / NO

Sanitary Sewer: YES / ~~NO~~ (if yes, attach photocopy of sewer plan) (if no, state effluent disposal requirements)

Stormwater Sewer: YES / ~~NO~~ (if no, state disposal requirements)

Auckland Regional Council Sewer clearance required: ~~YES~~ / NO

Auckland Regional Council Bulk Watermain clearance required: ~~YES~~ / NO

HEALTH/DANGEROUS GOODS

Hazardous contaminants present (if known) YES / NO (eg: asbestos/treatment chemicals)

If yes, state requirements:

DRAINAGE ENGINEER

Requirements for building over or adjacent to Council sewer: (state requirements)

.....
.....

WATER SUPPLY

Water supply available: YES / NO

Existing water connection(s): YES / NO

Fire fighting supply available: YES / NO

WATER DISTRIBUTION ENGINEER

Approximate cost of connection/metering (over 25mm): \$

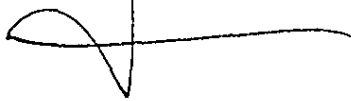
Other comments:

DEVELOPMENT ENGINEER

Subdivision requirements:

Fire fighting requirements:

Roading requirements:



APPLICATION NO 95,2162

BUILDING CONSENT PROCESSING SHEET

Planning Zoning Res 2(C) Officer & Date Matt 1/8/95 ✓

Complies with: 535 Building Act

Approved by: R. Butler Building Control Officer 28/7/95 Date ✓

Approved by: [Signature] Plumbing/Drainage Surveyor 21/7/95 Date ✓

Approved by: Environmental Health Officer Date

Approved by: Dangerous Goods Surveyor Date

REMARKS

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.....
.....

BUILDING CONSENT CONDITIONS 2-3 Stand

4
A 450mm x 450mm STORM WATER CESSPIT
IS TO BE LOCATED IN YARD / DRIVEWAY TO
OBTAIN BEST STORM WATER CONTROL
YARD / DRIVEWAYS TO BE KERBED OR
CHANNELED TO DIRECT STORM WATER TO
CESSPIT.

5 Subject to the certificate attached in
respect of the Resource Management
Act 1991 Issued pursuant to Section
35(1A) of the Building Act 1991.

BUILDING/PLUMBING AND DRAINAGE CHECKLIST

INITIAL OR N/A

Second-hand Building Materials Report Attached N/A

Electricity Transmission Line Clearance Received N/A ✓

WCC Sanitary Sewers Checked: Release/Hold ✓

ARC Sewers Checked: Release/Hold ✓

WCC Stormwater Sewers Checked: Release/Hold ✓

FINAL CHECK Initials [Signature]
Date 1/8/95

BUILDING CONSENT NO 08268
DATE ISSUED 21-8-95

FOR OFFICE USE ONLY

FEES PAYABLE ON APPROVAL			\$	¢
CODE	FEE DESCRIPTION	MNEMONIC		
1	Plan Review Fee	B1		
2	Building	B1	505	00
3	Plumbing	B1		
3A	Drainage	B1		
4	Water Connection	WHSCON	490	00
5	Planning Check Fee	PL3		
6	Bldg Research Levy	BLDGRESLY	72	00
7	Street Damage	FTPTHGDEP		
8	Crossing Bond	P/XSP		
9	Septic Tank Fee	B10		
10	Amended Plan Fee	B1		
11	Sewer Connection	SEWREC		
12	Re-lay Sewer	SEWREC		
13	Reserve Contribution	SPRLSCONTR		
14	Engineering Fee - Subdivision	SD2		
15	Photocopying	B2		
16	Pool Inspection Fee	B7		
17	Performance Bond	SECHNDBOND		
18	Stormwater Upgrading	SWCONTRIB		
19	Road Construction Deposit	RDCONSTDEP		
20	PIM Fee	B9		
21	Code Compliance Certificate	B8	26	00
22	Stormwater Connection	SWCONREC		
4A	Water Charge	WNEWCON	17	00
5A	Resource Consent (Minor Addm)	PL2		
23	Engineering Fees - Development	SD3		
24	Building Industry Authority Levy	BIAL	57	60
25	Memorandum of Encumbrance	DOC		
26	Resource Bond	PLNBOND		
27	Fire Hydrants	WMNCON		
28	Consultancy Fees	B11		
29	Water Contribution	WCONTR		
30	Sewer Upgrading	SEWCONTRIB		
31	Section 35 Certificate	PL3		
32	Planning Site Visit	PL3		
			
			
	TOTAL		1167	60

Waitakere City Council



Applicant

MR GRZYBOWSKI
C/- APEX HOMES
348 EAST CST BAYS RD
MAIRANGI BAY

Date 01/08/95

This is a Tax Invoice
G.S.T. No. 52-211-247

Consent 95/2162
Application No.

Owner's Name GRZYBOWSKI, MR

Project 18A STARFORTH PL
Street Address

Account Name	Code	Net	G.S.T.	Gross
BUILDING	B1	448.89	56.11	505.00
WATER CONNECTION	WHSCON	435.56	54.44	490.00
BLDG RESEARCH LEVY	BLDGRESLY	64.00	8.00	72.00
CODE COMPLIANCE CERT	B8	23.11	2.89	26.00
WATER CHARGE	WNEWCON	15.11	1.89	17.00
BLDG INDUSTRY AUTHOR	BIAL	51.20	6.40	57.60

1,037.87 129.73 1,167.60

Plan Review Fee Already PAID = \$ 548.00

BALANCE TO PAY \$

1,167.60

The above Building Consent has been approved and is now ready for upliftment on payment of the fees shown.

Please present this invoice for payment together with any enclosures duly completed, to the Service Centre cashiers, between 8.30am and 4.15pm weekdays. The approved plans can then be uplifted from the Service Centre building counter on presentation of the receipt attached to this invoice. For any enquiries regarding this invoice, please phone 836 8000 ext 8606.

Unless the consent is uplifted within one month of the date on this invoice, the consent may be cancelled without further reference.

Waitakere City Council, Civic Centre, 6 Waipareira Avenue, Henderson, WAITAKERE CITY.
Private Bag 93109, Henderson. Telephone 09 836 8000. Fax 09 836 8001.

OFFICIAL RECEIPT

Name and Address	Assessment No. Account No.	Amount Received
APEX HOMES 10A STOKFORTH PL CHC APEX HOMES	000463141001001711 000612141001221701 000012001011006802 000463141011001641 000612141001271701 000012001011003003	505.00 490.00 72.00 26.00 17.00 57.60

Receipt No. 049178 Date 21-01-95
 Amount Tendered \$0.00 Cash \$0.00
 Cheque \$1157.60 Change \$0.00
 TOTAL: \$1167.60
 OP:04/TT:345

Waitakere City Council

Civic Centre
 6 Waipareira Avenue,
 Waitakere City

Postal Address:
 Private Bag 93 109
 Henderson
 Waitakere City 1231

Telephone: 0-9-836 8000
 Office Hours 8.30am - 4.30pm



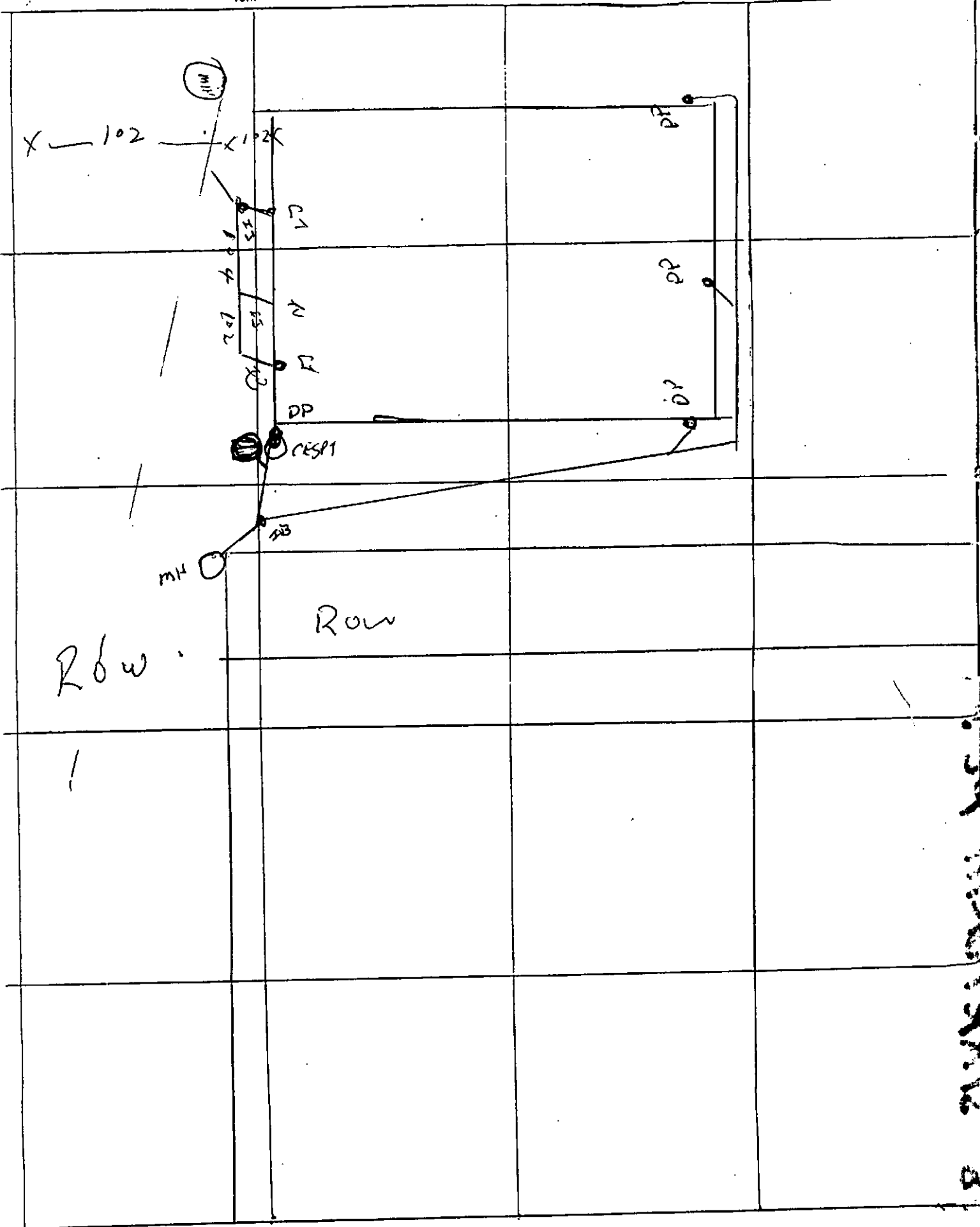
ROAD BOUNDARY

10m

20m

30m

40m



X-102

MH

X-12K

C1

N

F

DP

CESPT

MH

Row

Row

DP

DP

DP

3. 21. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40.

07/91944



Waitakere City Council

: Civic Centre : HVB
(Environmental Administration)

'AS BUILT' DRAINAGE PLAN

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fillings.

Owner's Name: ~~REAR~~ STAR APEX HOMES
Address of Property: (No.) 18 (Street) STARFORTH HSN
Lot _____ D.P. _____
Drainlayer's Name: RJ WANE

The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes

For Office Use Only:—

Drainage Permit No.
Building Permit No.

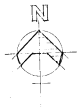
Date Inspected 1-11-05 Inspector [Signature]

NOTE

1. Please ensure that this 'As Built' Plan is completed prior to the inspection of the drainage work by the inspector.
2. Failure to comply may delay the approval of your work.

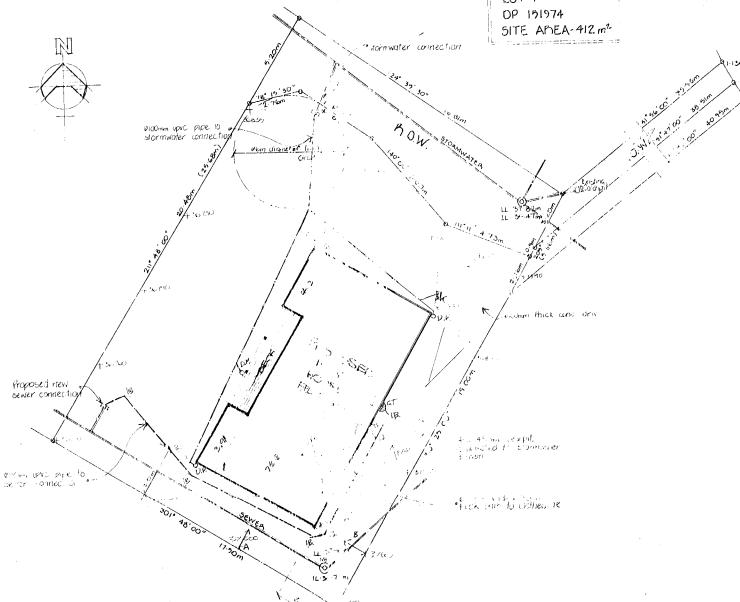
33376

18A STARFORTH PL.

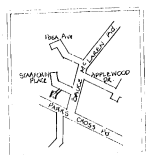


LOT 1
DP 191974
SITE AREA-412 m²

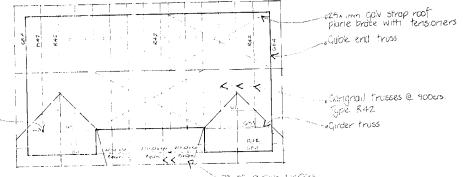
STARFORTH PLACE



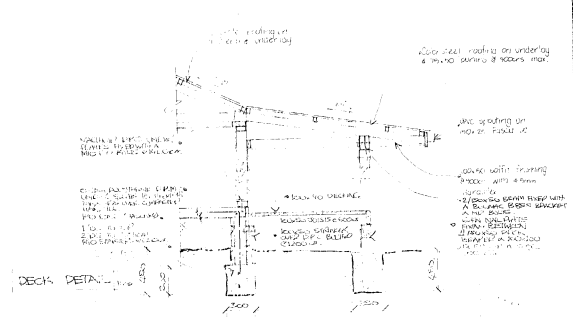
SITE PLAN



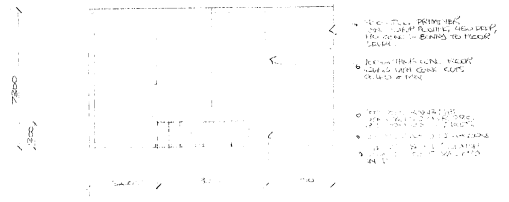
LOCALITY PLAN



ROOF FRAMING PLAN



DECK DETAIL



FOUNDATION PLAN

CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING CONSTRUCTION.
ALL DIMENSIONS IN METERS

PEX HOMES LTD
19 Walton Street, PO Box 271, Whangarei. Ph: 09-439 4422; Fax: 09-438 3051
46 Sunnyside Drive, Pukekohe, Auckland. Ph: 09-419 1700; Fax: 09-419 7190.

PROPOSED HOUSE FOR M. Grzybowski & E. Milardowska AT
LOT 1, STARFORTH PLACE, HENDERSON

| | | | | | |
|-----------------------------|----------------------------|--------------------------|--------------|----------------------|-----------------|
| Prepared by
D. L. Scully | Checked by
D. L. Scully | Drawn by
D. L. Scully | Date
1997 | Scale
1:100, 1:50 | Sheet
1 of 2 |
| | | | | Project No.
762 | |

Refer R Quinton :CP Ext.8620 Civic Centre

17 August 1995

Apex Homes (1993) Ltd
348 East Coast Road
MAIRANGI BAY

Dear Sir

RE: ESTABLISH A RESIDENTIAL DEVELOPMENT

I would advise that your application has been considered and the following decision reached:

That, pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by Apex Homes to establish a residential development at 18A Starforth Place, Massey being Lot 1 DP 151974 for the following reasons:

Subject to conditions, the development -

1. Is orientated to achieve adequate privacy between units and adjacent properties.
2. Has a design which is compatible with units on the same site and other development in the vicinity.
3. Provides adequately for the parking and manoeuvring of vehicles.
4. Is located having regard to the physical features of the site,

the outlook, the sun and the road.

5. Is located so that there is no significant domination of adjoining units or sites.

Conditions imposed on the consent are as follows:

1. That all reticulated services, including power and telephone, shall be provided underground.
2. Within 6 months of the issue of the building consent all other access, manoeuvring and parking areas shall be formed and finished in an all-weather surface, to the satisfaction of the Planning Manager.

A copy of the decision and the supporting report is enclosed for your information. If consent has been granted, this lapses in two years unless it has been given effect to within that period (refer Section 125 of the Resource Management Act). Please also note that the development must be carried out in accordance with the plans and information submitted with the application any conditions of consent. Any time period specified within the conditions of consent must be complied with. A site inspection will be carried out by a Council Officer to check for compliance at an appropriate later date.

Please note that additional requirements may apply if you require a building consent.

If you are dissatisfied with this decision it is suggested you contact Mr Peter Reaburn, Planning Manager, to discuss the provisions relating to the objection procedures under Section 357 of the Resource Management Act 1991. Any objection to a decision (including a condition of consent) must be made in writing within 15 working days of the receipt of this letter.

Should you have any further queries, please do not hesitate to contact Mr Roger Quinton of the Planning Department.

Yours faithfully

P D Reaburn
PLANNING MANAGER

CITY OF WAITAKERE DISTRICT PLAN

CONTROLLED ACTIVITY REPORT RESIDENTIAL DEVELOPMENTS

OFFICER: Roger Quinton : LL(a1) DATE RECEIVED: 25 July 1995
APPLICANT: Apex Homes (1993) Ltd BUILDING CONSENT NO.: N/A
FILE ADDRESS: 18A Starforth Place, Massey WARD: Waitakere
LEGAL DESCRIPTION: LOT 1 DP 15194 ZONE: Residential 2
(Waitemata Section)
ADDRESS FOR SERVICE: Apex Homes, 348 East Coast Rod, Mairangi Bay

Further Information Required No
Any Affected Persons No
Approval Given N/A

PROPOSAL

To construct a single storeyed, three bedroomed dwelling. The house is to be clad with hardiplank weatherboards and hardiflex on gable ends - roofing is to be ^{with} tiles.

SITE AND NEIGHBOURHOOD DESCRIPTION

The subject site is a rear site and is relatively flat with a slight slope to the west. The property is unvegetated apart from grass; a 1.6m high close-boarded fence defines all boundaries. Surrounding development is similar in design to the proposed dwelling, ie, generally single storeyed, clad with Hardiplank weatherboards and roofed with tiles.

ENVIRONMENTAL ASSESSMENT

- | | | |
|----|---|----|
| 1. | Building Orientation - Privacy (fencing/landscaping) | OK |
| 2. | Building Design (siting, visual compatibility) | OK |
| 3. | Parking & Manoeuvring of Vehicles | OK |
| 4. | Building Orientation - local features
(sun, topography, outlook, road) | OK |
| 5. | Building Domination (same site/adjoining sites) | OK |

Comments

The proposed dwelling complies with relevant bulk and location controls and does not conflict visually with existing development on adjacent sites. There will be no physical domination of adjoining sites and adequate provision has been made for the parking and manoeuvring of vehicles.

RECOMMENDATION

That, pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by Apex Homes to establish a residential development at 18A Starforth Place, Massey being Lot 1 DP 151974 for the following reasons:-

Subject to conditions, the development -

- 1) Is orientated to achieve adequate privacy between units and adjacent properties.
- 2) Has a design which is compatible with units on the same site and other development in the vicinity.
- 3) Provides adequately for the parking and manoeuvring of vehicles.
- 4) Is located having regard to the physical features of the site, the outlook, the sun and the road.
- 5) Is located so that there is no significant domination of adjoining units or sites.

Conditions imposed on the consent are as follows:-

- (1) That all reticulated services, including power and telephone, shall be provided underground.
- (2) Within 6 months of the issue of the building consent all other access, manoeuvring and parking areas shall be formed and finished in an all-weather surface, to the satisfaction of the Planning Manager.

Officer: R. Quinton Date: 8/8/95
(Roger Quinton - Planner)

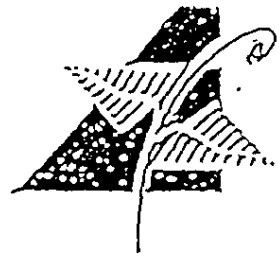
Consent Granted as Recommended

Peter Reaburn Date: 9/8/95
Peter Reaburn
Planning Manager

Please contact Roger Quinton (Ph 836 8000 ext 8620) if you have any queries about this report.

Waikare City Council

Refer: *Matt* (Regulatory Services)
Extension No. ~~8659~~ (Civic Centre):
8666



*Apex Homes (1993) Ltd,
348 East Coast Rd,
Mairangi Bay.*

Dear Sir/Madam

BUILDING CONSENT APPLICATION NO: 95/2162 16A STANFORTH PL.

In connection with the above application you are advised that processing of Building Consent Application / has been completed by the Central Processing Unit, however planning clearance cannot be given until the Resource Consent Application currently being processed by Planning Administration is granted (Resource Consent application processing refer Planning Administration Section on Extension 8013).

Although your proposal does not at this stage satisfy town planning requirements, the Building Act 1991 requires Council to issue a building consent irrespective of any outstanding planning requirements, subject to a certificate issued under Section 35 of the Building Act. The certificate may require that construction work cannot commence until the resource consent has been granted.

Please read the attached schedule carefully so that you are quite sure what work you will or will not be able to commence.

You will be notified when a decision is made upon the Resource Consent application and if consent is granted then the Section 35 Certificate will be uplifted and you will be notified when this occurs.

Yours faithfully

Planner
For: P D Reabum
PLANNING MANAGER

Phone (09) 424 1111
Fax (09) 424 1111
WAIRAKERE CITY

1000
10 Wairakere
WAIRAKERE CITY

Telephone (09) 424 1111
Fax (09) 424 1111
1000

Address: 1000
1000 Wairakere City



\$ 250

PL2

WAITAKERE CITY COUNCIL
APPLICATION FOR RESOURCE CONSENT
UNDER SECTION 88
OF THE
RESOURCE MANAGEMENT ACT 1991

| | |
|-----------------|---------|
| OFFICE USE ONLY | |
| Receipt Date: | 18/3/12 |
| Initials: | D |
| Register No.: | |
| Planner: | RQ |
| Date By: | B/B |



TO: The Chief Executive Officer
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY

ATTN: Planning Manager

- (1) APPLICANT: APEX HOMES (1993) LTD agent/owner
- (2) ADDRESS OF PROPERTY: 18A STARFORTH PLACE MASSIE
- (3) LEGAL DESCRIPTION: LOT 1 DP IS1974
- (4) TOTAL SITE AREA: 412 M²
UNIT SITE AREAS: (if applicable) _____ M²
- (5) BUILDING CONSENT APPLICATION NO: (if applicable) 95 2162
- (6) DESCRIPTION OF PROPOSAL: TO ERECT A DWELLING ON
A 412 m² SITE

(7) THE TYPE OF RESOURCE CONSENT SOUGHT IS:

| | | | |
|--|--|--|--------------------------------|
| <input checked="" type="checkbox"/> LAND USE CONSENT | <input type="checkbox"/> SUBDIVISION CONSENT | <input type="checkbox"/> AIR DISCHARGE CONSENT | <input type="checkbox"/> OTHER |
|--|--|--|--------------------------------|

- (8) SPECIFY THE PARTICULAR RULE(S) OF THE DISTRICT PLAN NOT COMPLIED WITH: (as applicable)
(i.e. what aspect of your proposal needs a resource consent)
LESS THAN 450 m² SITE

(9) ASSESSMENT OF EFFECTS - DESCRIBE THE EFFECT OF THE PROPOSAL ON THE ENVIRONMENT (Including neighbouring properties) AND MEASURES INCORPORATED INTO THE PROPOSED ACTIVITY TO REDUCE EFFECTS TO AN ACCEPTABLE LEVEL. Attachment A provides examples of categories under which potential effects may be described and provides space to describe measures to reduce effects (attach further written statements as necessary). Measures incorporated into the proposed activity to reduce effects to an acceptable level should also be incorporated into building and site plans, as appropriate.

CITY OF WAITAKERE DISTRICT PLAN
NOTIFICATION/NON-NOTIFICATION OF RESOURCE CONSENT
SECTION 94 RESOURCE MANAGEMENT ACT 1991

APPLICATION 18A Starforth Place, Massey

CONSENT CATEGORY Controlled Activity

1. The Waitakere City Council is satisfied that:-
- (a) the adverse effect on the environment of the activity for which consent is sought will be minor; and
 - (b) no person will be adversely affected by the granting of the resource consent.

2. ~~The Waitakere City Council is satisfied that:-~~
- ~~(a) the adverse effect on the environment of the activity for which consent is sought will be minor; and~~
 - ~~(b) the following parties are affected by the application, and written approvals from those parties is required as a prerequisite to non-notification of the application.~~

P.D. Reaburn

9/8/05

P.D. Reaburn
Planning Manager

Date

WAITAKERE CITY COUNCIL
RESOURCE MANAGEMENT ACT 1991
HOW TO MAKE A NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT

(For controlled activities and 'minor' discretionary and non-complying activities).

INFORMATION TO BE PROVIDED

To avoid delay in the processing of your application the following information **must** be provided:

1. Plans fully outlining the proposal. A site plan, elevation plans, and floor plans are required for most proposals. If a building consent application has been lodged it will still be necessary to supply an additional copy of the plans for this application. Ground levels at the boundary and floor levels of buildings *must* be shown. Plan accuracy is the responsibility of the applicant.

Note: The plans may need to show the following further information:

- (a) Landscaping, fencing, and site layout including living courts, and
- (b) Location and design of vehicle access, parking and manoeuvring, and
- (c) The design and external appearance of buildings, and
- (d) Any areas of existing or proposed native bush clearance.
- (e) The location and extent (in m³) of any earthworks.

2. Written Consent of bodies or persons the Council considers may be affected by your proposal. Affected bodies or persons must provide written consent to the proposal. They should also sign a copy of the plans to show that they have actually seen the proposal.

Note: If there are multiple owners of the affected property, eg husband and wife, all owners of the property must sign.

3. Your Assessment of what 'effect', if any, your proposal will have, for example on neighbouring properties. Examples of categories under which effects may be described are listed on Attachment A to the application form. Measures that you are willing to take to reduce effects to an acceptable level should be described on Attachment A and incorporated, where appropriate, on building and site plans.
4. Reasons justifying the proposal.

REPORT AND DECISION

A report explaining the proposal in terms of the requirements of the Resource Management Act and the District Plan is prepared for Council to assist it in its decision. You are notified of Council's decision within 20 working days of receipt of full information, and have a right of appeal to the Planning Tribunal if you are dissatisfied with the decision.

5. Fees - Non-notified Resource Consent (PL2)

- \$250.00 (inclusive GST)

Note: Additional fees may be charged for more complex applications.

6. Building Consent Applications

Where a building consent application has already been lodged please indicate on the application form the building consent application number.

IF YOU REQUIRE ANY FURTHER INFORMATION CONTACT A PLANNING OFFICER AT THE COUNCIL, PHONE 836-8013.

**WAITAKERE CITY COUNCIL
EFFECTS SUMMARY SHEET**

Attachment A

Project Address: 18A STARBOARD PLACE, MARSBY

Date: _____

| DESCRIBE POTENTIAL ADVERSE EFFECTS | DESCRIBE MEASURES INCORPORATED INTO ACTIVITY TO REDUCE ADVERSE EFFECTS TO AN ACCEPTABLE LEVEL |
|------------------------------------|---|
| Noise: <u>N/A.</u> | Mitigation: _____ |
| Odour (smell): <u>N/A.</u> | Mitigation: _____ |
| Traffic circulation: _____ | Mitigation: <u>2 ON SITE PARK WITH MANOEUVERING</u> |
| Parking: _____ | Mitigation: <u>AD</u> |
| Public safety: <u>N/A</u> | Mitigation: _____ |

(continued on back)

(10) IF ANY ADDITIONAL RESOURCE CONSENTS ARE REQUIRED FOR THE PROPOSAL PLEASE INDICATE WHICH, AND WHEN APPLIED FOR:

(A) SUBDIVISION CONSENT/WATER PERMIT/DISCHARGE PERMIT.

(B) APPLIED FOR: YES/NO NO

DATE OF APPLICATION: _____

COUNCIL: _____

(11) NAMES AND ADDRESSES OF OWNERS AND OCCUPIERS OF THE PROPERTY (if other than applicant):

OWNER(S) Mr GRZYBOWSKI OCCUPIER(S) _____

or Mrs EMILANOWSKA →

(12) ADDRESS FOR CORRESPONDENCE: cf- 348 EAST COAST RD

MAIRANCI RAY.

SIGNATURE: [Signature] DATE: 25/7/95

PHONE NO: BUSINESS: 478 7818 HOME: _____

FAX: 478 2292

DO YOU HAVE A DOG ON THE PROPERTY THAT MIGHT WORRY THE INSPECTING OFFICER? YES/NO

ATTACHMENTS

1. Attach a further assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act. (For a Controlled Activity such an assessment is not necessary unless specifically required in the District Plan).
2. Attach a set of accurate to-scale plans. Note: if a building consent application has been lodged it will still be necessary to supply an additional set of plans for this application.
3. Attach written consent of affected parties (eg neighbours) where this is required. (NB: where a property is in joint ownership, such as husband and wife, all landowners must sign. A copy of the plans should be signed also).
4. Attach other information (if any), required to be included in the application by the District Plan or Regulations.
5. For subdivision consent application only - attach information in accordance with Section 219 of the Act.

PAYMENT OF THE CORRECT PROCESSING FEE/DEPOSIT IS REQUIRED WITH THIS APPLICATION.

FURTHER INFORMATION WILL BE REQUESTED IF CONSIDERED NECESSARY.

PLEASE RING THE PLANNING SECTION ON 836-8013 WITH ANY QUERIES REGARDING THIS FORM.

PLEASE ALLOW ADEQUATE TIME FOR INITIAL REVIEW AND SITE INSPECTION (APPROXIMATELY 2 WEEKS) PRIOR TO MAKING INQUIRIES CONCERNING PROGRESS OF APPLICATION PROCESSING.

OFFICIAL RECEIPT

| | | |
|--|---|---|
| <p>Name and Address</p> <p>APEX HOMES</p> <p>Cha APEX HOMES</p> <p>18A STARFORTH</p> <p>018437</p> <p>25-Jul-95</p> | <p>Assessment No.</p> <p>Account No.</p> <p>000461161071001641</p> | <p>Amount Received</p> <p>250.00</p> |
|--|---|---|

TAX INVOICE
 REC No. 52-211-247
 INCLUSIVE OF G.S.T.

Amount Tendered **\$0.00** Change **\$0.00** OP:03/TT:004

Cash **\$250.00**

Cheque

Waitakere City Council

Civic Centre
 6 Waipareira Avenue,
 Waitakere City

Postal Address:
 Private Bag 93 109
 Henderson
 Waitakere City 1231

Telephone: 0-9-836 8000
 Office Hours 8.30am - 4.30pm





Waitakere City Council

Refer: Mr Topliss : (Civic Centre) : LW
Extension No. 8662

December 4, 1995

Mr Gryzybowski
C/- Apex Homes
348 East Coast Bays Road
MAIRANGI BAY

Dear Sir/Madam

**RE: BUILDING CONSENT NO: 8268 - 18/A STARFORTH PLACE, HENDERSON,
LOT 1 DP 151974**

In connection with the above building consent, we have to advise that a recent inspection of the above property has revealed the following points require attention before the file can be finalised.

1. The sanitary gullies are required to be concrete encased from the base of the trench to 100mm above ground level and to the top of the plastic dish and then plastered off.

Once the above work has been completed you are requested to contact Customer Service, Phone 836-8080 on any week day between 8.30 am and 4.30 pm to arrange a further inspection.

Yours faithfully

J.R. Topliss
Plumbing & Drainage Surveyor
For G.W. Gillard
BUILDING CONTROL MANAGER

ENTERED

Private Bag 93109
Henderson
WAITAKERE CITY
NEW ZEALAND

Civic Centre
6 Waipareira Avenue
WAITAKERE CITY
NEW ZEALAND

Telephone (64) (09) 536 8000
Facsimile (64) (09) 536 8001
DX 6018

Address all correspondence
to the Chief Executive Officer