

154 Karaka Street

40

Wanganui District Council
12 NOV 2014
ACCEPTED

9.00am

TB

Wanganui District Council
BCA QM System

Building Consent File – Front Cover

BCA T-33C page 1 of 1
v7 23/05/13

Building Consent File Content/Checklist

Consent number: 14/0618

DBH Building Category
(Type 1, 2 or 3)

RI

	Description	Added to file	Comment & Reference
1.	Consent Application	12/11/14	
2.	Pre-Vet Checksheet	12/11/14	
3.	Plans & Specifications	12/11/14	
4.	Bracing Calculations	12/11/14	
5.	PIM : C/T : Consent Notes	12/11/14	(CT)
6.	Regional Authority Consent (Dams)		
7.	Fire Design		
8.	DRU – NZFS		
9.	Consultant Reports		
10.	Producer Statements PS1, PS2, PS4	12/11/14	(PS1)
11.	Engineering Calculations		
12.	Peer Review		
13.	Relocate: Condition Reports		
14.	Truss Layouts	12/11/14	
15.	FIR		
16.	Correspondence	12/11/14	(LAP memo)
17.	Copy of Invoice(s)	12/11/14	(Rep)
18.	Compliance Assessment Checksheets	2/12/14	
19.	Photos		
20.	Notice to Fix / Enforcement Action		
21.	DBH Notification (Warnings etc)		
22.	Amendments/Alterations to Existing		
23.	Historic Places Trust Approval letter		
24.	Request for Further Information letter(s)	12-12-14	RFI # (1)
25.		18-12-14	km (2)
26.			
27.	Building Consent (signed copy) Including Conditions	24/12/14	BLOW.
28.			
29.			
30.	Inspection Checksheets	17-7-15	
31.	Supporting As-Built documentation	17-7-15	
32.	Energy Work Certificates - Electrical	17-7-15	
33.	Energy Work Certificates - Gas	—	
34.	Vehicle Crossing Producer Statement	—	
35.	LBP memoranda	17-7-15	
36.			
37.			
38.	Application for C.C.C.	27-11-15	
39.	C.C.C. Assessment Checklist	2-12-15	
40.	Code Compliance Certificate	2-12-15	
41.	Project Complete CCC Issued.	2-12-15	

**JOB COMPLETED
CCC ISSUED**

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

LARGE PLANS LOCATED IN:

G18 FILE ROOM ☐

or BASEMENT ☐

Build new 40m² addition to existing dwelling
Including garage, and Internal Alterations.

Restricted Building Work

Building Consent Application
Section 32 or 45, Building Act 2004
FORM 2



Wanganui District Council
Wanganui
District Council

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1. Application type

(Please tick appropriate box)

- ☐ Project Information Memorandum and/or
☒ Building Consent or
☐ Alteration to Existing Building Consent

Building Consent/PIM No. 14/0618

Note: Shaded areas for office use only

2. The building

2a. Site address

149 KARAKA STREET
WANGANUI

2b. Current lawfully established use

RESIDENTIAL

2c. Legal description

Lot 455 DP 7660

2d. Council property no (1141)

2e. Number of levels

1

2f. Level/Unit number

2g. Floor area

Existing 93 m² New 40 m² Total 133 m²

2h. Year building first

Constructed
(If applicable/or approx. year)

1960-69

3. The owner

3a. Name

M. + W.F. TUNNICLIFFE

Postal address

PO Box 9
FEILDING 4740

Contact numbers

06 323 7413 027 4486534

Phone

Mobile

Fax

Email

tunnickliffemj@gmail.com

4. Evidence of ownership

4A. Evidence of ownership attached



Certificate of Title (copy)



Sale and purchase agreement



Lease agreement



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

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

5A. Name of Agent

SEVEN OAKS LIMITED

Postal address

PO BOX 9

FEILDING 4740

Contact numbers

06 323 7413 0274 486 534

Phone

Mobile

Fax

Email

tunnickliffemj@gmail.com

Relationship to owner

FAMILY OWNED COMPANY

Details of authorisation



Evidence attached



Other—please specify

6. Applicants's declaration

Signature of Owner/Agent M J Tunnicliffe Date 11/11/14
M J TUNNICLIFFE (OWNER AND DIRECTOR OF SEVEN OAKS LTD)

Name (print clearly)

Consent fees to be paid by
(Please tick appropriate box)



Owner



Builder



Plumber



Designer



Agent

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

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

7. The project

7a. Description of the building work

ALTERATIONS & ADDITIONS TO
EXISTING RESIDENCE

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



Yes



No

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

7d. Intended life of the building



Indefinite but not less than 50 years



Less than 50 years—please specify

years

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



Yes



No

Provide details below

Date of consent

Consent number

7f. Restricted Building Work



Yes



No



N/A

7g. Estimated value of the building work

\$

50,000.00

including GST

7h. Category

Office use only

8. Project Information Memorandum

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



Subdivision



Alterations to land contours



New or altered connections to public utilities



New or altered locations and/or external dimensions of buildings



New or altered access for vehicles



Building work over, or adjacent to, any road or public place



Disposal of stormwater and wastewater



Building work over existing drains or sewers, or in close proximity to wells or water mains



Other matters known to the applicant that may require authorisations for the council—please specify

9. Supporting documentation

The following plans and specifications are attached to this application:

- ☒ Two sets of plans drawn to a recognised metric scale; include two sets of specifications and other documentation
- ☐ Project Information Memorandum
- ☒ Producer Statements
- ☐ Truss Layout Plan
- ☒ Memoranda (Certificates of Design work)
- ☐ Certificate attached to Project Information Memorandum
- ☒ Details/Calculations
- ☐ Fire Design Analysis
- ☐ Development Contribution Notice
- ☐ Copies of other Authorisations—please specify
- ☐ Other—please specify

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

Designer—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

NOEL MOUNDEY / THE BUILDING DESIGN CO
 RP 113170
 PO Box 227, WANGANUI
 0714346788 | noel.wrl@extra.co.nz

Builders—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

R. KEENE - BUILDER
 RP 127548
 46 AIKEN RD. WANGANUI

Certifying plumber—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

T.B.A.

Certifying drainlayer—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

T.B.A.

Electrician—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

T.B.A.
 MICHAEL J TUNNICLIFFE E4676
 PO BOX 9 FELDING 4740
 06 323 7413 | tunnicliffe-mj@gmail.com

Other—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

GEOCIVIL ENGINEERS / HAMISH PETERS
 CHENG 240025
 SUITE 3, 299 VICTORIA AVE, WAI
 021 1738759 | admin@geocivil.kiwi.nz

11. Waiver or modification required

Waiver or modification
(Please circle and detail below)

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Additional information

Alternative Solution
(Please circle and detail below)

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Additional information

12. Compliance with the New Zealand Building Code

NZBC Clause

Tick relevant building code clauses

Means of compliance

Please circle or add means of compliance

Proposed inspections

Please circle as appropriate—see key below

☒ B1	Structure	B1/AS1	NZS 4229	NZS 3604-2011	AS/NZS 1170	☒ 1	☒ 2	3
☒ B2	Durability	B2/AS1	NZS 3604	NZS 3101	NZS 3602	☒ 1	2	3
☒ C1-C2-C3-C4	Fire	C/AS1		SED		1	2	3
☒ D1	Access routes	D1/AS1		NZS 4121		☒ 1	2	3
☒ D2	Mechanical Installations for access	D2/AS1		NZS 4322	EN/81	1	2	3
☒ E1	Surface water	E1/AS1		AS/NZS 3500		☒ 1	2	3
☒ E2	External moisture	E2/AS1		Specific Design		☒ 1	2	3
☒ E3	Internal moisture	E3/AS1				☒ 1	2	3
☒ F1	Hazardous agents on site	F1/AS1				1	2	3
☒ F2	Hazardous building materials	F2/AS1		NZS 4223		☒ 1	2	3
☒ F3	Hazardous substances & processes	F3/AS1				1	2	3
☒ F4	Safety from falling	F4/AS1		Fencing of Swimming Pools Act		1	2	3
☒ F5	Construction & demolition hazards	F5/AS1				☒ 1	2	3
☒ F6	Lighting for emergency	F6/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
☒ F7	Warning systems	F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	☒ 1	2	3
☒ F8	Signs	F8/AS1				1	2	3
☒ G1	Personal hygiene	G1/AS1				1	2	3
☒ G2	Laundrying	G2/AS1				☒ 1	2	3
☒ G3	Food preparation & prevention of contamination	G3/AS1				☒ 1	2	3
☒ G4	Ventilation	G4/AS1				☒ 1	2	3
☒ G5	Interior environment	G5/AS1				1	2	3
☒ G6	Airborne & Impact sound	G6/AS1				1	2	3
☒ G7	Natural light	G7/AS1				1	2	3
☒ G8	Artificial light	G8/AS1		NZS 6703		1	2	3
☒ G9	Electricity	G9/AS1				☒ 1	2	3
☒ G10	Pipes services	G10/AS1		NZS 5261		1	2	3
☒ G11	Gas as an energy source	G11/AS1				1	2	3
☒ G12	Water supplies	G12/AS1		AS/NZS 3500		☒ 1	2	3
☒ G13	Foul water	G13/AS1		AS/NZS 3500		☒ 1	2	3
☒ G14	Industrial liquid waste	G14/AS1				1	2	3
☒ G15	Solid waste	G15/AS1				1	2	3
☒ H1	Energy efficiency	H1/AS1	NZS 4212	NZS 4218	NZS 4243	☒ 1	2	3
				ALF design manual				
	Backcountry Huts	Acceptable solution				1	2	3
	Simple House	Acceptable solution				1	2	3

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BUILDING WORK
22 DEC 2014

Important

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

Wanganui District Council
22 DEC 2014
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13. Compliance schedule

Do not proceed further if

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

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



There are no specified systems in the building

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

Building Act 2004 (implemented 31 March 2005)
(listed below are the systems and features from the 'new' Act)

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

BCA

11 / 11 / 14

 CL

515165

11/11/14

Checked by Anne
Fees Done by Dallas
- All Good

Paid-receipt # 519231

16

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Total

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Processing Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date		No.	Initials
Administration	DB	12/11/14	CLC	12-12 22-12			
Planning						AE	14/11/14
Fire Design (Referred to NZFS)							
Building	Am Am	2/12/14 17/12/14				Am	23/12/14
Drainage (Infrastructure)							
Water (Infrastructure)							
Fordell Water Scheme (Infrastructure)							
Structural							
Plumbing/Drainage	Am Am	2/12/14 17/12/14				Am	23/12/14
Roading V. Crossing							
Health							
Dangerous Goods							
Parks & Property / Mainstreet							

Approved for issue of PIM/Building Consent

Chadbin

24/12/14

Notes

**Building Consent Application
Prelodgement Vetting
New residential dwellings,
additions/alterations and
habitable garages**



**Wanganui
District Council**

Application details

(Additional information will need to be supplied if a resource consent is required)
This is a preliminary vetting sheet only to establish if there is sufficient information of an acceptable quality before it is received for lodgement and processing. This prelodgement form is designed to reduce processing time and save you on processing costs.

Plans are required to a suitable drafting standard.

Note: If you do not have the appropriate skills to prepare drawings, please engage a professional.

2 copies of all documentation is required (4 if resource consent required).

Date Received

11/11/14

Site Address

149 KARAKA ST. WANGANUI

Description of building work

ALTERATIONS & ADDITIONS TO RESIDENCE

Restricted building work

YES NO N/A

LBP memorandum

YES NO N/A

WDC Building Category
(Circle where applicable)

1 2 3

Application type

Tick where applicable under Yes or Not applicable

Yes N/A WDC

New Building	☐	☐	☒
Alterations	☒	☐	☒
Additions	☒	☐	☒
Demolition	☐	☐	☐
Relocation	☐	☐	☐
Change of use	☐	☐	☐
Stage of	☐	☐	☐

Property information

Tick where applicable under Yes or Not applicable

Yes N/A WDC

Cert. of title (less than 3 months old)	☒	☐	☒
Legal description checked	☒	☐	☒
Street address	☒	☐	☒
Number of floors (1)	☒	☐	☒
Building history—listed	☐	☒	☐
Rapid Number required	☐	☒	☐
Current lawful use WDC	Residential Dwelling		

Building classification

Housing—Detached	☒	☐	☒
- Multi-unit	☐	☐	☐
- Group Dwelling	☐	☐	☐
Garage—	☐	☐	☐
- Habitable	☐	☐	☐
- Non-habitable	☒	☐	☒

Floor area

Ground floor	93	M ²
Basement		M ²
1st floor		M ²
2nd floor		M ²
Outbuildings		M ²
Decks/balconies		M ²
Other		M ²
Total existing buildings on site	93	M ²
Total new work	40	M ²

Contact details, address, phone etc.					Compliance																																																											
Tick where applicable under Yes or Not applicable Yes N/A WDC					Tick where applicable under Yes or Not applicable Yes N/A WDC																																																											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Owner's details</td><td>☒</td><td>☐</td><td>☒</td></tr> <tr><td>Agent's details</td><td>☐</td><td>☐</td><td>☒</td></tr> <tr><td>Designer's details</td><td>☒</td><td>☐</td><td>☒</td></tr> <tr><td>Engineer's details</td><td>☒</td><td>☐</td><td>☒</td></tr> </table>					Owner's details	☒	☐	☒	Agent's details	☐	☐	☒	Designer's details	☒	☐	☒	Engineer's details	☒	☐	☒	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Means of compliance completed (as per application form)</td><td>☒</td><td>☐</td><td>☒</td></tr> <tr><td>Standards—Current version specified</td><td>☒</td><td>☐</td><td>☒</td></tr> <tr><td>Alternative solution</td><td>☐</td><td>☒</td><td>☒</td></tr> </table>				Means of compliance completed (as per application form)	☒	☐	☒	Standards—Current version specified	☒	☐	☒	Alternative solution	☐	☒	☒																												
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Cross sections

Tick where applicable under Yes or Not applicable

Yes

N/A

WDC

Minimum of one along the length	☒	☐	☒
Minimum of one across the width	☒	☐	☒
Clear ground levels	☐	☐	☒
Footing size	☒	☐	☒
Subfloor ventilation	☒	☐	☒
Foundation steel—size and centres	☒	☐	☒
Masonry and slab/hardfill/dpm	☐	☒	☒
Wall framing—sizes, centres, treatment, height, stress grade	☒	☐	☒
Wall/ceiling/floor insulation	☒	☐	☒
Cladding	☒	☐	☒
Cavity and battens	☐	☒	☒
Building paper	☒	☐	☒
Stairs—tread, rise, pitch, height	☐	☒	☒
Decks and balconies/balustrades	☒	☐	☒
Linings and finishes	☒	☐	☒
Wet area waterproofing/tanking	☐	☒	☒

Foundation plan

Tick where applicable under Yes or Not applicable

Yes

N/A

WDC

Timber floor —Pile size, centres, treatment	☒	☐	☒
Footing size	☒	☐	☒
Bracing layout type and position	☒	☐	☒
Joists and bearers	☒	☐	☒
Concrete Floor —Dimensions, bays, mesh size, point load pads, slab thickenings, control joints, supplementary bars	☒	☐	☒
Specific design (raft)	☐	☒	☒

Roof framing plan

Pitched roof —Ridge beam, rafters, purlins, building paper, insulation	☐	☒	☒
Eaves	☐	☒	☒
Pergola/Verandah	☐	☒	☒
Trussed roof —Truss type	☐	☒	☒
Point loads identified	☐	☒	☒
Roof bracing	☐	☒	☒
Truss layout/design certificate	☐	☒	☒

Elevations

• North	☒	☒	☒
• South	☒	☐	☒
• East	☒	☐	☒
• West	☐	☒	☒
Height recession plane	☐	☒	☒
Wall cladding(s)/control joints	☐	☒	☒
Roof cladding(s)	☐	☒	☒
Finished floor levels	☐	☒	☒
Maximum building height	☐	☒	☒

Weatherproofing—Flashing details

Windows/doors	☒	☐	☒
Balconies	☐	☒	☒
Parapets/apron/change of pitch	☐	☒	☒
Decks	☐	☒	☒
Roof and wall junctions	☐	☒	☒
More than one cladding	☐	☒	☒
Pergola	☐	☒	☒
Other penetrations	☐	☒	☒

Floor plans

To scale, fully dimensioned, rooms named	☒	☐	☒
Window/door sizes and position	☒	☐	☒
Fixtures and fittings, smoke detectors	☐	☒	☒
Full plumbing layout, pipe sizes etc.	☐	☒	☒
Solid fuel heating/heat pump/solar	☐	☒	☒
HWC, position, tempering valve	☒	☐	☒
Wall bracing—height, position, type	☐	☒	☒

Deck construction

Foundation plan	☒	☐	☒
Pile size, centres, treatment	☒	☐	☒
Bearer & joint, size, span, treatment	☒	☐	☒
Stair, balustrade details	☐	☒	☒
Detail at junction of house	☐	☒	☒

Solid Fuel Heating

Manufacturers specifications	☐	☒	☒
Construction details/flashings	☐	☒	☒
Floor plan	☐	☒	☒
Wetback details/Tempering valve	☐	☒	☒
Smoke Detectors	☐	☒	☒
NESR compliance (Clean Air Act)	☐	☒	☒

Electrical Plan

Electrical layout	☐	☒	☒
Mechanical and ventilation	☐	☒	☒

1/1/19

VOA Member	11/11/14
------------	----------

11/11/14.

Comments

Recheck

N/A

Chris Klean

(print name)

Vehicle Crossing Permit

Wanganui District Council — Streets Infrastructure
Bylaw 2008



Wanganui
District Council

Permit No.

1. Property owner details

1a. Name

MS + WF TUNNICLIFFE

1b. Contact Person/agent
(If owner is a corporation,
partnership or trust)

MICHAEL TUNNICLIFFE

1c. Postal address

PO BOX 9 FEILDING 4740

1d. Contact numbers

06 323 7413

0274 486 534

Phone

Mobile

Fax

1e. Email

tunncliffe mj@gmail.com

2. Property details

2a. Site Address
(Specify unit/level number,
location of building within
site/block number, building
name and street name)

149 KARAKA STREET

WANGANUI

2b. Currently lawfully
established use

RESIDENTIAL

2c. Legal description

LOT 455 DP 3060

2d. Rapid number (rural)

3. Description of project

3a. Detailed description
of the development/
project (tick one)



Urban



Rural



Commercial



Other (please specify)

3b. Width of proposed
vehicle crossing

3c. Estimated value of
the work

\$

including GST.

4. Council approved contractor undertaking the work

4a. (Refer to list of
approved contractors
provided in the
guide)

~~IBA~~ KEEVAN CONCRETE SERVICES

OFFICE USE ONLY

Date received

11/11/14

Application #

Document #

Other

Property ID

1141

Legal ID

Receipt #

Amount Paid

\$

5. Diagram for vehicle crossing location

- 5a. Provide a site plan to show the location of the proposed vehicle crossing, and, if applicable, location of water toby, trees, streetlights or poles, stormwater sump and other services/street furniture, such as bus stops, signs etc.

6. Applicant's declaration

PRIVACY STATEMENT

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

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

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

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


Signature

M.J. TUNNICLIFFE
Name of person signing: (please print clearly)

12 / 11 / 14
Dated

OFFICE USE ONLY

Reference no:

Owner ID:

Parcel Prop ID

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

Date Received:

Fee Payable (incl. GST) \$

Received by:

Receipt no:

Loaded by:

Date Paid:

Date Loaded:

Roading and Assets

Approved by WDC:

Logged:

First inspection date:

Final inspection date:

Notes:  14/11/14

WDC Customer Service User - Production direct - 10.04.04.006

File Edit View Tools Actions Window Help

My Workplaces My Reports and Files Reminders Preferences

Home Menu CRM REQUESTS

View help back home close clear retrieve

WDC Customer Service User
Wanganui District Council

Property (Enquiry)
Home Portal

Links to other Functions

- IntraMaps
- HUBBLE
- Property Maintenance
- Other Certificate
- Owner Certificate
- Property Due Amounts
- Property Clone Process
- Address Maintenance

Sections to Display

- Owners
- Land
- Valuations
- Summary
- Topics
- Applications
- Charges
- Transaction Summary
- Custom Fields
- Attachments
- Notes

Expand All Collapse All Find

Related Data

- Associations (10)
- Attributes (13)
- Memos (0)
- Aliases (0)
- Theme Associations (0)

Show Historical Items

Property

Property ID: 1171

Address: 149 Karaka St WANGANUI
Legal Desc: LOT 455 DP 3060 0.1969 Ha
Owners: Mr Michael J Tunnicliffe(Own) & Mrs Wilma F Tunnicliffe(Own) and 1 other...
Service Address: PO Box 9 Feilding 4740
Rate Codes: Notice - Standard Non-Wanganui Postcode || Analysis - Rateable || Assessment - 1310005102 ||

Property | Rates

Status: Current

Property Type:

Electorate: Urban Urban Ward

Default Postal Address: PO Box 9 Feilding 4740

Legal Description: LOT 455 DP 3060 0.1969 Ha

Additional Description:

Charge Balance: 2.464.90

Rates Balance: 2.464.90

Water Balance: 0.00

Owners

Land

Valuations

Summary

Topics

Applications

Charges

Transaction Summary

Custom Fields

Attachments

Notes

Data Alert

Property has Sub Division: Sub14/052 Association: SubRes

ALERTS Configure your alerts 0 Events 0 Workflow

11:27 a.m.
11/11/2014

File Note Assessment of Building Consent



THIS NOTE RECORDS THE INITIAL ASSESSMENT MADE OF THE CONSENT APPLICATION. IT ASSESSES WHETHER THE APPLICATION INCLUDES ALL THE INFORMATION REQUIRED TO ACHIEVE COMPLIANCE WITH THE DISTRICT PLAN AS REQUIRED BY SECTION 37 OF THE BUILDING ACT 2004.

Applicant:	
Activity/Use: <i>40m² addition to dwelling</i>	
Date: <i>14/11/14</i>	BCon # <i>14/0618</i>
Address: <i>149 Kerake St</i>	
Subject: Development in the Residential Zone	

Zone Rules

8.4.1 Activity	Residential (including Home Occupations), Community, Reserves & Utilities	<i>Residential</i>
8.4.2.1 Noise	<i>/</i>	<i>/</i>
8.4.2.2 Light	<i>/</i>	<i>/</i>
8.4.2.3 Vibration	<i>/</i>	<i>/</i>
8.4.2.4 Granny Flats	Maximum 1 Maximum 60m ² Gross floor area	<i>/</i>
8.4.2.5 Structures	Maximum 10m high	<i>3.5m</i>
(a) HRP	Front boundary	<i>N/A</i>
	Side boundary	<i>N/A</i> <i>actual = 3.2m</i> <i>actual = 2.6m</i>
	Side Boundary	<i>N/A</i>
	Rear Boundary	<i>N/A</i>
	Exemptions	<i>N/A</i>
(b) Multi-Units	Detached (notional boundary)	<i>/</i>
	Conjoined & residential care facilities $D = (L + 3H)\%10$	<i>/</i>
(c) Fences	Front boundary 1.2m solid Side & Rear 1.8m	<i>/</i>
(d) Site coverage	40% maximum	<i>Complied < 40%</i>
(e) Accessory Buildings	Behind front line of main building	<i>Complied (connected)</i>
8.4.2.6 Amenity	400m ² per dwelling	<i>Complied</i>
	30m ² outdoor north facing living space	<i>Existing</i>
	Multi-units: outdoor storage 2m ²	<i>/</i>
	Non-Residential activities: 50 people max for local roads 100 people max for other roads	<i>/</i>
8.4.2.8 Signs	<i>/</i>	<i>/</i>

File Note Assessment of Building Consent



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General Rules

Vehicle Crossing	<i>Complied</i>	
Car Parking	Must be screened from residential properties – 8.4.2.9	<i>Complied</i>
	Comply with general rules	<i>Complied</i>
Loading Bay	<i>N/A</i>	
Features	protected trees, heritage resources, transmission lines, designations, flooding, 20° slope, hazards, overlays	<i>N/A</i>
Earthworks	<i>N/A</i>	
Retaining walls	1.5m max	<i>N/A</i>

Other Standards

Easements/ Consent Notices	Certificate of Title	<i>N/A</i>
Building over boundary?	If so, tell Greg and not on file	<i>No</i>
Development Contribution	10 year Plan, page 152	<i>N/A</i>
Archaeological Site	Site Features map	<i>N/A</i>

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

Complied with zone rules. fgs 14/11/14

dh FYI if subdivision goes ahead as shown they may require resource consent for breach of height recession plane as corner of house is too close to ROW

Client



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



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier WN724/20
Land Registration District Wellington
Date Issued 26 November 1956

Prior References
WN431/260

Estate Fee Simple
Area 1969 square metres more or less
Legal Description Lot 455 Deposited Plan 3060

Proprietors
Michael John Tunncliffe, Wilma Fay Tunncliffe and Geoffrey Copeland Baker

Interests
9813374.2 Mortgage to Bank of New Zealand - 1.9.2014 at 11:47 am

Identifier

WN724/20

Copy of Original -

**PLAN OF
CASTLECLIFF EXTENSION NO. 6**

SUBDIVISION
PART SECTION 227 RIGHT BANK WANGANUI RIVER
(EXCLUDED: PART 121 S. D. 1914) Apportionment Completed
BLOCK V WESTMERE S. D. 1914

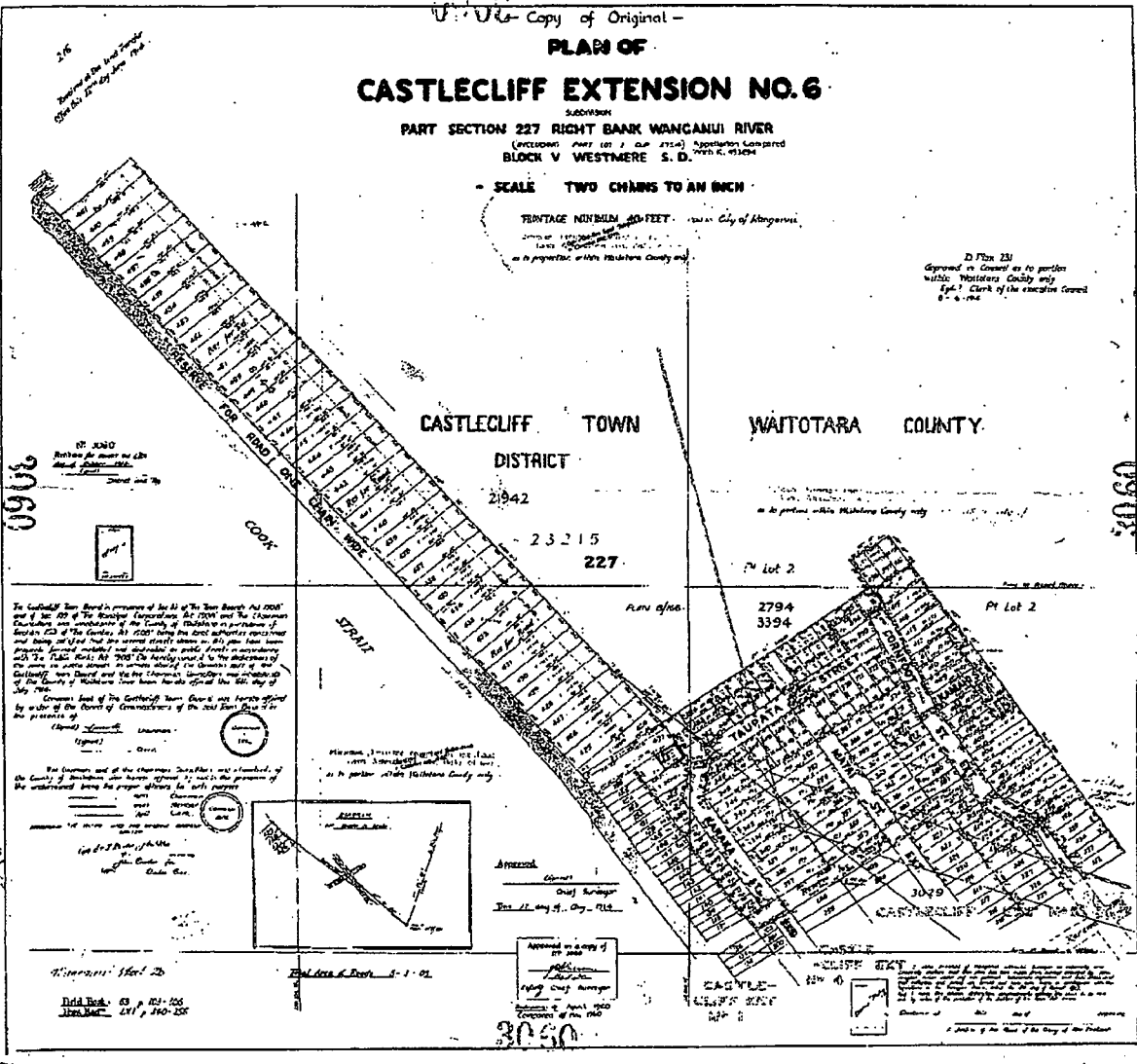
SCALE TWO CHAINS TO AN INCH

PERMITS MINIMUM 40 FEET
City of Hastings
as a project of the Hastings County only

D Plan 23
Approved as to plan
with Hastings County only
Sgt. Clerk of the Executive Council
1914

CASTLECLIFF TOWN
DISTRICT

WAITOTARA COUNTY



Wanganui District Council

PO Box 637, Wanganui

Phone (06) 349-0001

Visit our Web Site www.wanganui.govt.nz

REPRINTED

Official Receipt

GST Reg No 51-668-324

11/11/2014

Receipt No: 515165

To: ~~For seven Oaks Ltd~~

<u>Description</u>	<u>Amount</u>
General	
NOGPRECONSENT	\$605.00
149 Karaka St Alterations to residence	
Transaction Total:	\$605.00
Amounts Tendered	
Cheque	\$605.00
Total	\$605.00

Printed 11/11/2014 2:41:31p.m.



PREPAID - TAX INVOICE

GST Number 51-668-324

Payers Name:

Mr Tunncliffe

For Building Consent:

Reference No:

Date:

YOUR APPLICATION WILL NOT BE PROCESSED UNLESS THE FEE IS PAID

Location of project 149 Karaka st **Description of project** Alterations to residence

Reference	Details	Amount (Incl GST)
1.	Building Consent Project Type – application fee (refer to 'Fees and Charges' Form)	^{1c} \$ 605 —
2.	Resource Consent - deposit	
	• Land use - Non-Notified	\$
	• Subdivision - Notified	\$
3.	Infrastructure Bond	
	• Non-Refundable Charge	\$
4.	Other - Aerial photographs	\$
	- Plan pack Searches	\$
	- Rural Rapid Numbers (New)	\$
	- Large Plan photocopying A2	\$
	- A0 – A1	\$
5.	Certificate of Title	\$
Total Payable		<u>\$ 605</u>

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

PLEASE RETURN TO CUSTOMER SERVICES



TAX INVOICE

GST Number 51-668-324

For: Building Consent (Building Act 2004)

**Mr Michael J Tunnicliffe, Mrs Wilma
F Tunnicliffe,
Mr Geoffrey C Baker
PO Box 9
Feilding 4740**

Tax Invoice No: 20151035765

Reference No: BCon14/0618

Date: 06/01/2015

Page: 1 of 1

Location		Description	
149 Karaka St WANGANUI		Build new 40m2 addition to existing dwelling including garage, and internal alterations. ***RESTRICTED BUILDING WORK***.	

Reference	Details	GST	Amount (Incl GST)
1CApDed	1C application Deduction	-78.91	605.00
Accred	Building consent accreditation fee	3.91	30.00
BCAdFee2	Administration Fee	22.17	170.00
BRANZ	BRANZ Levy (GST Exclusive)		30.00
DBH	DBH Levy	7.87	60.30
InspFee	Inspection Cost Fee	186.52	1429.98
ProcessFee	Processing Cost Fee	177.19	1358.48
Total		318.75	\$ 2473.76

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

\$ 2473.76

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

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

Name: _____

New Address: _____

Daytime Phone No: _____

Email Address: _____

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

Payment Due By: 05/02/2015

Important: This portion must be returned with remittance to:

Wanganui District Council

P O Box 637

Wanganui

Invoice For: Building Consent (Building Act 2004)

Reference No: BCon14/0618

Tax Invoice No: 20151035765

Payment Amount: \$

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



6 January 2015

**Mr Michael J Tunncliffe, Mrs Wilma F Tunncliffe,
Mr Geoffrey C Baker
PO Box 9
Feilding 4740**

Dear Sir or Madam:

Project Number:	BCon14/0618
Project Location:	149 Karaka St WANGANUI
Project Description:	Build new 40m2 addition to existing dwelling including garage, and internal alterations. ***RESTRICTED BUILDING WORK***.

We are pleased to inform you that your building consent application has been assessed and has met the requirements of the New Zealand Building Code.

Once payment has been received as per the attached invoice your building Consent will be granted and issued as per the requirements of the Building Act 2004. Payment can be made by cheque, cash, Eftpos or direct debit (bank account details shown on invoice).

Once your consent has been issued work may proceed on your project. Please take the time to familiarise yourself with your consent documentation once it has been issued as there are ongoing requirements for you to fulfil.

If you have any queries in this matter please do not hesitate to contact a member of the Customer Services Technical Team.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dallas Bullock'.

Dallas Bullock
Customer Services Advocate

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



20 July 2015

Seven Oaks Limited
PO Box 9
Feilding 4740

Dear Michael.

Project Number: BCon14/0618
Project Location: PO Box 9 Feilding 4740
Project Description: Build new 40m2 addition to existing dwelling including garage,
and internal alterations. ***RESTRICTED BUILDING WORK***.

We have received your application for a Code Compliance Certificate, and require the following work to be completed before your application can proceed:

- **All new exterior surfaces are to be painted with a minimum of 2 top coats of paint.**

We have placed this application on hold until the above work has been completed and inspected. Please contact me if you have any further questions.

Yours sincerely

A handwritten signature in black ink, appearing to read "G. Edlin".

Garry Edlin
Building Control Officer



INSPECTION TIME REPORT

Building Consent Number BCon14/0618

Consent or Alteration Number	Estimated Inspection Time	Actual Inspection Time	Inspection Time Difference
BCon14/0618	600	0	600
Inspection Time Difference At BC Issue <i>Time to be charged.</i> At Completion Positive amount = time to be credited Negative amount = time to be charged			600

Signed for and on behalf of the Wanganui District Council



PROCESSING TIME REPORT

Number BCon14/0618

<i>Project Location</i>	<i>Project Description</i>
149 Karaka St WANGANUI	Build new 40m2 addition to existing dwelling including garage, and internal alterations. ****RESTRICTED BUILDING WORK***.

Processing Time Details

<i>Referral</i>	<i>Section</i>	<i>Time</i>
Referral1	1st Request for further information on Application.	370
Referral2	2nd Request for further information on Application.	115
Referral3	3rd Request for further information on Application.	70
ReferVcRd1	Request further info and time detail for Vehicle Crossing and Rooding	15
<i>Total Processing Time</i>		570



INSPECTION TIME REPORT

Building Consent Number BCon14/0618

<i>Consent or Alteration Number</i>	<i>Estimated Inspection Time</i>	<i>Actual Inspection Time</i>	<i>Inspection Time Difference</i>
BCon14/0618	600	0	600
<i>Inspection Time Difference</i>			600
At BC Issue	<i>Time to be charged.</i>		
At Completion	Positive amount = time to be credited		
	Negative amount = time to be charged		

Signed for and on behalf of the Wanganui District Council



INSPECTION RECORD

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

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:	BCon14/0618
149 Karaka St WANGANUI		Wanganui District Council 07 JAN 2015 ISSUED
Description of Work	Build new 40m2 addition to existing dwelling including garage, and internal alterations. ***RESTRICTED BUILDING WORK***.	
Applicant	Seven Oaks Limited PO Box 9, Feilding 4740	
Designer	Mr NH Mouldy 38A College Street, College Estate, Wanganui 4500	

SUMMARY OF CONDITIONS

Building Consent Number BCon14/0618

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].
PIM4Blank	Informative note: If the proposed sub-division indicated on the supplied plans goes ahead the existing sanitary sewer with require an easement.

Building Consent Conditions

Code	Condition

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



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

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

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

Inspections Record For Building Consent Number BCon14/0618								
<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Reinspect</i>	<i>Notes</i>		
PILE AND/OR POST INSPECTION	Prior to placing Concrete					Covered way		
CONCRETE FOUNDATION INSPECTION	To be inspected by the design engineer		BY ENGINEER			Foundation wall		
CONCRETE SLAB INSPECTION	Prior to placing Concrete					Garage floor slab.		
FRAMING INSPECTION	When all framing is complete.							
STRUCTURAL STEEL INSPECTION	To be inspected by the design engineer		BY ENGINEER					
Cladding Cavity Inspection	To inspect drainage cavity before cladding.							
BUILDING AND PLUMBING PRELINE COMBINED INSPECTION	Before Internal linings are fixed.							
POST LINE INSPECTION	To inspect fixings. Prior to covering up.							



FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion					Before requesting a final inspection please supply the following information: Application for Code Compliance Certificate. Memorandum of Restricted Building Work (RBW) for all required trades. As-Built Drainage plan. Energy certificate/s. Producer Statement Construction review (P/S4) from the inspecting engineer.		
SANITARY DRAINS INSPECTION	Before backfilling drains					Sanitary and stormwater drains.		



BUILDING CONSENT NUMBER BCon14/0618

Section 51, Building Act 2004

The building:

Street address of building:	Legal description of land where building is located:
149 Karaka St WANGANUI	LOT 455 DP 3060 0.1969 Ha
Building name:	Location of building within site/block number:
Level/unit number:	

The owner:

Name of Owner:	
Mr GC Baker, Mr MJ Tunncliffe, Mrs WF Tunncliffe	
Mailing address:	Street Address/registered Office:
PO Box 9 Feilding 4740	PO Box 9 Feilding 4740

Phone numbers:

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

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

Contact Person:	
Seven Oaks Limited	
Mailing address:	Street Address/registered Office:
PO Box 9, Feilding 4740	PO Box 9, Feilding 4740

Phone number:

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

Building Work

The following building work is authorised by this consent

Project
Build new 40m2 addition to existing dwelling including garage, and internal alterations. ***RESTRICTED BUILDING WORK***.

<i>Intended Use</i>	<i>Intended Life</i>
Single Detached Residential	50+ Years
<i>Estimated Value (\$)</i>	
\$30000.00	

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty of responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition or removal would be in breach of any other Act.



CONDITIONS OF BUILDING CONSENT NUMBER BCon14/0618

Section 51, Building Act 2004

This Building Consent is issued Subject to the following conditions:

Building Act 2004, Section 90:

Inspections by Building Consent Authorities

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

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

Informative notes:

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

Compliance Schedule:

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

#Attachments

#Copies of the following documents are attached to this building consent:
#Project information memorandum number BCon14/0618'

Signed for and on behalf of the Wanganui District Council

A handwritten signature in black ink, appearing to read 'GJ Hoobin'.

GJ Hoobin
Building Control Team Leader

Date: 23 December, 2014



PROJECT INFORMATION MEMORANDUM NUMBER BCon14/0618

Section 34, Building Act 2004

Seven Oaks Limited
PO Box 9
Feilding 4740

Issue Date:

Project Location	Assessment Number/Legal Description
149 Karaka St WANGANUI	LOT 455 DP 3060 0.1969 Ha
Category	Description of Work
Adds/Alts to Private Residential - \$20001-\$50000	Build new 40m2 addition to existing dwelling including garage, and internal alterations. ***RESTRICTED BUILDING WORK***.
Intended Life	Estimated Value (\$)
50+ Years	30000.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon14/0618), which has been granted.

This Project Information Memorandum is subject to the following conditions:

Informative note:

If the proposed sub-division indicated on the supplied plans goes ahead the existing sanitary sewer will require an easement.

- **All work on the project must comply with the requirements of the NZ Building Code.**

Signed for and on behalf of the Wanganui District Council

A handwritten signature in black ink, appearing to read 'GJ Hoobin'.

GJ Hoobin
Building Control Team Leader

Date: 23 December, 2014



External Moisture Risk Matrix

Project Name / Facade ID: 149 Karaka St

Wall type: ☐ Parapet or enclosed balustrade
☒ Other

Council Copy

Risk Scores		Low	Medium	High	Very High
A. Wind Zone:		☐ Low = 0	☐ Medium = 0	☐ High = 1	☐ Very High = 2 ☒ Extra High = 2
B. Number of Storeys:	☒	☒ Low = 0	☐ Medium = 1	☐ High = 2	☐ Very High = 4
C. Roof/Wall Intersection Design:	☒	☐ Low = 0	☒ Medium = 1	☐ High = 3	☐ Very High = 5
D. Eaves Width:	☒	☐ Low = 0	☐ Medium = 1	☐ High = 2	☒ Very High = 5
E. Envelope Complexity:	☒	☒ Low = 0	☐ Medium = 1	☐ High = 3	☐ Very High = 6
F. Deck Design:	☒	☒ Low = 0	☐ Medium = 2	☐ High = 4	☐ Very High = 6

Total Risk Score:

8

low risk 0 up to 6	medium risk 7 up to 12	high risk 13 up to 20	very high risk over 20
-----------------------	---------------------------	--------------------------	---------------------------



This wall can use any of the wall cladding types which have a green tick ☒. Claddings with red crosses ☐ are not permitted under the Acceptable Solution E2/AS1.

Claddings in Extra High wind zones shall be installed over drained cavities and require rigid underlays (ref. Paragraph 9.1.7.2 in E2/AS1).

Direct fixed to framing	Over nominal 20 mm drained cavity
☐ Timber weatherboard - all types	☒ Masonry veneer
☐ Timber weatherboard - bevel backed	☒ Stucco
☐ Fibre cement weatherboards	☒ Horizontal profiled metal - corrugated and trapezoidal only
☐ Vertical profiled metal - corrugated and symmetrical trapezoidal	☒ Rusticated weatherboards
☒ Vertical profiled metal - corrugated only	☒ Fibre cement weatherboards
☐ Vertical timber board and batten	☒ Fibre cement sheet - flush finish
☐ Fibre cement sheet jointed finish (except stucco over fibre cement backing)	☒ Fibre cement sheet - jointed finish
☐ Plywood sheet	☒ Plywood sheet
☐ EIFS	☒ EIFS
	☒ Bevel backed weatherboards

This table is based on Table 3 of E2/AS1. The claddings which have not received a green tick should not be used in this situation.



Building Consent
Process check sheet – Producer Statement Checklist



BCon 14/06/18

Producer Statement Checklist

Approved = ✓		More information required = X		Not Applicable = N/A	
Design (PS1)	✓	Design Review (PS2)		Construction (PS3)	
Const Review (PS4)					
Description of work covered by Producer Statement: <i>Structural engineering design</i>					
Authors Name: <i>Peter F Clark</i>		Approved Author: <i>CPEng</i>			
Acceptable solution		Alternative solution		Verification Method ✓	
Building Code Clauses covered: <i>B1 and B2</i>					
Producer Statement Specifics				Comments	
Author signed and dated the statement				✓	<i>2/12/13</i>
Full Review Required				<i>No</i> No	<i>Proprietary building address</i>
Statement is site specific				✓	
Statement is fully completed				✓	
Calculations supplied				<i>N/A</i>	<i>Proprietary building</i>
Inspection requirements				✓	<i>WDC</i>
Producer Statement Approved				✓	Producer Statement Declined
Specific Conditions of Acceptance (Inspection, construction requirements that need to be conditions of consent)					


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[Practice Field descriptions](#)

For a list of all registrants in a particular region, leave the surname/registration and fields of practice blank, select the Region and click Search.

Surname or Registration Number	Region	Field of Practice 1
Clark	Manawatu	--All--
		Field of Practice 2
		--All--

[New search/reset all filters](#)

“ ENGAGE A CHARTERED
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OF MIND ON YOUR NEXT
ENGINEERING PROJECT ”

1 result found for your search. All registrants listed have (or are deemed to have) annual registration certificates covering the current calendar year.

Registration number	Name	Business Address	Date Reg'd	Practice Fields
30218	Clark, Peter Francis	Silvester Clark Limited PO Box 1048 Palmerston North Central Palmerston North 4440 New Zealand	24/08/11	Structural

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Building Consent
Process check sheet – Producer Statement Checklist



2 x P/s 1

BCon 14/0618

Producer Statement Checklist			
Approved = ✓		More information required = X	
Not Applicable = N/A			
Design (PS1)	✓	Design Review (PS2)	
Construction (PS3)		Const Review (PS4)	
Description of work covered by Producer Statement: <i>Std Footing / slab details for non habitable buildings - Structural design. also structural design of wall studs only</i>			
Authors Name: <i>Anthony Pryor</i>		Approved Author: <i>CPEng</i>	
Acceptable solution		Alternative solution	
Verification Method		✓	
Building Code Clauses covered: <i>B1 and B2</i>			
Producer Statement Specifics		Comments	
Author signed and dated the statement		✓ 15/5/13	
Full Review Required		<i>Yes</i> No <i>proprietary building address</i>	
Statement is site specific		✓	
Statement is fully completed		✓	
Calculations supplied		<i>N/A</i> <i>Proprietary building</i>	
Inspection requirements		✓ <i>WPC</i>	
Producer Statement Approved		✓ Producer Statement Declined	
Specific Conditions of Acceptance (Inspection, construction requirements that need to be conditions of consent)			



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[Practice Field descriptions](#)

For a list of all registrants in a particular region, leave the surname/registration and fields of practice blank, select the Region and click Search.

Surname or Registration Number	Region	Field of Practice 1
Pryor	-- All Regions --	--All--
		Field of Practice 2
		--All--

[New search/reset all filters](#)

1 result found for your search. All registrants listed have (or are deemed to have) annual registration certificates covering the current calendar year.

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Registration number	Name	Business Address	Date Reg'd	Practice Fields
252145	<u>Pryor,</u> <u>Anthony Wayne</u>	Pryor Consultants Limited PO Box 38144 Howick Auckland 2145 New Zealand	01/01/03	Civil, Structural

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Building Consent
Process check sheet – Producer Statement Checklist



BCon 14/0618

Producer Statement Checklist			
Approved = ✓		More information required = X	
Not Applicable = N/A			
Design (PS1)	✓	Design Review (PS2)	
Construction (PS3)		Const Review (PS4)	
Description of work covered by Producer Statement: Truss Design			
Authors Name: In Ling Ng		Approved Author: CP Eng	
Acceptable solution		Alternative solution	
Building Code Clauses covered: B1 and B2		Verification Method	
Producer Statement Specifics		Comments	
Author signed and dated the statement	✓	24/4/12	
Full Review Required	Yes No	Proprietary building	
Statement is site specific	✓	Various locations in NZ	
Statement is fully completed	✓		
Calculations supplied	N/A	Proprietary building	
Inspection requirements	✓	WDC	
Producer Statement Approved	✓	Producer Statement Declined	
Specific Conditions of Acceptance (Inspection, construction requirements that need to be conditions of consent)			

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[Practice Field descriptions](#)

For a list of all registrants in a particular region, leave the surname/registration and fields of practice blank, select the Region and click Search.

Surname or Registration Number

146585

Region

-- All Regions --

Field of Practice 1

--All--

Field of Practice 2

--All--

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1 result found for your search. All registrants listed have (or are deemed to have) annual registration certificates covering the current calendar year.

Registration Name number	Business Address	Date Reg'd	Practice Fields
146585 Ng. In Ling	MiTek New Zealand Limited PO Box 58014 Botany Auckland 2163 New Zealand	05/05/04	Structural

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Building Consent
Process check sheet – Producer Statement Checklist



BCon 14/0618

Producer Statement Checklist			
Approved = ✓		More information required = X	
Not Applicable = N/A			
Design (PS1)	✓	Design Review (PS2)	
Construction (PS3)		Const Review (PS4)	
Description of work covered by Producer Statement: <i>Design</i>			
Authors Name: <i>Hamish Peters</i>		Approved Author: <i>CP Eng Civil & Geo only After email & CP Eng sheet</i>	
Acceptable solution		Alternative solution	
Building Code Clauses covered: <i>B1 and B2</i>		Verification Method	
Producer Statement Specifics		Comments	
Author signed and dated the statement	✓	<i>28/10/14</i>	
Four Review Required	Yes No	<i>minor work</i>	
Statement is site specific	✓	<i>Legal & address</i>	
Statement is fully completed	✓		
Calculations supplied	✓		
Inspection requirements	✓	<i>Engineer & WDC</i>	
Producer Statement Approved	✓	Producer Statement Declined	X
Specific Conditions of Acceptance (Inspection, construction requirements that need to be conditions of consent)			



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Current Chartered Professional Engineers

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[Practice Field descriptions](#)

For a list of all registrants in a particular region, leave the surname/registration and fields of practice blank, select the Region and click Search.

Surname or Registration Number	Region	Field of Practice 1
Peters	Wanganui	--All--
		Field of Practice 2
		--All--

[New search/reset all filters](#)

1 result found for your search. All registrants listed have (or are deemed to have) annual registration certificates covering the current calendar year.

Registration number	Name	Business Address	Date Reg'd	Practice Fields
240025	Peters, Hamish John	Geocivil Consulting Engineers 83 Jellicoe Street Wanganui East Wanganui 4500 New Zealand	03/02/12	Civil, Geotechnical

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Andrew Morris

From: Hamish Peters - Geocivil Consulting <hamish@geocivil.kiwi.nz>
Sent: Tuesday, 9 December 2014 9:47 a.m.
To: Andrew Morris
Cc: Michael Tunncliffe; Noel Mouldey
Subject: BCon14/0618

Hi Andrew

Regarding your letter subject; first request for information and dated 3 December 2014, item 4.

I have spoken to Jeff Wastney (Manager of Competency Standards) at IPENZ and they do not have any written guidance on the boundary between the discipline of civil and structural engineering for Chartered Professional Engineers: As Jeff explained it is up to the Engineer to know his own boundaries and work within them. I suggest you call Jeff Wastney (04 4748983) to discuss.

As we discussed yesterday simple structures such as beam, columns, bracing, foundations fall within the civil discipline however, complex structures such as multi storey buildings, portal frames are left to Engineers that fall der the CPEng 'structural' discipline.

I have carried out design work on houses in Wanganui previously and my CPEng folder (application for CPEng) also has samples of work that are relevant which I can bring in for you to view?

Regards



Hamish Peters
Geotechnical / Civil Engineer
Geocivil Consulting Engineers
Phone: 06 3484091
Mobile: 0211738759
Address: Suite 3, 299 Victoria Avenue, Wanganui 4500
www.geocivil.kiwi.nz





For the Public

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- [The CPEng Rules](#)
- [Proposal to make changes to the CPEng Rules](#) (PDF, 119kb)

“THE PUBLIC NEED TO BE
AWARE THAT NOT ALL THOSE
WORKING AS ENGINEERS
ARE REGISTERED AS
CHARTERED PROFESSIONAL
ENGINEERS”

Fields of engineering

The four traditional categories of engineering (civil, mechanical, electrical and chemical) are further broken down into sub-categories (or fields of engineering) within which engineers practise. An engineer may be competent to practise in more than one of the following 17 fields of engineering.

Brief descriptions of the 17 engineering disciplines, and what services and advice they can provide you with:

Aerospace	Environmental	Mechanical
Bio	Fire	Mining
Building Services	Geotechnical	Petroleum
Chemical	Industrial	Structural
Civil	Information	Transportation
Electrical	Management	

Aerospace Engineering

Aerospace engineering is the design, development and production of aircraft (aeronautical engineering), spacecraft (astronautical engineering) and related systems. Aerospace engineers may specialise in aerodynamics, avionics, structures, control systems or propulsion systems. It may involve planning maintenance programmes, designing repairs and modifications, and exercising strict safety and quality controls to ensure airworthy operations.

You might require the services of an aeronautical engineer to provide advice on:

- Certification of an aircraft
- A modification or repair to be carried out to an aircraft structure or system
- The installation of new technology in an aircraft

Bioengineering

Bioengineering draws heavily on the Chemical Engineering discipline and involves the engineered development of raw materials to produce higher-value products, using biological systems (biological catalysts). The description also encompasses the general application of engineering to biological systems to develop new products or solve problems in existing production processes. For example, bioengineers are found in medical research, genetic science, fermentation industries and industries treating biological wastes.

You might require the services of a bioengineer to provide advice on:

- Treatment and disposal of biological wastes
- Genetic science issues
- The development and application of biomechanical medical aids

Building Services Engineering

Building Services engineering is the application of mechanical or electrical engineering principles, and an understanding of building structure, to enhance all aspects of the built environment – from air conditioning and mechanical ventilation, electrical light and power, fire services, fire safety engineering, water and waste services to data and communications, security and access control, vertical transportation, acoustics and energy management.

You might require the services of a building services engineer to provide advice on:

- The design of services for a multi-level residential or commercial building
- Maintenance requirements for a complex air-conditioning system

Chemical Engineering

Chemical engineering is concerned with the ways in which raw materials are changed into useful and commercial end-products, such as food, petrol, plastics, paints, paper, ceramics, minerals and metals. These processes are often carried out at large-scale plants. Research of raw materials and their properties, design and development of equipment, and the evaluation of operating processes are all part of chemical engineering.

You might require the services of a chemical engineer to provide advice on:

- The design of an industrial chemical process
- The assessment of a chemical compound's risk

Civil Engineering

Civil engineering is a broad field of engineering concerned with the design, construction, operation and maintenance of structures (buildings, bridges, dams, ports) and infrastructure assets (road, rail, water, sewerage). **The Civil engineering discipline underpins several engineering fields, such as Structural, Mining, Geotechnical and Transportation engineering, in which civil engineers often specialise. General Civil engineers are likely to be competent to undertake work that relates to one or more of these areas.**

You might require the services of a civil engineer to:

- Determine construction methods, materials and quality standards for planned earthworks, such as a road
- Obtain material samples and test them to determine strength and life factors that will affect their behaviour as construction materials

See also:

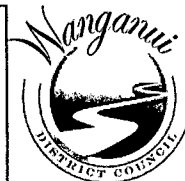
[Structural engineering](#)
[Transportation engineering](#)
[Geotechnical engineering](#)

Electrical Engineering

Electrical engineering is the field of engineering which deals with the practical application of electricity. It deals with the aspects of planning, design, operation and maintenance of electricity generation and distribution, and use of electricity as a source of energy within major buildings, industrial processing complexes, facilities and transport systems. It includes the associated networks

Council Copy

Building Consent
Process check sheet – New Dwelling/Additions



New Dwelling/Additions			
Approved = ✓	More information required = X		Not Applicable = N/A If a sub element is not relevant choose N/A
Address:	149 Keraka St		
Building Consent No:	14/0618	Date: 2/12/14	
Consent Officers:	AM		
Description:	Addition, internal alterations, covered way & new garage		
Change of use BA(04)115(a)	Yes	No	

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
Site - Features	Positioning	Siting	Supplied	✓		
		Hazard Maps	Sea spray zone	✓		
		Subdivision Conditions – 224 & 221	proposed	N/A		
		Wind zone L/ M/ H / VH/ EH/ SED	confirmed by bracing calc	✓		
		Durability zone B/ C/ D	Covered way. 1/5 & 1/5.2	X	✓	
		Earthquake zone 2/3		✓		
B1. Structure	Foundation	Engineers design on architectural plans	confirm Field of practice	X	✓	
		Load paths addressed / pads indicated	" " " "	X	✓	
		Depth / width	" " " "	X	✓	
		Reinforcement	" " " "	X	✓	
	Slab on ground / concrete floor	Engineers design on architectural plans	Garage	✓		
		Load paths addressed / pads indicated	"	✓		
		Hard fill	"	✓		
		Reinforcing – mesh cover, supplementary bars	"	✓		
		Control joints	6x6	N/A		
		Timber subfloor	Subfloor bracing & layout provided	existing	✓	
		Fixing / Connection	extension	✓		
		Height above ground level (550mm for particle board / 450mm crawl space)	match existing	✓		
		Ventilation	detail Base bds	X	✓	
	Timber flooring	Member sizing and loading (size / spacing / span)	3604	✓		
		End support / fixing / bearing	"	✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer Review
		Flooring material	18mm sheet	✓		
		Lateral support, blocking	140 joists	N/A		
	Wall	Member sizing height / size / spacing	stud spacing 400mm	x	✓	
		Lintels – engineering design req	confirm field of practice	x	✓	
		Beams – engineering design req	" " " "	x	✓	
		Fixing / connection	" " " "	x	✓	
		Wall bracing & calculation	" " " "	x	✓	
	Roof	Roof framing	Rafters & trusses	✓		
		Truss certificate & layout provided	Quin design	✓		
		Member sizing (size / spacing)	confirm field of practice	x	✓	
		Fixing / connection – uplift resistance	3604	✓		
		Roof bracing	Straps	✓		
		Ceiling framing – battens 450 / 600	detail new detail	x	✓	
	External structure	Post footing / connection detailed	3604	✓		
		Post / beam connection	Galv in sea spray ^{s/s}	x	✓	
		Retaining wall	none	N/A		
		Swimming Pool	"	"		
		Other	"	"		
	Barriers	Timber barrier (B1/AS2)	"	"		
		Other approved barrier design	"	"		
	Chimney	Masonry / concrete chimney (B1/ AS3) SED	"	"		
B2. Durability	Concrete	Concrete strength & cover	Garage slab 25mha	✓		
	Timber treatment	Wall / fixings / compatibility / brace & fixings	NZS 3602	✓		
		Roof / fixings / compatibility	Galv roofing ^{colorsteel} max	x	✓	
		Subfloor / fixings / compatibility	enclosed	✓		
	Metal / Steel member	Material and coating system	Galv brackets sea spray ^{s/s}	x	✓	
	Cladding material	Wall	Painted H3.1	✓		
C. Fire Safety	Outbreak of fire	Solid fuel fire/ fireplace location shown	none	N/A		
		Proprietary fires - Manufacturer's specifications provided	"	"		
		Open fire - construction material	"	"		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
		Firebox opening size	none	N/A		
		Surround / hearth size	-	-		
		Chimney size	-	-		
	Means of escape from fire	Dead end travel distance (24m max)	no change	✓		
	Spread of fire	Distance from boundary > 6501m)	existing boundaries to	✓		
		Fire rated construction	none	N/A		
	Stability during fire	Collapsing away from other property	-	-		
D1. Access route		Slip resistance	decking across + coating covered way	X	✓	
		Landing	none	N/A		
		Handrail	-	-		
		Tread & riser	detail 01/AS1	X	✓	
		Stair dimension	-	X	✓	
		Clear height	full height	✓		
		Lighting	none incl.	N/A		
D2. Mechanical installation for access	Lift / Escalator / moving walkway	Documentation for compliance with the code	none	-		
E2. External moisture	Floor	Floor height above ground	house match existing Garage 150mm	✓		
		DPM under slab	Garage on DPM	✓		
		Waterproofing / tanking of retaining wall	none	N/A		
		Subsoil drainage	-	-		
		Step / threshold with deck	existing	..		
	Wall	E2 Risk matrix assessed	score 8	✓		
		Wind Barrier / Rigid underlay / Building wrap	EH wind requires RAB	X	✓	
		Cladding system specified	EH wind requires cavity existing - cavity	X	✓	
		Cavity system	requires cavity	X	N/A	
		Head, jamb & sill details	-	X	✓	
		External & Internal corners	detail	X	✓	
		Junctions – dissimilar materials	none	N/A		
		Clearance of wall cladding	match existing	✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
	Roof	Roofing underlay	not required	N/A		
		Profiled metal roof	Galv. in sea spray ^{Colorsteel Max}	X	✓	
		Concrete or clay tiles	none	N/A		
		Flat roofs / roof decks / substrate	~	~		
		Flashings – Apron / Parapet / etc	detail	X	✓	
	Deck / Balcony	Sill details at balcony threshold	none	N/A		
		Overflow relief	~	~		
		Top flashing / intersection with wall	~	~		
E3. Internal moisture	Internal wet area	Wall / floor impervious lining	kitchen / laundry ^{with}	X	✓	
		Shower – Proprietary – yes / no	none	N/A		
		Waterproofing method specified	~	~		
F1. Hazardous agent on site		Site investigation / report	~	~		
F2. Hazardous Building material		Glazing – Glass , safety glass – NZS 4223		✓		
F3. Hazardous substances and processes		Others (Toxic gases / asbestos)	none	N/A		
F4. Safety from falling	Barrier	Height / opening / unclimbable	~	~		
		Base fixing and stability	~	~		
	Opening / window	760 mm from floor level	~	~		
		Restrictors required where fall hazard potential	~	~		
	Swimming pool	Fencing of Swimming Pool Act	~	~		
F5. Construction and demolition hazards		Required if more than 2 storey (refer to F5 / AS1)	minor work - fence?	X	✓	
F7. Warning systems	Smoke alarm / fire alarm	Location & type	detail	X	✓	
G4. Ventilation		Living space – opening 5% of floor area	over 5%	✓		
		Mechanical ventilation	none	N/A		
		Natural ventilation to existing space	no change	✓		
G7 Natural light		Natural lighting to existing space	~	✓		
		Habitable space – 10% of floor area	over 10%	✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
		Outside visual awareness	All rooms	✓		
G8. Artificial light			Not applicable for residential (SH)	N/A	N/A	
G11. Gas as an energy source		Gas hobs (combustible surfaces 200mm clearance)	not specified	N/A		
G12. Water supply		Source	Wilson St ? Karaka St	X	✓	
		Tempered water / tempering valve	detail	X	✓	
	Sanitary plumbing	Schematic provided / layout provided in relation to floor joists	provide	X	✓	
		Pipe size / length / gradient	detail	X	✓	
		Venting requirements	~ existing	X	N/A	
		Pipe under / within floor framing	~	X	✓	
Energy efficiency		Timber frame (wall / roof / floor insulation)	Schedule Method	✓		
		Solid construction (wall / roof / floor insulation)	none	N/A		
		Specific design	~	~		
		Protection of subfloor insulation (if req)	conc wall foundation	✓		
		Glazing	double	✓		
E1. Surface water	Site drainage	Floor level above crown road or lowest point	existing house	✓		
		Secondary flow path	none	N/A		
		Drain pipe size and gradient	detail	X	✓	
		Sump / chamber	none	N/A		
		Soakhole / approved outfall	detail	X	✓	
		Stormwater design calculation (hydrological neutrality)	not required	N/A		
	Roof water	Sufficient downpipe	detail x 2 DP	X	✓	
		Internal / External gutter		✓		
		Overflow relief	none	N/A		
G1. Hygiene		Fixture layout	existing	✓		
		Number of doors to kitchen, basin in wc - yes / no	~	✓		
G2. Laundering		Sufficient laundry facility and space	new	✓		
G3. Food preparation and prevention of contamination		Sink and cooking facility	~	✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
G12. Water supply		Water heating system, location	relocate existing	✓		
		Schematic provided (if applicable)	none	N/A		
G13. Foul water	Drainage	System specified	G13	✓		
		Connection shown (layout provided)	existing	✓		
		Drain size / material / gradient	100mm PVC	✓		
		Main drain vent (tv)	existing	✓		
		Gully trap / ORG shown	" > new	✓		
		Drain under building	none	N/A		
		Discharge stack / relief valve	-	-		
Industrial liquid waste	On-site liquid waste	Engineer / other suitable qualified professional design	-	-		
		Systems – Property size	-	-		
		Soil type, profile / loading rate	-	-		
		Tank size / effluent area	-	-		
		Clearance from waterway, ground water	-	-		
Misc		Specifications	supplied	✓		
		Structural calculations	Confirm field of practice	x	✓	
		Foundation report	none	N/A		
		Producer statement design	Confirm field of practice	x	✓	
		Producer statement design – review	none	N/A		
		Has PIM been issued		NO		
		Historic places check	none	N/A		
Engineering	Engineering comments		-	-		

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

Tick

Peer Review	
Application Suspended: I confirm that I have evaluated the proposed project against all items in the checklist	x AM 21/2/14
Application Approved: I confirm that I have evaluated the proposed project against all items in the checklist. Based on the information provided by the applicant, the project complies with the Building Code.	✓ AM 23/2/14



18 December 2014

**Seven Oaks Limited
PO Box 9
Feilding 4740**

Dear Sir or Madam:

**2nd Request for further information on Application.
Request further info and time detail for Vehicle Crossing and Roothing**

Project Number:	BCon14/0618
Project Location:	149 Karaka St WANGANUI
Project Description:	Build new 40m2 addition to existing dwelling including garage, and internal alterations. ***RESTRICTED BUILDING WORK***.

The building consent application is currently being assessed. Please supply the answers to the questions below in a specific covering letter clearly cross-referencing our questions and ensure that the altered drawings are also cross-referenced and have appropriate 'clouding' or **highlighting** etc. to clearly identify changes. All **RBW** questions **MUST** be addressed by the **LBP** responsible for the design and confirmation supplied. Please ensure that you quote this Project Number BCon14/0618 on all changes made to the documents.

Refer to: "1st request for further information" letter.

-  • **Item 3: Code compliance - the following clauses also are required to be confirmed, E1, F2, G2, G3, G4, G7, G9 and H1, please address. (Andrew Morris - Building Control Officer)**
-  • **Item 10: Stud centres - all alterations are required to be made to the plans and specifications and supplied to council for inclusion in the consent documents, please address. (Andrew Morris - Building Control Officer)**
-  • **Item 13: Floor coverings - all alterations are required to be made to the plans and specifications and supplied to council for inclusion in the consent documents, please address. (Andrew Morris - Building Control Officer)**
-  • **Item 14: Rigid air barrier - as the extension and alteration both will no longer be protected be eaves council cannot accept the cladding direct fixed without at least a rigid air barrier, please address. (Andrew Morris - Building Control Officer)**



- ✓ • **Item 15: 90 x 90 piles - all alterations are required to be made to the plans and specifications and supplied to council for inclusion in the consent documents, please address. (Andrew Morris - Building Control Officer)**
- ✓ • **Item 16: Slip resistance - to change the decking to lateral installation will require a redesigning of the supporting structure, please provide full details of the new deck structure. (Andrew Morris - Building Control Officer)**
- ✓ • **Item 18: H3.1 timber - all alterations are required to be made to the plans and specifications and supplied to council for inclusion in the consent documents, please address. (Andrew Morris - Building Control Officer)**
- ✓ • **Item 19: Galv. roofing - all alterations are required to be made to the plans and specifications and supplied to council for inclusion in the consent documents, please address. (Andrew Morris - Building Control Officer)** *Colorsteel Maxx*
- ✓ • **Item 20: Galv. fixings and brackets - all alterations are required to be made to the plans and specifications and supplied to council for inclusion in the consent documents, please address. (Andrew Morris - Building Control Officer)** *s/s*
- ✓ • **Item 22: Covered way roof framing - the top section of the covered way roof side trimmers long side is over spanned for a single 140 x 45 (verandah beam) and the mitred joint is outside the design scope of NZS 3604: 2011, please address. (Andrew Morris - Building Control Officer)**
- ✓ • **Item 23: Covered way to garage junction - please confirm the roofing profile for 3° roof pitch, provide construction details of the side apron and change of pitch flashings and the stormwater control (including side apron to gutter junction). (Andrew Morris - Building Control Officer)**
- ✓ • **Item 26: Tempered hot water - all alterations are required to be made to the plans and specifications and supplied to council for inclusion in the consent documents, please address. (Andrew Morris - Building Control Officer)**
- ✓ • **Item 27: Waste pipes and layout - all alterations are required to be made to the plans and specifications and supplied to council for inclusion in the consent documents, please address. (Andrew Morris - Building Control Officer)**

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



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

This information requires to be supplied within **2** months from the date of this letter or this consent maybe cancelled without further notice.

If you have any further enquiries please contact this office and quote your Project Number **BCon14/0618**.

Yours sincerely

A handwritten signature in black ink, appearing to read "Kim Glentworth". The signature is stylized with a large, looping initial "K".

Kim Glentworth
Customer Services Advocate

Wanganui District Council

22 DEC 2014

RECEIVED



18 December 2014

Seven Oaks Limited
PO Box 9
Feilding 4740

ALL ITEMS BELOW
HAVE BEEN ADDRESSED
ON THE ATTACHED
AMENDED DRAWINGS +
SPEC. (+ PAGE 5 C.C.),
W.D.C.

Dear Sir or Madam:

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If you have any further enquiries please contact this office and quote your Project Number **BCon14/0618**.

Yours sincerely

Kim Glentworth
Customer Services Advocate



3 December 2014

**Mr Michael J Tunnicliffe, Mrs Wilma F Tunnicliffe,
Mr Geoffrey C Baker
PO Box 9
Feilding 4740**

Dear Sir or Madam:

BCon14/0618 for the property at 149 Karaka St WANGANUI - Request for Further Information

The Wanganui District Council is currently processing your building consent which was recently submitted by Seven Oaks Limited.

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

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

Yours sincerely

A handwritten signature in black ink, appearing to read "Kim Glentworth", is written over a large, stylized circular flourish.

**Kim Glentworth
Customer Services Advocate**



3 December 2014

Seven Oaks Limited
PO Box 9
Feilding 4740

Dear Sir or Madam:

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

Project Number: **BCon14/0618**
Project Location: **149 Karaka St WANGANUI**
Project Description: **Build new 40m2 addition to existing dwelling including garage, and internal alterations.**
*****RESTRICTED BUILDING WORK***.**

The building consent application is currently being assessed. Please supply the answers to the questions below in a specific covering letter clearly cross-referencing our questions and ensure that the altered drawings are also cross-referenced and have appropriate 'clouding' or **highlighting** etc. to clearly identify changes. All **RBW** questions **MUST** be addressed by the **LBP** responsible for the design and confirmation supplied. Please ensure that you quote this Project Number BCon14/0618 on all changes made to the documents.

1. **FOR YOUR INFORMATION** If the proposed subdivision goes ahead as shown on the Building Consent plans you will require a Land Use Resource Consent as the house will not comply with Height Recession Plane (Averyll Edgar, Resource Management Planner 14/11/14)
2. New vehicle crossing does not comply with the District Plan section 10.4.7 minimum separation between crossing and intersections, as also stated in subdivision 14/052 notes. (Dave Kenning Roothing)
3. Section 12 (Compliance with the NZ Building Code) on page 5 of the Building Consent application form requires all clauses relevant to the proposed project to be selected and the means of compliance selected for all relevant clauses, please address. (Andrew Morris - Building Control Officer)
4. Included in the documentation is a producer statement (P/S1) from Hamish Peters for structural design work, as part of council's acceptance of a P/S1 all engineering P/S1 authors are checked against the CPEng register, the CPEng register lists Hamish's fields of practice as Civil and Geotechnical and as such council requires clarification regarding the structural field of practice required for the proposed design. (Andrew Morris - Building Control Officer)
5. Please detail the stormwater disposal for the new garage and covered way. (Andrew Morris - Building Control Officer)
6. Please confirm compliance with NZBC clause F5 (construction and demolition hazards). (Andrew Morris - Building Control Officer)



- ✓ 7. It is a requirement of the Building Act 2004 to confirm smoke alarm compliance in all dwellings that involve any work in, on or attached to a dwelling that a building consent is applied for, therefore please indicate the required new/existing smoke alarm/s to show compliance with the Building Code clause F7. (Andrew Morris - Building Control Officer)
- ✓ 8. The supplied specification refers to the existing water supply from Wilson St, please clarify. (Andrew Morris - Building Control Officer)
- ✓ 9. Please detail continued compliance of the sub-floor ventilation. (Andrew Morris - Building Control Officer) *existing unchanged - 15mm gaps ok for very small extension.*
- X 10. Please specify the stud centres for the new walls. (Andrew Morris - Building Control Officer)
- ✓ 11. Please provide details of the kitchen extension ceiling construction. (Andrew Morris - Building Control Officer)
- ✓ 12. Please provide construction detail/s for the weatherboard cladding internal and external corners. (Andrew Morris - Building Control Officer)
- X 13. Please detail floor covering for the kitchen/laundry area. (Andrew Morris - Building Control Officer)
- 14. All claddings in the extra high wind zone are required to be installed on a cavity over a rigid air barrier (RAB) (refer NZBC clause E2/AS1 paragraph 9.1.7.2), please address. (Andrew Morris - Building Control Officer)
- X 15. Due to durability concerns 90 x 90 posts in ground cannot be used to carry a floor load (refer: NZS 3604:2011 sections 4 and 6), please address. (Andrew Morris - Building Control Officer)
- X 16. The sloping covered way (access route) decking as specified along the direction of travel is unacceptable to provide a slip resistant walking surface in wet or dry conditions (refer NZBC clause D1/AS1 table 2), please address. (Andrew Morris - Building Control Officer)
- ✓ 17. The covered way steps (access route) decking as specified across the direction of travel in wet conditions requires testing to confirm the required coefficient of friction value (refer NZBC clause D1/AS1 table 2), please address. (Andrew Morris - Building Control Officer) *coating added.*
- X 18. All H3.1 exterior timber is required to be coated with a paint manufacturers recommended three coat paint system to maintain durability or be specified as H3.2. (Andrew Morris - Building Control Officer)
- X 19. Galv. roofing and flashings are not recommended for a sea spray zone, please address. (Andrew Morris - Building Control Officer)
- X 20. Galv. fixings and brackets are unacceptable for a sea spray zone, please address. (Andrew Morris - Building Control Officer)
- ✓ 21. Please detail the covered way step dimensions to show compliance as a main private stair. (Andrew Morris - Building Control Officer)
- X 22. Please provide details to clarify the framing layout for the covered way roof at the upper end change of direction. (Andrew Morris - Building Control Officer)



- X 23. Please provide construction details for the covered way lower end roof including direction of fall, flashings and covered way/garage junction etc. (Andrew Morris - Building Control Officer)
- ✓ 24. The supplied Quin garage job specifics sheet and documentation list the wind zone as very high, please confirm the garage design for an extra high wind zone. (Andrew Morris - Building Control Officer) *Very High wind **
- ✓ 25. Quin garage bracing element next to the side door is a 600mm element however the wall is dimensioned as 400mm long, please clarify. (Andrew Morris - Building Control Officer)
- X 26. Please confirm an existing or new tempered hot water supply. (Andrew Morris - Building Control Officer)
- X 27. Please provide a waste pipe plan including waste pipe routes, fall/s, size/s and material. (Andrew Morris - Building Control Officer)

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

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If you have any further enquiries please contact this office and quote your Project Number **BCon14/0618**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kim Glentworth'.

Kim Glentworth
Customer Services Advocate

* Sub-division application rec'd by Council.
This means garage now sheltered (2 rows permanent obstructions).
Garage now accepted as Very High wind zone.
House still Extra High wind zone.

9/12/14 A.M.



THE BUILDING DESIGN COMPANY

Architectural Design and Building Contract Consultants

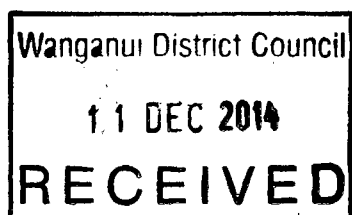
11 Nov 2014

APPROVED

14 / 06 18

Consent No

Kim Glentworth
Customer Services Advocate
Wanganui District Council
PO Box 637
Wanganui



Dear Kim

RESTRICTED
Building Work

Request for Further Information – Bcon14/0618

11 DEC 2014

In response to the various requests contained in your letter dated 3 Dec 2014 we advise as follows:

1. This matter has been resolved by subdivision consent "Sub 14/052" dated 2 December 2014
2. The location of the vehicle crossing was amended as detailed on a revised Site & Floor Plan provided by the Owner to the Council and as agreed with David Wan on site. Copy of the updated site plan is attached
3. Attended to – refer attached updated copy of page 5
4. Hamish Peters has been in contact with Andrew and has sent him an email letter dated 9 Dec (copy attached) which should adequately resolve the matter
5. Stormwater disposal now detailed on amended Site & Floor Plan attached
6. Acceptable Solution F5.AS1 clause 1.0.1. states: "barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist". There are no "specific hazards". However the site is suitably fenced and protected.
7. New smoke alarms will be installed in the existing dwelling in compliant locations as shown on the attached amended Site and Floor Plan.
8. Water Supply – delete reference to "Wilson St", add "Karaka St".
9. The existing sub-floor ventilation remains unaffected by the works. No foundation vents will be removed. The new sub-floor space to the small kitchen extension will be vented through 15mm gaps between baseboards. ~~AN~~ access door to this space will be provided.
10. Stud to all new framed walls are to be a fixed at a maximum of 600mm centres
11. Kitchen extension ceiling details are provided – as attached

THE BUILDING DESIGN COMPANY LTD

PO Box 227, Wanganui. Ph: (027) 434 6788 Email: noel.wrl@xtra.co.nz

12. Construction details to changes in direction of new weatherboarding are attached
13. The whole of the kitchen and laundry areas are to receive new vinyl floor coverings
14. We acknowledge that exterior weatherboard cladding a new dwelling erected in this location and extra high wind zone would be required to be installed on cavity battens over RAB. However we contend that your request to do so in this instance is overly harsh and should be reconsidered.

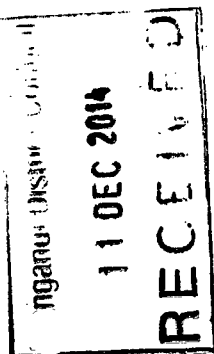
The whole of the existing house is clad with bevelback weatherboards without cavity battens etc and no problem from moisture penetration has occurred. It is reasonable to expect that weatherboarding installed to a small addition to the building should not be required to be fixed in any manner other than the existing "face fixed" boarding.

Further, it should be noted that the intended alterations will in fact result in the reduction of the total area of bevelback weatherboarding to the house. The new kitchen wall is all but a repeat of the existing wall but with greater window area while the addition of 2 pair of large sliding doors to the new lounge end wall will substantially reduce weatherboard area.

In addition, the marrying in of new weatherboarding to the existing on the altered bedroom wall will create an untidy detail and one that the Owner prefers to avoid.

We ask that you allow weatherboarding to these very small exterior alterations to be constructed in same system as the existing.

15. Delete reference to 90 x 90 posts to covered way. Add 125 x 125 H.5 posts with footings increased 35mm on all sides.
16. Amendment - Timber decking to the covered way is to be fixed laterally across the deck framing. After installation, all timber decking is to receive "Sikkens" or similar approved, slip resistant "Deck Plus" coating system in strict accordance with the manufacturer's recommendations - copy attached.
17. Amendment - Timber steps to be slip resistant coated as 16 above
18. Delete all reference to H3.1 treated timber in exposed situations. Add H3.2 treated timber.
19. Delete reference to "zincalume" and galv roofing and flashings. Add selected "Coloursteel" Maxx or ZM8 coated iron roofing and flashings in all instances
20. Delete reference to galvanised steel brackets, plates and bolts. Add type 304 stainless steel fixing plates and bolts
21. The timber framed steps at each end of the covered way are to have a minimum "going" of 280mm and maximum "riser" 190mm - compliant with "main private stairways".
22. Framing layout for the new covered way, including change in direction at the upper end, are detailed the attached amended drawings
23. Framing layout for the lower end covered way including required 3 degree fall, flashings, etc are detailed the attached amended drawings
24. It is understood that as a result of discussions between Andrew Morris and "Quin's" representative that a "very high" wind rating is acceptable - as a result of the garage being located on the "protected" side of the dwelling.
25. The new garage is to be located 1460mm from the side boundary (not 1200mm as previously noted) which will provide for a min 600mm bracing element between the corner of the garage and the new covered way.



**RESTRICTED
Building Work**

11 DEC 2014

304

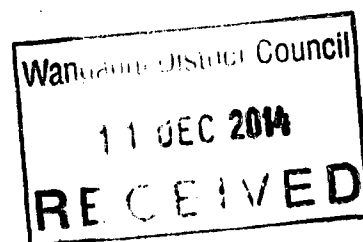
26. The existing hot water cylinder is to be relocated as shown. A new tempering valve is to be installed.
27. 40mm pvc waste pipes are to be fitted to the new kitchen sink and laundry tub. Wastes are to run with adequate fall to the new gulley trap shown. Clip back or install approved suspension straps to wastes as required. All wastes are to run concealed in the sub-floor space.

We trust the above information and attached amended and additional details will suitably answer your queries and allow Building Consent to be granted.

Kind regards



Noel Mouldey
Licensed Building Practitioner



RESTRICTED
Building Work

11 DEC 2014

APPROVED
14 / 06 / 18

Noel Mouldey

From: Hamish Peters - Geocivil Consulting <hamish@geocivil.kiwi.nz>
Sent: Tuesday, 9 December 2014 9:47 AM
To: andrew.morris@wanganui.govt.nz
Cc: Michael Tunnicliffe; Noel Mouldey
Subject: BCon14/0618

Hi Andrew

Regarding your letter subject; first request for information and dated 3 December 2014, item 4.

I have spoken to Jeff Wastney (Manager of Competency Standards) at IPENZ and they do not have any written guidance on the boundary between the discipline of civil and structural engineering for Chartered Professional Engineers. As Jeff explained it is up to the Engineer to know his own boundaries and work within them. I suggest you call Jeff Wastney (04 4748983) to discuss.

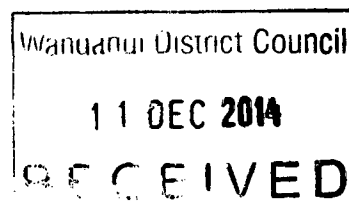
As we discussed yesterday simple structures such as beam, columns, bracing, foundations fall within the civil discipline however, complex structures such as multi storey buildings, portal frames are left to Engineers that fall under the CPEng 'structural' discipline.

I have carried out design work on houses in Wanganui previously and my CPEng folder (application for CPEng) also has samples of work that are relevant which I can bring in for you to view?

Regards



Hamish Peters
Geotechnical / Civil Engineer
Geocivil Consulting Engineers
Phone: 06 3484091
Mobile: 0211738759
Address: Suite 3, 299 Victoria Avenue, Wanganui 4500
www.geocivil.kiwi.nz



APPROVED

14 / 06 18

Consent No

RESTRICTED
Building Work

11 DEC 2014



LICENSED BUILDING PRACTITIONERS

Licensed Building Practitioner Details

Noel Mouldey - Licensed Building Practitioner

Building practitioner number BP113170
Phone number 027 434 6788
Fax number 06 348 7953
Email address noel.wrl@xtra.co.nz

Location

Location College Estate
Wanganui, 4500

Licence Classes

Licence class	Status of Licence	Status reason	Date granted
Design	Approved	Active	1 Feb 2012
• Areas of practice Design 2			

Information about any person in the register of licensed building practitioners is held, maintained and may be viewed in accordance with the Building Act 2004 and the Privacy Act 1993.

APPROVED
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Consent No



LICENSED BUILDING PRACTITIONERS

Licensed Building Practitioner Details

Riki Keeley - Licensed Building Practitioner

Building practitioner number BP127548

Phone number 021 217 9583

Fax number

Email address rikikeeley@gmail.com

Location

Location Saint Johns Hill
Wanganui, 4501

Company Involvement

Self Employed

Qualifications

Qualification
National Certificate in Carpentry

Licence Classes

Licence class	Status of Licence	Status reason	Date granted
Carpentry	Approved	Active	22 Jul 2014

Information about any person in the register of licensed building practitioners is held, maintained and may be viewed in accordance with the Building Act 2004 and the Privacy Act 1993.

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Current Chartered Professional Engineers

The practice field information listed by a registrant indicates he or she has demonstrated competence within that field - not necessarily across the whole field. Field information is a general guide for consumers seeking to identify a suitable engineer, but it is not suitable for checking if an engineer is competent to undertake a specific task. This may be ascertained by requesting a declaration from the engineer that he or she is competent (or is responsible for supervising engineers who are competent) to perform the specific task.

[Practice Field descriptions](#)

For a list of all registrants in a particular region, leave the surname/registration and fields of practice blank, select the Region and click Search.

Surname or Registration Number

240025

Region

Wanganui

Field of Practice 1

--All--

Field of Practice 2

--All--

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1 result found for your search. All registrants listed have (or are deemed to have) annual registration certificates covering the current calendar year.

Registration Name number	Business Address	Date Reg'd	Practice Fields
240025 Peters, Hamish John	Geocivil Consulting Engineers 83 Jellicoe Street Wanganui East Wanganui 4500 New Zealand	03/02/12	Civil, Geotechnical

Now Displaying Records 1 to 1

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The Institution of Professional Engineers New Zealand Incorporated is the
Registration Authority under the Chartered Professional Engineers Act

Memorandum from Licensed Building Practitioner: Certificate of Design Work

Section 45 and Section 30C, Building Act 2004

14/06/18

Consent No.

THE BUILDING

Street address: 149 KARAKA STREET

Suburb: CASTLECLIFF

Town/City: WANGANUI

Postcode:

THE OWNER

Name(s): MJ & WF TUNNICLIFFE

Mailing address: PO BOX 9

Suburb:

PO Box/Private Bag: PO BOX 9

Town/City: FEILDING

Postcode:

Phone number: 06 345 5997

Email address: tunnicliffemj@gmail.com

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies (✓)	
()	sole designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project
()	lead designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
(✓)	lead designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design
()	specialist designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

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

I NOEL MOULDEY carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Primary structure			
All RBW Design work relating to B1 (✓)	Excluding those portions carried out by consultant Engineer	() Carried out () Supervised	
Foundations and subfloor framing (✓)	Excluding those portions carried out by consultant Engineer	() Carried out () Supervised	
Walls (✓)	Excluding those portions carried out by consultant Engineer	() Carried out () Supervised	

Roof	(√)	Excluding those portions carried out by consultant Engineer	() Carried out () Supervised	
Columns and beams	(X)		() Carried out () Supervised	
Bracing	(X)		() Carried out () Supervised	
Other	(X)		() Carried out () Supervised	

EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

All RBW design work relating to E2	(√)		() Carried out () Supervised	
Damp proofing	(X)		() Carried out () Supervised	
Roof cladding or roof cladding system	(√)		() Carried out () Supervised	
Ventilation system (for example, subfloor or cavity)	(X)		() Carried out () Supervised	
Wall cladding or wall cladding system	(√)		() Carried out () Supervised	
Waterproofing	(√)		() Carried out () Supervised	
Other	(X)		() Carried out () Supervised	

FIRE SAFETY SYSTEMS: C1 – C6

Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other	(X)		() Carried out () Supervised	
--	-----	--	-----------------------------------	--

WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are required () Yes (√) No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required

ISSUED BY

Name: NOEL MOULDEY	LBP or Registration number: BP113170
The practitioner is a: ☒ Design LBP ☐ Registered architect ☐ Chartered professional engineer	
Design Entity or Company (optional): THE BUILDING DESIGN COMPANY LTD	
Mailing address (if different from below): P.O. BOX 227	
Street address / Registered office: c/- 51 TAUPO QUAY	
Suburb:	Town/City: WANGANUI
PO Box/Private Bag: P.O. BOX 227	Postcode:
Phone number: (06) 281 3706	Mobile: (027) 434 6788
After Hours: (06) 348 5533	Fax: (06) 345 1820
Email address: noel.wrl@xtra.co.nz	Website:

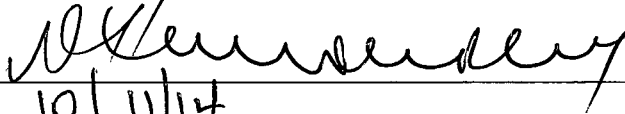
DECLARATION

I NOEL MOULDEY [name of practitioner] , LBP,

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

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

Signature:



Date:

10/11/14.

11 NOV 2014

Memorandum from licensed building practitioner: Certificate of design work
Section 45 and Section 30C, Building Act 2004

RECEIVED

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

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

THE BUILDING

Street address: 149 Karaka Street

Suburb: Castlecliff

Town/City Wanganui

Postcode: 4500

THE OWNER

Name(s): MJ & WF Tunnicliff

Mailing address: PO Box 9

Suburb:

PO Box/Private Bag: PO Box 9

Town/City: Fielding

Postcode:

Phone number: 06 345 5997

Email address: tunnicliffemj@gmail.com

BASIS FOR PROVIDING THIS MEMORANDUM

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

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

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

I _____ Hamish Peters _____ carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Tick(✓) if included Cross (X) if excluded	Refer to the attached Producer Statement 1 dated 28/11/2014	Refer to the attached Producer Statement 1 dated 28/11/2014	[Lounge beam, Lounge ranch slider lintel, foundation, lintel

		<i>and kitchen beam construction sketches]</i>
--	--	---

Primary structure

All RBW Design work relating to B1	(X)		() Carried out () Supervised	
Foundations and subfloor framing	(√)		(√) Carried out () Supervised	
Walls	(X)		() Carried out () Supervised	
Roof	(X)		() Carried out () Supervised	
Columns and beams	(√)		(√) Carried out () Supervised	
Bracing	(√)		(√) Carried out () Supervised	
Other	(X)		() Carried out () Supervised	

EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

All RBW design work relating to E2	(X)		() Carried out () Supervised	
Damp proofing	(X)		() Carried out () Supervised	
Roof cladding or roof cladding system	(X)		() Carried out () Supervised	
Ventilation system (for example, subfloor or cavity)	(X)		() Carried out () Supervised	
Wall cladding or wall cladding system	(X)		() Carried out () Supervised	
Waterproofing	(X)		() Carried out () Supervised	
Other	(X)		() Carried out () Supervised	

FIRE SAFETY SYSTEMS: C1 – C6

Emergency warning systems, evacuation and fire service operation systems,	(X)		() Carried out () Supervised	
---	-----	--	-----------------------------------	--

suppression or control systems, or other			
--	--	--	--

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are required () Yes (√) No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
<i>[List relevant clause numbers of building code]</i>	<i>[Specify nature of waiver or modification of building code]</i>

Note: continue on another page if necessary.

ISSUED BY

Name: Hamish Peters	LBP or Registration number: 240025
The practitioner is a: () Design LBP () Registered architect (√) Chartered professional engineer	
Design Entity or Company (optional): Geocivil Consulting Engineers	
Mailing address (if different from below):	
Street address / Registered office: Suite 3, 299 Victoria Avenue, Wanganui.	
Suburb:	Town/City: Wanganui
PO Box/Private Bag:	Postcode: 4500
Phone number: 06 3484091	Mobile: 0211738759
After Hours:	Fax:
Email address: hamish@geocivil.kiwi.nz	Website: www.geocivil.kiwi.nz

DECLARATION

I Hamish Peters *[name of practitioner]*, LBP,

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

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

Signature:

Date:

Hamish Peters
11/11/14