LOCATION: WHAKATANE

STREET ADDRESS: 10 Domain Road

LEGAL DESCRIPTION: Lot 33 DP556

7107-885

BLUE

CROSS REFERENCE (Refer filing Protocols)

Subject Matter	File Number/Location	Date

J:\FORMS\CROSREF

LOCATION: WHAKATANE

STREET ADDRESS: 10 Domain Road

LEGAL DESCRIPTION: Lot 33 DP556

7107-885

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7107-885

BLUE

CROSS REFERENCE (Refer filing Protocols)

Subject Matter	File Number/Location	Date

J:\FORMS\CROSREF

03 March 2025

CHUR CHUR LIMITED
C/O CALC
PO BOX 88
WHAKATANE 3158

WHAKATĀNE District Council
Kia Whakatāne au i ahau

Dear Sir/Madam

BUILDING WARRANT OF FITNESS - Calc Limited, COMPLIANCE SCHEDULE NO. - 468

According to our records, the annual Building Warrant of Fitness (BWoF) for the above premise is almost due. We must receive the BWoF and 12A certificates from independent qualified persons (IQPs), including any recommendations they make, on the anniversary of the building's compliance schedule.

The BWoF certifies that during the preceding twelve months, you have regularly maintained and serviced all the essential building features that are necessary for the safety and continued use of the premises.

We are currently commencing a review of all current Compliance Schedules and as part of this program may undertake additional on-site BWoF audits.

We are doing this to ensure all specified systems within your building are correctly recorded on the Compliance Schedule along with information required in accordance with section 103 of the Building Act 2004. The on-site audits will allow us to check that the required inspections, maintenance and reporting is being done but also provide an opportunity to answer any questions you might have.

Under section 103 of the Building Act 2004 the content of a compliance schedule must include:

- Type of system, and if known, the make
- Performance standard for specified system
- Description of inspection, maintenance and reporting procedures to be followed by independently qualified persons (IQP) or other persons in respect of the specified systems to ensure that those systems are capable of, and are, performing to the performance standards

These reviews will take place over the next 12 months. We will contact you as the building owner and responsible person, to request the required information and/or arrange access to your building. If we have recently issued your Compliance Schedule, we will still review it to confirm it contains necessary information.

WHAKATĀNE
District Council
Kia Whakatāne au i ahau

TAX INVOICE

GST REG NO: 16-940-356

CHUR CHUR LIMITED
C/O CALC
PO BOX 88
WHAKATANE 3158

Invoice No: 273324
Date: 03 Mar 2025
Customer No: 75915
Your Reference: 420

Due Date: 20 Apr 2025

DETAILS	QTY	UNIT	AMOUNT
ANNUAL BUILDING WARRANT OF FITNESS RENEWAL 2025 10 DOMAIN ROAD	1.000	139.13	139.13

Please email your remittance advice to accounts.receivable@whakatane.govt.nz

Pay direct to our bank:
ANZ account number 01-0434-0334411-00 using reference **SUNDRY** and quoting customer number **75915** and invoice number **273324**

Pay online on our website:
http://www.whakatane.govt.nz/services/pay-it-online/pay-sundry-invoice

Pay in person at the following offices:
Customer Services
Commerce Street, Whakatāne
Monday-Friday 8.00am to 5.00pm

Murupara Service Centre
Pine Drive, Murupara
Monday – Friday 9.00am to 4.30pm

SUB TOTAL	139.13
GST	20.87
TOTAL	**$160.00**

P +64 7 306 0500
F +64 7 307 0718
E info@whakatane.govt.nz
W www.whakatane.govt.nz
Commerce St, Private Bag 1002
Whakatāne 3158, New Zealand

06 April 2022

LEGACY PROPERTY BOP LIMITED
C/O LEGACY ACCOUNTANTS LIMITED
PO BOX 13574
TAURANGA CENTRAL
TAURANGA 3141

WHAKATĀNE District Council
Kia Whakatāne au i ahau

Dear Sir/Madam

BUILDING WARRANT OF FITNESS - 10 Domain Road, COMPLIANCE SCHEDULE NO. - 468

According to our records, the Building Warrant of Fitness (B-WOF) for the above premise is due to expire on ***07 May 2022***. To date, the Whakatane District Council has not received any renewal documentation. You may be in the process of collating the information to send to us.

The B-WOF document is particularly significant for your building. It certifies that during the preceding twelve months you have regularly maintained and serviced all the essential building features that are necessary for the safe, continued use of the premises. Accordingly, please forward the renewal documentation prior to the current B-WOF expiry date above.

If our records are out-of-date, please let us know and we will be happy to revise the information we hold. Should you wish to discuss this matter further, please do not hesitate to contact us on phone 07 306 0500 or email Geoff.Winship@whakatane.govt.nz.

Yours faithfully

Geoff Winship
SENIOR BUILDING OFFICER

TAX INVOICE

GST REG NO: 16-940-356

LEGACY PROPERTY BOP LIMITED
C/O LEGACY ACCOUNTANTS LIMITED
PO BOX 13574
TAURANGA CENTRAL
TAURANGA 3141

Invoice No: 230753
Date: 06 Apr 2022
Customer No: 75915
Your Reference: 420

Due Date: 20 May 2022

DETAILS	QTY	UNIT	AMOUNT
COMPLIANCE SCHEDULE			
ANNUAL RENEWAL	1.000	121.74	121.74
10 DOMAIN ROAD			

Please email your remittance advice to accounts.receivable@whakatane.govt.nz

Pay direct to our bank:
ANZ account number 01-0434-0334411-00 using reference **SUNDRY** and quoting customer number **75915** and invoice number **230753**

Pay online on our website:
http://www.whakatane.govt.nz/services/pay-it-online/pay-sundry-invoice

Pay in person at the following offices:
Customer Services
Commerce Street, Whakatāne
Monday-Friday 8.00am to 5.00pm

Murupara Service Centre
Pine Drive, Murupara
Monday – Friday 9.00am to 4.30pm

SUB TOTAL	121.74
GST	18.26
TOTAL	**$140.00**

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

10 Domain

24 March 2026

Eastbay Podiatry
10 Domain Rd
WHAKATĀNE 3120.

Dear Sir / Madam

EASTBAY PODIATRY, COMPLIANCE SCHEDULE NUMBER 468, 10 DOMAIN ROAD, WHAKATANE

I have recently completed a review of Whakatane District Council records on buildings that have been issued with a compliance schedule. Such buildings are subject to the Building Warrant of Fitness (B-WOF) regime, which requires the warrant to be renewed and supplied to the Council on an annual basis.

According to our records, the B-WOF for Eastbay Podiatry expired on 13 May 2013. If this is not correct, or if our records are out-of-date, please advise me and I will be happy to revise the information we hold.

The B-WOF document is particularly significant in respect to your building. It is this document which certifies that all the essential features necessary for the safe, continued use of the premises have been regularly maintained and serviced throughout the preceding 12 months. Allowing a building to remain operating without a current B-WOF is therefore of concern to the Council from a public safety perspective. That situation may also have potential implications in respect to any insurance cover you hold, as well as being an offence under building legislation.

Please arrange for the required documentation to be supplied to the undersigned. It would be appreciated if your response could be provided within 10 working days from the date of this letter.

Note that the annual renewal of the B-WOF, including the updating of these documents, where necessary, does not incur a Council charge. However, if a further round of on-site follow-up auditing has to be undertaken, this will incur costs at the Council's current charge-out rate as specified under the current fees and charges schedule.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully

Paul Howells
BUILDING MONITORING OFFICER

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Building Condition Assessment Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

1 February 2013

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No. .....
-4 FEB 2013
ACTIONED
1. ..... DATE
2. .....
3. .....
4. .....

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed a copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Eastbay Podiatry, 10 Domain Road, Whakatane

NB:
1. Form 11s have been included for these sites and we request a copy of the new Compliance Schedule these will generate.
2. Please invoice the owner for your services.

If I can be of further service to you please do not hesitate to contact me.
Yours sincerely

Sally Reid

Mrs Sally Reid
Client Services Manager

Enc.

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 06/12/2012 Expires. 07/05/2013

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position...Receptionist.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 12/12/12
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

REPORT ON COMPLIANCE ISSUES IN LIEU OF A FORM 12A AS PER BA04.

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD, WHAKATANE**	Legal Description of land where building is located: **Lot 33 DPS 556**
Building Name: **EASTBAY PODIATRY**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **M FRASER & E BEELER**	Contact Person: **MATT FRASER**
Mailing Address: **10 DOMAIN ROAD, WHAKATANE**	Street Address/Registered Office:

COMPLIANCE SYSTEM(S) COVERED BY THIS REPORT:-

✓	1	Automatic systems for fire suppression
✓	2	Automatic or manual warning systems for fire or other dangers

COMMENTS AND REASONS FOR NOT COMPLETING FORM 12A RE COMPLIANCE ISSUES:-
(Attach additional numbered pages if required.)

The reason for submitting this Report in lieu of a 12A form is that we are unable to collect the relevant paperwork from the service provider – Fire Security Services.

They are refusing to issue a 12Auntil remedial, that they have advised the owner of, is fixed.

The owner is in dispute with FSS over this and is currently seeking a second opinion and a new service provider.

Name of Independent Qualified Person (Please Print):	Grenville Alfred Thomson	**LBP/IQP NO.** 110/2002/10
Name of LBP/IQP Company	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Licensed Building Practitioner:		**Date:** 01/02/2013

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: EASTBAY PODIATRY	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPLIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the / **month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows	X	14	Emergency power systems for, or Signs (related to 1-13) /1 /2
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply	X	(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems	X	(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS: C/S 7 – Backflow is non-testable

Name of Independent Qualified Person: Grenville Alfred Thomson		IQP No.110/2002/10
Name of IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Independent Qualified Person :		Date: 17/12/2012

Form 11

Application for amendment to Compliance Schedule # 468

Section 106, Building Act 2004

The building

Street address of building: **10 DOMAIN ROAD, WHAKATANE**

Legal description of land where building is located: LOT 33 DP 556

Building name: **EASTBAY PODIATRY**

Location of building within site/block number:

Level/unit number: NA

Current, lawfully established, use: **OFFICES**

The owner

Name of owner: **M FRASER & E BEELER**

*Contact person: **MATT FRASER**

Mailing address: **10 DOMAIN ROAD, WHAKATANE**

Street address/registered office: NA

Phone number: Landline: NA Mobile: NA

Daytime: NA After hours: NA

Facsimile number: NA

Email address: NA

Website: NA

Evidence of ownership: NA

†**Agent**

†Name of agent: **Grenville Thomson & Associates**

‡Contact person: **SALLY REID**

Mailing address: **PO Box 733, Whakatane**

Street address/registered office: NA

Phone number: Landline: **07 312 4494** Mobile: NA

Daytime: **07 312 4494** After hours: NA

Facsimile number: **07 312 4498**

Email address: **gathomson@xtra.co.nz**

Website: NA

Relationship with owner: **Licensee's agent**

First point of contact for communications with the council: **Grenville Thomson & Associates**

Application

I request that the compliance schedule for the above building be amended as follows:

Specified system	Amendment	Reason
1. Means of Access and Facilities for Persons with Disabilities	Remove from Compliance Schedule	Changes required as per Section 45 Building Amendment Act 2012
2. Automatic backflow preventer	Remove from Compliance Schedule	This has a non-testable valve
3. Signs required by the Building Code in respect of systems listed in Section 44 (1)	Change to SS 14/2 Signs for Specified Systems	Changes required as per Section 45 Building Amendment Act 2012
4. Signs required by the Building Code in respect of systems listed in Section 44 (1)	Change to SS 15/4 Signs for Specified Systems	Changes required as per Section 45 Building Amendment Act 2012
5. Means of Escape from fire	Change to SS 15/2 Final Exits	Changes required as per Section 45 Building Amendment Act 2012

Signature Sally Reid

Date: 1/2/2013

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

163 MAUI STREET, PRIVATE BAG 3207, HAMILTON 3240, PHONE (07) 849 5440, FAX (07) 849 5517

BUILDING WARRANT OF FITNESS

Section 108, Building Act 2004

Issued: 7 May 2017 ***Expires: 7 May 2018***

Building Name: 10 Domain Rd **Street Address of Building:** 10 Domain Rd, Whakatane	
Intended use: Podiatry Clinic **Purpose Group:**	**Legal Description:** Lot 33 DP556 **Block Number:** **Level/Unit Number:** **Year First Constructed:** 2003
Highest Fire Hazard Category for Building Use:	
Indefinite, but not less than 50 years ☒	**Intended Life:** **Specified as** **years**
OWNER	
Name: Fraser Family Investments Ltd **Street Address:** **Mailing Address: 18 Sullivan St, Whakatane 3120**	**Phone Number:** **Facsimile Number:** **Email Address:** **Website:**

Compliance Schedule No: 468 **Issued by:** **Whakatane District Council**

The maximum number of occupants that can safely use this building is:

The following specified systems are covered by the Compliance Schedule for this building:

SS1	Automatic systems for fire suppression	✓	SS2	Automatic or manual emergency warning systems for fire or other dangers	✓	SS3	Electromagnetic or automatic doors or windows	
SS4	Emergency lighting systems		SS5	Escape route pressurisation systems		SS6	Riser mains for use by fire service	
SS7	Automatic back-flow preventers connected to a potable water supply	✓	SS8	Lifts, escalators, travelators or other systems for moving people or goods within buildings		SS9	Mechanical ventilation or air conditioning systems	
SS10	Building maintenance units providing access to exterior and interior walls of buildings		SS11	Laboratory fume cupboards		SS12	Audio loops or other assistive listening systems	
SS13	Smoke Control systems		SS14	Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1 to 13	✓	SS15	Other fire safety systems or features	✓
SS16	Cable cars							

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept **ON THE PREMISES.**

The inspection, maintenance, and reporting procedures of the Compliance Schedule for the above building have been fully complied with during the 1 month prior to the date stated below

Signed by the Owner or authorised Agent: ..... *W Allen* .....

Name: Wayne Allen ..... Position: Agent .....Date: 23 June 2017

PLEASE PRINT CLEARLY

SANZ STANDARDS NEW ZEALAND

FPA NEW ZEALAND CERTIFIED FIRE ALARM COMPANY

QUALITY ASSURED COMPANY ISO 9001 International Standards Certifications Lic: QAC/R64/0006

REGISTERED BUILDING W.O.F. CERTIFIERS

MEMBER NZSA NEW ZEALAND SECURITY ASSOCIATION (INC.)

FIRE SECURITY SERVICES

Fire Security Services 2016 Ltd
ROTORUA 19 Riri Street | PO Box 10087, Rotorua 3046 | Phone (07) 348 0805 | Fax (07) 349 0396

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108, Building Act 2004

THE BUILDING

Street address of building:	10 Domain Road, Whakatane
Legal description of land where building is located:	Lot: 33, DP: 556
Building name:	**10 Domain Road (CS468)**
Location of building within site/ block number:	N/A
Level/ Unit number:	N/A

THE OWNER

Name of Owner:	Fraser Family Investments Ltd
Contact person:	
Mailing Address:	18 Sullivan Street Whakatane 3120

COMPLIANCE

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 09 months prior to the date stated below in relation to the following specified systems/s:

This 12a is for 09 months only as this is a new testing contract that started in September 2016 and will continue as contracted to.

Feature	Service Provider
SS1: - Automatic systems for fire suppression	*Fire Security Services*
SS2: - Automatic or manual emergency warning systems	*Fire Security Services*

Name: Allan Dennis
IQP Registration Number: 110/2000/134
IQP Signature:
Date: 4-5-17

FORM 12A

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3) (c), Building Act 2004

The Building

Building Name ..... 10 Domain Rd

Building Warrant of Fitness No 468

Street address of building ..... 10 Domain Rd, Whakatane

Legal description of land
Where building is located..... Lot 33 DP556

The Owner

Name of owner ..... Fraser Family Investments Ltd

Contact person[1] .....

Mailing address ..... 18 Sullivan St, Whakatane 3120

Registered office[2] .....

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

Backflow Preventers

Name of Licensed Building Practitioner/Independent Qualified Person: DAVID BRUCE

Signature of Licensed Building Practitioner/Independent Qualified Person: D. Bruce

Registration No. 13283

Date signed 30/5/17

BACKFLOW PREVENTION DEVICE
TEST AND MAINTENANCE REPORT

Owner / Occupier : Legacy Accountants	*SITE Address* : 10 Domain Road Whk.
Contact Person :	

Attn : Cross Connection Control Section

The cross connection control device detailed hereon has been tested and maintained as required by the rules and regulations of Purveyor or regulatory agency and is certified to comply with these rules and regulations

Make of Device	WATTS
Model number	007M1 - AUS
Serial number	
Date	

Size	25.
Located at	front of property Next / down stream of water main

	REDUCED PRESSURE DEVICES ✱ Double Check Assembly			PRESSURE VACUUM BREAKER	
	1st CHECK	*2nd CHECK*	*RELIEF VALVE*	*CHECK VALVE*	*AIR INLET*
INITIAL TEST	DC closed tight ☑ Rp - 9 kPa Leaked ☐	DC closed tight ☑ Rp - 10 kPa Leaked ☐	Opened at ____ kPa	Opened at ____ kPa Did not open ☐	____ kPa Leaked ☐
REPAIRS & MATERIALS USED					
TEST AFTER REPAIR	DC closed tight ☐ Rp - ____ kPa	Closed tight ☐	Opened at ____ kPa	Opened at ____ kPa	____ kPa

☑ PASS ☐ FAIL

REMARKS : Valve Passed. Couldnt Get Date & Serial Numbers as Numbers had worn off device.

DB Plumbing LTD
FIRM NAME

26 Lawson St
FIRM ADDRESS

07 3084910
PHONE

ORDER NUMBER

APPROVED

CRAFTSMAN NUMBER	13283
TEST KIT SERIAL NO.	202883
IQP No.	110/2015/5596
IQP NAME (Print)	DAVID
IQP SIGNATURE	D

© UNITEC. Backflow Prevention Manual - Updated May 2001

Bay Building Compliance Management
PROTECTING PEOPLE FOR 40 YEARS
PO Box 16168
Bethlehem 3147

FORM 12A

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3) (c), Building Act 2004

The Building

Building Name	10 Domain Rd
Building Warrant of Fitness No	468
Street address of building	10 Domain Rd, Whakatane
Legal description of land Where building is located	Lot 33 DP556

The Owner

Name of owner	Fraser Family Investments Ltd
Contact person[1]	
Mailing address	18 Sullivan St, Whakatane 3120
Registered office[2]	

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 month prior to the date stated below in relation to the following specified system(s):

Signs for the Systems
Final Exits
Signs for Communicating Information intended to Facilitate Evacuation

Name of Licensed Building Practitioner/Independent Qualified Person: Wayne Allen

Signature of Licensed Building Practitioner/Independent Qualified Person: .....

Registration No..... 5363

Date signed ..... 10 May 2017

1 Month due to lack of maintenance records on site

FIRE SECURITY SERVICES

BUILDING WARRANT OF FITNESS

Section 108, Building Act 2004

Issued: 7 May 2019 ***Expires: 7 May 2020***

Building Name: 10 Domain Rd **Street Address of Building:** 10 Domain Rd, Whakatane	
Intended use: Podiatry Clinic **Purpose Group:**	**Legal Description:** Lot 33 DP556 **Block Number:** **Level/Unit Number:** **Year First Constructed:** 2003
Highest Fire Hazard Category for Building Use:	
Indefinite, but not less than 50 years ☒	**Intended Life:** **Specified as** **years**
OWNER	
Name: Fraser Family Investments Ltd **Street Address:** **Mailing Address: 18 Sullivan St, Whakatane 3120**	**Phone Number:** **Facsimile Number:** **Email Address:** **Website:**

Compliance Schedule No: 468 **Issued by: Whakatane District Council**

The maximum number of occupants that can safely use this building is:

The following specified systems are covered by the Compliance Schedule for this building:

SS1	Automatic systems for fire suppression	✓	SS2	Automatic or manual emergency warning systems for fire or other dangers	✓	SS3	Electromagnetic or automatic doors or windows	
SS4	Emergency lighting systems		SS5	Escape route pressurisation systems		SS6	Riser mains for use by fire service	
SS7	Automatic back-flow preventers connected to a potable water supply	✓	SS8	Lifts, escalators, travelators or other systems for moving people or goods within buildings		SS9	Mechanical ventilation or air conditioning systems	
SS10	Building maintenance units providing access to exterior and interior walls of buildings		SS11	Laboratory fume cupboards		SS12	Audio loops or other assistive listening systems	
SS13	Smoke Control systems		SS14	Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1 to 13	✓	SS15	Other fire safety systems or features	✓
SS16	Cable cars							

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept **ON THE PREMISES.**

The inspection, maintenance, and reporting procedures of the Compliance Schedule for the above building have been fully complied with during the **1** month prior to the date stated below

Signed by the Owner or authorised Agent: ..... *W Allen*.....

Name: Chris Skews ..... Position: Agent .....Date: 9 MAY 2019

PLEASE PRINT CLEARLy

FIRE SECURITY SERVICES

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108, Building Act 2004

THE BUILDING

Street address of building:	10 Domain Road, Whakatane
Legal description of land where building is located:	LOT 33 DP 556
Building name:	**10 Domain Road**
Location of building within site/ block number:	N/A
Level/ Unit number:	N/A

THE OWNER

Name of Owner:	Legacy Property BOP Limited
Mailing Address:	10 Domain Road, Whakatane 3120

COMPLIANCE

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12** months prior to the date stated below in relation to the following specified systems/s:

Feature		Service Provider
SS1	Automatic systems for fire suppression	*Fire Security Services*
SS2	Automatic or manual emergency warning systems	*Fire Security Services*

Name: Allan Dennis
IQP Registration Number: 110/2000/134

IQP Signature:
Date: 11-04-19.

Bay Building Compliance Management
PROTECTING PEOPLE FOR 40 YEARS
PO Box 16168
Bethlehem 3147

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures & Form 12A for Backflow Preventer

Section 108(3) (c), Building Act 2004

The Building

Building Name: 10 Domain Rd ..... Building Warrant of Fitness No.....468.....

Street address of building: Whakatane

Legal description of land where building is located:

The Owner

Name of owner: Fraser Family Investments Contact person[1]..... .....

Mailing address: 18 Sullivan St Whakatane

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

Backflow Preventer

The cross-connection control device detailed hereon has been tested in accordance with the requirements of AS/NZS. 2845-1.1998 and section G12 of the N Z B C 1992/ 2004 and is certified to comply with these standards and regulations.

Make of Device : Watts Size : 20 mm

Model Number : Double Check valve Serial Number : Not readable

Located at : Sprinkler supply in Garden

Reduced Pressure Devices				Pressure Vacuum Breaker	
Double Check Devices				Air Inlet	Check Valve
	First Check	Second Check	Relief Valve	Opened at	
Initial Test	DC-Closed Tight √ **14 KPA**	Closed Tight √ **14 KPA**	Opened at		

Name of Licensed Building Practitioner/Independent Qualified Person: Chris Skews.....

Signature of Licensed Building Practitioner/Independent Qualified Person: .....

Registration No. 182 Date signed : 02. 05. 2019

Bay Building Compliance Management
PROTECTING PEOPLE FOR 40 YEARS
PO Box 16168
Bethlehem 3147

FORM 12A

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3) (c), Building Act 2004

The Building

Building Name ..... 10 Domain Rd

Building Warrant of Fitness No 468

Street address of building ..... 10 Domain Rd, Whakatane

Legal description of land
Where building is located ..... Lot 33 DP556

The Owner

Name of owner ..... Fraser Family Investments Ltd

Contact person[1] .....

Mailing address ..... 18 Sullivan St, Whakatane 3120

Registered office[2] .....

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 month prior to the date stated below in relation to the following specified system(s):

Signs for the Systems
Final Exits
Signs for Communicating Information intended to Facilitate Evacuation

Name of Licensed Building Practitioner/Independent Qualified Person: Wayne Allen

Signature of Licensed Building Practitioner/Independent Qualified Person: .....

Registration No..... 5363

Date signed ..... 15 April 2019

1 Month due to lack of maintenance records on site

Rotorua Office - Buck Allen p. 07 348 7532 m. 027 530 8009 e. office@bbcm.co.nz
Tauranga Office - Ian Saunders p. 07 552 6795 m. 027 530 8122 e. tauranga@bbcm.co.nz

FIRE SECURITY SERVICES

BUILDING WARRANT OF FITNESS

Form 12, Section 108, Building Act 2004

BUILDING

Building Name: 10 Domain Rd	BWOF Expiry Date: 7 May 2021
Street Address: 10 Domain Rd, Whakatane	Purpose Group:
Level/Unit Number:	Fire Hazard Category:
Year First Constructed: 2003	Current, Lawfully Established Use: Podiatry Clinic
Legal Description: Lot 33 DP556	

OWNER

Name of Owner: Fraser Family Investments
Mailing Address: 18 Sullivan St, Whakatane 3120
Phone No.(Daytime):
Phone No.(Afterhours):

AGENT

Name of Agent: BBCM
Contact Person: W Allen
Registered Office: PO Box 16168 Bethlehem 3147
Email Address: office@bbcm.co.nz

Compliance Schedule #: 468
Max Occupancy:
The Compliance Schedule and records are kept at: On the Premises

SPECIFIED SYSTEMS

SS1	Automatic systems for fire suppression
SS2	Automatic or manual emergency warning systems for fire or other dangers
SS7	Automatic back-flow preventers
SS14/2	Signs relating to Specified System
SS15/2	Final exits
SS15/4	Signs for communicating information intended to facilitate evacuation

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 1 month prior to the date stated below:

W Allen

Signature of agent on behalf of and with the authority of the owner

Date: 4/6/2020

FIRE SECURITY SERVICES

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108, Building Act 2004

THE BUILDING

Street address of building:	10 Domain Road, Whakatane
Legal description of land where building is located:	LOT 33 DP556
Building name:	**10 Domain Road (CS468)**
Location of building within site/ block number:	N/A
Level/ Unit number:	N/A

THE OWNER

Name of Owner:	Fraser Family Investments Limited
Mailing Address:	18 Sullivan Street, Whakatane 3120

COMPLIANCE

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

Feature	Service Provider
SS1 Automatic Systems for Fire Suppression	*Fire Security Services*

Name:	Graham Body
IQP Registration Number:	110/2003/5018
Date:	22nd May 2020
IQP Signature:	

FIRE SECURITY SERVICES

Specified System Status Report

Compliance schedule #: 468

BUILDING	
Building name: **10 Domain Road**	Level/unit number: **N/A**
Street address of building: **10 Domain Road, Whakatane**	Location within site/block: **N/A**
Compliance Schedule Anniversary: **7th May**	

OWNER	
Name: **Fraser Family Investments Limited**	Mailing Address: **18 Sullivan Street, Whakatane 3120**
Contact Number: **021 530 830**	

SPECIFIED SYSTEM

SS2 : Automatic or Manual Emergency Warning Systems

IQP DECLARATION

This report has been issued in lieu of a Form 12A

Missed procedures

A Form 12A for the above specified system was unable to be issued due to restrictions in force under the Covid-19 Alert Levels preventing the following scheduled inspection, maintenance and reporting procedures of the compliance schedule from being carried out:

Procedure	Reason
April – Monthly Inspection	*It was not an essential service under lockdown level 4 & 3*

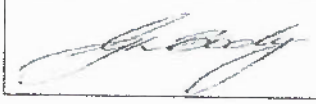
Performance of the system

The above specified systems are currently performing to the performance standard stated in the compliance schedule as at the date stated below.

Date: 18th May 2020

Graham Body - 110/2003/5018

Signature of Independent Qualified Person



This report **does not enable a building warrant of fitness to be supplied and displayed.*
**This report cannot be used in situations where procedures were missed for reasons other than Covid-19 Alert Level restrictions.*

BBCM

Bay Building Compliance Management

PO Box 16168
Bethlehem 3147

PROTECTING PEOPLE FOR 40 YEARS

FORM 12A

Certificate of compliance with inspection, maintenance, and reporting procedures.

Section 103(3)(c), Building Act 2004

THE BUILDING

Building Name:	10 Domain Rd
Street Address:	10 Domain Rd, Whakatane
Legal description:	Lott 33 DP556
Compliance Schedule No:	468

THE OWNER

Name of owner:	Fraser Family Investments
Contact person:	
Mailing address:	18 Sullivan St, Whakatane 3120
Registered office	

COMPLIANCE

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully with during the 12 months prior to the date stated below in relation to the following specified system/

SS7 Automatic back-flow preventers

SIGNATURE OF INDEPENDENT QUALIFIED PERSON

Name: C Skews
IQP No: 182
Date: 29 May 2020

Rotorua Office - Buck Allen p. 07 348 7532 m. 027 530 8009 e. office@bbcm.co.nz
Tauranga Office - Ian Saunders p. 07 552 6795 m. 027 530 8122 e. tauranga@bbcm.co.nz

Building Warrant of Fitness *Trial Evacuations* *Fire Reports* *Evacuation Schemes* *Evacuation Training*

Bay Building Compliance Management
PROTECTING PEOPLE FOR 40 YEARS
PO Box 16168
Bethlehem 3147

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures & Form 12A for Backflow Preventer

Section 108(3) (c), Building Act 2004

The Building

Building Name: 10 Domain Rd ..... Building Warrant of Fitness No...468

Street address of building: 10 Domain Rd Whakatane

Legal description of land where building is located: lot 33 DP 556

The Owner

Name of owner: .Fraser family trust ..... Contact person[1]..... ...tony Bradley.....

Mailing address: 18 Sullivan St Whakatane

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

Backflow Preventer

The cross-connection control device detailed hereon has been tested in accordance with the requirements of AS/NZS. 2845-1.1998 and section G12 of the N Z B C 1992/ 2004 and is certified to comply with these standards and regulations.

Make of Device : Watts Size : 20 MM

Model Number : Double Check Valve Serial Number : Cant read

Located at : Front garden by fence

Reduced Pressure Devices				Pressure Vacuum Breaker	
Double Check Devices				Air Inlet	Check Valve
	First Check	Second Check	Relief Valve	Opened at	
Initial Test	DC-Closed Tight ☐ 12 KPA ☐	Closed Tight ☐ 12 KPA ☐	Opened at ☐	☐	☐

Name of Licensed Building Practitioner/Independent Qualified Person: Chris Skews.....

Signature of Licensed Building Practitioner/Independent Qualified Person: .....

Registration No. 182 Date signed 03. 06. 2020.....

Bay Building Compliance Management
PROTECTING PEOPLE FOR 40 YEARS
PO Box 16168
Bethlehem 3147

FORM 12A

Certificate of compliance with inspection, maintenance, and reporting procedures.
Section 103(3)(c), Building Act 2004

THE BUILDING

Building Name:	10 Domain Rd
Street Address:	10 Domain Rd, Whakatane
Legal description:	Lot 33 DP556
Compliance Schedule No:	468

THE OWNER

Name of owner:	Fraser Family Investments
Contact person:	
Mailing address:	18 Sullivan St, Whakatane 3120
Registered office	

COMPLIANCE

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 1 month prior to the date stated below in relation to the following specified system/s:

SS14/2 Signs relating to Specified System
SS15/2 Final exits
SS15/4 Signs for communicating information intended to facilitate evacuation

1 month due to lack of maintenance records

SIGNATURE OF INDEPENDENT QUALIFIED PERSON

Name: W Allen
IQP No: 5363
Date: 29 May 2020

Rotorua Office - Buck Allen p. 07 348 7532 m. 027 530 8009 e. office@bbcm.co.nz
Tauranga Office - Ian Saunders p. 07 552 6795 m. 027 530 8122 e. tauranga@bbcm.co.nz

FIRE SECURITY SERVICES

BUILDING WARRANT OF FITNESS

Form 12, Section 108, Building Act 2004

Expiry Date: **7th May 2022**		**BUILDING**			**Site ID:**
Street Address of Building: **10 Domain Road**				Compliance Schedule No: **468**	
Legal Description: **LOT 33 DP556**				Building Name: **10 Domain Road**	
Level/ Unit Number: **N/A**	Year Constructed: **2003**			Highest fire hazard category for building use: **N/A**	
Location of Building within Site Block No: **N/A**				Lawful Use: **Podiatry Clinic**	
The Maximum Number of Occupants that can safely use this building is: **N/A**				Purpose/Risk Group: **N/A**	
Name of Owner: **Fraser Family Investments Limited**				Contact Person:	
Mailing Address: **18 Sullivan Street, Whakatane 3120**				Email:	
Telephone No. (Daytime/ After-hours): **0064 021 530830**				Website:	

WARRANT

✔	SS1	Automatic Systems for fire suppression		SS11	Laboratory Fume Cupboards
✔	SS2	Automatic or Manual Emergency Warning systems		SS12/1	Audio Loops
	SS3/1	Automatic Doors		SS12/2	FM Radio Frequency systems and Infrared Beam Transmission systems
	SS3/2	Access Controlled Doors		SS13/1	Mechanical Smoke Control
	SS3/3	Interfaced Fire or Smoke Doors or Windows		SS13/2	Natural Smoke Control
	SS4	Emergency Lighting systems		SS13/3	Smoke Curtains
	SS5	Escape Route Pressurisation systems		SS14/1	Emergency Power systems for a specified system in any of systems 1-13
	SS6	Riser Mains	✔	SS14/2	Signs for a specified system in any of systems 1-13
✔	SS7	Automatic Back-flow Preventers		SS15/1	Systems for communicating spoken information intended to facilitate evacuation
	SS8/1	Passenger-carrying Lifts	✔	SS15/2	Final Exits
	SS8/2	Service Lifts		SS15/3	Fire Separations
	SS8/3	Escalators and Moving Walks	✔	SS15/4	Signs for communicating information intended to facilitate evacuation
	SS9	Mechanical Ventilation or Air Conditioning systems		SS15/5	Smoke Separations
	SS10	Building Maintenance Units		SS16	Cable Cars

The Compliance Schedule issued by **WHAKATANE DISTRICT COUNCIL** is kept at: on the premises
The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated below.

Agent/Owners Authorised Signature:	Name: Graham Body Fire Security Services 110/2003/5018	Date: 23rd April 2021

FIRE SECURITY SERVICES

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108, Building Act 2004

THE BUILDING

Street address of building:	10 Domain Road
Legal description of land where building is located:	LOT 33 DP556
Building name:	**10 Domain Road**
Location of building within site/ block number:	N/A
Level/ Unit number:	N/A
Compliance Schedule:	**468**

THE OWNER

Name of Owner:	Fraser Family Investments Limited
Contact person:	
Mailing Address:	18 Sullivan Street, Whakatane 3120

COMPLIANCE

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

Feature		Service Provider
SS1	Automatic Systems for Fire Suppression	*Fire Security Services*
SS2	Automatic or Manual Emergency Warning Systems	*Fire Security Services*
SS14/2	Signs Relating to Specified Systems	*Fire Security Services*
SS15/2	Final Exits	*Fire Security Services*
SS15/4	Signs for communicating information intended to facilitate evacuation	*Fire Security Services*

Name:	Graham Body
IQP Registration Number:	110/2003/5018
Date:	23rd April 2021
IQP Signature:	

BWOF SERVICES LIMITED

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Section108 (3) (C), Building Act 2004
Form 12a

The Building

Building Name:	**Legacy Accountants**
Street Address of Building:	10 Domain Rd, Whakatane
Legal Description:	LOT 33 DP556

Compliance Schedule Number: **468** BWOF Expiry Date: **07 May**

The Owner

Name of Owner:	Fraser Family Investments Limited.
Mailing Address:	18 Sullivan Street, Whakatane 3120
Contact Person:	021 530830

Compliance

The inspection maintenance and reporting procedures of the compliance schedule has been fully complied with during the last 12 months prior to the date stated below in relation to the following specified systems:

SS7 Backflow Preventer

Comments:

Name of IQP: **Mark Murray**

Signature of IQP: Mark Murray

IQP Number: 110/2013/5534 Date: 22/4/2021

BACKFLOW PREVENTION DEVICE
TEST CERTIFICATE (Double Check or RPZ)

SITE DETAILS

Building Name 10 DOMAIN RD

Address 10 DOMAIN RD

Telephone

Contact person

City WHAKATANE

BWOF due date 7 MAY

DEVICE TYPE

☑ Double Check Valve ☐ Reduced Pressure Zone

DEVICE DETAILS

Manufacturer Watts

Model 007 M1 AUS DC.

Correctly installed Yes

Size 25MM

Serial number 04121

Tag Number

AREA DEVICE PROTECTING ☑ Boundary ☐ Zone ☐ Individual

Located

TEST RESULTS

				YES / NO
First Check Valve	16.	KPa	Held Tight?	Yes
Second Check Valve	10	kPa	Held Tight?	Yes
Relief Valve	—	kPa	Held Tight	—
Downstream valve tight?		Yes / No	Pass Or Fail?	PASS

Date 22 April 2021

Name Mark Murray

Mark Murray

Signature of Independent Qualified Person

IQP registration Number: 110/2013/5534
Backflow card: 19698

Test Kit : Watts
TK-9 S/No.
133.201

FIRE SECURITY SERVICES

BUILDING WARRANT OF FITNESS

Form 12, Section 108, Building Act 2004

Expiry Date: **7th May 2023**	**THE BUILDING**	Site ID: **UP-28**
Street Address of Building: **10 Domain Road**		Compliance Schedule No: **468**
Legal Description: **LOT 33 DP556**		Building Name: **10 DOMAIN ROAD**
Level/ Unit Number: **N/A**	Year Constructed: **2003**	Highest fire hazard category for building use:
Location of Building within Site Block No: **N/A**		Lawful Use: **Podiatry Clinic**
The Maximum Number of Occupants that can safely use this building is: **-**		Purpose/Risk Group: **-**
THE OWNER		
Name of Owner: **Fraser Family Investments Limited**		Phone Number: **0064 021 530830**
Contact Person: **As above**		Email:
Mailing Address: **18 Sullivan Street, Whakatane 3120**		Website:

WARRANT

✔	SS1	Automatic Systems for fire suppression		SS11	Laboratory Fume Cupboards
✔	SS2	Automatic or Manual Emergency Warning systems		SS12/1	Audio Loops
	SS3/1	Automatic Doors		SS12/2	FM Radio Frequency systems and Infrared Beam Transmission systems
	SS3/2	Access Controlled Doors		SS13/1	Mechanical Smoke Control
	SS3/3	Interfaced Fire or Smoke Doors or Windows		SS13/2	Natural Smoke Control
	SS4	Emergency Lighting systems		SS13/3	Smoke Curtains
	SS5	Escape Route Pressurisation systems		SS14/1	Emergency Power systems for a specified system in any of systems 1-13
	SS6	Riser Mains	✔	SS14/2	Signs for a specified system in any of systems 1-13
✔	SS7	Automatic Back-flow Preventers		SS15/1	Systems for communicating spoken information intended to facilitate evacuation
	SS8/1	Passenger-carrying Lifts	✔	SS15/2	Final Exits
	SS8/2	Service Lifts		SS15/3	Fire Separations
	SS8/3	Escalators and Moving Walks	✔	SS15/4	Signs for communicating information intended to facilitate evacuation
	SS9	Mechanical Ventilation or Air Conditioning systems		SS15/5	Smoke Separations
	SS10	Building Maintenance Units		SS16	Cable Cars

The Compliance Schedule issued by **WHAKATANE DISTRICT COUNCIL** is kept at: on the premises
The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated below.

Agent/Owners Authorised Signature:	Name: Graham Body Fire Security Services 110/2003/5018	Date: 5th May 2022

FIRE SECURITY SERVICES

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108, Building Act 2004

THE BUILDING

Street address of building:	10 Domain Road
Legal description of land where building is located:	LOT 33 DP556
Building name:	**10 Domain Road**
Location of building within site/ block number:	N/A
Level/ Unit number:	N/A
Compliance Schedule:	**468**

THE OWNER

Name of Owner:	Fraser Family Investments Limited
Contact Person:	As above
Mailing Address:	18 Sullivan Street, Whakatane 3120

COMPLIANCE

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified systems:
(Note: Some inspections may have been missed due to Covid-19 restrictions)

Feature		Service Provider
SS1	Automatic Systems for Fire Suppression	*Fire Security Services*
SS2	Automatic or Manual Emergency Warning Systems	*Fire Security Services*
SS14/2	Signs Relating to Specified Systems	*Fire Security Services*
SS15/2	Final Exits	*Fire Security Services*
SS15/4	Signs for communicating information intended to facilitate evacuation	*Fire Security Services*

Name:	Graham Body
IQP Registration Number:	110/2003/5018
Date:	5th May 2022
IQP Signature:	

Aon New Zealand

Aon Inspection Services
PO Box 84260
Westgate
Auckland 0657

inspections.admin@aon.com

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108 (3)(c), Building Act 2004

Building Name:	Eastbay Podiatry (10 Dominion Rd)
Building Address:	10 Dominion Rd, Whakatane
Legal Description:	LOT 33 DP556
Compliance Schedule:	468
BWOF:	

Name of Owner:	Fraser Family Investment Limited
Address:	18 Sullivan Street, Whakatane 3120
Contact Person:	

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the twelve (12) months prior to the date stated below in relation to the following specified system/s:

- **Feature 7 – Backflow Preventer**

Inspected by George McGoram
under the supervision of Barrie Fraser

Signature of Independent Qualified Person (IQP No 110/2020/5821):

Barrie Fraser

AON INSPECTION SERVICES

Date: 03 May 2022

Aon New Zealand

Aon Inspection Services
PO Box 84260
Westgate
Auckland 0657

inspections.admin@aon.com

BACKFLOW PREVENTION UNIT TEST SHEET
Standard AS/NZS 2845.3

PROPERTY DETAILS

Building name: Eastbay Podiatry Building address: 10 Dominion Road, Whakatane Site contact person: Site contact phone:	Date: 03 May 2022 Contractor name: Contractor phone:

DEVICE DETAILS

Manufacturer: Watts	Size: 25 mm
Model: 007M1	Serial No: 94121
Location: Front garden by fence	BWOF date: 07 May
Clean inline strainer if installed: N/A	Test Tag:

TEST DETAILS

Double check valve		✓	Reduced Pressure Zone RPZ			
Test	1st Check valve		2nd Check valve		Relief valve	
	Pressure hold	12 kPa	Pressure hold	09 kPa	Opened at	kPa
			Held tight	Yes		
End of test	PASS / FAIL	**PASS**	Downstream isolate valve held tight			✓

COMMENTS

Inspected by George McGoram
under the supervision of Barrie Fraser

Test kit type – WATTS TK9A	Test kit serial # – 616119
IQP name – Barrie Fraser	IQP signature
Backflow tester's accreditation reg # 17428	IQP reg # 110/2020/5821

FIRE SECURITY SERVICES

BUILDING WARRANT OF FITNESS

Form 12, Section 108 (3) (c), Building Act 2004

BUILDING	EXPIRY DATE: 7th May 2024
Street Address of Building: 10 Domain Road Whakatane 3120	**Compliance Schedule No:** 468
Legal Description of land where building is located: LOT 33 DP 556	**Lawful Use:** Podiatry Clinic
Building Name: Eastbay Podiatry	**Purpose Group:** - **Risk Group:** -
Location of building within site Block number: N/A	**Year First Constructed:** 2003
Level/Unit Number: N/A	**Intended Life (if 50 years or less):** -
The Maximum Number of Occupants that can safely use this building is: -	**Fire Hazard Category:** -
OWNER	**AGENT**
Owner: Fraser Family Investments Limited **Contact Person:**	**Agent:** FIRE SECURITY SERVICES **Relationship to Owner:** Building Compliance Agent
Mailing Address: 18 Sullivan Street, Whakatane 3120	**Mailing Address:** - **Registered Office:** 11-19 Ken Browne Drive Hamilton **Website:** firesecurity.co.nz
Email Address: Not Supplied **Phone:** 021 530 830	**Email:** taurangaBWOF@firesecurity.co.nz **Contact:** Natasha Gerrand (0800) 11 46 11

Building Specified System(s)	Status	Building Specified System(s)	Status
SS 1 - Automatic systems for fire suppression	✔	SS 2 - Automatic or manual emergency warning systems	✔
SS 7 - Automatic back-flow preventers	✔	SS 14/2 - Signs	✔
SS 15/2 - Final exits	✔	SS 15/4 - Signs for communicating information intended to facilitate evacuation	✔

The Compliance Schedule is kept at: **on the premises**

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the **12 Months** prior to the date stated below.

Signature of agent, on behalf of and with the authority of the owner:	Name: Natasha Gerrand Compliance & Fire Equipment Administrator FIRE SECURITY SERVICES	Date: 3rd May 2023

FIRE SECURITY SERVICES

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of building:	10 Domain Road Whakatane 3120
Legal description of land where building is located:	LOT 33 DP 556
Building name:	Eastbay Podiatry
Location of building within site/ block number:	N/A
Level/ Unit number:	N/A
Compliance Schedule No:	468

THE OWNER

Name of Owner:	Fraser Family Investments Limited
Contact Person:	
Mailing Address:	18 Sullivan Street, Whakatane 3120

COMPLIANCE

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12 Months** prior to the date stated below in relation to the following specified system/s:

Feature	Service Provider	IQP Details
• SS 1 - Automatic systems for fire suppression • SS 2 - Automatic or manual emergency warning systems • SS 14/2 - Signs • SS 15/2 - Final exits • SS 15/4 - Signs for communicating information intended to facilitate evacuation	FIRE SECURITY SERVICES	**Name:** Graham Body **IQP Registration No:** 110\2003\5018 **Date:** 3rd May 2023

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Section108 (3) (C), Building Act 2004
Form 12a

The Building

Building Name:	Legacy Chartered Accountants
Street Address of Building:	10 Domain Rd, Whakatane
Legal Description:	LOT 33 DP556

Compliance Schedule Number: **468** BWOF Expiry Date: **7 May**

The Owner

Name of Owner:	Fraser Family Investments Ltd
Mailing Address:	18 Sullivan St, Whakatane 3120
Contact Person:	

Compliance

The inspection maintenance and reporting procedures of the compliance schedule has been fully complied with during the last 12 months prior to the date stated below in relation to the following specified systems:

SS7 Backflow Prevention

Comments:

Name of IQP: **Mark Murray**

Signature of IQP: Mark Murray

IQP Number: 110/2013/5534 Date: 18 April 2023

B-W-O-F SERVICES LTD
SPRINKLERS-FIRE ALARMS- EMERGENCY LIGHTS-ACCESS DOORS-
FIRE DOORS-AUTO DOORS-BACKFLOWS-HYDRANTS-SIGNAGE
service@bwofservices.co.nz 021820233

BACKFLOW PREVENTION DEVICE
TEST CERTIFICATE (Double Check or RPZ)

SITE DETAILS

Building Name: legacy CA
Address: 10 Donaghy Rd
Telephone:
City: Whakatane
CS: 468
BWOF due date: 7 May

DEVICE TYPE

☑ Double Check Valve ☐ Reduced Pressure Zone

DEVICE DETAILS

Manufacturer: Watts
Size: 25mm
Model: 007 M1 A05 DC
Serial number: 04121
Tag Number:
Correctly installed to AS/NZS 2845:2010 part 1, amendment 1

AREA DEVICE PROTECTING ☐ Boundary ☐ Zone ☐ Individual

Located: inside fenceline @ front water blue lid

TEST RESULTS

				YES / NO
First Check Valve	16	KPa	Held Tight?	✓
Second Check Valve	12	kPa	Held Tight?	✓
Relief Valve	—	kPa	Held Tight	—
Downstream valve tight?	Yes	Yes / No	Pass Or Fail?	Pass

Date: 17/4/23

Mark Murray
Signature of Independent Qualified Person

Name: Mark Murray

IQP registration Number: 110/2013/5534
Backflow card: 19698

Test Kit : Watts TK-9
S/No. 86125
calibrated 03/03/2023
(CPS2P7502)

B-W-O-F SERVICES LTD

FIRE SECURITY SERVICES

BUILDING WARRANT OF FITNESS

Form 12, Section 108 (3) (c), Building Act 2004

BUILDING	EXPIRY DATE: 7th May 2025
Street Address of Building: 10 Domain Road Whakatane 3120	**Compliance Schedule No:** 468
Legal Description of land where building is located: LOT 33 DP 556	**Lawful Use:** Podiatry Clinic
Building Name: Eastbay Podiatry	**Purpose Group:** - **Risk Group:** -
Location of building within site Block number: N/A	**Year First Constructed:** 2003
Level/Unit Number: N/A	**Intended Life (if 50 years or less):** -
The Maximum Number of Occupants that can safely use this building is: -	**Fire Hazard Category:** -
OWNER	**AGENT**
Owner: Fraser Family Investments Limited **Contact Person:**	**Agent:** FIRE SECURITY SERVICES **Relationship to Owner:** Building Compliance Agent
Mailing Address: 18 Sullivan Street, Whakatane 3120	**Mailing Address:** - **Registered Office:** 139 Maui Street, Pukete, Hamilton, 3200 **Website:** firesecurity.co.nz
Email Address: Not Supplied **Phone:** 021 530 830	**Email:** taurangaBWOF@firesecurity.co.nz **Contact:** Natasha Gerrand (0800) 11 46 11

Building Specified System(s)	Status	Building Specified System(s)	Status
SS 1 - Automatic systems for fire suppression	✔	SS 2 - Automatic or manual emergency warning systems	✔
SS 7 - Automatic back-flow preventers	✔	SS 14/2 - Signs	✔
SS 15/2 - Final exits	✔	SS 15/4 - Signs for communicating information intended to facilitate evacuation	✔

The Compliance Schedule is kept at: **on the premises**

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the **12 Months** prior to the date stated below.

Signature of agent, on behalf of and with the authority of the owner:	Name: Natasha Gerrand Compliance & Fire Equipment Administrator FIRE SECURITY SERVICES	Date: 1st May 2024

FIRE SECURITY SERVICES

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of building:	10 Domain Road Whakatane 3120
Legal description of land where building is located:	LOT 33 DP 556
Building name:	**Eastbay Podiatry**
Location of building within site/ block number:	N/A
Level/ Unit number:	N/A
Compliance Schedule No:	468

THE OWNER

Name of Owner:	Fraser Family Investments Limited
Contact Person:	
Mailing Address:	18 Sullivan Street, Whakatane 3120

COMPLIANCE

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12 Months** prior to the date stated below in relation to the following specified system/s:

Feature	Service Provider	IQP Details
• SS 1 - Automatic systems for fire suppression • SS 2 - Automatic or manual emergency warning systems • SS 7 - Automatic back-flow preventers • SS 14/2 - Signs • SS 15/2 - Final exits • SS 15/4 - Signs for communicating information intended to facilitate evacuation	FIRE SECURITY SERVICES	**Name:** Aydon Sullivan-Hona **IQP Registration No:** 2022/5917 **Date:** 1st May 2024

FIRE SECURITY SERVICES

BACKFLOW PREVENTION DEVICE TEST CERTIFICATE
DOUBLE CHECK VALVE (DCV)

Building Details:

Building name:	Chartered accountants
Block / level / unit number:	
*Street address:	10 Domain Road
Suburb:	Whakatane
Compliance Schedule. No.:	
Water meter number:	

Owner:

*Name:	Fraser family investments limited
Contact person:	
*Address:	18 sullivan street
	Whakatane
Phone number:	

Occupier:

Business name:		Type of business:	
*Contact person:		*Phone number:	

Device Details:

Protection:	Individual source ☑	Zone ☐	Boundary ☐
Location:	Under blue lid inside boundry next to fence		
Manufacturer:	Watts	Serial No.:	04121
Model:	007M1-AUS	Nominal Size:	25mm
Installation correct:	Yes ☑ No ☐	Strainer installed:	Yes ☐ No ☒
Comments on installation:			

Test Details:

Test kit serial number.:	692525	Calibration date:	08/08/2023

	First check valve	Second check valve	Downstream isolating valve
Initial test:	tight ☑ leaked ☐	tight ☑ leaked ☐	tight ☑ leaked ☐
Pressure reading:	15 kPa	8 kPa	
Test after repairs:	tight ☐ leaked ☐	tight ☐ leaked ☐	tight ☐ leaked ☐
Pressure reading:	kPa	kPa	

Repairs and materials used (if applicable):	

Comments:

Test Result: **Pass** ☑ **Fail** ☐ Test method: New Zealand Backflow Testing Standard

Tester Details:

Name of tester:	Aydon Sullivan-Hona	Company name:	Fire Security Services Ltd
IQP No:	2022/5917	Signature:	
Backflow Card No:	20286		
Date of test:	17/04/2024		

NOTE: This test report only constitutes an assessment of existing devices and does not mean ALL cross connections on the site have been addressed. Neither does it mean the existing devices are appropriate for the hazard. This must be addressed by an IQP (Survey). Cross connections are a major PUBLIC HEALTH RISK and are the owner's responsibility to ensure they are addressed.

FIRE SECURITY SERVICES

BUILDING WARRANT OF FITNESS

Form 12, Section 108 (3) (c), Building Act 2004

BUILDING	EXPIRY DATE: 7th May 2025
Street Address of Building: 10 Domain Road Whakatane 3120	**Compliance Schedule No:** 468
Legal Description of land where building is located: LOT 33 DP 556	**Lawful Use:** Podiatry Clinic
Building Name: Eastbay Podiatry	**Purpose Group:** - **Risk Group:** -
Location of building within site Block number: N/A	**Year First Constructed:** 2003
Level/Unit Number: N/A	**Intended Life (if 50 years or less):** -
The Maximum Number of Occupants that can safely use this building is: -	**Fire Hazard Category:** -
OWNER	**AGENT**
Owner: Fraser Family Investments Limited **Contact Person:**	**Agent:** FIRE SECURITY SERVICES **Relationship to Owner:** Building Compliance Agent
Mailing Address: 18 Sullivan Street, Whakatane 3120	**Mailing Address:** - **Registered Office:** 139 Maui Street, Pukete, Hamilton, 3200 **Website:** firesecurity.co.nz
Email Address: Not Supplied **Phone:** 021 530 830	**Email:** taurangaBWOF@firesecurity.co.nz **Contact:** Natasha Gerrand (0800) 11 46 11

Building Specified System(s)	Status	Building Specified System(s)	Status
SS 1 - Automatic systems for fire suppression	✔	SS 2 - Automatic or manual emergency warning systems	✔
SS 7 - Automatic back-flow preventers	✔	SS 14/2 - Signs	✔
SS 15/2 - Final exits	✔	SS 15/4 - Signs for communicating information intended to facilitate evacuation	✔

The Compliance Schedule is kept at: **on the premises**

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the **12 Months** prior to the date stated below.

Signature of agent, on behalf of and with the authority of the owner:	Name: Natasha Gerrand Compliance & Fire Equipment Administrator FIRE SECURITY SERVICES	Date: 1st May 2024

FIRE SECURITY SERVICES

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of building:	10 Domain Road Whakatane 3120
Legal description of land where building is located:	LOT 33 DP 556
Building name:	**Eastbay Podiatry**
Location of building within site/ block number:	N/A
Level/ Unit number:	N/A
Compliance Schedule No:	468

THE OWNER

Name of Owner:	Fraser Family Investments Limited
Contact Person:	
Mailing Address:	18 Sullivan Street, Whakatane 3120

COMPLIANCE

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12 Months** prior to the date stated below in relation to the following specified system/s:

Feature	Service Provider	IQP Details
• SS 1 - Automatic systems for fire suppression • SS 2 - Automatic or manual emergency warning systems • SS 7 - Automatic back-flow preventers • SS 14/2 - Signs • SS 15/2 - Final exits • SS 15/4 - Signs for communicating information intended to facilitate evacuation	FIRE SECURITY SERVICES	**Name:** Aydon Sullivan-Hona **IQP Registration No:** 2022/5917 **Date:** 1st May 2024

FIRE SECURITY SERVICES

BACKFLOW PREVENTION DEVICE TEST CERTIFICATE
DOUBLE CHECK VALVE (DCV)

Building Details:

Building name:	Chartered accountants
Block / level / unit number:	
*Street address:	10 Domain Road
Suburb:	Whakatane
Compliance Schedule. No.:	
Water meter number:	

Owner:

*Name:	Fraser family investments limited
Contact person:	
*Address:	18 sullivan street
	Whakatane
Phone number:	

Occupier:

Business name:		Type of business:	
*Contact person:		*Phone number:	

Device Details:

Protection:	Individual source ☑	Zone ☐	Boundary ☐
Location:	Under blue lid inside boundry next to fence		
Manufacturer:	Watts	Serial No.:	04121
Model:	007M1-AUS	Nominal Size:	25mm
Installation correct:	Yes ☑ No ☐	Strainer installed:	Yes ☐ No ☒
Comments on installation:			

Test Details:

Test kit serial number.:	692525	Calibration date:	08/08/2023

	First check valve	Second check valve	Downstream isolating valve
Initial test:	tight ☑ leaked ☐	tight ☑ leaked ☐	tight ☑ leaked ☐
Pressure reading:	15 kPa	8 kPa	
Test after repairs:	tight ☐ leaked ☐	tight ☐ leaked ☐	tight ☐ leaked ☐
Pressure reading:	kPa	kPa	

Repairs and materials used (if applicable):	

Comments:

Test Result: **Pass** ☑ **Fail** ☐ Test method: New Zealand Backflow Testing Standard

Tester Details:

Name of tester:	Aydon Sullivan-Hona	Company name:	Fire Security Services Ltd
IQP No:	2022/5917	Signature:	
Backflow Card No:	20286		
Date of test:	17/04/2024		

NOTE: This test report only constitutes an assessment of existing devices and does not mean ALL cross connections on the site have been addressed. Neither does it mean the existing devices are appropriate for the hazard. This must be addressed by an IQP (Survey). Cross connections are a major PUBLIC HEALTH RISK and are the owner's responsibility to ensure they are addressed.

BUILDING WARRANT OF FITNESS DESK AUDIT (2018)

Section 108 & 108 (3)(c), Building Act 2004

REQUIRED INFO	COMPLIANCE SCHEDULE INFO	Does BWOF reflect current C/S Yes No	BWOF Comments
Invoice Paid	*Check Ozone*		
Building Name:	Legacy Accountants		
Address:	10 Domain Road		
Compliance Schedule No	468		
Building Owner/s			
Legal Description			
Year of Construction			
Classified use			
Occupancy Numbers			
Fire Hazard Category			
Current Lawfully Established Use			
Intended Life of the Building if 50 Years or Less			
Location of Building Within Site / Block Number			
Level / Unit Number			
Expiry Date	7 May 2023		
Anniversary date.	7 May		
Location of C/S	On site		
B WOF signed By	Graham Body		
Dated	5/05/2022		
Comments:			
Ozone details update by: **Jess**		**Date: 5/5/2022**	

OBJECTIVE: DATE: REF:

BUILDING WARRANT OF FITNESS DESK AUDIT (2018)

Section 108 & 108 (3)(c), Building Act 2004

Systems	System on BWOF	System on Form 12A	IQP Signed & Name in Full	IQP on approved IQP Register	Dated	12 Months Compliance
	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
SS1 - Automatic systems for fire suppression	Y	Y	Y	Y	Y	Y
SS2 - Automatic or manual emergency warning systems for fire or other dangers	Y	Y	Y	Y	Y	Y
SS3/1 - Automatic doors						
SS3/2 - Access controlled doors						
SS3/3 - Interfaced fire or smoke doors or windows						
SS4 - Emergency lighting systems						
SS5 – Escape route pressurisation						
SS6 - Riser Mains						
SS7 - Automatic back flow preventers	Y	Y	Y	Y	Y	Y
SS8/1 - Passenger carrying lifts						
SS8/2 – Service lifts						
SS8/3 – Escalators & Moving walks						
SS9 - Mechanical ventilation or air conditioning						
SS10 – Building maintenance units						
SS11 – Laboratory fume cupboards.						
SS12/1 - Audio loops						
SS 13/1 – Mechanical smoke control						
SS13/2 - Natural smoke control						
SS13/3 – Smoke curtains						

OBJECTIVE: DATE: REF:

Section 108 & 108 (3)(c), Building Act 2004

SS14/2 - Signs relating to a system or feature specified in any of clause 1 to 13	Y	Y	Y	Y	Y	Y
SS15/2 - Final exits	Y	Y	Y	Y	Y	Y
SS15/3 - Fire separations						
SS15/4 - Signs for communicating information intended to facilitate evacuation	Y	Y	Y	Y	Y	Y
SS15/5 - Smoke Separations						

Amendment to compliance schedule required:	
Compliance schedule amended by:	**Date:**
CS amendment not approved:	**Action instigated:**
Systems & IQP Name: Fire Security Services	
Comments: SS7 has note about being done under supervision email sent saying this is accepted this time however please in future provide documentation on how the supervision role was undertaken.	

FORM 11

Application for Amendment to Compliance Schedule

Form 11 Received	**N/A**
Signed By (full name):	
IQP Number:	
Company Name:	
Date:	
Reason for Change?	
Further Information required for Specified System?	
Amendment to compliance schedule approved:	
Compliance schedule amended by:	**Date:**

Auditor: Jessica Scholte

Date of audit: 5/5/2022

OBJECTIVE: DATE: REF:

BUILDING WARRANT OF FITNESS DESK AUDIT (2018)

Section 108 & 108 (3)(c), Building Act 2004

Outcome of Audit: **BWoF accepted. SS7 has 12A mentions that test was carried out under supervision email sent saying this is accepted this time however please in future provide documentation on how the supervision role was undertaken.**

OBJECTIVE: DATE: REF:

BUILDING WARRANT OF FITNESS DESK AUDIT (2018)

Section 108 & 108 (3)(c), Building Act 2004

REQUIRED INFO	COMPLIANCE SCHEDULE INFO	Does BWOF reflect current C/S Yes No	BWOF Comments
Invoice Paid	*Check Ozone*		
Building Name:	Legacy Accountants		
Address:	10 Domain Road		
Compliance Schedule No	468		
Building Owner/s			
Legal Description			
Year of Construction			
Classified use			
Occupancy Numbers			
Fire Hazard Category			
Current Lawfully Established Use			
Intended Life of the Building if 50 Years or Less			
Location of Building Within Site / Block Number			
Level / Unit Number			
Expiry Date	7th May 2024		
Anniversary date.	7th May		
Location of C/S	On Premise		
B WOF signed By	Natasha Gerrand		
Dated	3rd May 2023		
Comments:			
Ozone details update by:	**Date:**		

OBJECTIVE: DATE: REF:

BUILDING WARRANT OF FITNESS DESK AUDIT (2018)

Section 108 & 108 (3)(c), Building Act 2004

Systems	System on BWOF	System on Form 12A	IQP Signed & Name in Full	IQP on approved IQP Register	Dated	12 Months Compliance
	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
SS1 - Automatic systems for fire suppression	Y	Y	Y	Y	Y	Y
SS2 - Automatic or manual emergency warning systems for fire or other dangers	Y	Y	Y	Y	Y	Y
SS3/1 - Automatic doors						
SS3/2 - Access controlled doors						
SS3/3 - Interfaced fire or smoke doors or windows						
SS4 - Emergency lighting systems						
SS5 – Escape route pressurisation						
SS6 - Riser Mains						
SS7 - Automatic back flow preventers	Y	Y	Y	Y	Y	Y
SS8/1 - Passenger carrying lifts						
SS8/2 – Service lifts						
SS8/3 – Escalators & Moving walks						
SS9 - Mechanical ventilation or air conditioning						
SS10 – Building maintenance units						
SS11 – Laboratory fume cupboards.						
SS12/1 - Audio loops						
SS 13/1 – Mechanical smoke control						
SS13/2 - Natural smoke control						
SS13/3 – Smoke curtains						

OBJECTIVE: DATE: REF:

Section 108 & 108 (3)(c), Building Act 2004

SS14/2 - Signs relating to a system or feature specified in any of clause 1 to 13	Y	Y	Y	Y	Y	Y
SS15/2 - Final exits	Y	Y	Y	Y	Y	Y
SS15/3 - Fire separations						
SS15/4 - Signs for communicating information intended to facilitate evacuation	Y	Y	Y	Y	Y	Y
SS15/5 - Smoke Separations						
Amendment to compliance schedule required:						
Compliance schedule amended by: **Date:**						
CS amendment not approved: **Action instigated:**						
Systems & IQP Name: Fire Security Services						
Comments:						

FORM 11

Application for Amendment to Compliance Schedule

Form 11 Received	**N/A**
Signed By (full name):	
IQP Number:	
Company Name:	
Date:	
Reason for Change?	
Further Information required for Specified System?	
Amendment to compliance schedule approved:	
Compliance schedule amended by: **Date:**	

Auditor: Jessica Scholte

Date of audit: 4th May 2023

Outcome of Audit: BWoF correct and accepted.

OBJECTIVE: DATE: REF:

Building Warrant of Fitness Desktop Audit

Building Details

Building name:	10 Domain Road
Building address:	10 Domain Road
Compliance schedule number:	468
Compliance Schedule is kept at:	**On the premises**

BWoF Details

BWoF renewal date:	7/05/2024
BWoF expiry date:	7/05/2025
BWoF or BRaD (reason):	
Does the building owner match the Compliance Schedule: Will be resolved at next CS update	☐
Has invoice been paid?	☑
Is there a form 11? Reason?	

Contact Details

Owners details

Name:	**CHUR CHUR LIMITED**
Address:	**C/O LEGACY ACCOUNTANTS LIMITED**
Email:	
Contact phone:	

IQP/submitter details

Name:	**Fire Security Services**
Address:	
Email:	
Contact phone:	

Specified Systems

Specified System:	**SS1 - Automatic Systems for fire supression**

Is the system on the Compliance Schedule:	Yes
Is the system on the BWoF:	Yes
Has a Form 12A been provided:	Yes
Is the 12A for 12 months compliance:	Yes
Is the 12A signed & name in full:	Yes
Is the IQP on the approved IQP register:	Yes
Is the 12A dated:	Yes

Comments:

Specified System: **SS2 - Automatic or manual emergency warning systems for fire or other danger**

Is the system on the Compliance Schedule:	Yes
Is the system on the BWoF:	Yes
Has a Form 12A been provided:	Yes
Is the 12A for 12 months compliance:	Yes
Is the 12A signed & name in full:	Yes
Is the IQP on the approved IQP register:	Yes
Is the 12A dated:	Yes

Comments:

Specified System: **SS7 - Automatic back-flow preventers connected to a potable water supply**

Is the system on the Compliance Schedule:	Yes
Is the system on the BWoF:	Yes
Has a Form 12A been provided:	Yes
Is the 12A for 12 months compliance:	Yes
Is the 12A signed & name in full:	Yes
Is the IQP on the approved IQP register:	Yes
Is the 12A dated:	Yes

Comments:

Specified System: **SS14 - Emergency power systems for, or relating to, a system or feature specified in any of SS1 to SS 13 above – Signs**

Is the system on the Compliance Schedule:	Yes
Is the system on the BWoF:	Yes
Has a Form 12A been provided:	Yes
Is the 12A for 12 months compliance:	Yes
Is the 12A signed & name in full:	Yes
Is the IQP on the approved IQP register:	Yes
Is the 12A dated:	Yes

Comments:

Specified System: **SS15 - Other fire safety systems or features - Final exits**

Is the system on the Compliance Schedule:	Yes
Is the system on the BWoF:	Yes
Has a Form 12A been provided:	Yes
Is the 12A for 12 months compliance:	Yes
Is the 12A signed & name in full:	Yes

Is the IQP on the approved IQP register:	Yes
Is the 12A dated:	Yes
Comments:	

Specified System:	**SS15 - Other fire safety systems or features – Signs for communicating information intended to facilitate evacuation**
Is the system on the Compliance Schedule:	Yes
Is the system on the BWoF:	Yes
Has a Form 12A been provided:	Yes
Is the 12A for 12 months compliance:	Yes
Is the 12A signed & name in full:	Yes
Is the IQP on the approved IQP register:	Yes
Is the 12A dated:	Yes
Comments:	

Outcome

Outcome:	**Accept BWOF – Generic Compliance Schedule sent out**
Overall comments:	
Date:	**8.5.2024**
Officer name:	**Katrina Picard**
Officer role:	**Compliance Co-ordinator**

BUILDING WARRANT OF FITNESS DESK AUDIT
(2018)

Section 108 & 108 (3)(c) Building Act 2004

REQUIRED INFO	COMPLIANCE SCHEDULE INFO	Does BWOF reflect current C/S Yes No	BWOF Comments
Invoice Paid	*Check Ozone*		
Building Name:	**Legacy Accountants**		
Address:	**10 Domain Road**		
Compliance Schedule No	**468**		
Building Owner/s			
Legal Description			
Year of Construction			
Building Use: Change of Use Regulations			
Occupancy Numbers			
Fire Hazard Category			
Current Lawfully Established Use			
Intended Life of the Building if 50 Years or Less			
Location of Building Within Site / Block Number			
Level / Unit Number			
Expiry Date	**7 May**		
Compliance Period on BWOF	**7 May 2021 – 7 May 2022**		
Location of C/S	**On Premise**		
Signature/Signed By	**Graham Body**		
Dated	**23rd April 2021**		

A1503030

BUILDING WARRANT OF FITNESS DESK AUDIT
(2018)

Section 108 & 108 (3)(c) Building Act 2004

Systems	System on BWOF	System on Form 12A	IQP Signed & Name in Full	IQP on IQP Register	Dated	12 Months Compliance
	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
SS1 - Automatic systems for fire suppression	Y	Y	Y	Y	Y	Y
SS2 - Automatic or manual emergency warning systems for fire or other dangers	Y	Y	Y	Y	Y	Y
SS3/1 - Automatic doors						
SS3/2 - Access controlled doors						
SS3/3 - Interfaced fire or smoke doors or windows						
SS4 - Emergency lighting systems						
SS6 - Riser Mains						
SS7 - Automatic back flow preventers	Y	Y	Y	Y	Y	Y
SS8/1 - Passenger carrying lifts						
SS9 - Mechanical ventilation or air conditioning						
SS12/1 - Audio loops						
SS14/2 - Signs relating to a system or feature specified in any of clause 1 to 13	Y	Y	Y	Y	Y	Y
SS15/2 - Final exits	Y	Y	Y	Y	Y	Y
SS15/3 - Fire separations						
SS15/4 - Signs for communicating information intended to facilitate evacuation	Y	Y	Y	Y	Y	Y
SS15/5 - Smoke Separations						
Systems & IQP Name:						

A1503030

BUILDING WARRANT OF FITNESS DESK AUDIT (2018)

Section 108 & 108 (3)(c) Building Act 2004

Comments:
Have agreed with Geoff and Chris to accept Graham Body's copy and pasted signature this round however if it happens again to investigate further.

FORM 11

Application for Amendment to Compliance Schedule

Form 11 Received?	
Signed By (full name):	
IQP Number:	
Company Name:	
Date:	
Reason for Change?	
Further Information required for Specified System?	

Comments:

Auditor: Jessica Scholte

Outcome of Audit: Accepted

Ozone Updated: Yes **Date:** 15/10/2021

A1503030

01 March 2024

CHUR CHUR LIMITED
C/O LEGACY ACCOUNTANTS LIMITED
PO BOX 13574
TAURANGA CENTRAL
TAURANGA 3141

WHAKATĀNE
District Council
Kia Whakatāne au i ahau

Dear Sir/Madam

BUILDING WARRANT OF FITNESS - Legacy Accountants, COMPLIANCE SCHEDULE NO. - 468

According to our records, the annual Building Warrant of Fitness (BWoF) for the above premise is almost due. We must receive the BWoF and 12A certificates from independent qualified persons (IQPs), including any recommendations they make, on the anniversary of the building's compliance schedule.

The BWoF certifies that during the preceding twelve months, you have regularly maintained and serviced all the essential building features that are necessary for the safety and continued use of the premises.

We are currently commencing a review of all current Compliance Schedules and as part of this program may undertake additional on-site BWoF audits.

We are doing this to ensure all specified systems within your building are correctly recorded on the Compliance Schedule along with information required in accordance with section 103 of the Building Act 2004. The on-site audits will allow us to check that the required inspections, maintenance and reporting is being done but also provide an opportunity to answer any questions you might have.

Under section 103 of the Building Act 2004 the content of a compliance schedule must include:

- Type of system, and if known, the make
- Performance standard for specified system
- Description of inspection, maintenance and reporting procedures to be followed by independently qualified persons (IQP) or other persons in respect of the specified systems to ensure that those systems are capable of, and are, performing to the performance standards

These reviews will take place throughout 2024. We will contact you as the building owner and responsible person, to request the required information and/or arrange access to your building. If we have recently issued your Compliance Schedule, we will still review it to confirm it contains necessary information.

WHAKATĀNE
District Council
Kia Whakatāne au i ahau

TAX INVOICE

GST REG NO: 16-940-356

CHUR CHUR LIMITED
C/O LEGACY ACCOUNTANTS LIMITED
PO BOX 13574
TAURANGA CENTRAL
TAURANGA 3141

Invoice No: 257676
Date: 01 Mar 2024
Customer No: 75915
Your Reference: 420

Due Date: 20 Apr 2024

DETAILS	QTY	UNIT	AMOUNT
COMPLIANCE SCHEDULE			
ANNUAL BUILDING WARRANT OF FITNESS 2024	1.000	134.78	134.78
10 DOMAIN ROAD			

Please email your remittance advice to accounts.receivable@whakatane.govt.nz

Pay direct to our bank:
ANZ account number 01-0434-0334411-00 using reference **SUNDRY** and quoting customer number **75915** and invoice number **257676**

Pay online on our website:
http://www.whakatane.govt.nz/services/pay-it-online/pay-sundry-invoice

Pay in person at the following offices:
Customer Services
Commerce Street, Whakatāne
Monday-Friday 8.00am to 5.00pm

Murupara Service Centre
Pine Drive, Murupara
Monday – Friday 9.00am to 4.30pm

SUB TOTAL	134.78
GST	20.22
TOTAL	**$155.00**

P +64 7 306 0500
F +64 7 307 0718
E info@whakatane.govt.nz
W www.whakatane.govt.nz
Commerce St, Private Bag 1002
Whakatāne 3158, New Zealand

10 March 2020

LEGACY PROPERTY BOP LIMITED
C/O LEGACY ACCOUNTANTS LIMITED
PO BOX 13574
TAURANGA CENTRAL
TAURANGA 3141

WHAKATĀNE
District Council
Kia Whakatāne au i ahau

Dear Sir/Madam

BUILDING WARRANT OF FITNESS - 10 Domain Road, COMPLIANCE SCHEDULE NO. - 468

According to our records, the Building Warrant of Fitness (B-WOF) for the above premise is due to expire on ***07 May 2020***. To date, the Whakatane District Council has not received any renewal documentation. You may be in the process of collating the information to send to us.

The B-WOF document is particularly significant for your building. It certifies that during the preceding twelve months you have regularly maintained and serviced all the essential building features that are necessary for the safe, continued use of the premises. Accordingly, please forward the renewal documentation prior to the current B-WOF expiry date above.

If our records are out-of-date, please let us know and we will be happy to revise the information we hold. Should you wish to discuss this matter further, please do not hesitate to contact us on phone 07 306 0500 or email Geoff.Winship@whakatane.govt.nz.

Yours faithfully

Geoff Winship
SENIOR BUILDING OFFICER

TAX INVOICE

GST REG NO: 16-940-356

WHAKATĀNE District Council
Kia Whakatāne au i ahau

LEGACY PROPERTY BOP LIMITED
C/O LEGACY ACCOUNTANTS LIMITED
PO BOX 13574
TAURANGA CENTRAL
TAURANGA 3141

Invoice No: 203536
Date: 20 Mar 2020
Customer No: 75915
Your Reference: 75915

Due Date: 20 Apr 2020

DETAILS	QTY	UNIT	AMOUNT
BWOF			
Bwof	1.000	121.70	121.74
Building Warrant of Fitness Renewal Fee			
For 10 Domain Street			

Pay direct to our bank:
ANZ account number 01-0434-0334411-00 using reference **SUNDRY** and quoting customer number **75915** and invoice number **203536**

Pay online on our website:
http://www.whakatane.govt.nz/services/pay-it-online/pay-sundry-invoice

Pay in person at the following offices:
Customer Services
Commerce Street, Whakatāne
Monday-Friday 8.00am to 5.00pm

Murupara Service Centre
Pine Drive, Murupara
Monday – Friday 9.00am to 4.30pm

SUB TOTAL	121.74
GST	18.26
TOTAL	**$140.00**

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

Plans to Include

- North Point ___
- Street Name ___
- Legal Boundaries ___
- Whole Buildings ___
- Depth at Connection ___
- Location of all Inspection Access ___
- Stormwater Drains ___
- Protection of Shallow Drains ___
- Scale ___

PLANS 10888

0 1 2 3 4 5 6 7 8 9 10

Scale: 100mm e.g. 1:200 10mm = 2m

Safety notes:
- ventilate deep manholes before entering
- don't work alone in deep manholes or trenches
- wash your hands before eating
- beware of electrical cables, gas pipes and overhead power hazards

Check for cables before you dig

Accurate drainage plans save time and money

- for property owners
- for tradespersons
- for council staff

Please take care to write or print legibly

Always show
- the direction of North
- the name of the main street frontage
- the outline of all buildings
- the location of all inspection access fittings
- the boundaries of the property
- the **exact** location of connection between drains and sewer
- the scale of your plan

If you forget to hand this plan to the council inspector, please post it to:

The District Inspector
Whakatane District Council
Private Bag 1002
Whakatane

WHAKATANE DISTRICT COUNCIL

Private Bag 1002, Whakatane Telephone (07) 307-9800 Facsimile (07) 308-5804

Plan of Sewage and Stormwater Drains

Tradesperson to complete all details, draw plan and hand completed document to Council Inspector at time of inspection.

Location of Work

STREET/ROAD..... 10 (number) Domain Rd.

Owner of Property

Owners Name and Initials.....

Tradesperson

Drains laid by:..... (name of tradesperson responsible for work)

Company or business name and address
Brady Drainage Ltd

Telephone No. 3089069

Tick Features

New work	☐
Additions to existing drain	☑
Alterations to existing drain	☐
Connection to sewer	☐
Work under contract for Council	☐
Residential	●
Commercial/Industrial	☐
Land subject to subdivision	☐

Other. Grease trap Install 1000 ℓ.

Signature of Tradesperson

..... date work compeleted. 18/3/03

Inspectors notes:

Building Consent No. _____

..... Inspector's Signature

INDEX

AS BUILT DRAWINGS

Dwg AB.01 Plan: Site Layout as Existing

Dwg AB.01 Plan: Floor Layout as Existing

SITEWORKS DRAWINGS

Dwg SW.01 Plan: Site Layout as Altered

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Dwg A.01 Plan: Floor Layout Proposed

Dwg A.02 Elevations

Dwg A.03 Plan: Framing Layout

Dwg A.04 Plan: Floor Bracing Layout

Dwg A.04 Plan: Roof Layout

Dwg A.05 Cross Sections

Dwg A.06 Details

SERVICES DRAWINGS

Dwg E.01 Plan: Drainage Layout

Dwg E.02 Plan: Plumbing Layout

Dwg E.03 Plan: Accessible Shower & WC + details

Dwg E.04 Accessible Shower & WC Elevations

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Dwg S.01 Plan: Floor Slab Layout

Dwg S.01 Details: Foundations

Corrosion Zone 1
Wind Zone Low
Earthquake Zone A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 8/1/03

Taylor Design

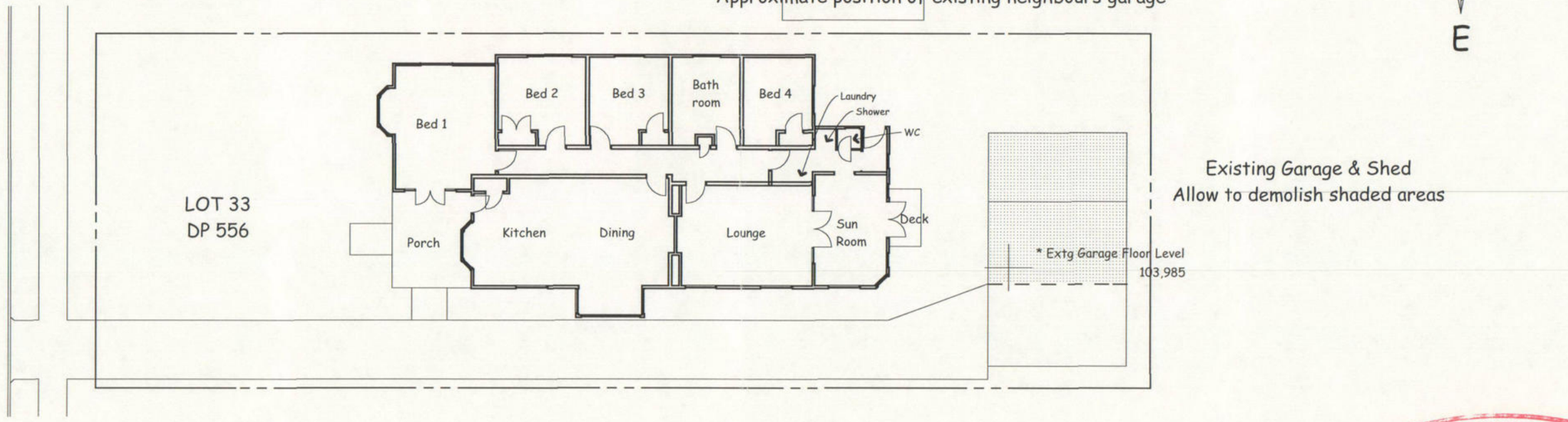
architectural designers

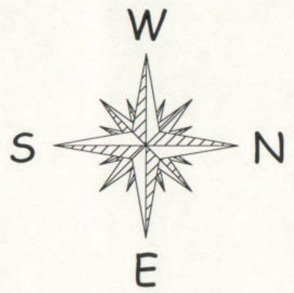
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,
Email: taylordesign@xtra.co.nz

Date December 2002

Job No 22103

Set Number 2.





WHAKATANE DISTRICT COUNCIL
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Building Control Office
Date 8/1/03

PLAN: SITE LAYOUT AS-BUILT
PLAN: FLOOR LAYOUT AS-BUILT

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations
to
Lloyds Lodge
10 Domain Road
WHAKATANE

CAD Ref: 22103 AB.01 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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Date	Job No
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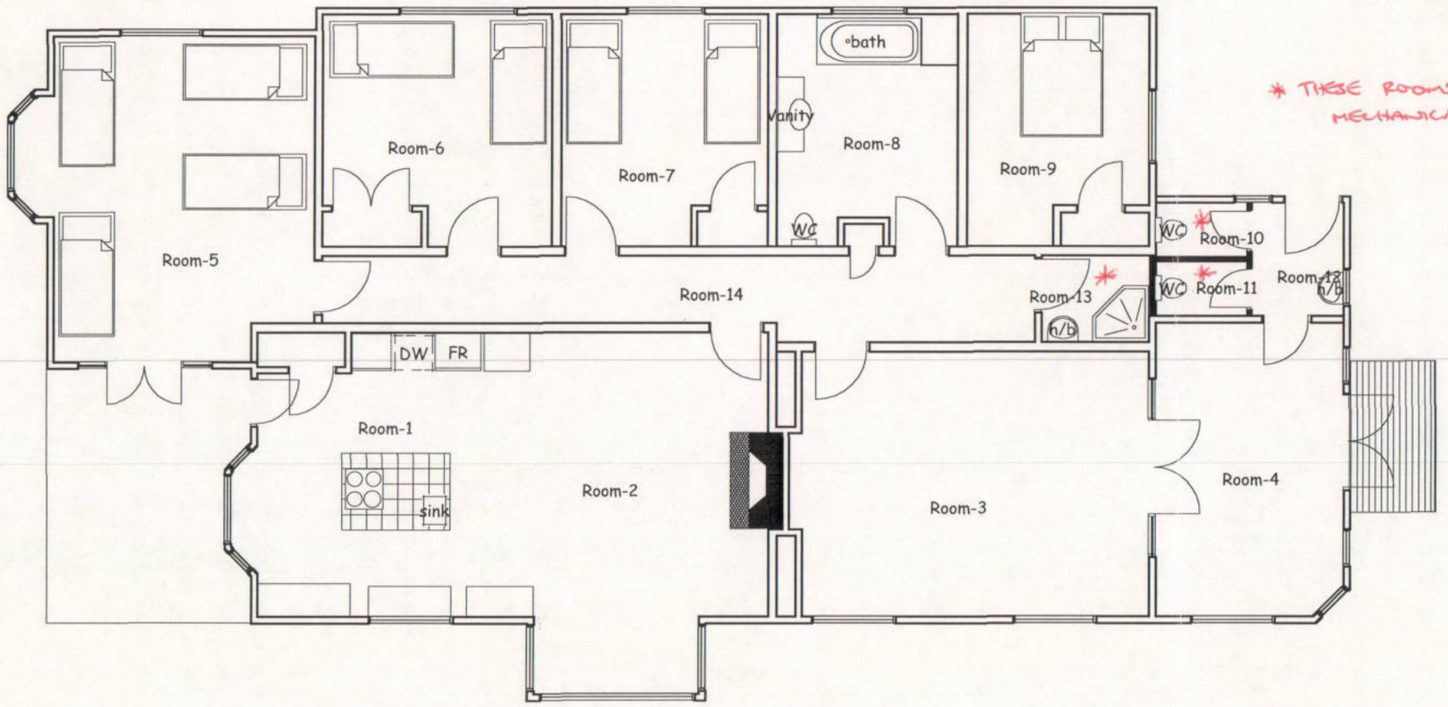
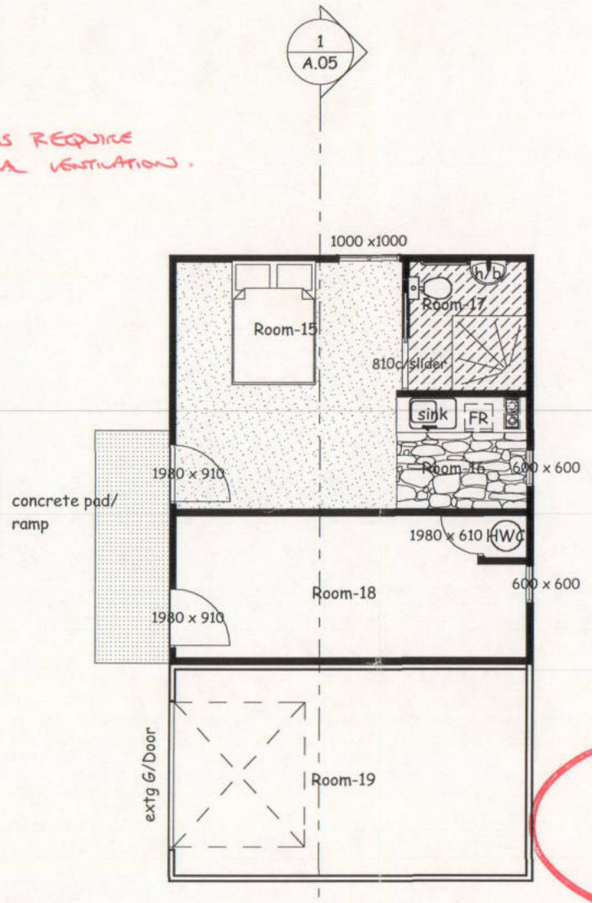
Scale (A3)	Dwg No & Issue
1:200	AB.01 A

ALL WORK TO COMPLY WITH THE NZ BUILDING CODE



* THESE ROOMS REQUIRE MECHANICAL VENTILATION.



Flooring Key

- Ceramic Tiled Floor
- Carpet

Whakatane District Council

The following classifications apply to this site.

Wind Zone: LOW

Corrosion Zone: 1

Earthquake Zone: A

WDC

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 4/12/02

Room Schedule	
Room 1	Kitchen
Room 2	Dining Room
Room 3	Lounge
Room 4	Office
Room 5	Bedroom 1
Room 6	Bedroom 2
Room 7	Bedroom 3
Room 8	Bathroom
Room 9	Bedroom 4
Room 10	W.C.
Room 11	W.C.
Room 12	Washroom
Room 13	Showerroom
Room 14	Hallway
Room 15	Accessible unit Bedroom

Room Schedule	
Room 16	Accessible Unit kitchen
Room 17	Accessible Unit Showerroom
Room 18	Office
Room 19	Garage

PLAN: FLOOR PLAN LAYOUT PROPOSED

NOTE: The proposed building rennovations to be carried out at:
"LLOYDS LODGE 10 DOMAIN ROAD WHAKATANE"
shall fully comply with the FIRE REPORT as prepared by:
"MACDONALD BARNETT PARTNERS LTD" ref 8585MRS and dated 17 October 2002
in respect to the provision of a SPRINKER SYSTEM and other compoents.
THE PLANS PREPARED BY TAYLOR DESIGN reference 22103 sheets
AB.01, SW.01, A.01-A.06, E.01-E.04 S.01 dated 04.12.02 have been prepared on the basis that compliance is in accordance with the above FIRE REPORT.
NON COMPLIANCE with any aspect of this report will nullify these documents

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations
to
Lloyds Lodge
10 Domain Road
WHAKATANE

CAD Ref: 22103 A.01 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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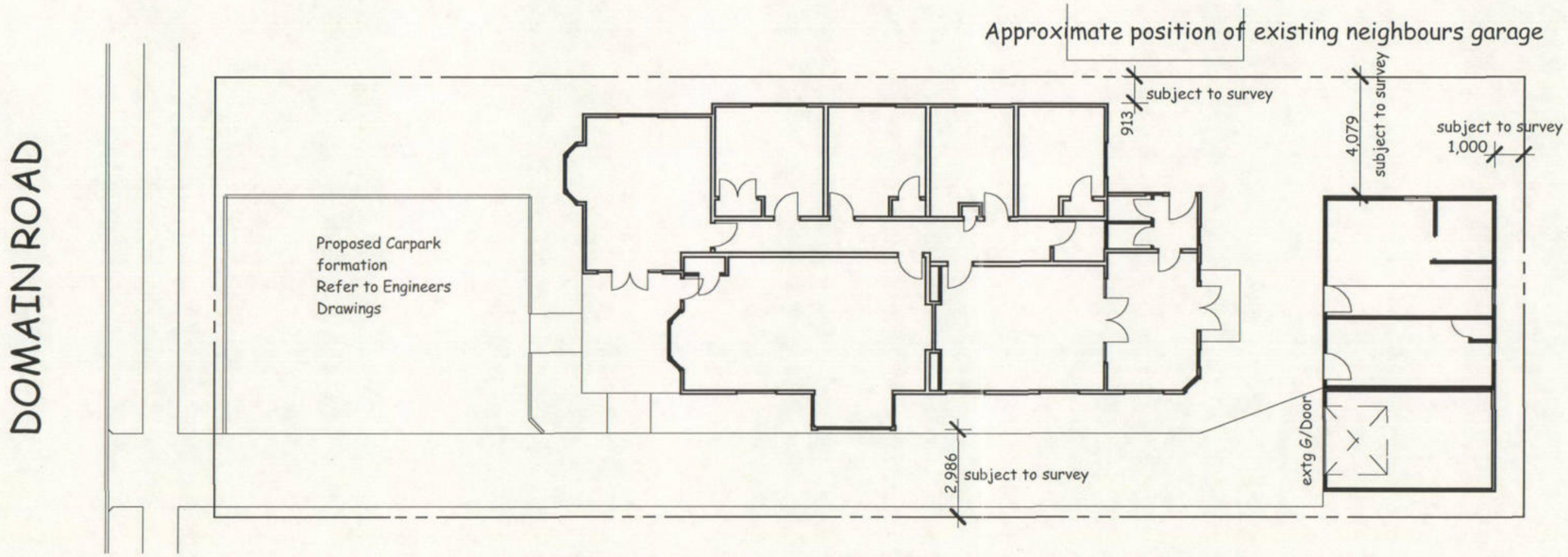

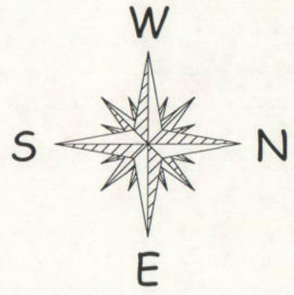

NOTE:
DISABLED PERSON'S CARPARK TO BE PROVIDED CLOSE TO ACCESSIBLE UNIT.

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Building Control Office
Date 4/1/03

- FIRE SAFETY SUMMARY -

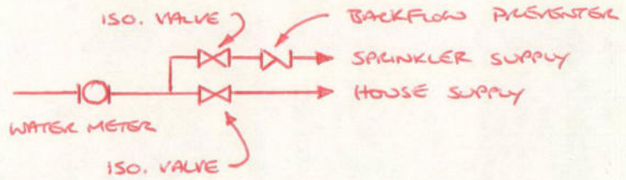
Firecell #	WHOLE BLDG *
Purpose Group	SA
Fire Hazard Category	1
Occupant Loading	20
Firecell Rating	F30
"S"- Rating	N/A - RESIDENTIAL SPRINKLERS
Safe Path Doors	N/A
Alarm Type	TYPE 6F + SMOKE DETECTORS IN BEDROOMS
Other Protection	NIL

- FIRE SAFETY COMMENTS:

* RESIDENTIAL SPRINKLER SYSTEM
* INCLUDES DETACHED ROOM.
(NOTE: NOT CONNECTED TO FIRE SERVICE)

Plan: Site Layout as Proposed

RESIDENTIAL SPRINKLER SYSTEM
- INCOMING WATER SUPPLY TO BE SPLIT DIRECTLY AFTER WATER METER AS SHOWN BELOW.



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Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 SW.01 A.PLT

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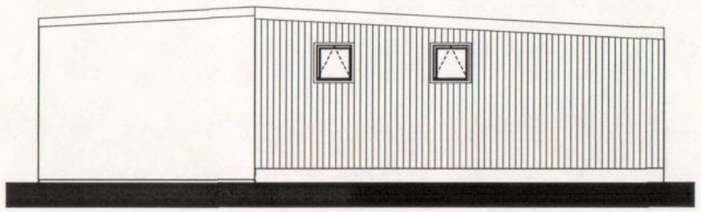
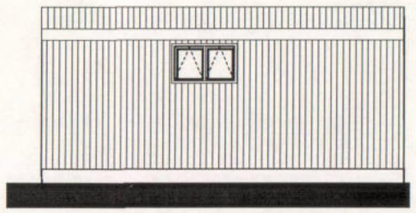
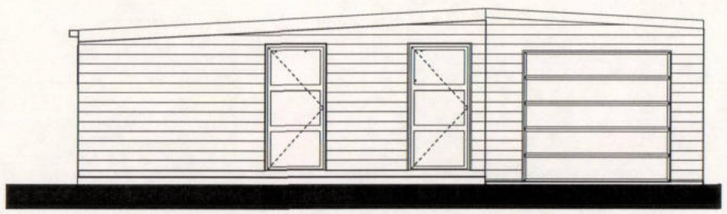


North Elevation



West Elevation



South Elevation

Exterior Material Schedule

MATERIAL POSITION	*MATERIAL TYPE*
Roof	Roof Profile: CORRUGATE
Spouting	Marley Spouting Classic Profile.
Downpipes	Marley 80mm Round Downpipe System
Timber Barges	205mm x 18mm fin Barge Boards sq
Timber Fascias	205mm x 18mm fin Fascia Boards
Exterior Wall Cladding	Timber Weatherboards
Exterior Wall Cladding	ex 75 x 25 vertical Battens over: 12mm Ecoply
Window Joinery	Timber Windows
Entrance Doors	Selected Glazed Timber Doors

Exterior Material Key

Timber Weatherboards

ex 75 x 25 vertical Battens @ 200mm crs over:
Ecoply 12mm Standard

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 8/1/03

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

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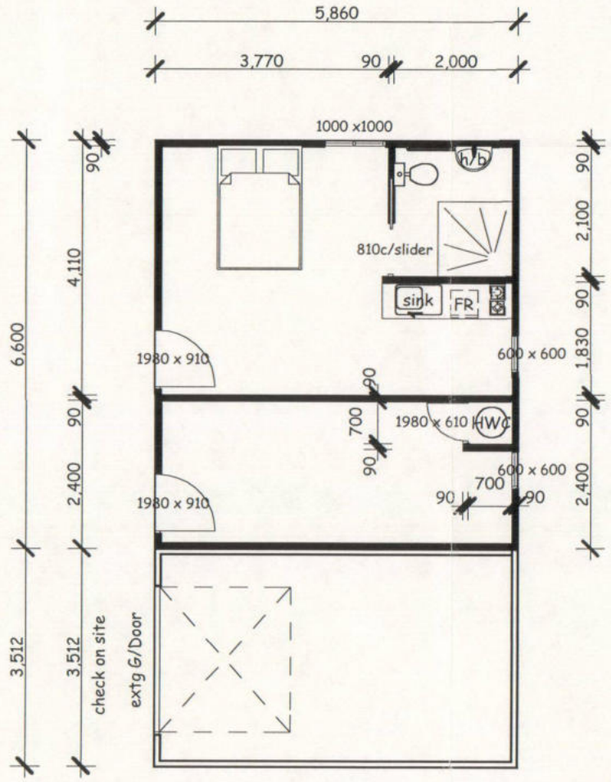

WHAKATANE DISTRICT COUNCIL
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Building Control Office
Date 5/1/03

WALL KEY

Existing Timber Walls to remain
100 x 50 Framed Walls

FRAMING MATERIAL SCHEDULE

Framing to be No 1 framing grade H1 treated kiln dried Radiata Pine.

TIMBER WALL FRAMING SCHEDULE

Wall Construction Ground Floor
External Walls
Studs up to 2400 - 100 x 50 @ 600mm crs
100 X 50 noggs @ 1100mm/1300mm crs staggered
100 x 50 bottom plates
2 x 100 x 50 top plates

Wall Construction Ground Floor
Internal Walls
Studs up to 2400 - 100 x 50 @ 600mm crs
100 X 50 noggs @ 1100mm/1300mm crs staggered
100 x 50 bottom plates
2 x 100 x 50 top plates

PLAN: FRAMING LAYOUT

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 A.03 A.PLT

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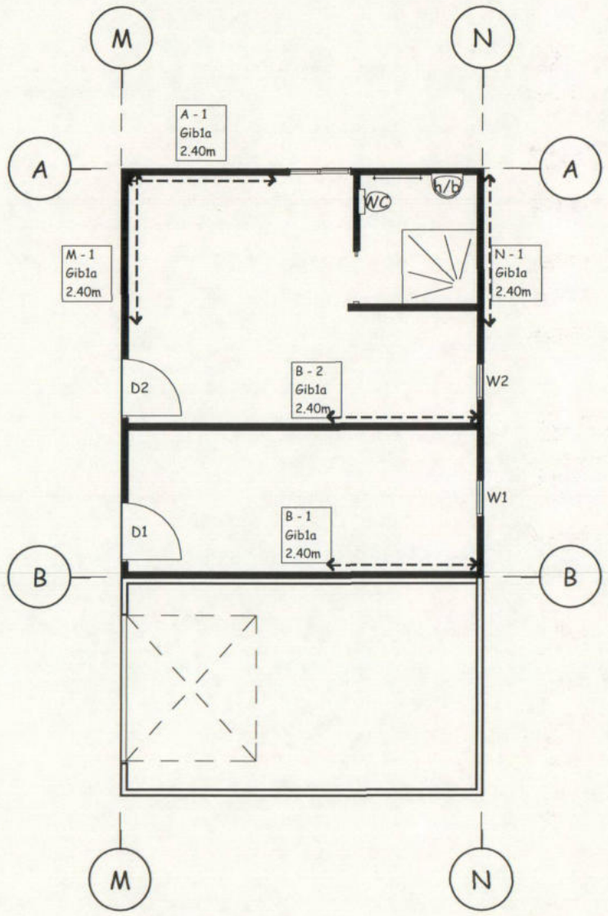


BRACING PLAN NOTES

All bracing to be fixed in strict accordance with the following manufacturers' manuals:

*WINSTONE WALLBOARDS GIB BRACING SYSTEMS MARCH 2002

BRACING CHECKED ONLY

BRACING PLAN LEGEND

BRACING KEY

Brace Number Shown as (A-1, A-2, etc)

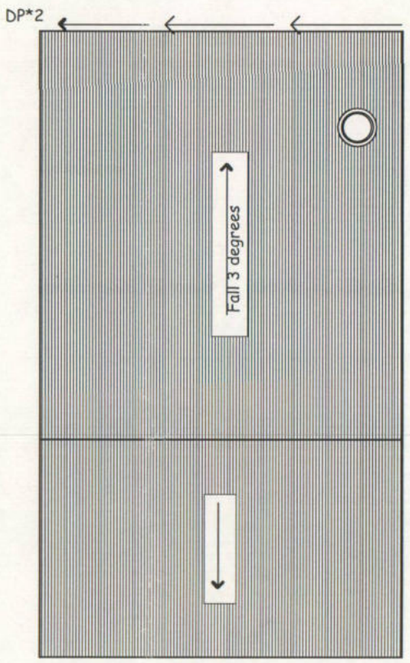
Brace Type Shown as (BR6,120/SB etc)

B - 4
Gib 22a
0.80m

Brace Length Shown as (1.20m)

Brace Position/Direction Shown: ←---→

PLAN: BRACING LAYOUT



PLAN: ROOF LAYOUT

ROOF LINING SCHEDULE

Allow to supply and install the following roofing materials as specified below:

All roofing materials to be strictly installed in accordance with the manufactures's specifications

Provide all Manufacturers's warranty for the materials as supplied.

Roofing Materials for this Project to be:

Roof Profile: DIMOND STYLELINE

Building Paper: GIB ANTIBLAZE GREENCAP Building paper

FASCIA & RAINWATER SYSTEM SCHEDULE

Allow to supply and install fascia boards as specified: Contractor to ensure that all fascia boards are fully preprimed prior to installation.

180mm x 18mm fin Fascia Boards

180mm x 18mm fin Barge Boards sq

Allow to supply and install spouting system as specified: Contractor to ensure that all installation is in accordance with the manufacturers' specifications.

Marley Spouting Classic Profile.

Allow to supply and install downpipe system as specified: All construction to be in accordance with the manufacturers' specifications

Marley 80mm Round Downpipes where shown on the drawings. Fix Downpipes to walls with min 2 Pipe Clips-Standoff Type

Roof Plan Legend

Roof falls shown: ——→

Spouting falls shown: ——→ ——→

DP*2: Marley Round 80mm Downpipe

Allow to install the following SOLA-TUBE:1 x SOLA-TUBE VS3004-Varivent. (Ventilation System Only 1 Room).

*All SOLA-TUBE units to be installed in STRICT accordance with the manufacturer's specifications

*Allow to inter connect SOLA-TUBE Ventilating Fan unit with ceiling light unit for simitaneous operations

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 5/1/03

09.12.02 CONSTRUCTION ISSUE	A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 A.04 A.PLT

Taylor Design
architectural designers
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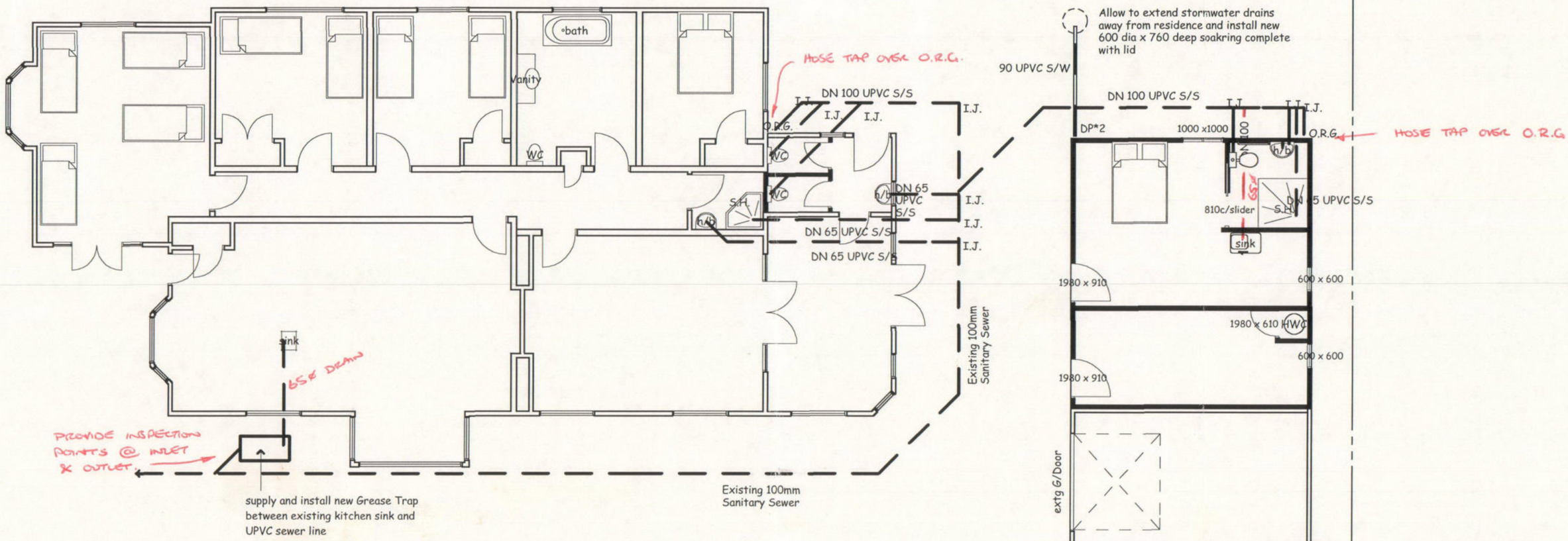

Drainage Layout Plan Legend

Allow to supply and install 90 UPVC S/W Line where shown on the drawings

Allow to supply and install UPVC Sanitary Sewer Lines to sizes and positions as shown on the drawings.

Plumbing Fittings Legend

(K.S.W.) Kitchen Sink + Wastemaster

(D.W.) Dishwasher

(BATH) Bath

(S.H.) Shower

(V.B.) Vanity Basin

(W.C.) Water Closet

(W.H.B.) Wash Hand Basin

(L.T.) Laundry Tub

(W.M.) Washing Machine

(D.R.) Dryer

Drainage Layout Plan Legend

(I.J.) Inspection Junction

(O.R.G.) Overflow Relief Gully

(C.E.) Cleaning Eye

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 5/6/03

PLAN: DRAINAGE LAYOUT

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

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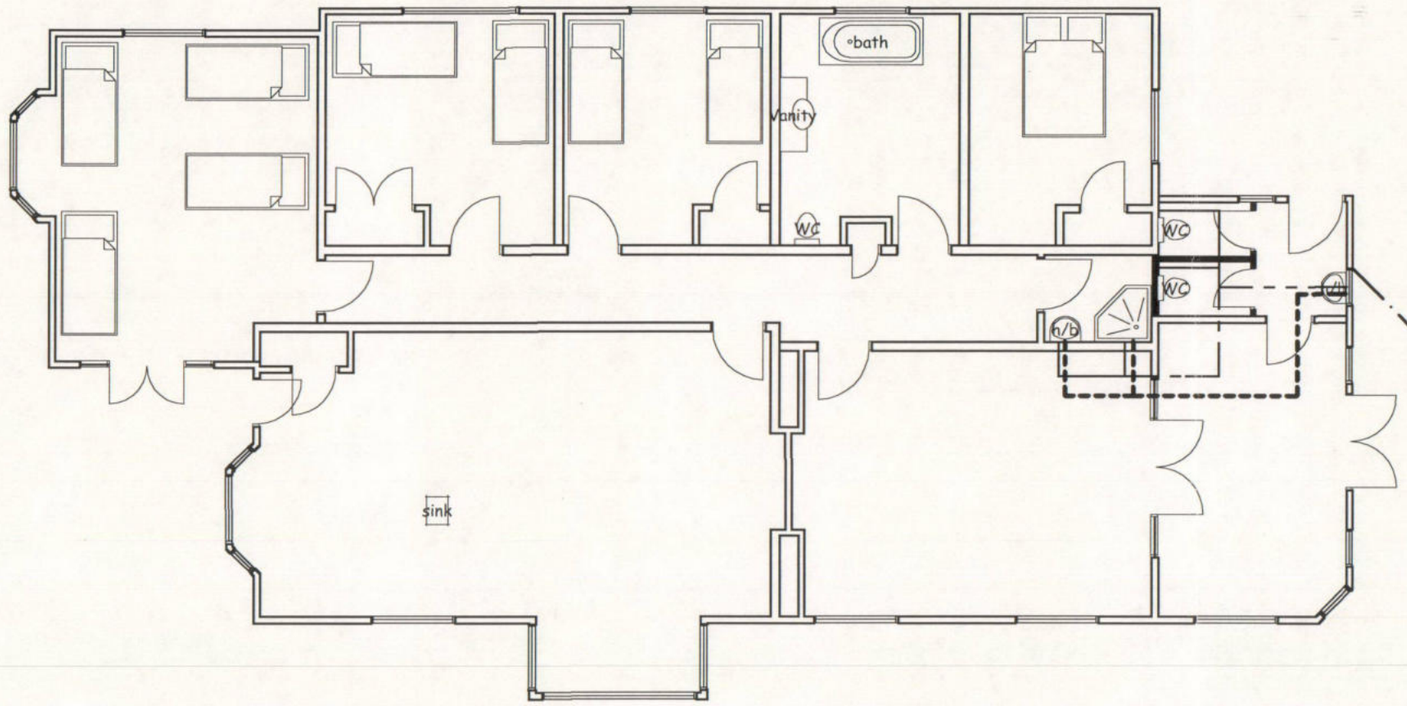
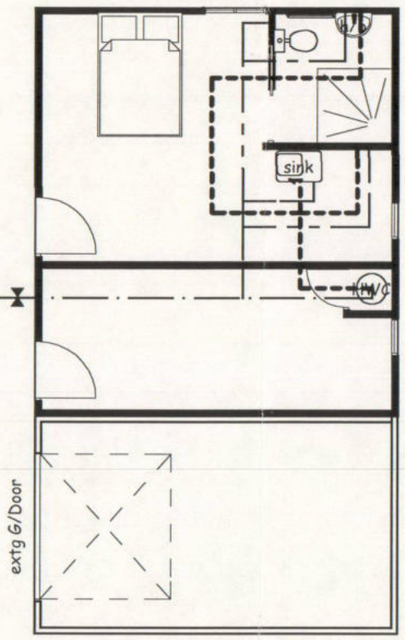


25mmOD Pushlok water pipe



ø15 Cu Hot Water

ø15 Cu Cold Water

Plumbing Plan Notes

WATER GENERAL

All work to comply with the NZBC G12/ASI Water Supplies

WATER SUPPLY PIPING INTERIOR

Allow to supply and install COPPER piping TO ALL FITTINGS for this project.

Piping sizes to be as shown on the drawings.

Run pipes in straight runs, firmly fixed to falls, with long radius bends and jointed by brazing or with crox fittings.

Conceal piping, insulate all hot water pipework and pressure test before the wall linings are fixed.

WATER SUPPLY PIPING INTERIOR EXPOSED

To all basins, and sinks from wall to fittings us Faucet hoses covered with stainless steel braid and fitted with stainless steel nuts

To all Water Cisterns use White polyethylene pipe with white nuts and accessories.

GATE VALVES

Where shown on drawings allow to install Gate Valves. All Valves to be De-zincified brass with screwed ends.

HOT WATER SYSTEM

Allow to supply and install Proprietory Electric Hot Water Heating System as specified: Contractor to ensure that all installation is in accordance with the manufacturers' specifications.

All Hot water Supply Systems to be installed strictly in accordance with the manufacturer's specifications, all to NZBC acceptable solution G12/AS1.

Rheem Mains Pressure En Suite Electric Hot Water Cylinder: Capacity: 91 litres

*Allow to install all Valves and/or Stop cocks in strict accordance with the Manufactures Specifications

Exterior Water Reticulation Key

—— · —— Allow to install water reticulation pipes to diameters shown on the drawings.

*Lay a minimum of 500 mm below ground level (600 mm under driveways) from the water tank supply through gate valves and water pump to residence. Lay marker tape above the water main in backfill.

Interior Water Reticulation Key

— — — Cold water reticulation pipes to sizes as shown on the drawings

---------- Hot water reticulation pipes to sizes as shown on the drawings

Plumbing Plan Notes

TAPS AND FAUCETS

Confirm make and model of Tap and Faucet selections with the owner.

Vanity Basins: Basin Mixer 15 mm

Shower Rose: Variable Slide Shower 15mm

Showers: Shower Mixer 15mm:

Sink: Sink Mixer 15 mm

WC cisterns: Stop tap 15 mm

Plumbing Fittings Legend

(K.S.) Kitchen Sink

(D.W.) Dishwasher

(BATH) Bath

(S.H.) Shower

(V.B.) Vanity Basin

(W.C.) Water Closet

(L.T.) Laundry Tub

(W.M.) Washing Machine

(D.R.) Dryer

(H.W.C.1) Hot Water Cylinder

(G.BOT.) Gas Supply Botttles

(H.T.) Exterior Hose Tap

Plumbing Plan Key

⧗ Valve

⧗ Non Return Valve

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 8/11/02

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

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1:100	E.02 A

PLAN: PLUMBING RETICULATION LAYOUT

MACDONALD BARNETT PARTNERS LTD
REGISTERED PROFESSIONAL ENGINEERS
CONSULTING CIVIL & STRUCTURAL ENGINEERS
C R BARNETT, BE (Civil), FIPENZ, MICE, FSFPE,
M B SPICER, BE (Civil), FIPENZ,
M R SIMPSON, BE (Civil), MIPENZ, MSFPE

P O BOX 26-025,
EPSOM, AUCKLAND 3, N.Z.
268 MANUKAU ROAD
EPSOM, AUCKLAND 3, N.Z.
TELEPHONE: 0-9-520 7065
FACSIMILE: 0-9-520 7866

CONFIRMATION OF FAX

Taylor Design
P O Box 343
WHAKATANE

COPY

YOUR REFERENCE:

SPECS 10888

OUR REFERENCE: 8749 MRS
17 Oct 02

FAX: 07-307-1002

TAYLOR DESIGN
Received 24/10/02.

Attention:- Mr John Taylor

Dear Sir,

Re: FIRE SAFETY REPORT – PROPOSED CHANGE OF USE OF BUILDING AT 10 DOMIAN ROAD FROM RESIDNETIAL TO BACKPACKER ACCOMMODATION

INTRODUCTION

1. As you requested, we have carried out a Fire Safety Review in relation to the above-described change of use. The proposal is deemed to be a change of use in accordance with Section 46 of the New Zealand Building Act. Our report addresses compliance with the New Zealand Building Code Section C (fire safety). The scope of this report is as follows:-

   (a) Building Classification and Occupant Numbers;
   (b) Statutory Requirements;
   (c) Fire Safety Precautions;
   (d) Fire Egress;
   (e) Fire Ratings;
   (f) Surface Finishes.

2. This assessment is based on the drawings provided (Appendix A) and information provided.

3. The building is single story and of timber-framed construction. You advised that room partitions did not extend through the roof space, and that existing ceiling linings were a mixture of Gib, plaster, Pinex, and hardboard. You requested that existing internal doors, walls and ceilings be retained if possible.

4. You advised that the new use would be for short stay backpackers living in a communal arrangement with shared facilities. You advised that up to 18 bed spaces were intended in the main building and a further 2 in a detached accessible unit.

5. This report focuses on the life safety of building occupants and the protection of neighbouring property in order to meet the requirements of the NZ Building Code. It does not cover owner property protection unless specifically requested. We feel it is important to make this clear so that the owner is aware that the Building Code does not make allowance for the protection of their building.

Cont.../2.

CONTINUATION TO:

Taylor Design

BUILDING CLASSIFICATION

6. In accordance with C/AS1/Table 2.1 the building is classified as single-story, Purpose Group SA, and fire hazard category 1. In this review we have regarded the house and detached accessible unit as a single building with regard to requirenments.

STATUTORY REQUIREMENTS

7. Section 46(2) of the Building Act 1991 states:-

"46 Change of use of buildings, etc.

(2) The use of the building shall not be changed unless the territorial authority is satisfied on reasonable grounds that in its new use the building will -

(a) Comply with the provisions of the building code for means of escape from fire, protection of other property ..... as nearly as is reasonably practicable to the same extent as if it were a new building; and

(b) Continue to comply with the other provisions of the building code to at least the same extent as before the change of use."

8. Section 46(2) of the Act requires the building "as nearly as is reasonably practicable" to comply with the provisions of the Building Code for means of escape from fire. This requirement includes the existing building's fire egress travel distances, exitway widths, surface finishes, stairs, fire detection and alarm systems, and internal firecell ratings to allow safe egress and Fire Service response and search.

9. Section 46(2) further requires "as nearly as is reasonably practicable" Code compliance for protection of other property from the effects of fire. "Other property" is defined in Section 2 of the Act as any land or buildings or part thereof which are:-

(a) Not held under the same allotment; or
(b) Not held under the same Ownership.

FIRE SAFETY PRECAUTIONS

10. In accordance with C/AS1/Table 4.1/5 and by specific design the following minimum Fire Safety Precautions are recommended: -

(a) Types 2 & 6 Automatic residential fire sprinkler system. On an Alternative Solution basis, subject to Territorial Authority agreement, a residential sprinkler system installed to NZS 4515 is proposed in lieu of internal firecell separations and full smoke detector coverage, as discussed in paragraphs 15 and 16 below. In our assessment residential sprinkler coverage will provide enhanced life safety and protect the neighbouring property form the existing minimal separation, as the most economical means of achieving Code compliance.

A direct connection to the Fire Service is not required provided a telephone is installed and accessible at all times to enable "111" calls to be made.

(b) Type 16a Emergency Lighting not required as no safe paths.

(c) Type 18c Hydrant system. **Not** required as the Fire Service hose run distance, from the Fire Service vehicular access to any point on any floor is less than 75 m. The requirements for Fire Service vehicle access are provided in Appendix A.

Cont.../3.

11. Escape routes shall be sign-posted in accordance with F8/AS1. The building will have three complying final exits.

FIRE EGRESS

12. In accordance with C/AS1/Table 3.3, the allowable dead end open path travel distances in the SA Purpose Group building with sprinklers are 27 m and 68 m respectively. These limitations are complied with. The building has one front and one rear complying final exit and two other exit doors, which may be used as additional escape routes.

13. The escape routes within the building shall comply with the minimum width requirements of C/AS1/Table 3.2. These are 700 mm and 850 mm respectively for horizontal and vertical components where they serve less than 50 people. The minimum clear height within an escape route shall be no less than 2100 mm, with doors having a minimum clear height of 1955 mm (C/AS1/3.3.1).

14. Locking devices on the final exit door shall be clearly visible, located where such a device would be normally expected, designed to be easily operated without a key or other implement, and allow the door to open in the normal manner (C/AS1/3.17.2).

FIRE RATINGS

15. In accordance with C/AS1/6.7.6 each bedroom would be required to be 15/15/15 rated from adjacent bedrooms. C/AS1/6.9 would require the corridor to be a safe path and 30/30/03 fire rated firecells. We are advised that the existing walls are typical residential construction and do not extend through the roof void. However, on an Alternative Solution basis we propose that the existing residential construction be permitted on the following basis:

(a). That a residential sprinkler system is installed to prevent a fire from reaching life-threatening size.

(b). Existing walls, doors (when closed) and ceiling have a nominal fire rating. Existing Gib ceilings are deemed to comply but timber and Pinex ceilings will require either an intumescent (fire resistant) paint coating or replacement with a 13 mm Fyreline or approved F15 rated Gib lined system.

(c). The building has auxiliary smoke detection in all bedrooms.

(d). The duty manager is trained in the event of fire to evacuate the room on fire, shut the door, and then manage the evacuation of the building.

(e). The kitchen door will have a closer and automatic hold open device, which magnetically releases the door on smoke detection.

Cont.../4.

CONTINUATION TO:

Taylor Design

16. The building is located only 0.913 m from the boundary and eaves extend a further 0.4 m. As this is a change of use, C/AS1/Table 7.2/3 would require a 2 m separation from the boundary in a sprinkler protected building. In our opinion, subject to Territorial Authority approval, the existing situation is deemed to be acceptable on the following basis:

(a). The building fire load will not increase from a residential use and the installation of a sprinkler system will greatly improve protection to the neighbouring property from the existing situation.

(b). It would require major reconstruction of the building to fire rate external walls for full compliance with C/AS1, which in our opinion is not reasonably practicable in terms of section 46 of the Building Act.

(c). The radiation received from a 0.913 m separation as opposed to a 1.0 m separation as require for a new house is of minimal (3 %) difference, or of no consequence, as indicated by our enclosed Firecalc (Appendix B) comparison of heat received at the boundary from the two boundary separation situations.

(d). Historically house conversions to backpackers and play centres are recognised as not increasing the fire risk to neighbours and the existing separations are accepted.

SURFACE FINISHES

17. The following requirements are the fire spread characteristics that apply only to ceiling surface finishes inside the sprinkler protected building (C/AS1/Table 6.2):-

Building Element/Location	Maximum Permitted Index		
	SFI	SDI	FI
Ceilings:			
• Minimum requirement for all occupied sleeping spaces:	2	5	- -

18. There are no applicable limits to external surfaces in accordance with C/AS1/Table 7.5 for buildings more than 1.0 m from boundaries. This building is 0.913 m from a boundary and hence slightly more susceptible to ignition from a fire in a neighbouring building. However, this is regarded as primarily an owner's property protection issue that remains the same as the existing very slightly non-complying situation, which in our opinion is acceptable.

19. We trust that this is satisfactory. A spare copy is enclosed for your submission to the Territorial Authority for Building Consent review.

Yours faithfully,
MACDONALD BARNETT PARTNERS LTD

M R SIMPSON

cc 1 Spare
File 8749

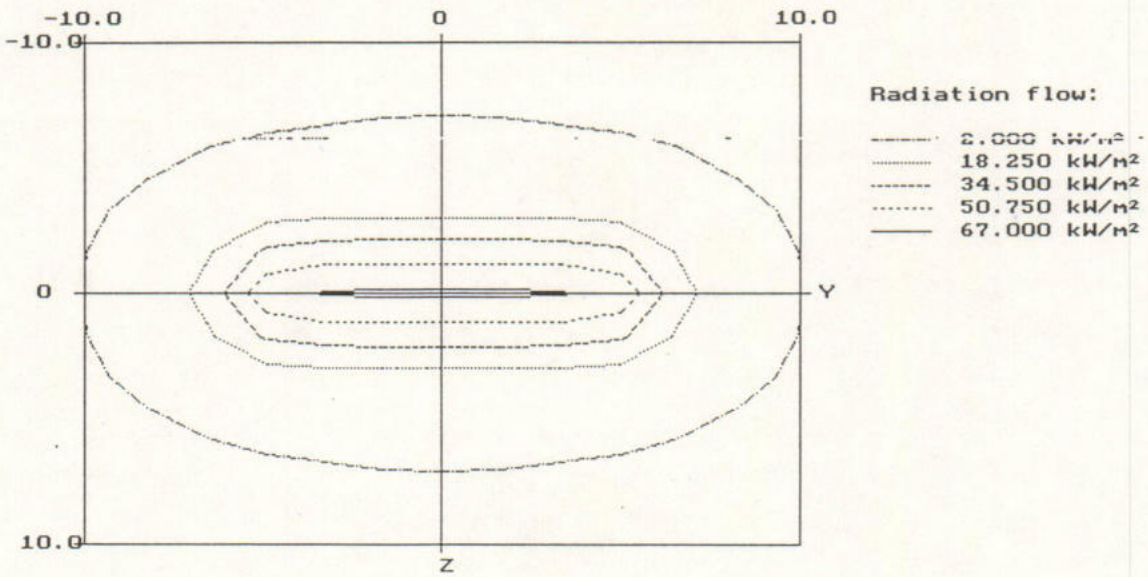
FIRECALC, v.2.3, update 23 April 1993
(C) CSIRO, div. BCE, North Ryde, N.S.W., Australia
Licenced to MACDONALD BARNETT PARTNERS LTD

RADIATION MAP YZ

size 20 x 20
(all the dimensions are in meters)

X-sources:
Radiation temperature 827 ½C

Distance	Offset		Size of source		Opening
X	Yx	Zx	Y	Z	%
1	0	0	12	3	100



Nodal radiation data:

Z\Y	-10	-5	0	5	10
-10	0.37	0.65	0.8	0.65	0.37
-5	1.03	3.48	4.58	3.48	1.03
0	2.11	62.72	68.89	62.72	2.11
5	1.03	3.48	4.58	3.48	1.03
10	0.37	0.65	0.8	0.65	0.37

FIRECALC, v.2.3, update 23 April 1993
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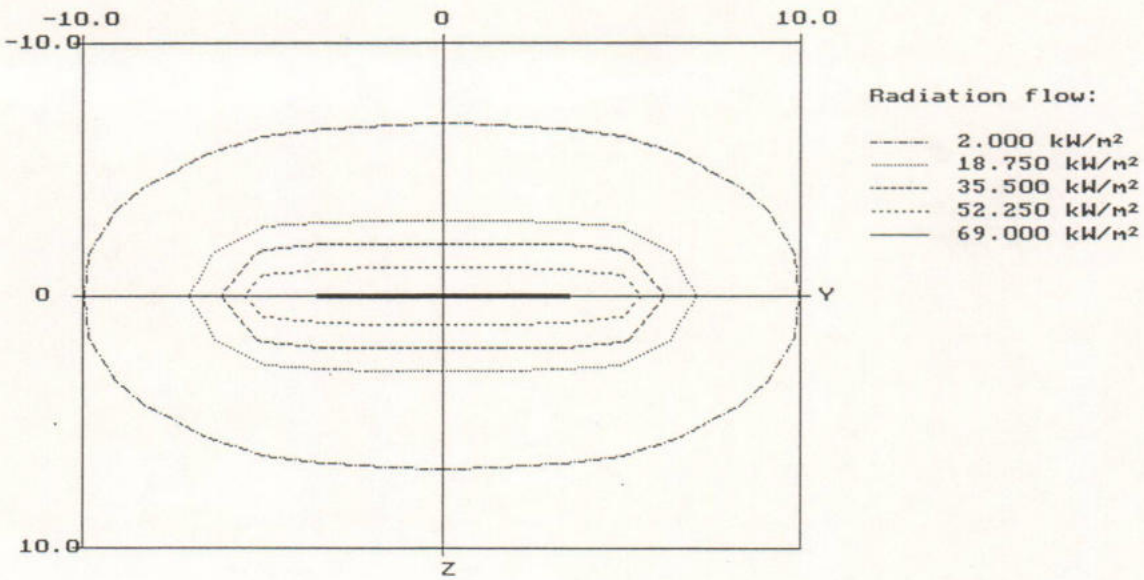

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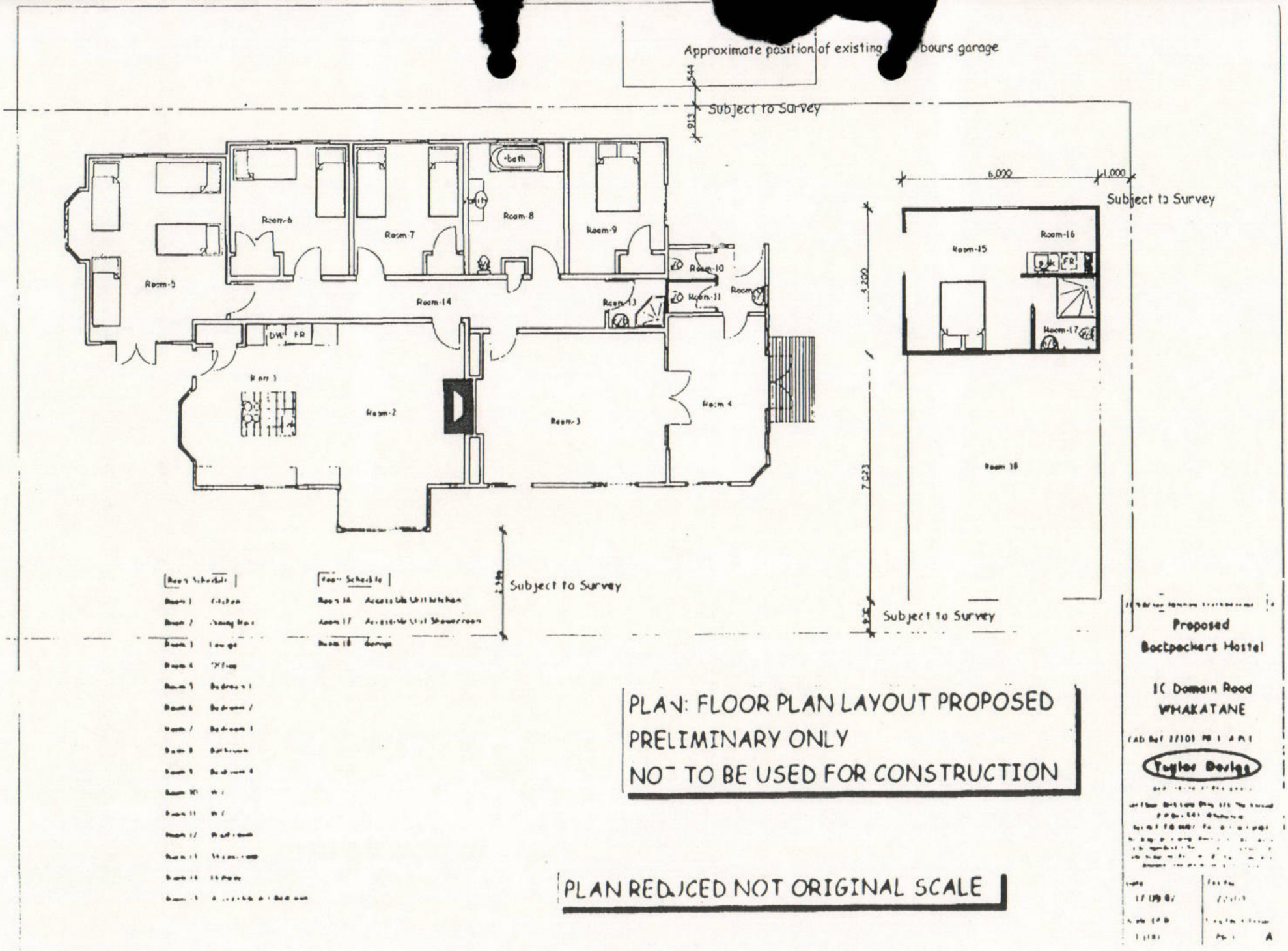
Z\Y	-10	-5	0	5	10
10	0.34	0.6	0.73	0.6	0.34
-5	0.94	3.2	4.22	3.2	0.94
0	1.95	65.16	70.77	65.16	1.95
5	0.94	3.2	4.22	3.2	0.94
10	0.34	0.6	0.73	0.6	0.34



28/09/2002 08:39 64 7 3871803
FROM : TAYLOR DESIGN PHONE NO. : 64 7 3871803
APPENDIX A

MACDONALD BARNETT PARTNERS LTD
REGISTERED PROFESSIONAL ENGINEERS
CONSULTING CIVIL & STRUCTURAL ENGINEERS
C R BARNETT, BE (Civil), FIPENZ, MICE, FSFPE,
M B SPICER, BE (Civil), FIPENZ,
M R SIMPSON, BE (Civil), MIPENZ, MSFPE

P O BOX 26-025,
EPSOM, AUCKLAND 3, N.Z.
268 MANUKAU ROAD
EPSOM, AUCKLAND 3, N.Z.
TELEPHONE: 0-9-520 7065
FACSIMILE: 0-9-520 7866

CONFIRMATION OF FAX

Taylor Design
P O Box 343
WHAKATANE

YOUR REFERENCE:

OUR REFERENCE: 8749 MRS
17 Oct 02

FAX: 07-307-1002

TAYLOR DESIGN
Received 24/10/02.

Attention:- Mr John Taylor

Dear Sir,

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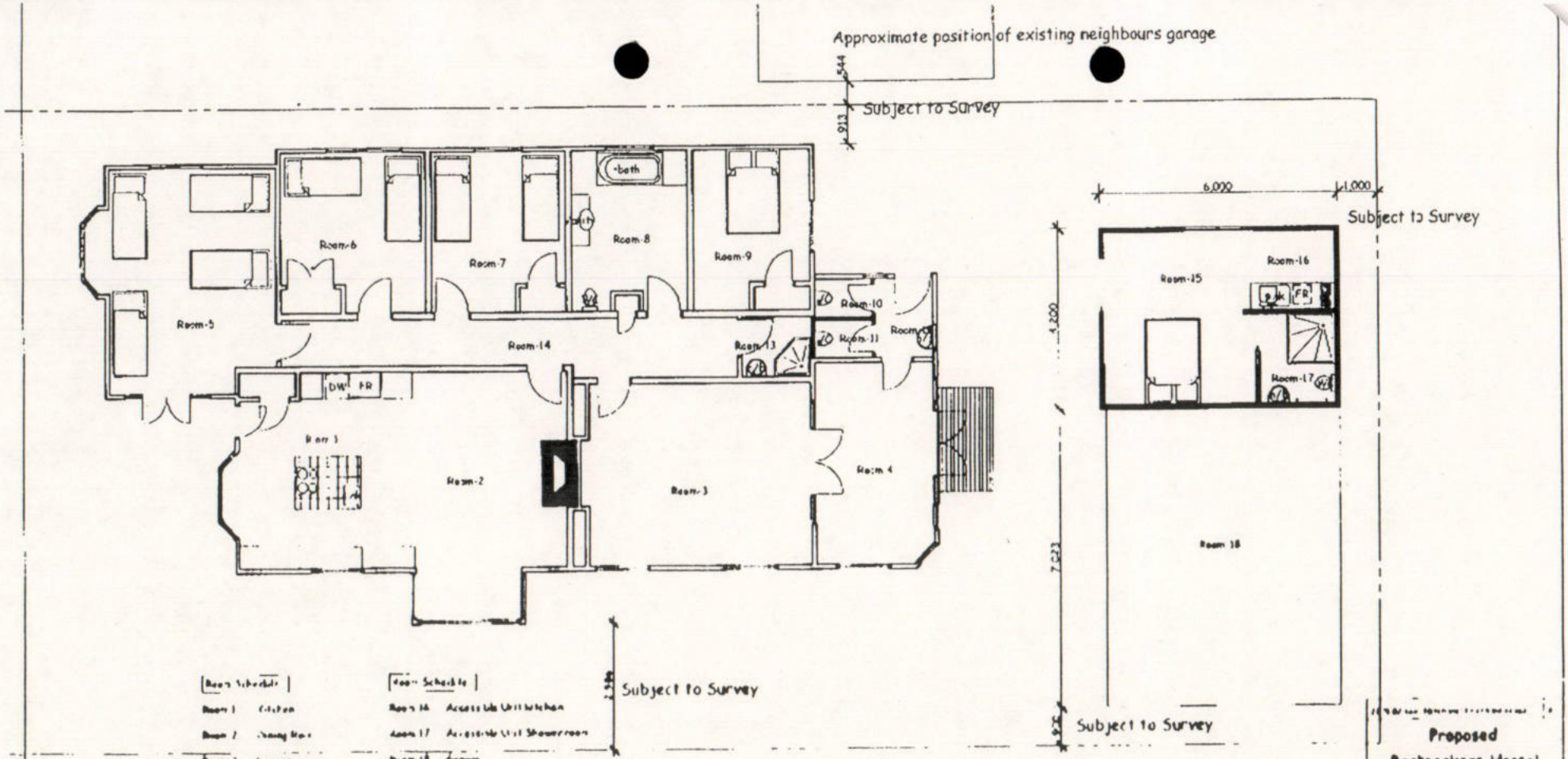
MACDONALD BARNETT PARTNERS LTD

M R SIMPSON

cc 1 Spare
File 8749



PLAN: FLOOR PLAN LAYOUT PROPOSED
PRELIMINARY ONLY
NOT TO BE USED FOR CONSTRUCTION

PLAN REDUCED NOT ORIGINAL SCALE

Proposed
Backpackers Hostel

IC Domain Road
WHAKATANE

Taylor Design

A

TAYLOR DESIGN

PHONE NO. : 64 7 3071003

APPENDIX A

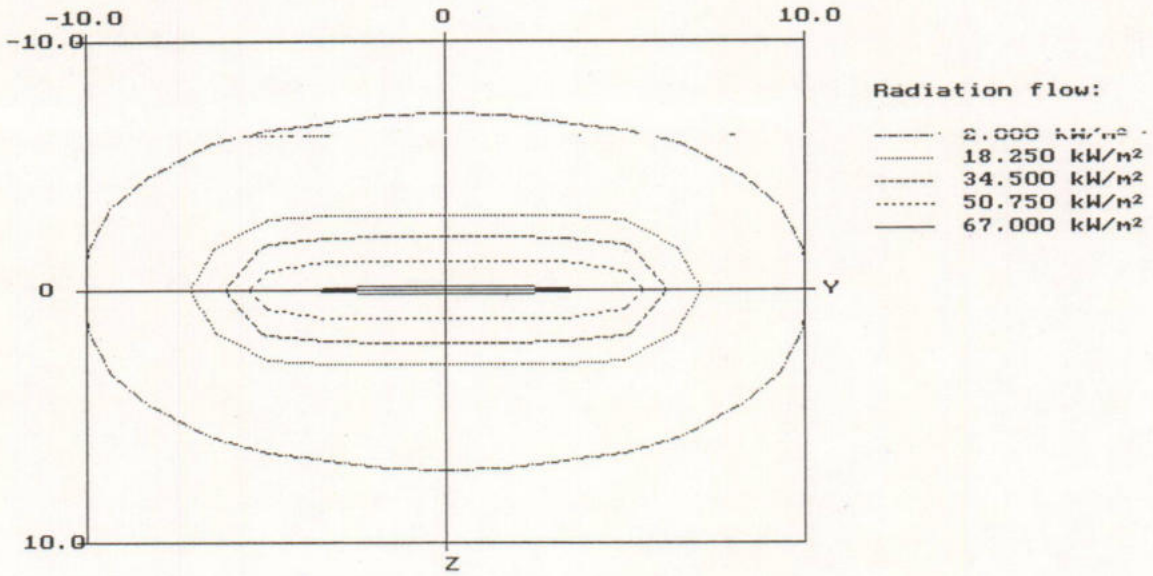
FIRECALC, v.2.3, update 23 April 1993
(C) CSIRO, div. BCE, North Ryde, N.S.W., Australia
Licenced to MACDONALD BARNETT PARTNERS LTD

RADIATION MAP YZ

size 20 x 20
(all the dimensions are in meters)

X-sources:
Radiation temperature 827 ½C

Distance	Offset		Size of source		Opening
X	Yx	Zx	Y	Z	%
1	0	0	12	3	100



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0	2.11	62.72	68.89	62.72	2.11
5	1.03	3.48	4.58	3.48	1.03
10	0.37	0.65	0.8	0.65	0.37

FIRECALC, v.2.3, update 23 April 1993
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Licenced to MACDONALD BARNETT PARTNERS LTD

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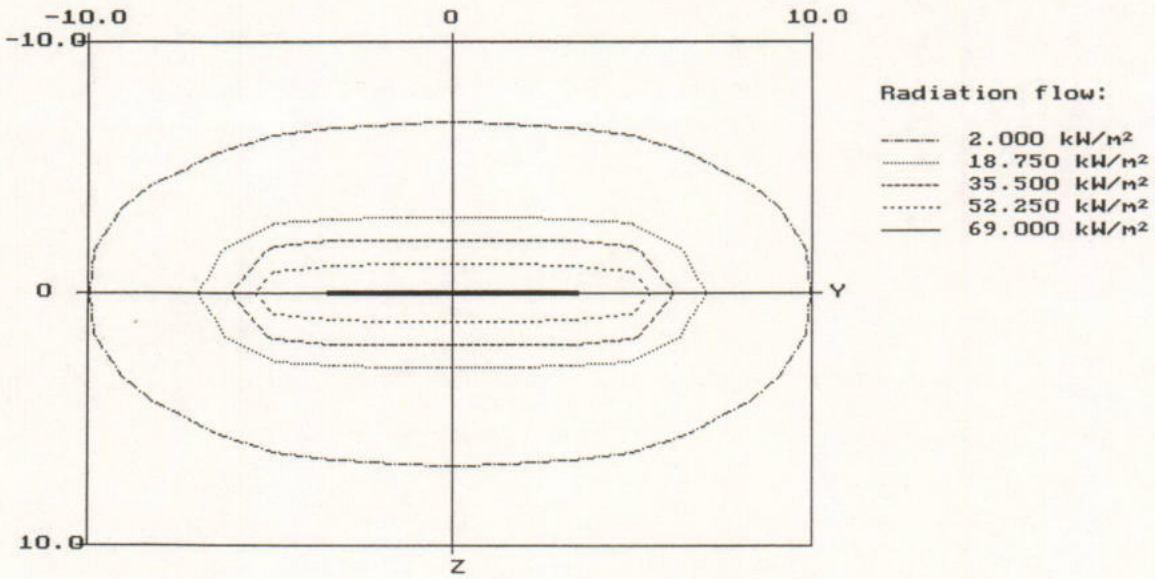
(all the dimensions are in meters)

X-sources:
Radiation temperature 827 ½C

Distance	Offset		Size of source		Opening
X	Yx	Zx	Y	Z	%
0.91	0	0	12	3	100



Nodal radiation data:

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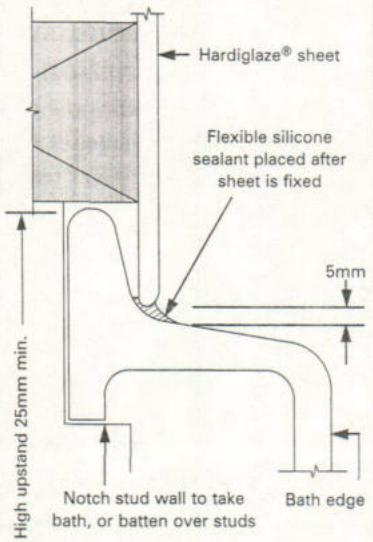
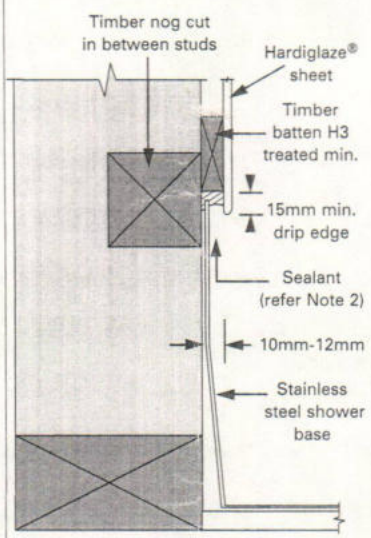
-5	0.94	3.2	4.22	3.2	0.94
0	1.95	65.16	70.77	65.16	1.95
5	0.94	3.2	4.22	3.2	0.94
10	0.34	0.6	0.73	0.6	0.34

Fig. 24
Hardiglaze® sealant bath/acrylic shower detail



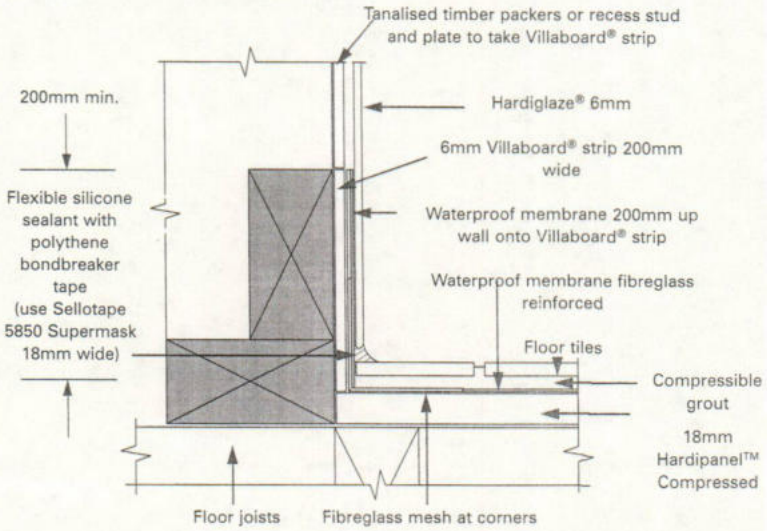
Notes:
1. This detail is suitable for high-upstand baths only.
2. Seal bottom edge and 100mm up back of sheet with Dulux Primercryl (refer **page 20**).
3. High-upstand acrylic shower bases can be finished to a similar detail.

Fig. 25
Hardiglaze® shower drip edge detail



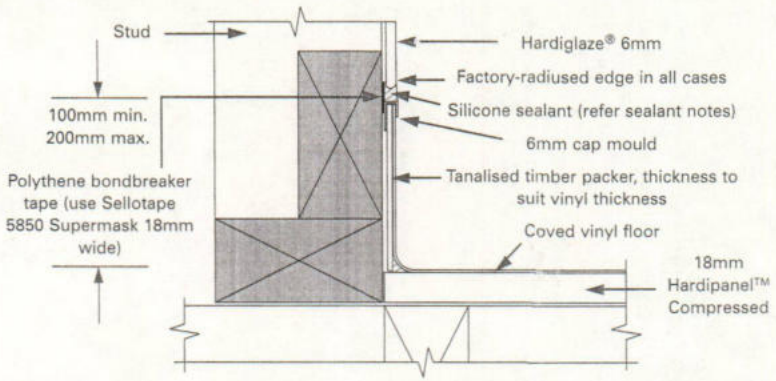
Notes:
1. The bottom edge and 100mm up the back face must be sealed with Dulux Primercryl (refer **page 20**).
2. It is important to use sealant here to prevent possible damage to the framing.
3. The shower tray can be notched into the stud to eliminate battening.

Fig. 26
Hardiglaze® wall to tiled floor detail



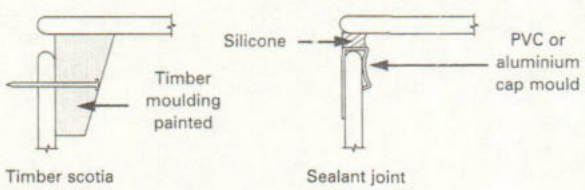
Note: Hardipanel™ Compressed floor to be laid with two directional falls to corner waste. Perimeter edge of waste hole must be a minimum of 50mm from edge of sheet or wall. Build up falls around waste hole before applying waterproof membrane.

Fig. 27
Hardiglaze® to coved vinyl floor detail



Sealant notes:
1. Cut edges must be site sealed with Dulux Primercryl before sealant is applied (refer page 20)
2. Silicone seal the joint with a non-acetic or acetic-cure flexible, fungal-resistant silicone sealant. When acetic-cure silicone is used special priming is necessary. For full application instructions refer to the sealant manufacturer.
3. Suitable sealants are: Fosroc Silaflex RTV (acetic-cure silicone); Dow Corning sanitary grade, Fosroc Silaflex NG (non-acetic neutral cure).
4. The silicone joint is suitable only for radiused-edge sheets - Hardiglaze® Tile, Satin and Premium.
5. Do not touch silicone with a bare finger. Use a plastic spoon or wear a plastic glove.

Fig. 28
Hardiglaze® ceiling scotia moulding alternatives



WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date

©JAMES HARDIE BUILDING PRODUCTS

Interior Wall Lining Schedule

Line interior walls with linings as specified.

Fix all Gib Board in accordance with:Gib Living Solutions Site Guide.

All Gib Board walls to be stopped in accordance with AS/NZS 2589:1997 Standards of Finish to Level 3.

All Interior Walls except Bathroom Walls

10mm Std Gib Board

Bathroom Walls

6.0mm Hardiglaze Sheets Satin finish

Allow to install 38mm Aluminium edge profiles to all EXTERNAL CORNERS.

Interior Ceiling Lining Schedule

INTERIOR CEILING LININGS

Allow to supply and install ceiling linings and battens as specified to the following areas.

Lounge and Kitchen Ceilings

10mm Std Gib Plasterboard on Gib Rondo metal battens @ 450mm crs

Bathroom

10mm Gib Aqualine on Gib Rondo metal battens @ 450mm crs

Interior Ceiling Mouldings Schedule

CEILING MOULDINGS

Allow to supply and install Proprietory ceiling mouldings as specified. All Proprietory mouldings to be installed in strict accordance with the manufacturers' specifications.

All Ceiling areas:

Gib Cove 75mm

Fix all Gib Board Coving in accordance with:Gib Living Solutions Site Guide.

All Gib Board Coving to be stopped in accordance with AS/NZS 2589:1997 Standards of Finish to Level 4.

Insulation Schedule Ceilings

Allow to supply and install the following insulation to all new ceiling areas

INZCO R3.2 Ceiling Pink Batts

All insulation to be installed in accordance with the Manufacturers' Specifications.

Insulation Schedule Exterior Walls

Allow to supply and install the following insulation to all new exterior walls. Allow to also insulate wall between office and existing garage area

INZCO R2.2 Pink Wall Batts

All insulation to be installed in accordance with the Manufacturers' Specifications.

Exterior Wall Lining Schedule

Allow to supply and install exterior claddings to the following areas:

Exterior Walls-SOUTH ELEVATION

Allow to reuse existing weatherboards

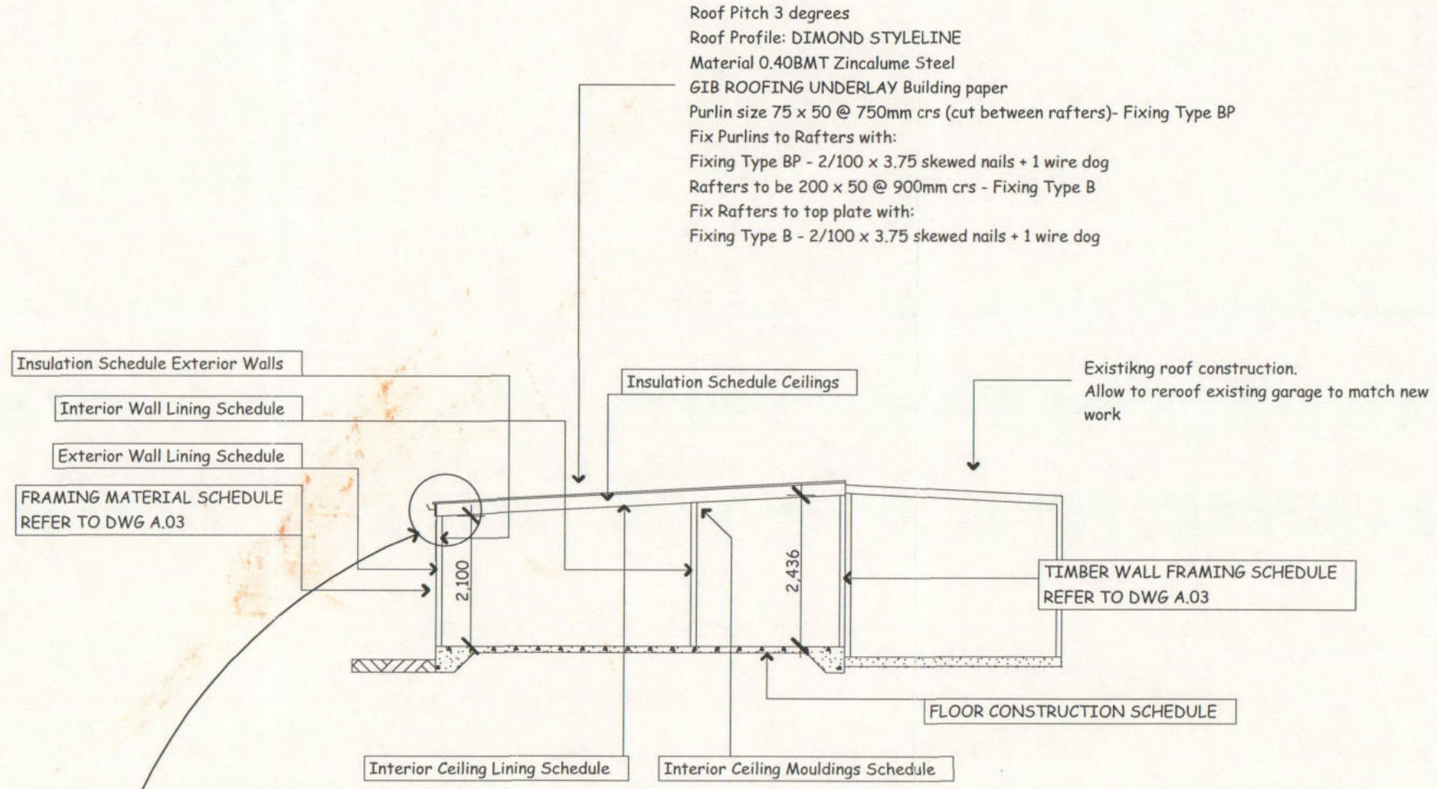
Exterior Walls-Other:

50 x 25 R/S vertical Battens over:

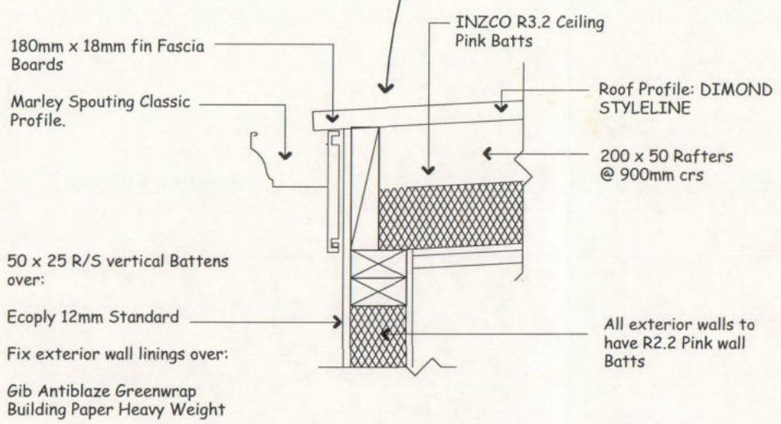
Ecoply 12mm Standard

Fix exterior wall linings over:

Gib Antiblaze Greenwrap Building Paper Heavy Weight



Section 1-1



DETAIL: AD1

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 8/1/03

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 A.05 .PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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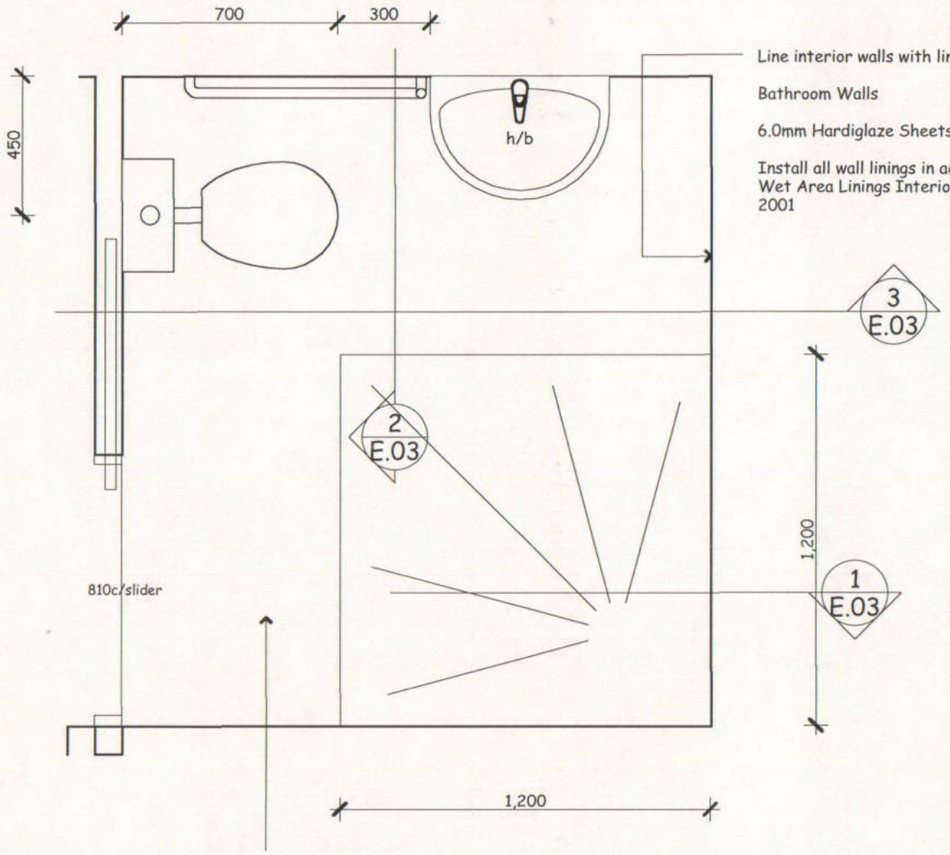
Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue
1:100	A.05



Line interior walls with linings as specified.

Bathroom Walls

6.0mm Hardiglaze Sheets Satin finish

Install all wall linings in accordance with JamesHardies Wet Area Linings Interior systems publication June 2001

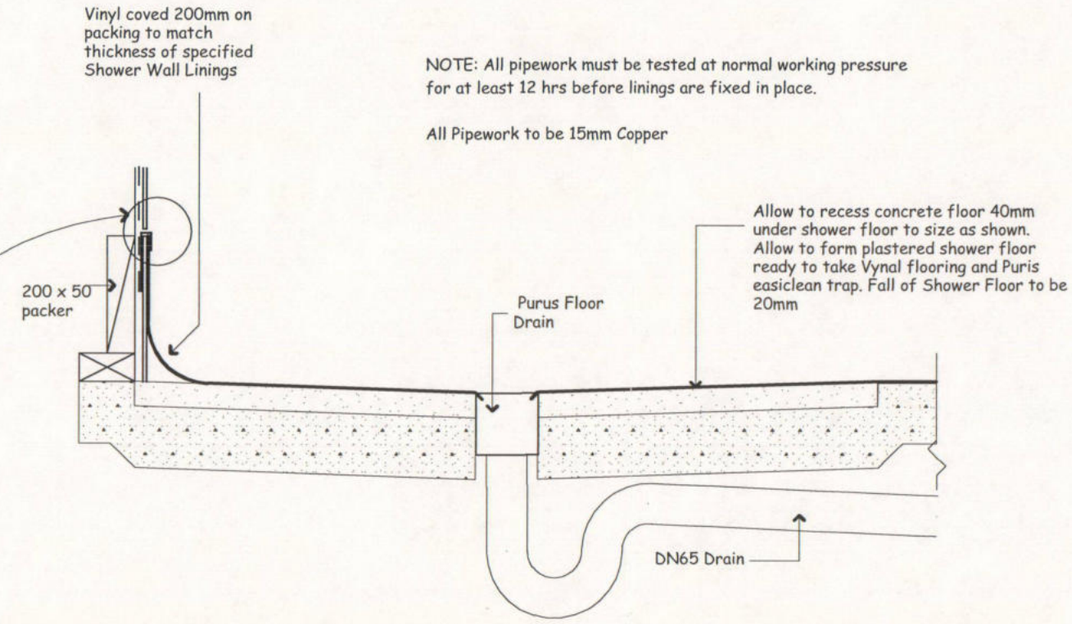
Allow to supply and install the following floor coverings:

Accessible Shower and WC room

*Tarket Granit Multisafe anti-slip Vinyl 2.0mm. Cove Vynal 200mm up wall face

*Allow to install Granit Multisafe anti-slip Vinyl in accordance with the manufactures' specifications.

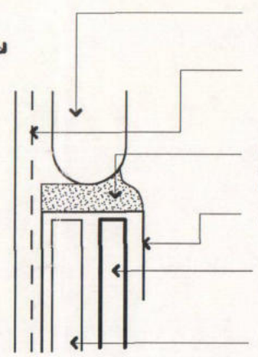
PLAN LAYOUT ACCESSIBLE SHOWER & WC



NOTE: All pipework must be tested at normal working pressure for at least 12 hrs before linings are fixed in place.

All Pipework to be 15mm Copper

TYPICAL SECTION THROUGH SHOWER FLOOR/WALL



Hardiglaze with Factory radisued edging

Polythene bondbreaker tape use Sellotape 5850 Supermask 18mm wide

Silicon Sealant - Dow Corning sanitary grade sealant smoothed with plastic spoon. Refer also Hardiglaze manual Page 31 Fig 27. *

6mm P.V.C. Cap mould

Tarket Granit Multisafe anti-slip Vinyl 2.0mm

Vinyl coved 200mm on packing to match thickness of specified Shower Wall Linings

* REFER ATTACHED SHEET

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 4/12/02

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 E.03 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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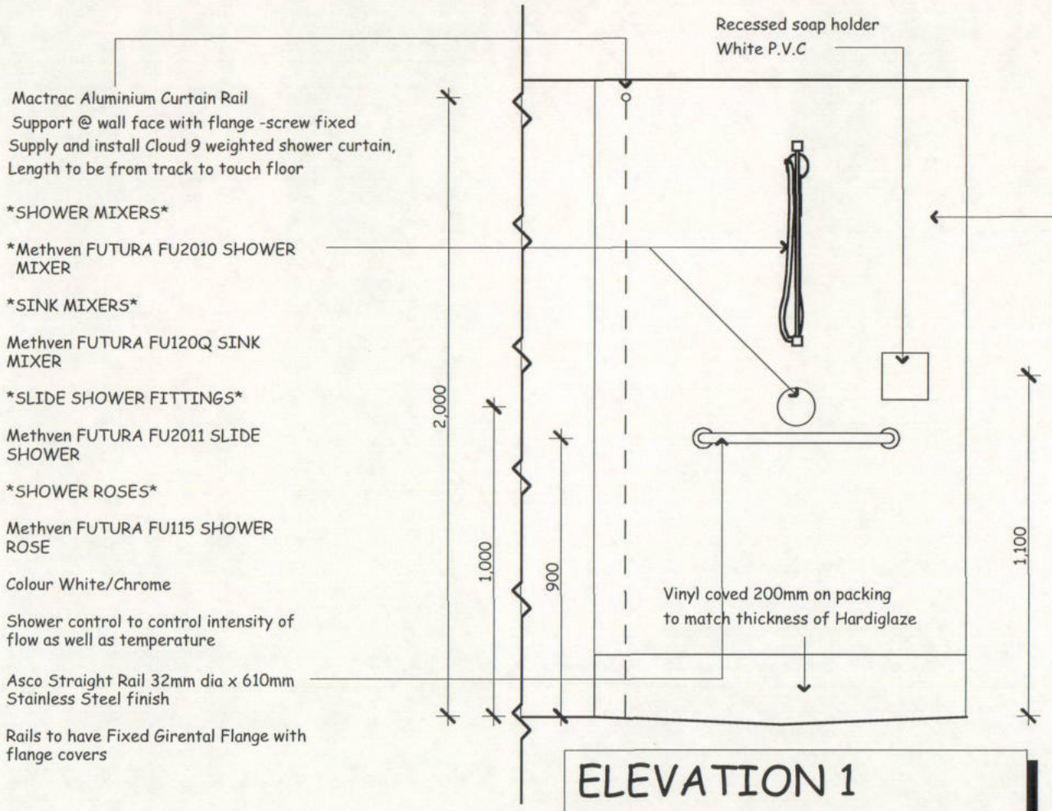
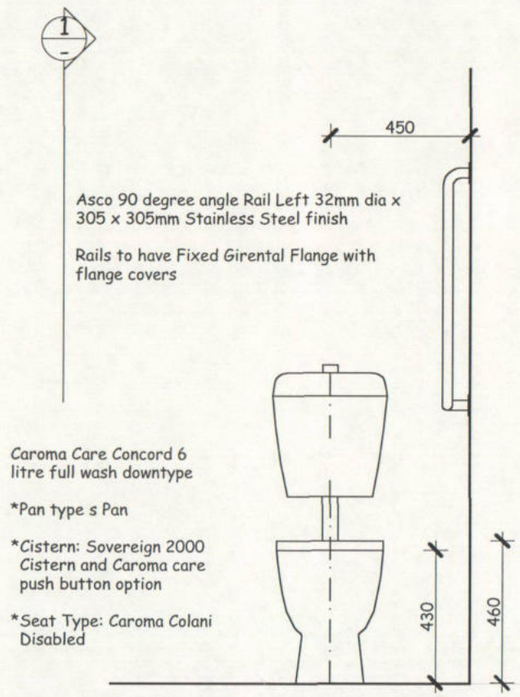
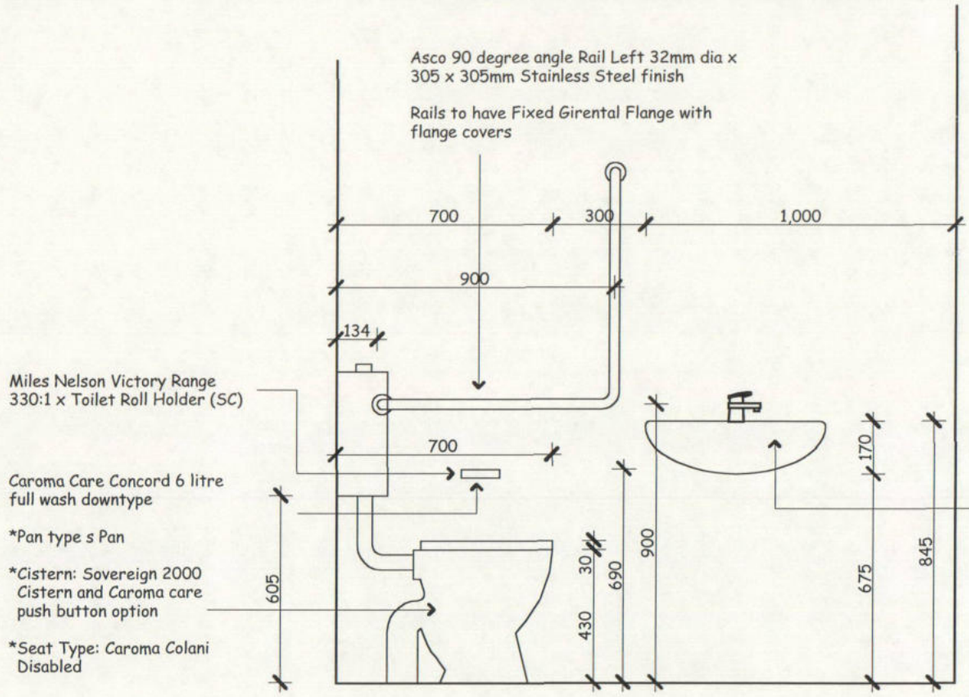
Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue
1:20	E.03 A



ELEVATION 1
REFER TO DWG E.02



ELEVATION 2
REFER TO DWG E.02



ELEVATION 3
REFER TO DWG E.02

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 5/12/03

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 E.04 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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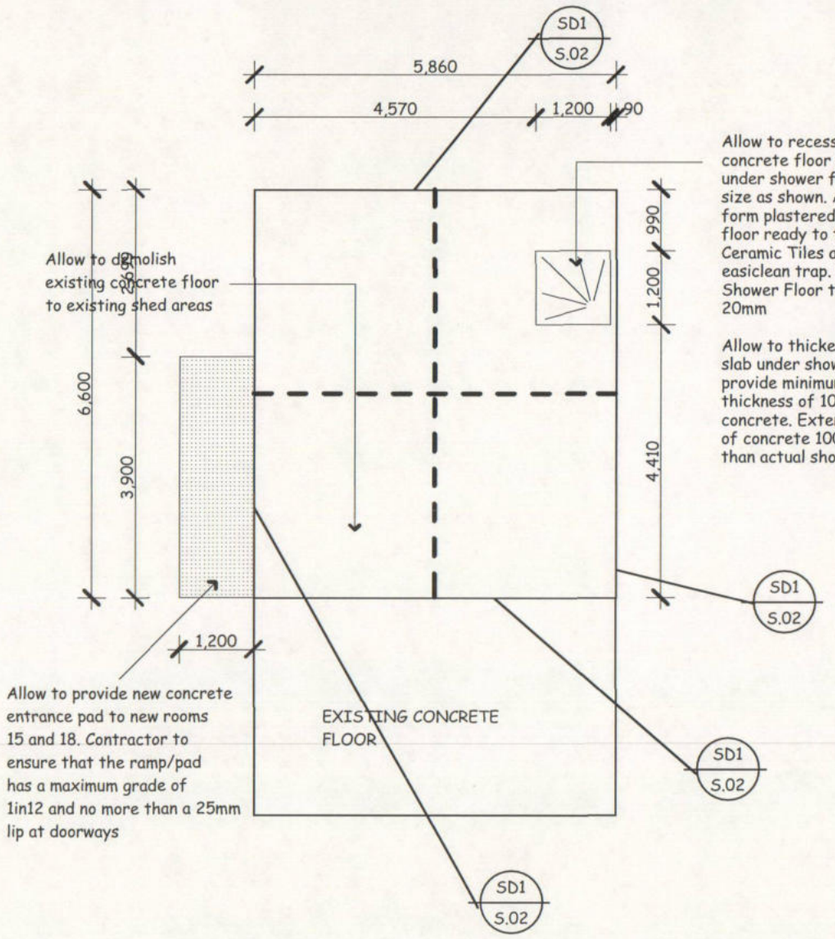
Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue
1:20	E.04 A



PLAN: FLOOR SLAB LAYOUT

GENERAL NOTES FOR CONCRETE CONSTRUCTION

All Concrete Construction including slab curing shall be in accordance with NZS 3109. Contractor shall protect slab against early plastic and thermal cracking

All concrete to be 20Mpa conc @ 28 days

The Floor level is to be a minimum of 225mm above finished surrounding ground level.

All Reinforcing to concrete floors to have 30mm cover in closed areas

All Reinforcing bars shall comply with N.Z.S.3402:1989.The Contractor shall satisfy themselves that reinforcement does comply with this standard.

All Reinforcing notation to be as follows: D=Deformed Bar (Grade 300E). R=Plain Round Bar (Grade 300E).

Allow to place all Electrical mains cable ducts

All construction shall meet the requirements of the New Zealand Building Code Approved Documents

Proprietary systems and products used on this Project shall be installed strictly in accordance with the manufacturers' recommendations.

Read in conjunction with architectural drawings. Check all dimensions and levels on site BEFORE fabrication.Any Discrepancies are to be referred to the Designer for Clarifcation. Written Dimensions are to be used. DO NOT SCALE OFF DRAWINGS.

FLOOR CONSTRUCTION SCHEDULE

Construct concrete floor as follows:

100mm thick concrete floor slab

Reinforce slab with HRC 665 mesh 30 top cover

Slab to be placed on 25mm sand blinding on compacted hardfill (150mm minimum thickness)

Concrete slab finish to be: Class U3 Trowelled

Concrete slab finish to be: Power Float

Allow to install GIB DAMPGUARD waterproof membrane under concrete floor

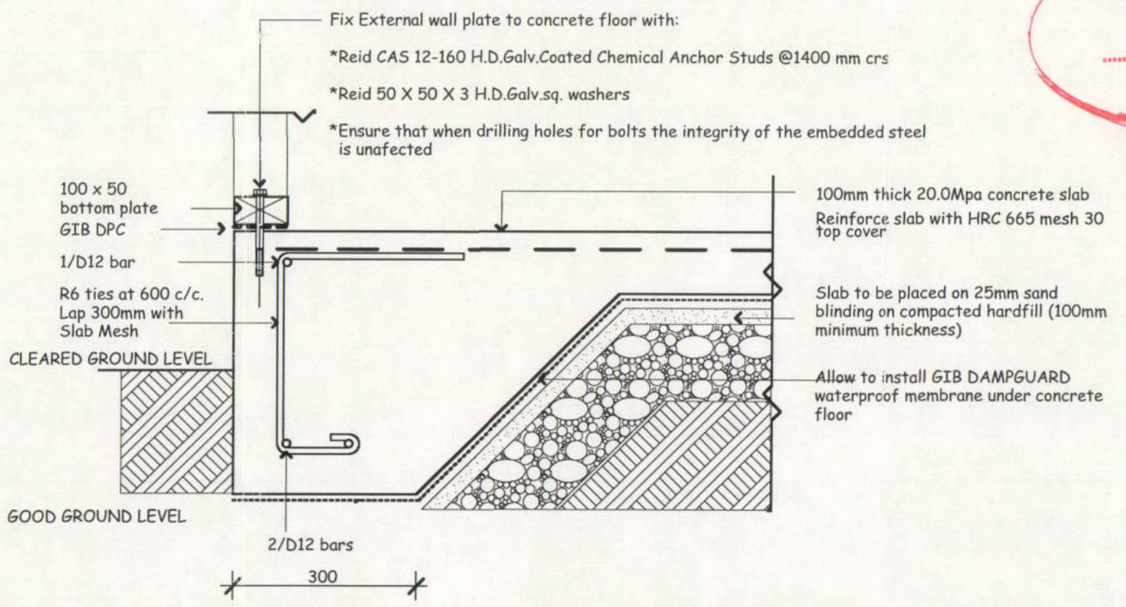
FOUNDATION PLAN NOTES

Shrinkage Control Joint Notes

Shrinkage control joints shall be saw cut after hardening. All saw cuts shall be cut to a depth of 1/4 of slab depth within 24hrs in summer, or 48hrs in winter, after the concrete has been placed.

Shrinkage control joint cut size to 25mm deep x 5mm wide.

Shrinkage Control Joints shown as: — — —



DETAIL: FD1

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 4/12/03

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 S.01 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue
1:100	S.01 A

BUILDING WARRANT OF FITNESS SITE AUDIT

Date:	**8 May 24**	**Time:**	1000
Building Name:	Calc - Accountancy Business	**Compliance Schedule Number:**	# 468 - expired
Site Address:	10 Domain Rd, Whakatane	**BWOF on Display:**	**YES**
Classified Use of Building:	**Accountancy Firm**		
Purpose of building:	**Commercial business now within a converted previously domestic use house**		
Location of Log Book:	**On site**		
IQP details:	**Fire Security Services – Contact: Fire Security Services Administrator – Natasha GERRAND, EmaiL; taurangaBWOF@firesecurity.co.nz Ph: 0800 11 46 11 – Registered office: 11 – 19 Ken Browne Drive, Hamiltion**		
Person met on site name, phone number and email:	**Jason LOUGHER – Owner: 07 308 5453, Email: jason@calc.co.nz – calc.co.nz**		
Reason for audit:	**BWOF audit**		

Specified System	System on Compliance Schedule	System being checked onsite/ logbooks correct	Issues onsite
1 - 2	Y	Y	Y – see issues/comments
7	Y	Y	Y
14/2	Y	Y	Y
15/2	Y	Y	Y
15/4	Y	Y	Y

Compliance Schedule to be updated:	**YES – Possibly – to be determined**
Form 11 Required:	**YES – Possibly – to be determined**

Findings/Decisions:

Site BWOF on display is a false and misleading document.

OWNER/IQP/IMR issues noted – see issues to be resolved/comments/photos

Issues to be resolved

	Issue	Resolved	Date resolved
1	**Incorrect Building Name on the BWOF – Eastbay Property**	☐	Click or tap to enter a date.
2	**Incorrect building usage classification on the BWOF – Podiatry clinic**	☐	Click or tap to enter a date.
3	**Incorrect Owner name/mailing address & cell phone contact number on the BWOF -Fraser Family Investments Limited 0 18 Sullivan St, Whakatāne - Cell: 021 530 830**	☐	Click or tap to enter a date.
4	**No purpose – risk group on the BWOF**	☐	Click or tap to enter a date.
5	**Sprinkler System is inspected by an IQP 3 monthly and not seemingly to standard of the installation time period - monthly**	☐	Click or tap to enter a date.
6		☐	Click or tap to enter a date.

Comments
Working purpose group building with staff, familiar with the premises layout and minimal if any members of the public having free access to all areas of the building. **At issue, is the displayed BWOF information re Owner etc being incorrect for the buildings current Ownership details and usage etc plus those noted in the "issues to beresolved"** **Owner to ensure the life and fire safety Sprinkler System is inspected by an IQP to the sites system installation, maintenance and reporting standard of the installation day – Fig 5 image refers**

Figure 1 - 10 Landing Rd, Whakatane, 8 May 24

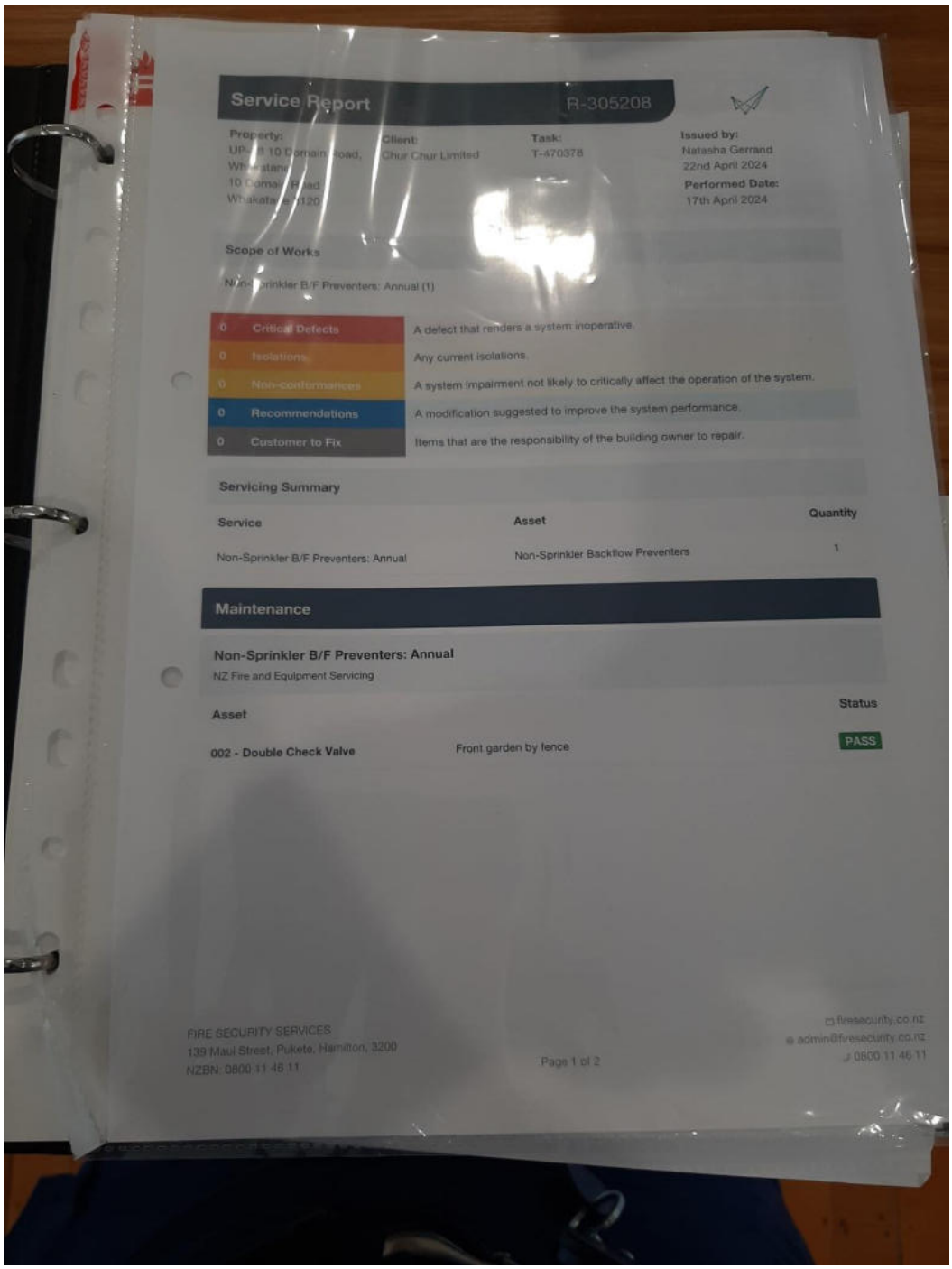
Figure 2 - ***Incorrect Building Name on the BWOF – Eastbay Property***

Incorrect building usage classification on the BWOF – Podiatry clinic

Incorrect Owner name/mailing address & cell phone contact number on the BWOF - Fraser Family Investments Limited: 18 Sullivan St, Whakatāne - Cell: 021 530 830

No purpose – risk group on the BWOF

FIRE SECURITY SERVICES LTD.
"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"
10 DOMA
Building Warrant



Service Report R-305208

Property:
UP[illegible] 10 Domain Road,
Wh[illegible]
10 Doma[illegible] Road
Whakata[illegible]120

Client:
Chur Chur Limited

Task:
T-470378

Issued by:
Natasha Gerrand
22nd April 2024

Performed Date:
17th April 2024

Scope of Works

Non-[illegible]rinkler B/F Preventers: Annual (1)

0	Critical Defects	A defect that renders a system inoperative.
0	Isolations	Any current isolations.
0	Non-conformances	A system impairment not likely to critically affect the operation of the system.
0	Recommendations	A modification suggested to improve the system performance.
0	Customer to Fix	Items that are the responsibility of the building owner to repair.

Servicing Summary

Service	Asset	Quantity
Non-Sprinkler B/F Preventers: Annual	Non-Sprinkler Backflow Preventers	1

Maintenance

Non-Sprinkler B/F Preventers: Annual

NZ Fire and Equipment Servicing

Asset		Status
002 - Double Check Valve	Front garden by fence	PASS

Signoff

Inspections, maintenance, and testing have been carried out in accordance with the New Zealand building code, any applicable standards or codes of practice and the buildings compliance schedule.

Technician	Date/Time	Accreditations	Signature
Aydon Sullivan-Hona	17th Apr 2024 2:38PM		

Company Accreditations:

FIRE SECURITY SERVICES
139 Maui Street, Pukete, Hamilton, 3200
NZBN: 0800 11 46 11

firesecurity.co.nz
admin@firesecurity.co.nz
0800 11 46 11

FIRE SECURITY SERVICES

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of building:	10 Domain Road Whakatane 3120
Legal description of land where building is located:	LOT 33 DP 556
Building name:	Eastbay Podiatry
Location of building within site/ block number:	N/A
Level/ Unit number:	N/A
Compliance Schedule No:	468

THE OWNER

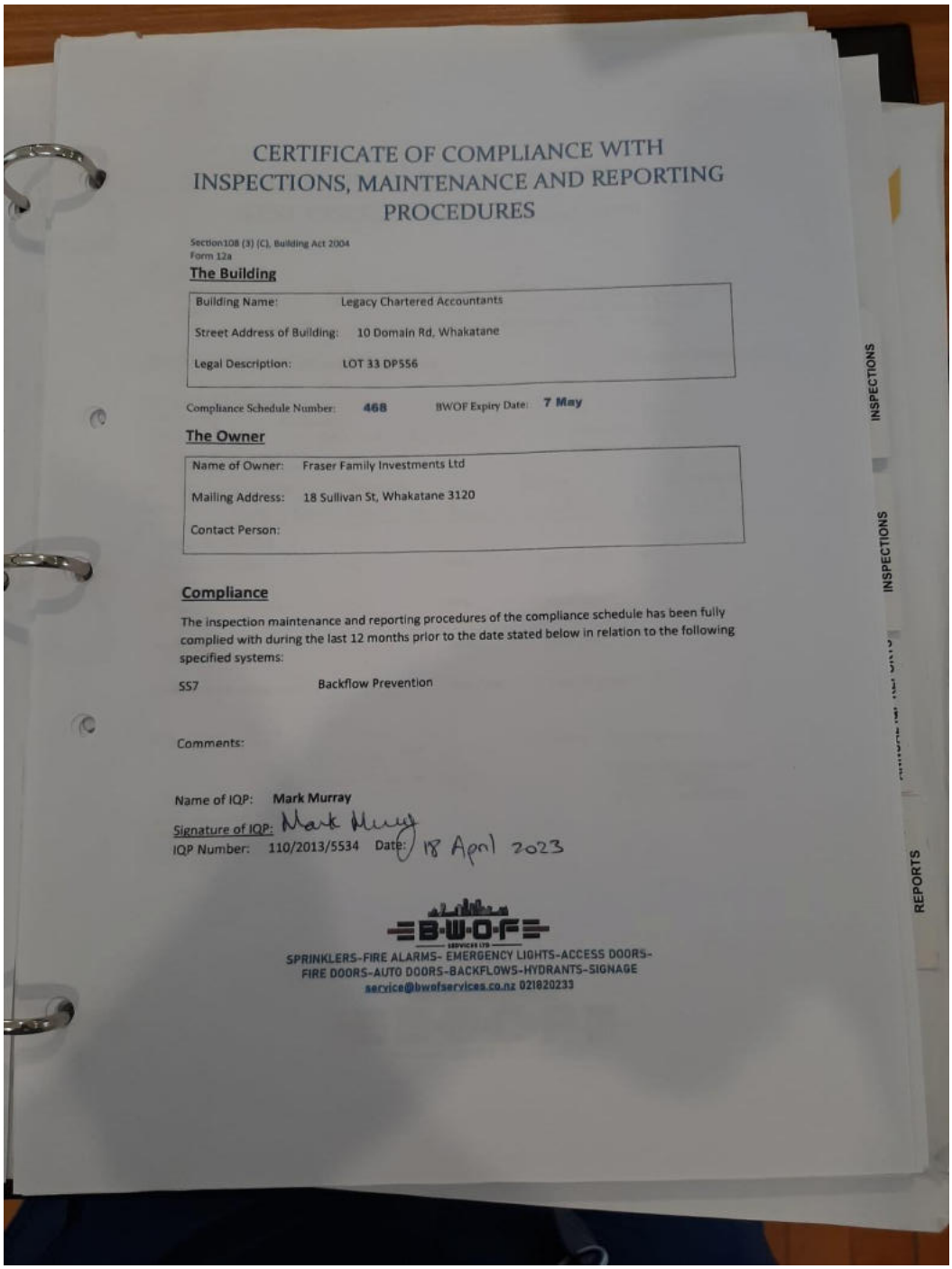
Name of Owner:	Fraser Family Investments Limited
Contact Person:	
Mailing Address:	18 Sullivan Street, Whakatane 3120

COMPLIANCE

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12 Months** prior to the date stated below in relation to the following specified system/s:

Feature	Service Provider	IQP Details
• SS 1 - Automatic systems for fire suppression • SS 2 - Automatic or manual emergency warning systems • SS 14/2 - Signs • SS 15/2 - Final exits • SS 15/4 - Signs for communicating information intended to facilitate evacuation	FIRE SECURITY SERVICES	**Name:** Graham Body **IQP Registration No:** 110\2003\5018 **Date:** 3rd May 2023

Figure 3 - FSS/IQP documentation within the BWOF logbook of inspections records is incorrect (identifies the BWOF/Owner content which is incorrect).



CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Section108 (3) (C), Building Act 2004
Form 12a

The Building

Building Name:	Legacy Chartered Accountants
Street Address of Building:	10 Domain Rd, Whakatane
Legal Description:	LOT 33 DP556

Compliance Schedule Number: **468** BWOF Expiry Date: **7 May**

The Owner

Name of Owner:	Fraser Family Investments Ltd
Mailing Address:	18 Sullivan St, Whakatane 3120
Contact Person:	

Compliance

The inspection maintenance and reporting procedures of the compliance schedule has been fully complied with during the last 12 months prior to the date stated below in relation to the following specified systems:

SS7 Backflow Prevention

Comments:

Name of IQP: **Mark Murray**
Signature of IQP: Mark Murray
IQP Number: 110/2013/5534 Date: 18 April 2023

BWOF SERVICES LTD
SPRINKLERS-FIRE ALARMS- EMERGENCY LIGHTS-ACCESS DOORS-
FIRE DOORS-AUTO DOORS-BACKFLOWS-HYDRANTS-SIGNAGE
service@bwofservices.co.nz 021820233

INSPECTIONS
INSPECTIONS
REPORTS

Figure 4 - incorrect Owner information

BACKFLOW PREVENTION DEVICE TEST CERTIFICATE (Double Check or RPZ)

SITE DETAILS

Building Name: Legacy CA
Telephone CS: 468
Address: 10 Donaghy Rd
City: Whakatane
BWOF due date: 7 May

DEVICE TYPE

☑ Double Check Valve ☐ Reduced Pressure Zone

DEVICE DETAILS

Manufacturer: Watts
Model: 007 M1 AUJ DC
Size: 25mm
Serial number: 0x121
Tag Number:
Correctly installed to AS/NZS 2845.2010 part 1, amendment 1

AREA DEVICE PROTECTING ☐ Boundary ☐ Zone ☐ Individual
Located: inside fenceline @ front water blue lid

TEST RESULTS

				YES / NO
First Check Valve	16	KPa	Held Tight?	✓
Second Check Valve	12	kPa	Held Tight?	✓
Relief Valve	–	kPa	Held Tight	–
Downstream valve tight?	Yes	Yes / No	Pass Or Fail?	Pass

Date 17/4/23

Signature of Independent Qualified Person

Name: Mark Murray

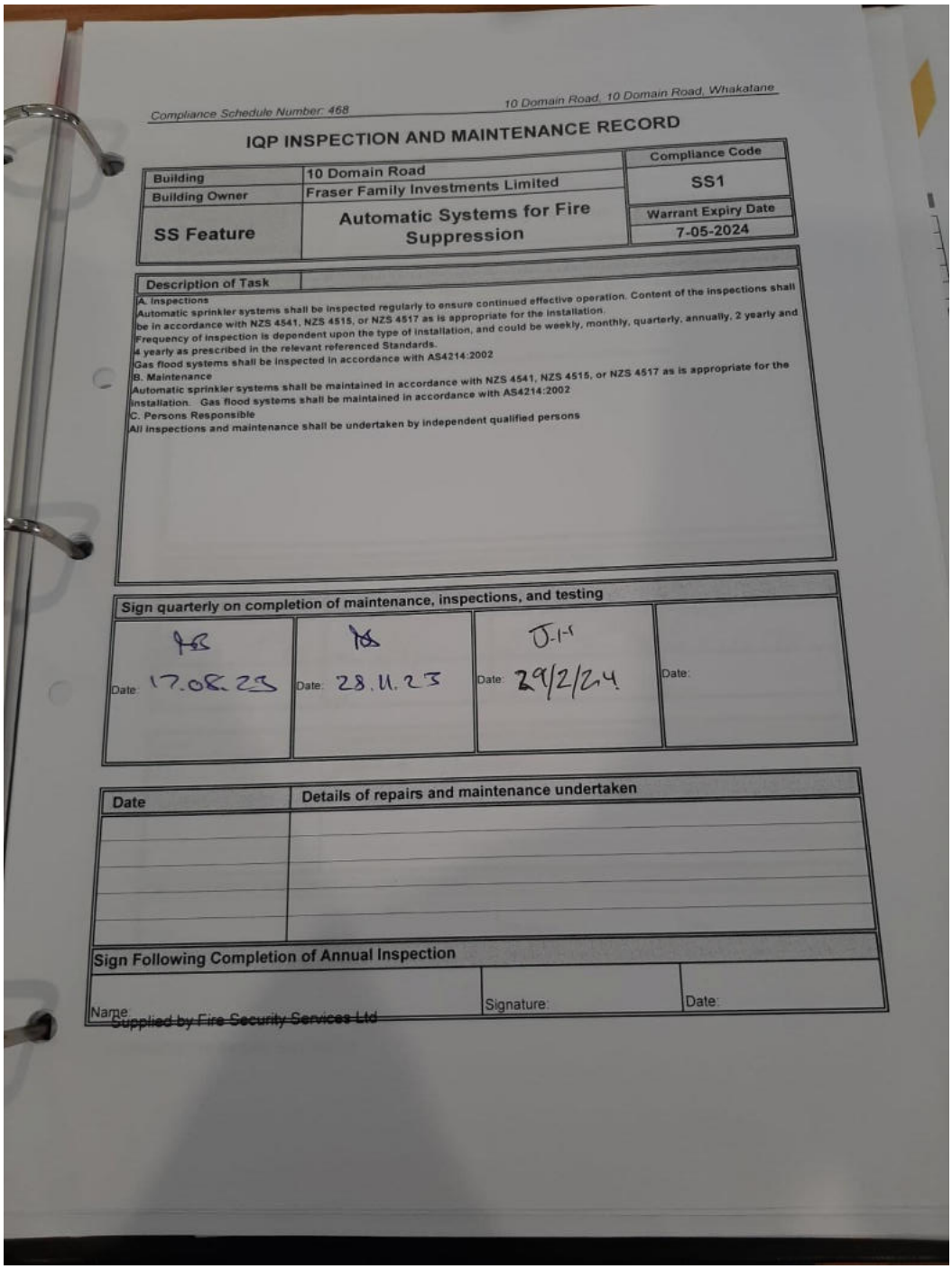
IQP registration Number: 110/2013/5534
Backflow card: 19698

Test Kit: Watts TK-9
S/No 86125
calibrated 03/03/2023
(CPS2P7502)

BWOF SERVICES LTD

INSPECTIONS
INSPECTIONS
REPORTS

EXIT



Compliance Schedule Number: 468 — 10 Domain Road, 10 Domain Road, Whakatane

IQP INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code: SS1
Building Owner	Fraser Family Investments Limited	
SS Feature	Automatic Systems for Fire Suppression	Warrant Expiry Date: 7-05-2024

Description of Task

A. Inspections
Automatic sprinkler systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with NZS 4541, NZS 4515, or NZS 4517 as is appropriate for the installation.
Frequency of inspection is dependent upon the type of installation, and could be weekly, monthly, quarterly, annually, 2 yearly and 4 yearly as prescribed in the relevant referenced Standards.
Gas flood systems shall be inspected in accordance with AS4214:2002
B. Maintenance
Automatic sprinkler systems shall be maintained in accordance with NZS 4541, NZS 4515, or NZS 4517 as is appropriate for the installation. Gas flood systems shall be maintained in accordance with AS4214:2002
C. Persons Responsible
All inspections and maintenance shall be undertaken by independent qualified persons

Sign quarterly on completion of maintenance, inspections, and testing

Date: 17.08.23	Date: 28.11.23	Date: 29/2/24	Date:

Date	Details of repairs and maintenance undertaken

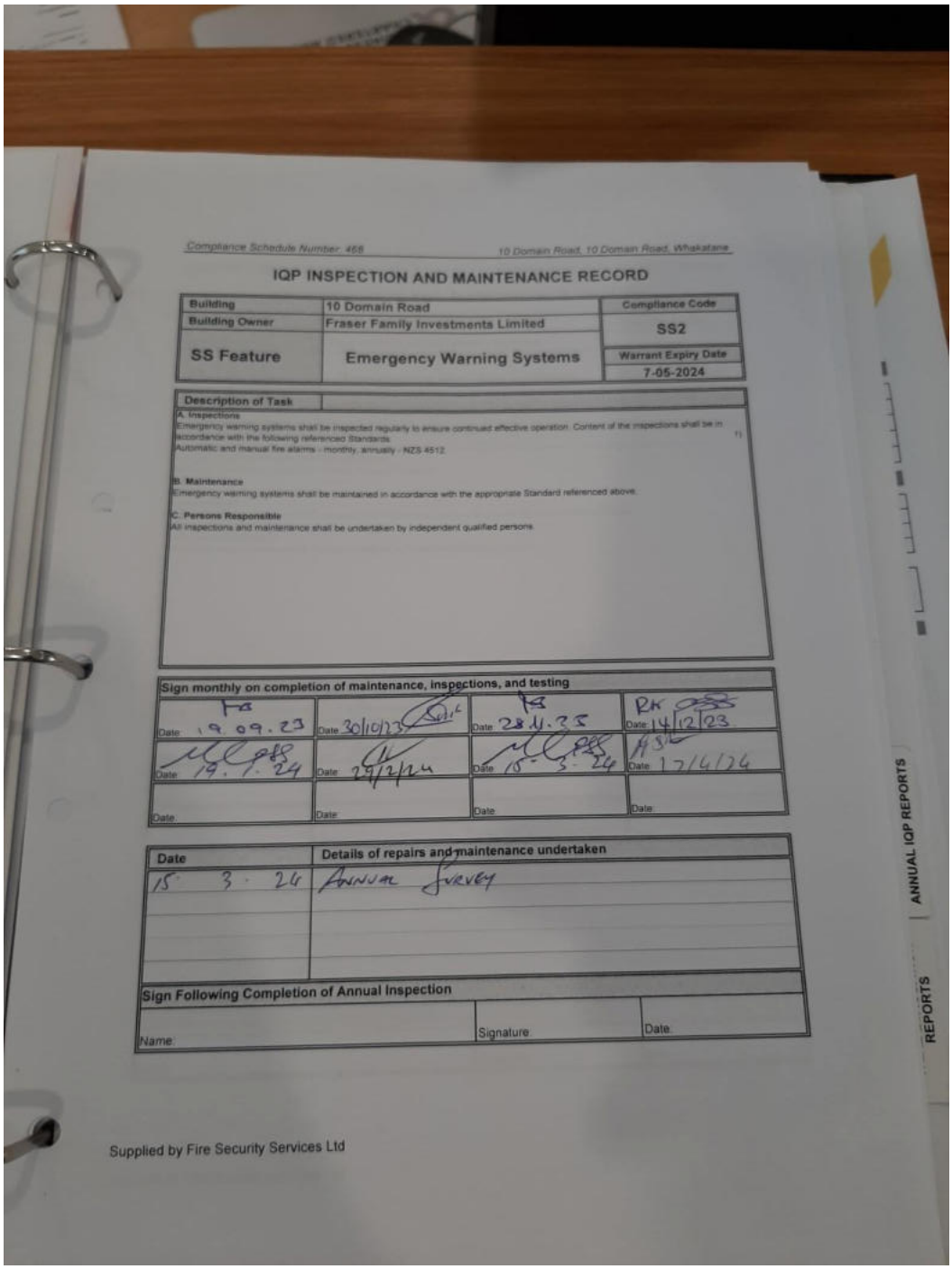
Sign Following Completion of Annual Inspection

Name: ~~Supplied by Fire Security Services Ltd~~	Signature:	Date:

Figure 5 - incorrect Owner

- **Missing IQP entries for SS 1 – no monthly IMR records for this Specified System (SS) – seemingly being conducted 3 monthly.**

- **Owner to identify the correct inspection standard for this system and to ensure IQP adheres to the indicated standards inspection regime**



Compliance Schedule Number: 468 — 10 Domain Road, 10 Domain Road, Whakatane

IQP INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS2
SS Feature	Emergency Warning Systems	Warrant Expiry Date: 7-05-2024

Description of Task

A. Inspections
Emergency warning systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with the following referenced Standards:
Automatic and manual fire alarms - monthly, annually - NZS 4512.

B. Maintenance
Emergency warning systems shall be maintained in accordance with the appropriate Standard referenced above.

C. Persons Responsible
All inspections and maintenance shall be undertaken by independent qualified persons.

Sign monthly on completion of maintenance, inspections, and testing

Date: 19.09.23	Date: 30/10/23	Date: 28.11.23	Date: 14/12/23
Date: 19.1.24	Date: 29/2/24	Date: 15.3.24	Date: 17/4/24
Date:	Date:	Date:	Date:

Date	Details of repairs and maintenance undertaken
15 3 24	ANNUAL SURVEY

Sign Following Completion of Annual Inspection

Name:	Signature:	Date:

Supplied by Fire Security Services Ltd

REPORTS | ANNUAL IQP REPORTS

Figure 6 - good IMR records for the EWS

Compliance Schedule Number: 468 — 10 Domain Road, 10 Domain Road, Whakatane

IQP INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code: SS2
Building Owner	Fraser Family Investments Limited	
SS Feature	Emergency Warning Systems	Warrant Expiry Date: 7-05-2025 24

Description of Task	
A. Inspections Emergency warning systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with the following referenced Standards: Automatic and manual fire alarms - monthly, annually - NZS 4512.	1)
B. Maintenance Emergency warning systems shall be maintained in accordance with the appropriate Standard referenced above.	
C. Persons Responsible All inspections and maintenance shall be undertaken by independent qualified persons.	

Sign monthly on completion of maintenance, inspections, and testing

Date: 29.06.23	Date: 20.7.23	Date: 17.08.23	Date:
Date:	Date:	Date:	Date:
Date:	Date:	Date:	Date:

Date	Details of repairs and maintenance undertaken

Sign Following Completion of Annual Inspection

Name:	Signature:	Date:

Supplied by Fire Security Services Ltd

ANNUAL IQP REPORTS

REPORTS

IQP INSPECTION AND MAINTENANCE RECORD

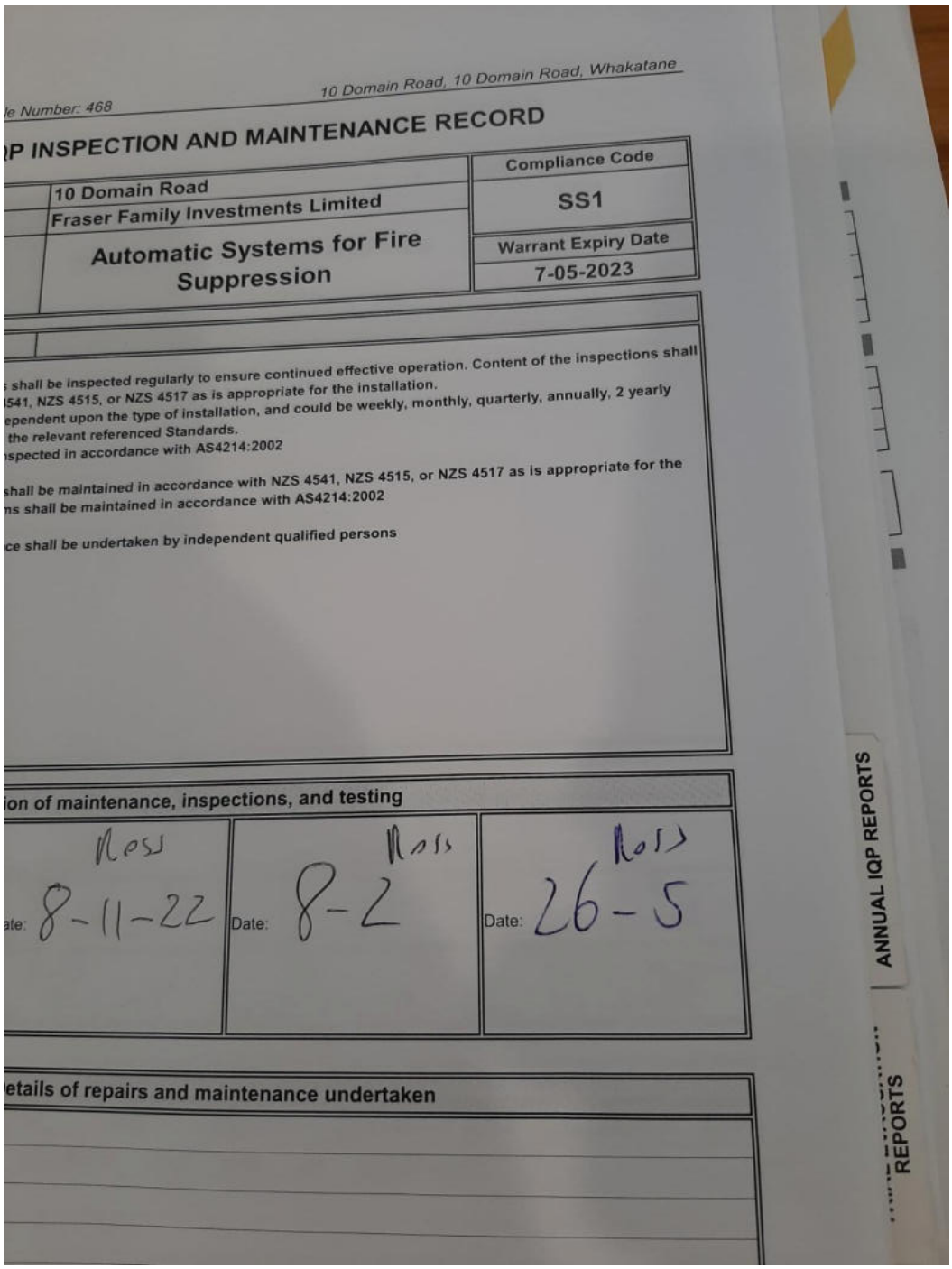
Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS2
SS Feature	Emergency Warning Systems	Warrant Expiry Date 7-05-2024

Description of Task
A. Inspections Emergency warning systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with the following referenced Standards. 1) Automatic and manual fire alarms - monthly, annually - NZS 4512 **B. Maintenance** Emergency warning systems shall be maintained in accordance with the appropriate Standard referenced above. **C. Persons Responsible** All inspections and maintenance shall be undertaken by independent qualified persons.

Sign monthly on completion of maintenance, inspections, and testing			
Date: 29.06.23	Date: 20.7.23	Date: 17.08.23	Date:
Date:	Date:	Date:	Date:
Date:	Date:	Date:	Date:

Date	Details of repairs and maintenance undertaken

Sign Following Completion of Annual Inspection		
Name:	Signature:	Date:



le Number: 468

10 Domain Road, 10 Domain Road, Whakatane

P INSPECTION AND MAINTENANCE RECORD

	Compliance Code
10 Domain Road Fraser Family Investments Limited Automatic Systems for Fire Suppression	SS1
	Warrant Expiry Date 7-05-2023

shall be inspected regularly to ensure continued effective operation. Content of the inspections shall
541, NZS 4515, or NZS 4517 as is appropriate for the installation.
pendent upon the type of installation, and could be weekly, monthly, quarterly, annually, 2 yearly
the relevant referenced Standards.
spected in accordance with AS4214:2002

shall be maintained in accordance with NZS 4541, NZS 4515, or NZS 4517 as is appropriate for the
ns shall be maintained in accordance with AS4214:2002

ce shall be undertaken by independent qualified persons

ion of maintenance, inspections, and testing

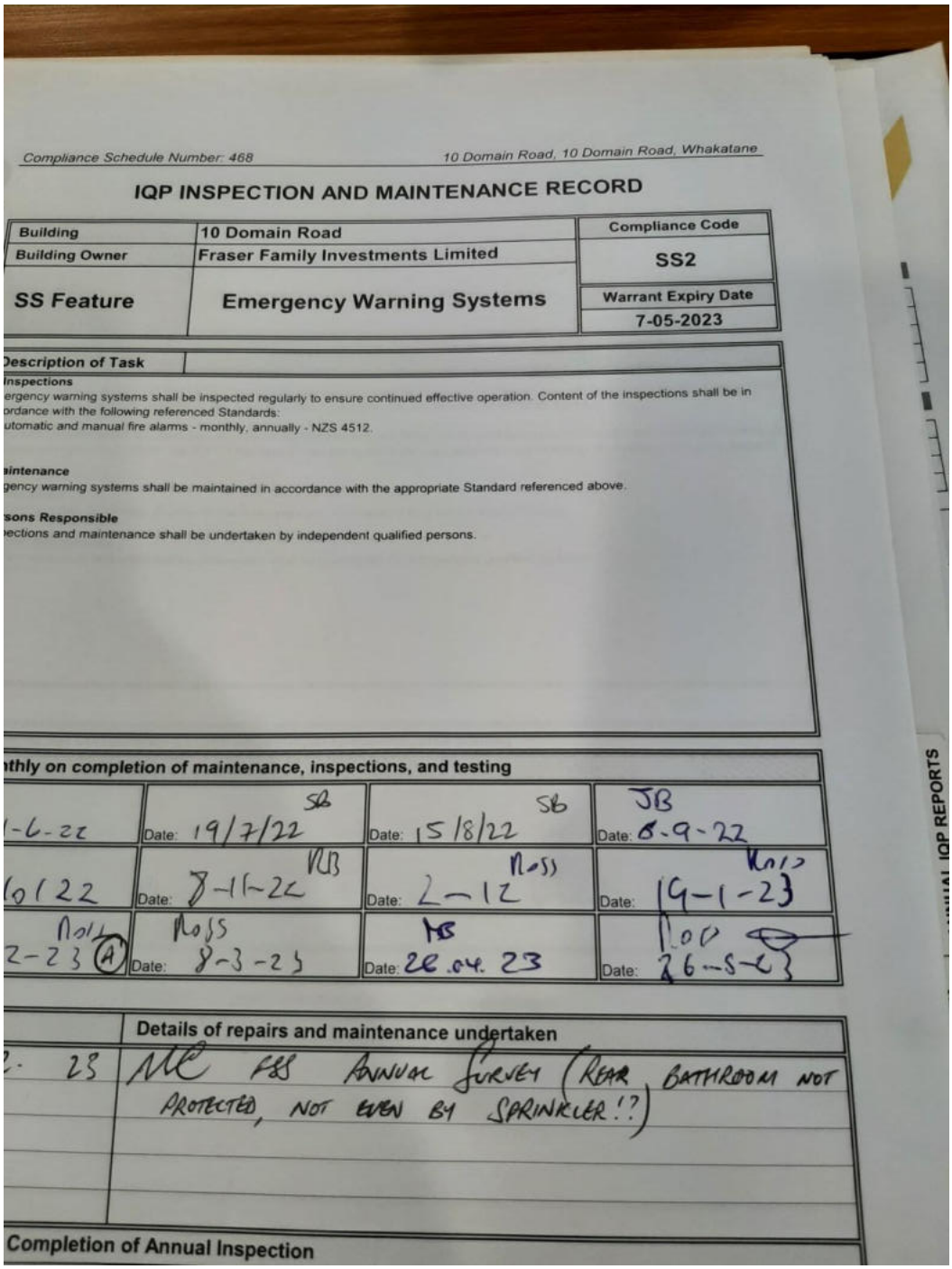
Ross ate: 8-11-22	Ross Date: 8-2	Ross Date: 26-5

etails of repairs and maintenance undertaken

ANNUAL IQP REPORTS

REPORTS

Figure 7 - 3 monthly IQP/IMR for SS 1!!!



Compliance Schedule Number: 468 — 10 Domain Road, 10 Domain Road, Whakatane

IQP INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS2
SS Feature	Emergency Warning Systems	Warrant Expiry Date 7-05-2023

Description of Task

Inspections
ergency warning systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in ordance with the following referenced Standards:
utomatic and manual fire alarms - monthly, annually - NZS 4512.

aintenance
gency warning systems shall be maintained in accordance with the appropriate Standard referenced above.

sons Responsible
ections and maintenance shall be undertaken by independent qualified persons.

nthly on completion of maintenance, inspections, and testing

1-6-22	Date: 19/7/22 SB	Date: 15/8/22 SB	Date: 6-9-22 JB
10/22	Date: 8-11-22 RCB	Date: 2-12 Ross	Date: 19-1-23 Ross
2-23 (A) Ross	Date: 8-3-23 Ross	Date: 26.04.23 HS	Date: 26-5-23 JOD

	Details of repairs and maintenance undertaken
2. 23	NC FSS ANNUAL SURVEY (REAR BATHROOM NOT PROTECTED, NOT EVEN BY SPRINKLER!?)

Completion of Annual Inspection

ANNUAL IQP REPORTS

Figure 8- IQP/ concerns for lack of SS 1 coverage in 2023.

Q: Result of this concern is???????????

IQP INSPECTION AND MAINTENANCE RECORD

Building	**10 Domain Road**	**Compliance Code**
Building Owner	**Fraser Family Investments Limited**	**SS7**
SS Feature	**Automatic Backflow Preventers**	**Warrant Expiry Date**
		7-05-2023

Description of Task	

A Inspections
Automatic backflow preventers connected to a potable water supply shall be inspected and tested annually in accordance with Chapter 5 of the United States Environmental Protection Agency "Cross Connection Control Manual" or AS 2845: Part 3.

Where non-testable backflow preventers are used in accordance with AS 3500.1, they shall be inspected annually and replaced if leaking or displaying any other fault. (Under AS 3500.1 non-testable backflow preventers are permitted only in a zone downstream of a zone testable device.)

B Maintenance
Automatic backflow preventers shall be immediately repaired or replaced if they fail the inspection test.

C Persons Responsible
The above inspection and maintenance procedures shall be undertaken by independent qualified persons.

Sign monthly on completion of maintenance, inspections, and testing

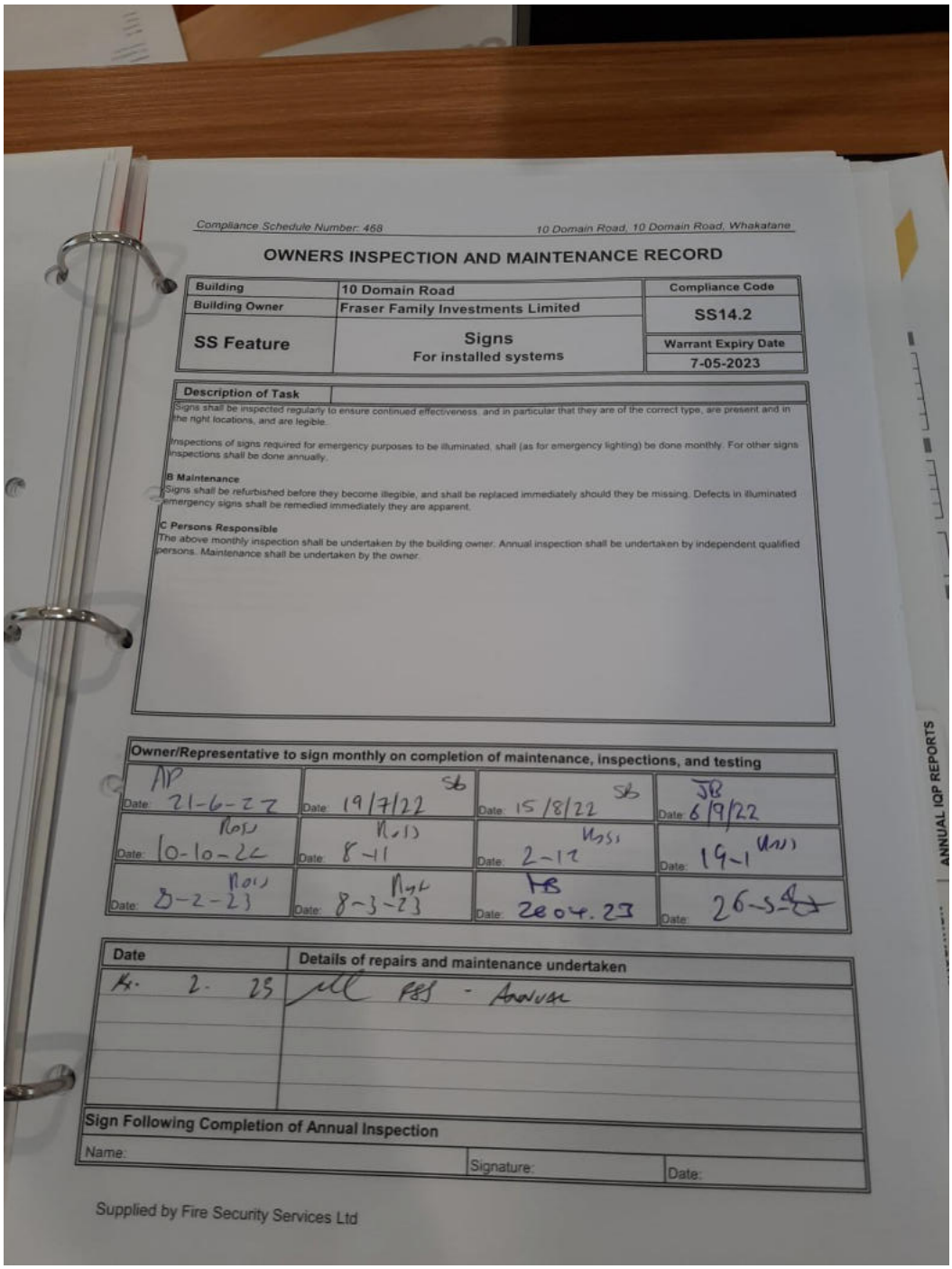
N/A 15/8/22 SB - FSS
17/4/23 Mark M 1 x DC @ front Pan

Date	**Details of repairs and maintenance undertaken**

Sign Following Completion of Annual Inspection

Name: Mark M	Signature:	Date: 17/4/23

Supplied by Fire Security Services Ltd



Compliance Schedule Number: 468 — 10 Domain Road, 10 Domain Road, Whakatane

OWNERS INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS14.2
SS Feature	Signs For installed systems	Warrant Expiry Date 7-05-2023

Description of Task

Signs shall be inspected regularly to ensure continued effectiveness, and in particular that they are of the correct type, are present and in the right locations, and are legible.

Inspections of signs required for emergency purposes to be illuminated, shall (as for emergency lighting) be done monthly. For other signs inspections shall be done annually.

B Maintenance

Signs shall be refurbished before they become illegible, and shall be replaced immediately should they be missing. Defects in illuminated emergency signs shall be remedied immediately they are apparent.

C Persons Responsible

The above monthly inspection shall be undertaken by the building owner. Annual inspection shall be undertaken by independent qualified persons. Maintenance shall be undertaken by the owner.

Owner/Representative to sign monthly on completion of maintenance, inspections, and testing			
Date: 21-6-22	Date: 19/7/22	Date: 15/8/22	Date: 6/9/22
Date: 10-10-22	Date: 8-11	Date: 2-12	Date: 19-1
Date: 3-2-23	Date: 8-3-23	Date: 28.04.23	Date: 26-5

Date	Details of repairs and maintenance undertaken
4. 2. 23	FBS - Annual

Sign Following Completion of Annual Inspection		
Name:	Signature:	Date:

Supplied by Fire Security Services Ltd

ANNUAL IQP REPORTS

Figure 9

OWNERS INSPECTION AND MAINTENANCE RECORD

Building	**10 Domain Road**	**Compliance Code**
Building Owner	**Fraser Family Investments Limited**	**SS15.2**
SS Feature	**Final Exits**	**Warrant Expiry Date** 7-05-2023

Description of Task

A Inspections
Final Exits shall be inspected: • Daily, when the building is in use, for crowd occupancies (purpose groups CS, CL, CO and CM). • Monthly in other occupancies. • Annually for all occupancies. Inspections shall be made to ensure that the passive and active features of the final exits continue to perform as designed for safe evacuation, and in particular that:
(i) Exit doors are not locked, barred, or blocked so as to prevent occupants from leaving the building in the event of an emergency without the use of a key.
(ii) Smoke-control doors, fire doors and associated fittings including self-closing devices, are undamaged and operate correctly. The doors are not kept open by methods other than hold-open devices that comply with the New Zealand Building Code and are in good working order
(iv) Sliding automatic doors fitted with emergency fail-safe systems operate as designed.

B Maintenance
Final exits shall be maintained at all times in a safe condition with particular attention to freedom from obstructions, proper operation of fire and smoke control doors, and ease of opening any doors leading into the escape route and at the final exit. For automatic sliding doors, AS 4085 (also published as NZS 4239) Appendix A provides suitable guidelines for determining maintenance procedures.

C Persons Responsible
Daily and monthly inspections shall be undertaken by the building owner, and annual inspections by independent qualified persons. Maintenance shall be undertaken by the owner.

Owner/Representative to sign monthly on completion of maintenance, inspections, and testing

Date: 21-6-22 AP	Date: 19/7/22 SB	Date: 15/8/22 SB	Date: 30/9/22 JB
Date: 10-10 NAS	Date: 8-11 NAS	Date: 2-12 NAS	Date: 19-1 NAS
Date: 8-2-23 NAS	Date: 8-3-23 NAS	Date: 20/4/23 HB	Date: 26-5-23

Date	Details of repairs and maintenance undertaken
14. 2. 23	[signature] FBS

Sign Following Completion of Annual Inspection

Name:	Signature:	Date:

Supplied by Fire Security Services Ltd

REPORTS | ANNUAL IQP REPORTS

OWNERS INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS15.4
SS Feature	Signs For communicating information intended to facilitate evacuation	Warrant Expiry Date 7-05-2023

Description of Task	
Signs shall be inspected regularly to ensure continued effectiveness, and in particular that they are of the correct type, are present and in the right locations, and are legible. Inspections of signs required for emergency purposes to be illuminated, shall (as for emergency lighting) be done monthly. For other signs inspections shall be done annually. **B Maintenance** Signs shall be refurbished before they become illegible, and shall be replaced immediately should they be missing. Defects in illuminated emergency signs shall be remedied immediately they are apparent. **C Persons Responsible** The above monthly inspection shall be undertaken by the building owner. Annual inspection shall be undertaken by independent qualified persons. Maintenance shall be undertaken by the owner.	

Owner/Representative to sign monthly on completion of maintenance, inspections, and testing			
Date: AP 21-6-22	Date: SB 19/7/22	Date: SB 15/8/22	Date: JB 6/9/22
Date: 10-10 RMS	Date: 8-11 RMS	Date: 2-12 RMS	Date: 19-1 RMS
Date: 8-2-23 RMS	Date: 8-3-23 RMS	Date: HS 26.04.23	Date: 21-5-23

Date	Details of repairs and maintenance undertaken
14. 2. 23	RBP

Sign Following Completion of Annual Inspection		
Name:	Signature:	Date:

Supplied by Fire Security Services Ltd

ANNUAL IQP REPORTS

REPORTS

Figure 10 - EWS panel - located in front of house window/reception area

==========

BUILDING WARRANT OF FITNESS SITE AUDIT

Date:	**8 May 24**	**Time:**	1000
Building Name:	Calc - Accountancy Business	**Compliance Schedule Number:**	# 468 - expired
Site Address:	10 Domain Rd, Whakatane	**BWOF on Display:**	**YES**
Classified Use of Building:	**Accountancy Firm**		
Purpose of building:	**Commercial business now within a converted previously domestic use house**		
Location of Log Book:	**On site**		
IQP details:	**Fire Security Services – Contact: Fire Security Services Administrator – Natasha GERRAND, EmaiL; taurangaBWOF@firesecurity.co.nz Ph: 0800 11 46 11 – Registered office: 11 – 19 Ken Browne Drive, Hamiltion**		
Person met on site name, phone number and email:	**Jason LOUGHER – Owner: 07 308 5453, Email: jason@calc.co.nz – calc.co.nz**		
Reason for audit:	**BWOF audit**		

Specified System	System on Compliance Schedule	System being checked onsite/ logbooks correct	Issues onsite
1 - 2	Y	Y	Y – see issues/comments
7	Y	Y	Y
14/2	Y	Y	Y
15/2	Y	Y	Y
15/4	Y	Y	Y

Compliance Schedule to be updated:	**YES – Possibly – to be determined**
Form 11 Required:	**YES – Possibly – to be determined**

Findings/Decisions:

Site BWOF on display is a false and misleading document.

OWNER/IQP/IMR issues noted – see issues to be resolved/comments/photos

Issues to be resolved

	Issue	Resolved	Date resolved
1	**Incorrect Building Name on the BWOF – Eastbay Property**	☐	Click or tap to enter a date.
2	**Incorrect building usage classification on the BWOF – Podiatry clinic**	☐	Click or tap to enter a date.
3	**Incorrect Owner name/mailing address & cell phone contact number on the BWOF -Fraser Family Investments Limited 0 18 Sullivan St, Whakatāne - Cell: 021 530 830**	☐	Click or tap to enter a date.
4	**No purpose – risk group on the BWOF**	☐	Click or tap to enter a date.
5	**Sprinkler System is inspected by an IQP 3 monthly and not seemingly to standard of the installation time period - monthly**	☐	Click or tap to enter a date.
6		☐	Click or tap to enter a date.

Comments
Working purpose group building with staff, familiar with the premises layout and minimal if any members of the public having free access to all areas of the building. **At issue, is the displayed BWOF information re Owner etc being incorrect for the buildings current Ownership details and usage etc plus those noted in the "issues to beresolved"** **Owner to ensure the life and fire safety Sprinkler System is inspected by an IQP to the sites system installation, maintenance and reporting standard of the installation day – Fig 5 image refers**

Figure 1 - 10 Landing Rd, Whakatane, 8 May 24

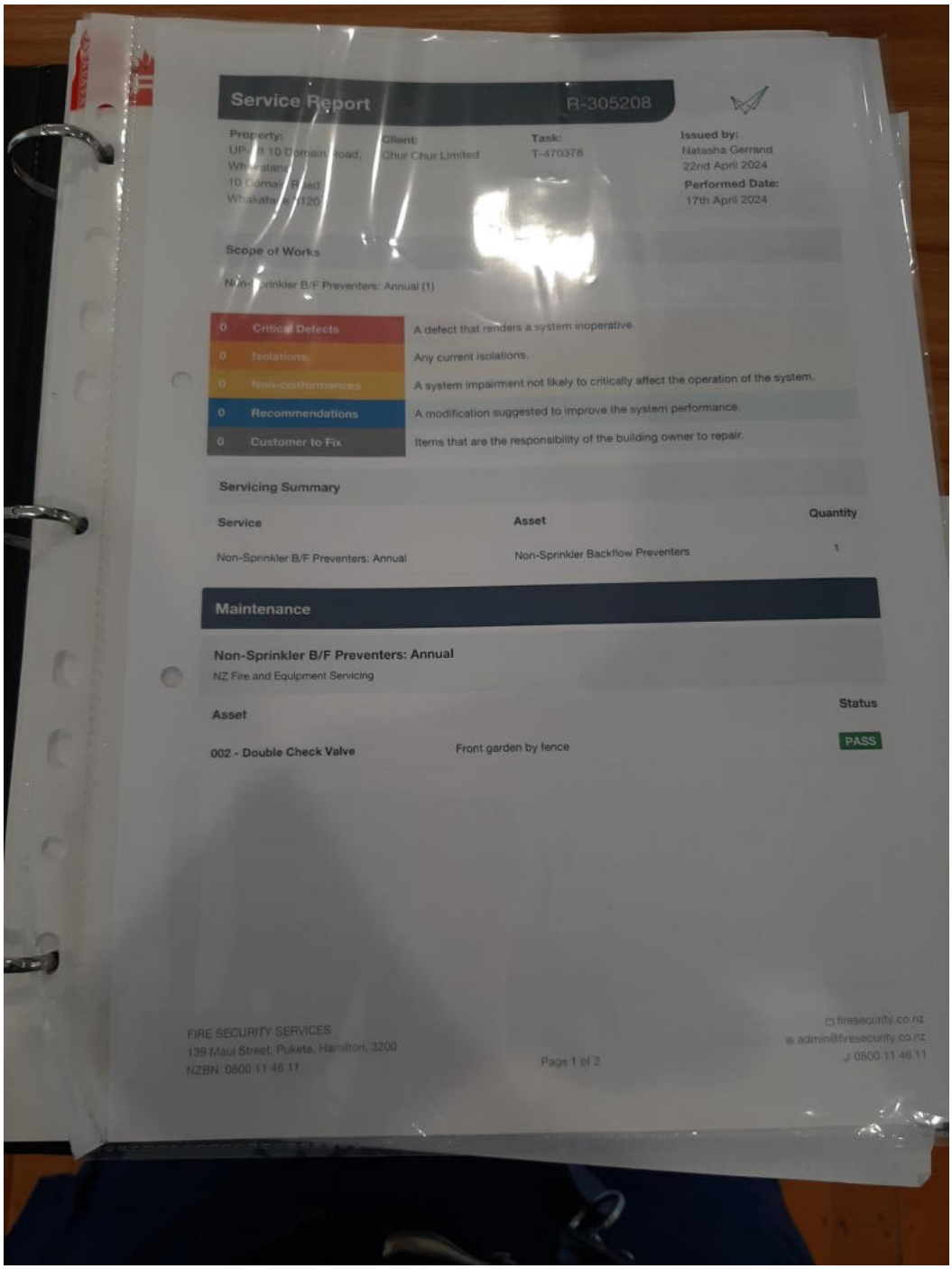
Figure 2 - ***Incorrect Building Name on the BWOF – Eastbay Property***

Incorrect building usage classification on the BWOF – Podiatry clinic

Incorrect Owner name/mailing address & cell phone contact number on the BWOF - Fraser Family Investments Limited: 18 Sullivan St, Whakatāne - Cell: 021 530 830

No purpose – risk group on the BWOF

FIRE SECURITY SERVICES LTD.
"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"
10 DOMA
Building Warrant



Service Report R-305208

Property:
UP[illegible] 10 Domain Road,
Wh[illegible]
10 Doma[illegible] Road
Whakata[illegible]120

Client:
Chur Chur Limited

Task:
T-470378

Issued by:
Natasha Gerrand
22nd April 2024

Performed Date:
17th April 2024

Scope of Works

Non-[illegible]rinkler B/F Preventers: Annual (1)

0	Critical Defects	A defect that renders a system inoperative.
0	Isolations	Any current isolations.
0	Non-conformances	A system impairment not likely to critically affect the operation of the system.
0	Recommendations	A modification suggested to improve the system performance.
0	Customer to Fix	Items that are the responsibility of the building owner to repair.

Servicing Summary

Service	Asset	Quantity
Non-Sprinkler B/F Preventers: Annual	Non-Sprinkler Backflow Preventers	1

Maintenance

Non-Sprinkler B/F Preventers: Annual

NZ Fire and Equipment Servicing

Asset		Status
002 - Double Check Valve	Front garden by fence	PASS

Signoff

Inspections, maintenance, and testing have been carried out in accordance with the New Zealand building code, any applicable standards or codes of practice and the buildings compliance schedule.

Technician	Date/Time	Accreditations	Signature
Aydon Sullivan-Hona	17th Apr 2024 2:38PM		

Company Accreditations:

FIRE SECURITY SERVICES
139 Maui Street, Pukete, Hamilton, 3200
NZBN: 0800 11 46 11

firesecurity.co.nz
admin@firesecurity.co.nz
0800 11 46 11

FIRE SECURITY SERVICES

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of building:	10 Domain Road Whakatane 3120
Legal description of land where building is located:	LOT 33 DP 556
Building name:	Eastbay Podiatry
Location of building within site/ block number:	N/A
Level/ Unit number:	N/A
Compliance Schedule No:	468

THE OWNER

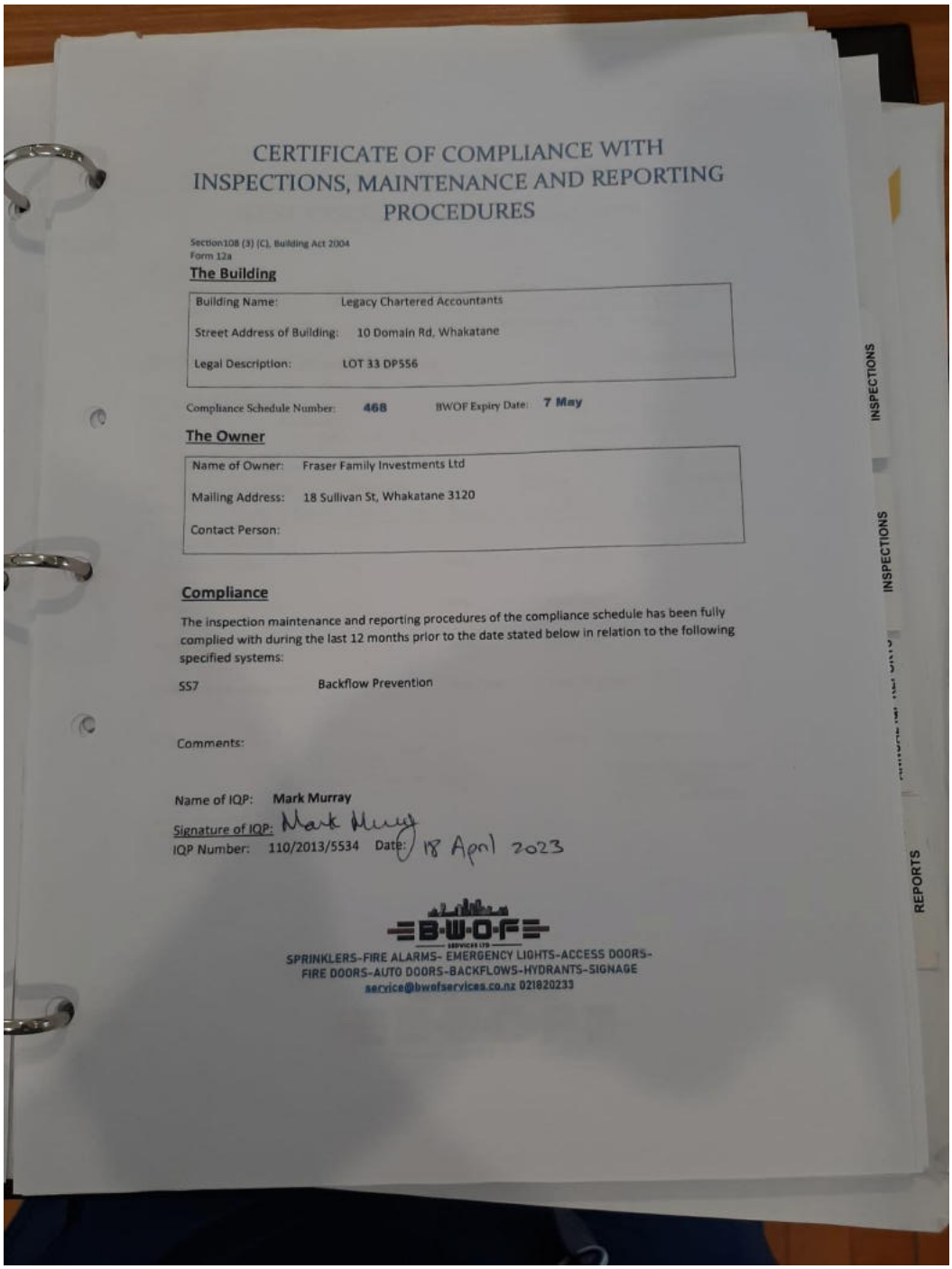
Name of Owner:	Fraser Family Investments Limited
Contact Person:	
Mailing Address:	18 Sullivan Street, Whakatane 3120

COMPLIANCE

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12 Months** prior to the date stated below in relation to the following specified system/s:

Feature	Service Provider	IQP Details
• SS 1 - Automatic systems for fire suppression • SS 2 - Automatic or manual emergency warning systems • SS 14/2 - Signs • SS 15/2 - Final exits • SS 15/4 - Signs for communicating information intended to facilitate evacuation	FIRE SECURITY SERVICES	**Name:** Graham Body **IQP Registration No:** 110\2003\5018 **Date:** 3rd May 2023

Figure 3 - FSS/IQP documentation within the BWOF logbook of inspections records is incorrect (identifies the BWOF/Owner content which is incorrect).



CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Section108 (3) (C), Building Act 2004
Form 12a

The Building

Building Name:	Legacy Chartered Accountants
Street Address of Building:	10 Domain Rd, Whakatane
Legal Description:	LOT 33 DP556

Compliance Schedule Number: **468** BWOF Expiry Date: **7 May**

The Owner

Name of Owner:	Fraser Family Investments Ltd
Mailing Address:	18 Sullivan St, Whakatane 3120
Contact Person:	

Compliance

The inspection maintenance and reporting procedures of the compliance schedule has been fully complied with during the last 12 months prior to the date stated below in relation to the following specified systems:

SS7 Backflow Prevention

Comments:

Name of IQP: **Mark Murray**
Signature of IQP: Mark Murray
IQP Number: 110/2013/5534 Date: 18 April 2023

BWOF SERVICES LTD
SPRINKLERS-FIRE ALARMS- EMERGENCY LIGHTS-ACCESS DOORS-
FIRE DOORS-AUTO DOORS-BACKFLOWS-HYDRANTS-SIGNAGE
service@bwofservices.co.nz 021820233

INSPECTIONS
INSPECTIONS
REPORTS

Figure 4 - incorrect Owner information

BACKFLOW PREVENTION DEVICE TEST CERTIFICATE (Double Check or RPZ)

SITE DETAILS

Building Name: Legacy CA
Telephone CS: 468
Address: 10 Donaghy Rd
City: Whakatane
BWOF due date: 7 May

DEVICE TYPE

☑ Double Check Valve ☐ Reduced Pressure Zone

DEVICE DETAILS

Manufacturer: Watts
Model: 007 M1 AUJ DC
Size: 25mm
Serial number: 0x121
Tag Number:
Correctly installed to AS/NZS 2845.2010 part 1, amendment 1

AREA DEVICE PROTECTING ☐ Boundary ☐ Zone ☐ Individual
Located: inside fenceline @ front water blue lid

TEST RESULTS

				YES / NO
First Check Valve	16	KPa	Held Tight?	✓
Second Check Valve	12	kPa	Held Tight?	✓
Relief Valve	–	kPa	Held Tight	–
Downstream valve tight?	Yes	Yes / No	Pass Or Fail?	Pass

Date 17/4/23

Signature of Independent Qualified Person

Name: Mark Murray

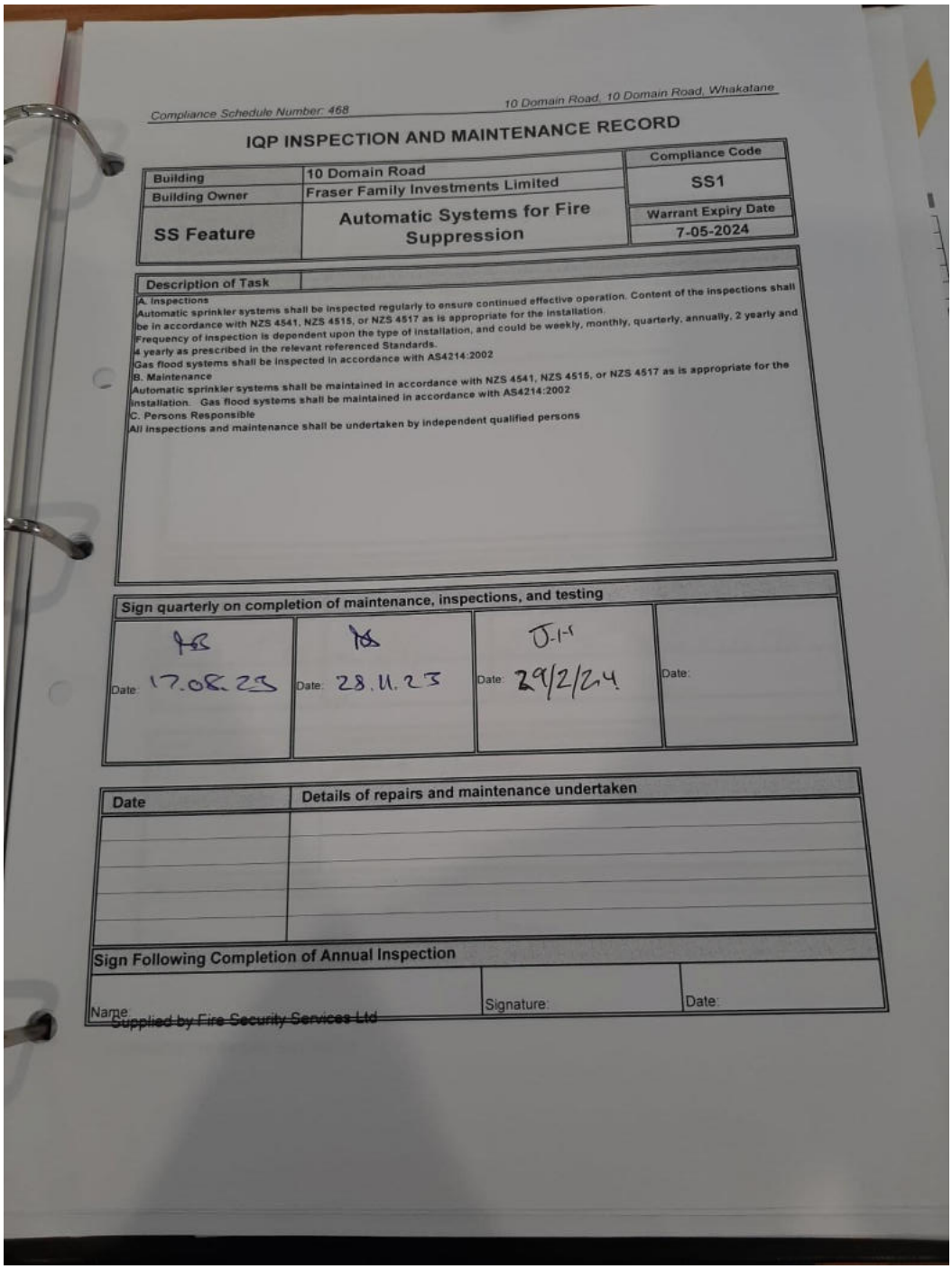
IQP registration Number: 110/2013/5534
Backflow card: 19698

Test Kit: Watts TK-9
S/No 86125
calibrated 03/03/2023
(CPS2P7502)

BWOF SERVICES LTD

INSPECTIONS
INSPECTIONS
REPORTS

EXIT



Compliance Schedule Number: 468 — 10 Domain Road, 10 Domain Road, Whakatane

IQP INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code: SS1
Building Owner	Fraser Family Investments Limited	
SS Feature	Automatic Systems for Fire Suppression	Warrant Expiry Date: 7-05-2024

Description of Task

A. Inspections
Automatic sprinkler systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with NZS 4541, NZS 4515, or NZS 4517 as is appropriate for the installation.
Frequency of inspection is dependent upon the type of installation, and could be weekly, monthly, quarterly, annually, 2 yearly and 4 yearly as prescribed in the relevant referenced Standards.
Gas flood systems shall be inspected in accordance with AS4214:2002
B. Maintenance
Automatic sprinkler systems shall be maintained in accordance with NZS 4541, NZS 4515, or NZS 4517 as is appropriate for the installation. Gas flood systems shall be maintained in accordance with AS4214:2002
C. Persons Responsible
All inspections and maintenance shall be undertaken by independent qualified persons

Sign quarterly on completion of maintenance, inspections, and testing

Date: 17.08.23	Date: 28.11.23	Date: 29/2/24	Date:

Date	Details of repairs and maintenance undertaken

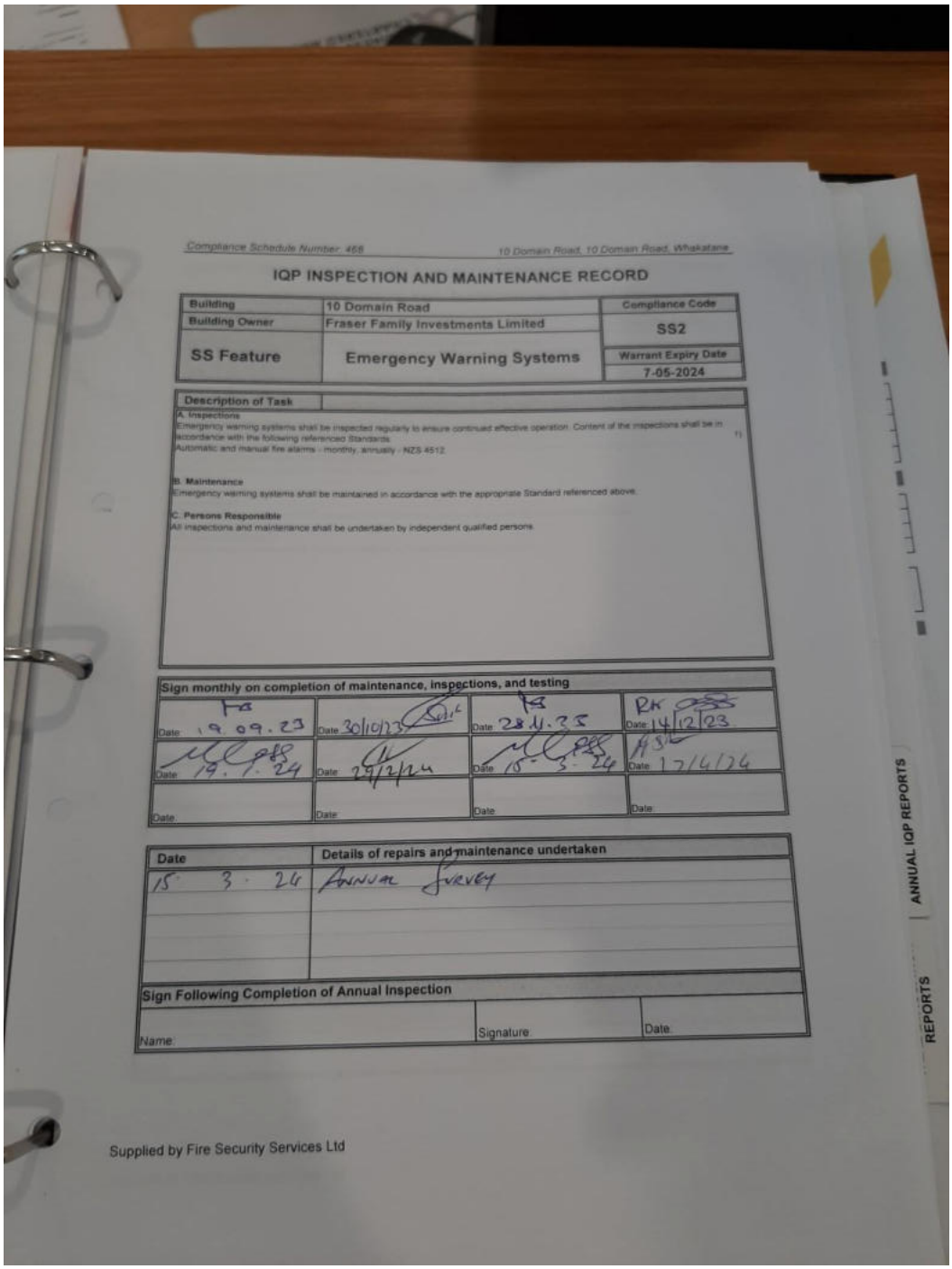
Sign Following Completion of Annual Inspection

Name: ~~Supplied by Fire Security Services Ltd~~	Signature:	Date:

Figure 5 - incorrect Owner

- **Missing IQP entries for SS 1 – no monthly IMR records for this Specified System (SS) – seemingly being conducted 3 monthly.**

- **Owner to identify the correct inspection standard for this system and to ensure IQP adheres to the indicated standards inspection regime**



Compliance Schedule Number: 468 — 10 Domain Road, 10 Domain Road, Whakatane

IQP INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS2
SS Feature	Emergency Warning Systems	Warrant Expiry Date: 7-05-2024

Description of Task

A. Inspections
Emergency warning systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with the following referenced Standards:
Automatic and manual fire alarms - monthly, annually - NZS 4512.

B. Maintenance
Emergency warning systems shall be maintained in accordance with the appropriate Standard referenced above.

C. Persons Responsible
All inspections and maintenance shall be undertaken by independent qualified persons.

Sign monthly on completion of maintenance, inspections, and testing

Date: 19.09.23	Date: 30/10/23	Date: 28.11.23	Date: 14/12/23
Date: 19.1.24	Date: 29/2/24	Date: 15.3.24	Date: 17/4/24
Date:	Date:	Date:	Date:

Date	Details of repairs and maintenance undertaken
15 3 24	ANNUAL SURVEY

Sign Following Completion of Annual Inspection

Name:	Signature:	Date:

Supplied by Fire Security Services Ltd

REPORTS | ANNUAL IQP REPORTS

Figure 6 - good IMR records for the EWS

Compliance Schedule Number: 468 — 10 Domain Road, 10 Domain Road, Whakatane

IQP INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code: SS2
Building Owner	Fraser Family Investments Limited	
SS Feature	Emergency Warning Systems	Warrant Expiry Date: 7-05-2025 24

Description of Task	
A. Inspections Emergency warning systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with the following referenced Standards: Automatic and manual fire alarms - monthly, annually - NZS 4512.	1)
B. Maintenance Emergency warning systems shall be maintained in accordance with the appropriate Standard referenced above.	
C. Persons Responsible All inspections and maintenance shall be undertaken by independent qualified persons.	

Sign monthly on completion of maintenance, inspections, and testing

Date: 29.06.23	Date: 20.7.23	Date: 17.08.23	Date:
Date:	Date:	Date:	Date:
Date:	Date:	Date:	Date:

Date	Details of repairs and maintenance undertaken

Sign Following Completion of Annual Inspection

Name:	Signature:	Date:

Supplied by Fire Security Services Ltd

ANNUAL IQP REPORTS

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IQP INSPECTION AND MAINTENANCE RECORD

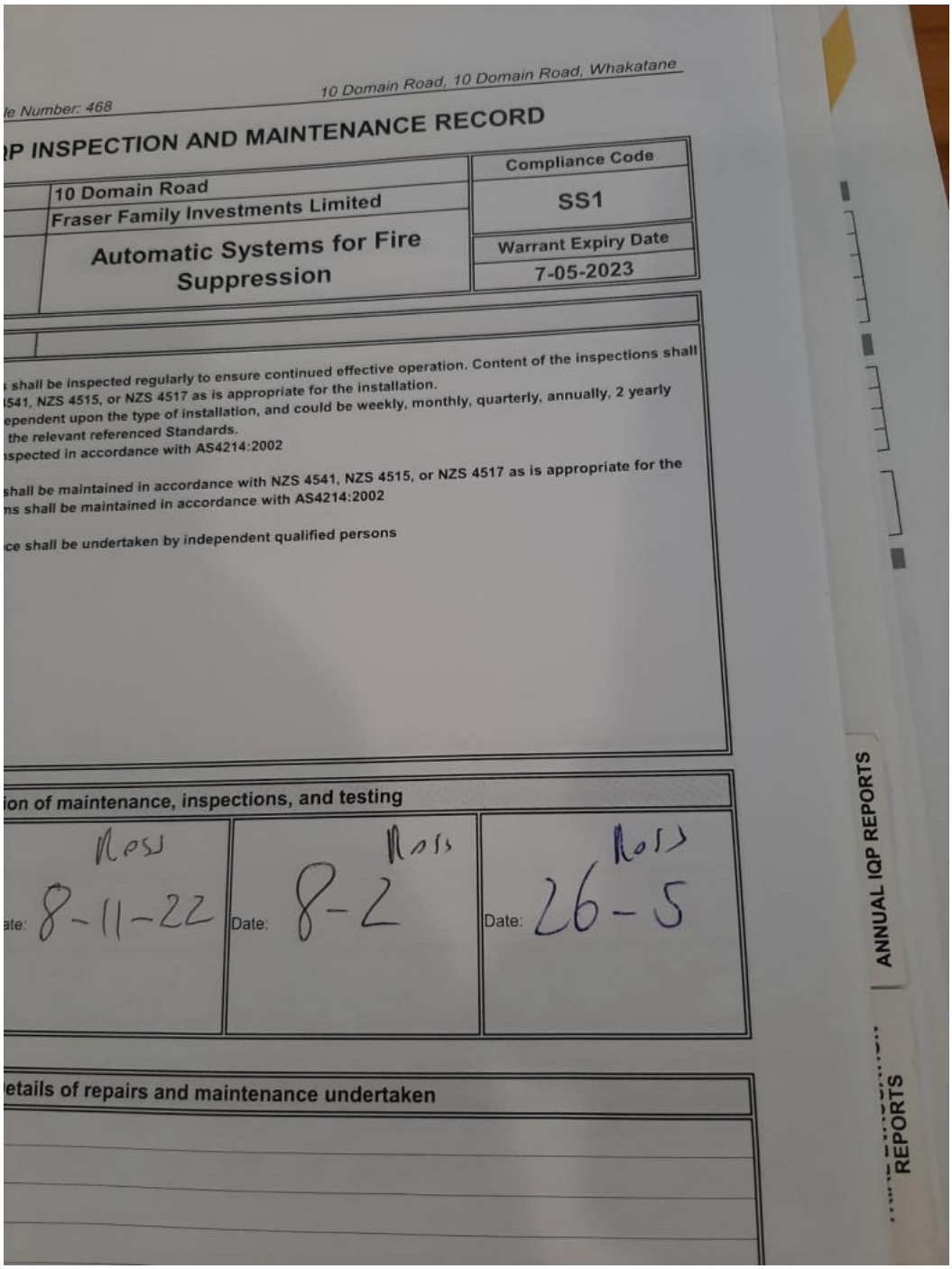
Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS2
SS Feature	Emergency Warning Systems	Warrant Expiry Date 7-05-2024

Description of Task
A. Inspections Emergency warning systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with the following referenced Standards. 1) Automatic and manual fire alarms - monthly, annually - NZS 4512 **B. Maintenance** Emergency warning systems shall be maintained in accordance with the appropriate Standard referenced above. **C. Persons Responsible** All inspections and maintenance shall be undertaken by independent qualified persons.

Sign monthly on completion of maintenance, inspections, and testing			
Date: 29.06.23	Date: 20.7.23	Date: 17.08.23	Date:
Date:	Date:	Date:	Date:
Date:	Date:	Date:	Date:

Date	Details of repairs and maintenance undertaken

Sign Following Completion of Annual Inspection		
Name:	Signature:	Date:



le Number: 468

10 Domain Road, 10 Domain Road, Whakatane

P INSPECTION AND MAINTENANCE RECORD

	Compliance Code
10 Domain Road Fraser Family Investments Limited Automatic Systems for Fire Suppression	SS1
	Warrant Expiry Date 7-05-2023

shall be inspected regularly to ensure continued effective operation. Content of the inspections shall
541, NZS 4515, or NZS 4517 as is appropriate for the installation.
pendent upon the type of installation, and could be weekly, monthly, quarterly, annually, 2 yearly
the relevant referenced Standards.
spected in accordance with AS4214:2002

shall be maintained in accordance with NZS 4541, NZS 4515, or NZS 4517 as is appropriate for the
ns shall be maintained in accordance with AS4214:2002

ce shall be undertaken by independent qualified persons

ion of maintenance, inspections, and testing

Ross ate: 8-11-22	Ross Date: 8-2	Ross Date: 26-5

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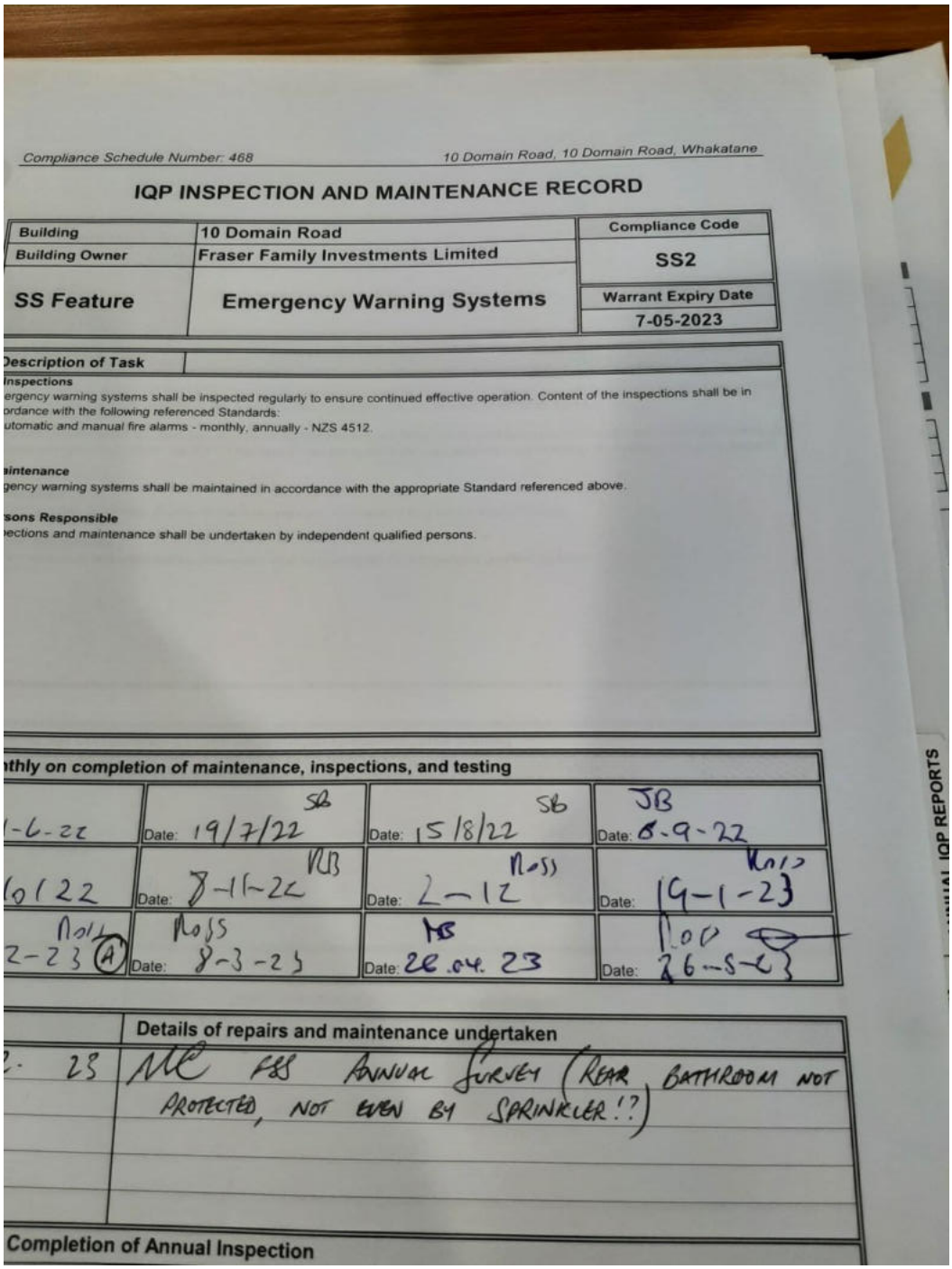
ANNUAL IQP REPORTS

REPORTS

Figure 7 - 3 monthly IQP/IMR for SS 1!!!



Compliance Schedule Number: 468 — 10 Domain Road, 10 Domain Road, Whakatane

IQP INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS2
SS Feature	Emergency Warning Systems	Warrant Expiry Date 7-05-2023

Description of Task

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2-23 (A) Ross	Date: 8-3-23 Ross	Date: 26.04.23 HS	Date: 26-5-23 JOD

	Details of repairs and maintenance undertaken
2. 23	NC FSS ANNUAL SURVEY (REAR BATHROOM NOT PROTECTED, NOT EVEN BY SPRINKLER!?)

Completion of Annual Inspection

ANNUAL IQP REPORTS

Figure 8- IQP/ concerns for lack of SS 1 coverage in 2023.

Q: Result of this concern is???????????

IQP INSPECTION AND MAINTENANCE RECORD

Building	**10 Domain Road**	**Compliance Code**
Building Owner	**Fraser Family Investments Limited**	**SS7**
SS Feature	**Automatic Backflow Preventers**	**Warrant Expiry Date**
		7-05-2023

Description of Task	

A Inspections
Automatic backflow preventers connected to a potable water supply shall be inspected and tested annually in accordance with Chapter 5 of the United States Environmental Protection Agency "Cross Connection Control Manual" or AS 2845: Part 3.

Where non-testable backflow preventers are used in accordance with AS 3500.1, they shall be inspected annually and replaced if leaking or displaying any other fault. (Under AS 3500.1 non-testable backflow preventers are permitted only in a zone downstream of a zone testable device.)

B Maintenance
Automatic backflow preventers shall be immediately repaired or replaced if they fail the inspection test.

C Persons Responsible
The above inspection and maintenance procedures shall be undertaken by independent qualified persons.

Sign monthly on completion of maintenance, inspections, and testing

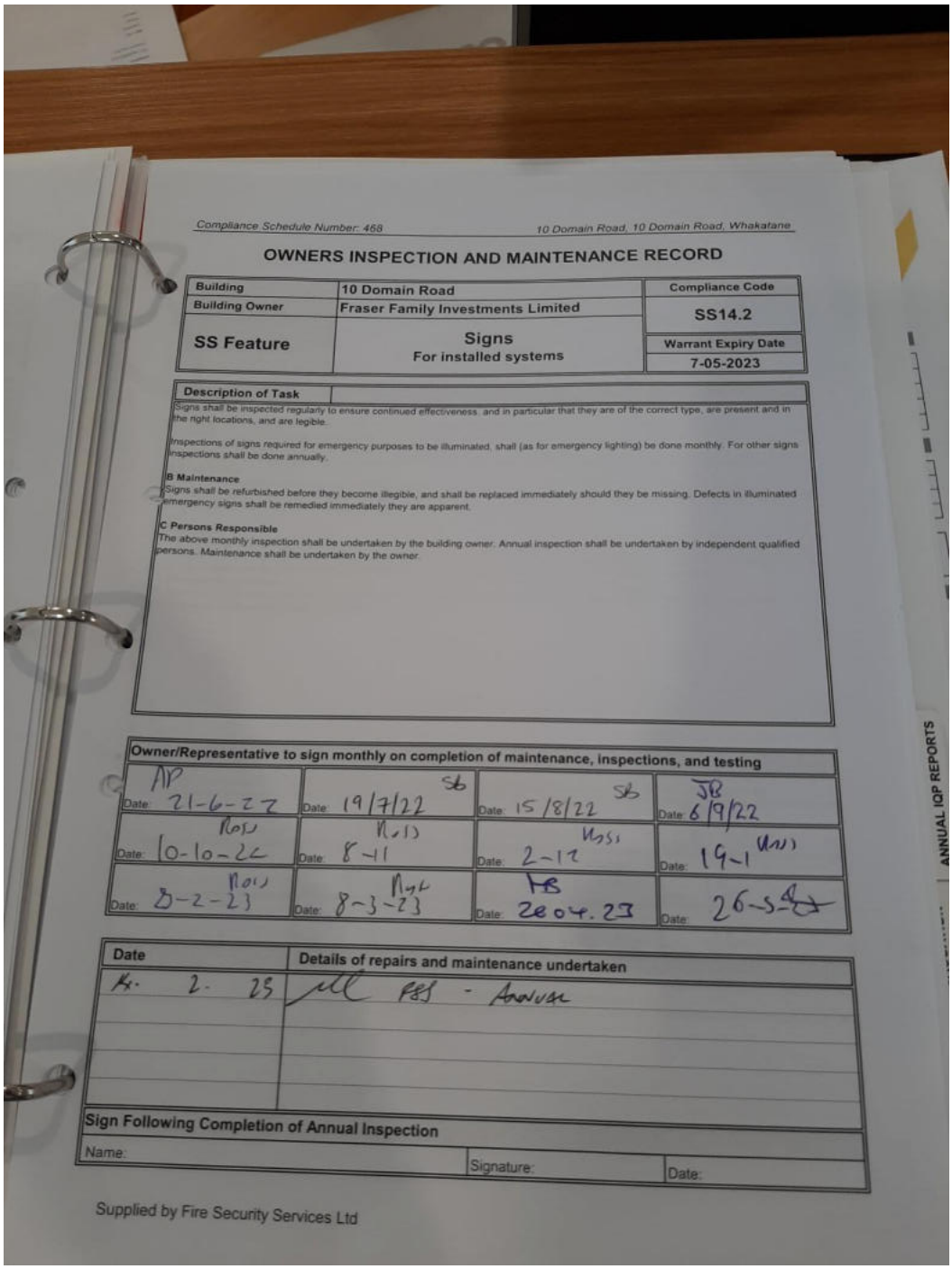
N/A 15/8/22 SB - FSS
17/4/23 Mark M 1 x DC @ front Pan

Date	**Details of repairs and maintenance undertaken**

Sign Following Completion of Annual Inspection

Name: Mark M	Signature:	Date: 17/4/23

Supplied by Fire Security Services Ltd



Compliance Schedule Number: 468 — 10 Domain Road, 10 Domain Road, Whakatane

OWNERS INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS14.2
SS Feature	Signs For installed systems	Warrant Expiry Date 7-05-2023

Description of Task

Signs shall be inspected regularly to ensure continued effectiveness, and in particular that they are of the correct type, are present and in the right locations, and are legible.

Inspections of signs required for emergency purposes to be illuminated, shall (as for emergency lighting) be done monthly. For other signs inspections shall be done annually.

B Maintenance

Signs shall be refurbished before they become illegible, and shall be replaced immediately should they be missing. Defects in illuminated emergency signs shall be remedied immediately they are apparent.

C Persons Responsible

The above monthly inspection shall be undertaken by the building owner. Annual inspection shall be undertaken by independent qualified persons. Maintenance shall be undertaken by the owner.

Owner/Representative to sign monthly on completion of maintenance, inspections, and testing			
Date: 21-6-22	Date: 19/7/22	Date: 15/8/22	Date: 6/9/22
Date: 10-10-22	Date: 8-11	Date: 2-12	Date: 19-1
Date: 3-2-23	Date: 8-3-23	Date: 28.04.23	Date: 26-5

Date	Details of repairs and maintenance undertaken
4. 2. 23	FBS - Annual

Sign Following Completion of Annual Inspection		
Name:	Signature:	Date:

Supplied by Fire Security Services Ltd

ANNUAL IQP REPORTS

Figure 9

OWNERS INSPECTION AND MAINTENANCE RECORD

Building	**10 Domain Road**	**Compliance Code**
Building Owner	**Fraser Family Investments Limited**	**SS15.2**
SS Feature	**Final Exits**	**Warrant Expiry Date** 7-05-2023

Description of Task

A Inspections
Final Exits shall be inspected: • Daily, when the building is in use, for crowd occupancies (purpose groups CS, CL, CO and CM). • Monthly in other occupancies. • Annually for all occupancies. Inspections shall be made to ensure that the passive and active features of the final exits continue to perform as designed for safe evacuation, and in particular that:
(i) Exit doors are not locked, barred, or blocked so as to prevent occupants from leaving the building in the event of an emergency without the use of a key.
(ii) Smoke-control doors, fire doors and associated fittings including self-closing devices, are undamaged and operate correctly. The doors are not kept open by methods other than hold-open devices that comply with the New Zealand Building Code and are in good working order
(iv) Sliding automatic doors fitted with emergency fail-safe systems operate as designed.

B Maintenance
Final exits shall be maintained at all times in a safe condition with particular attention to freedom from obstructions, proper operation of fire and smoke control doors, and ease of opening any doors leading into the escape route and at the final exit. For automatic sliding doors, AS 4085 (also published as NZS 4239) Appendix A provides suitable guidelines for determining maintenance procedures.

C Persons Responsible
Daily and monthly inspections shall be undertaken by the building owner, and annual inspections by independent qualified persons. Maintenance shall be undertaken by the owner.

Owner/Representative to sign monthly on completion of maintenance, inspections, and testing

Date: 21-6-22 AP	Date: 19/7/22 SB	Date: 15/8/22 SB	Date: 30/9/22 JB
Date: 10-10 NAS	Date: 8-11 NAS	Date: 2-12 NAS	Date: 19-1 NAS
Date: 8-2-23 NAS	Date: 8-3-23 NAS	Date: 20/4/23 HB	Date: 26-5-23

Date	Details of repairs and maintenance undertaken
14. 2. 23	[signature] FBS

Sign Following Completion of Annual Inspection

Name:	Signature:	Date:

Supplied by Fire Security Services Ltd

REPORTS | ANNUAL IQP REPORTS

OWNERS INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS15.4
SS Feature	Signs For communicating information intended to facilitate evacuation	Warrant Expiry Date 7-05-2023

Description of Task	
Signs shall be inspected regularly to ensure continued effectiveness, and in particular that they are of the correct type, are present and in the right locations, and are legible. Inspections of signs required for emergency purposes to be illuminated, shall (as for emergency lighting) be done monthly. For other signs inspections shall be done annually. **B Maintenance** Signs shall be refurbished before they become illegible, and shall be replaced immediately should they be missing. Defects in illuminated emergency signs shall be remedied immediately they are apparent. **C Persons Responsible** The above monthly inspection shall be undertaken by the building owner. Annual inspection shall be undertaken by independent qualified persons. Maintenance shall be undertaken by the owner.	

Owner/Representative to sign monthly on completion of maintenance, inspections, and testing			
Date: AP 21-6-22	Date: SB 19/7/22	Date: SB 15/8/22	Date: JB 6/9/22
Date: 10-10 RMS	Date: 8-11 RMS	Date: 2-12 RMS	Date: 19-1 RMS
Date: 8-2-23 RMS	Date: 8-3-23 RMS	Date: HS 26.04.23	Date: 21-5-23

Date	Details of repairs and maintenance undertaken
14. 2. 23	RBP

Sign Following Completion of Annual Inspection		
Name:	Signature:	Date:

Supplied by Fire Security Services Ltd

ANNUAL IQP REPORTS

REPORTS

Figure 10 - EWS panel - located in front of house window/reception area

==========

Form 11

Application for amendment to compliance schedule

Section 106, Building Act 2004

The building

Street address of building: 10 Domain Road, Whakatane

Legal description of land where building is located: LOT 33 DP556

Building Name: Legacy Accountants

Location of building within site/block number:

Level/unit number:

Current, lawfully established, use:

The owner

Name of owner: Chur Chur Limited

*Contact person: C/O Legacy Accountants Limited

Mailing address: PO Box 13574 Tauranga Central, Tauranga 3141

Street address/registered office:

Phone number: Landline:

Daytime:

Email address:

Website:

Evidence of ownership:

†Agent

†Name of agent: Fire Security Services Rotorua

‡Contact person: Aydon Sullivan-Hona

Mailing address: 94 Pururu Street, Mangakakahi, Rotorua

Street address/registered office:

Phone number: Landline: 07 3480805 Mobile: 027 2057940

Daytime: After hours:

Facsimile number:

Email address: Aydons@firesecurity.co.nz

Relationship with owner: IQP

First point of contact for communications with the council: As above

Application

I request that the compliance schedule for the above building be amended as follows:

SS1
Ammend to Type 6
Performance standard NZS:4517 : Fire Sprinkler systems for Houses
Interfaced with SS2 Fire alarm system, Monthly inspections by IQP / Owner, Annual Inspections by IQP,
Location: Valve set at front of Building

SS2
Ammend to Type 6E – Enhanced, NZS4512:1997
Make: Pertronic
Model: F4
Interfaced with SS1 Sprinkler System
Location: Front Reception
Monthly and Annual Inspections by IQP

SS7
Double Check valve
Supply to Sprinkler
Location front of property, under blue lid inside boundry fence
Make: Watts
Model: 007M1-AUS
Serial Number : 04121
Performance standard AS/NZS 2845.3
Inspection Standard: NZ Backflow testing standard 2019
Annual Inspection by IQP

SS14/2
Sign Instruction on how to operate a fire alarm call point.
Location Throughout building on all Manual Callpoints.
As Per NZS4512 and NZBC F8

SS15/2
Exit from building to the street
As per NZBC C/AS2

SS15/4
Exit Signage installed on all Exits
As per NZBC F8

Attachments

Copy of existing compliance schedule

Signature of Aydon Sullivan-Hona

Date: 09/01/2024

Form 11

Application for amendment to compliance schedule

Section 106, Building Act 2004

The building

Street address of building: 10 Domain Road, Whakatane

Legal description of land where building is located: LOT 33 DP556

Building Name: Legacy Accountants

Location of building within site/block number:

Level/unit number:

Current, lawfully established, use:

The owner

Name of owner: Chur Chur Limited

*Contact person: C/O Legacy Accountants Limited

Mailing address: PO Box 13574 Tauranga Central, Tauranga 3141

Street address/registered office:

Phone number: Landline:

Daytime:

Email address:

Website:

Evidence of ownership:

†Agent

†Name of agent: Fire Security Services Rotorua

‡Contact person: Aydon Sullivan-Hona

Mailing address: 94 Pururu Street, Mangakakahi, Rotorua

Street address/registered office:

Phone number: Landline: 07 3480805 Mobile: 027 2057940

Daytime: After hours:

Facsimile number:

Email address: Aydons@firesecurity.co.nz

Relationship with owner: IQP

First point of contact for communications with the council: As above

Application

I request that the compliance schedule for the above building be amended as follows:

SS1
Ammend to Type 6
Performance standard NZS:4517 : Fire Sprinkler systems for Houses
Interfaced with SS2 Fire alarm system, Monthly inspections by IQP / Owner, Annual Inspections by IQP,
Location: Valve set at front of Building

SS2
Ammend to Type 6E – Enhanced, NZS4512:1997
Make: Pertronic
Model: F4
Interfaced with SS1 Sprinkler System
Location: Front Reception
Monthly and Annual Inspections by IQP

SS7
Double Check valve
Supply to Sprinkler
Location front of property, under blue lid inside boundry fence
Make: Watts
Model: 007M1-AUS
Serial Number : 04121
Performance standard AS/NZS 2845.3
Inspection Standard: NZ Backflow testing standard 2019
Annual Inspection by IQP

SS14/2
Sign Instruction on how to operate a fire alarm call point.
Location Throughout building on all Manual Callpoints.
As Per NZS4512 and NZBC F8

SS15/2
Exit from building to the street
As per NZBC C/AS2

SS15/4
Exit Signage installed on all Exits
As per NZBC F8

Attachments

Copy of existing compliance schedule

Signature of Aydon Sullivan-Hona

Date: 09/01/2024

15 May 2025

Chur Chur Limited
C/- Calc
PO Box 88
WHAKATĀNE 3158

Dear Jason

Subject: Expired Building Warrant of Fitness – Compliance Schedule 468

Our records indicate that the Building Warrant of Fitness (BWOF) for the above property has expired on 7th May 2025 and may no longer be current.

A BWOF is legally required under the Building Act 2004 to confirm that the specified systems in your building (e.g., fire alarms, sprinklers, emergency lighting) are inspected, maintained, and operational as per the compliance schedule issued by the Council. A current BWOF (Form 12) must be:

✅ **Publicly displayed** in the building.
✅ **Submitted to Council annually** on the anniversary of the compliance schedule.

Next Steps:

1. Engage an Independently Qualified Person (IQP) to inspect the building and confirm all specified systems. **If you need assistance finding an IQP, please contact us**.
2. The IQP will conduct a site survey, arrange servicing, and provide a report on the specified systems.
3. Submit the IQP report to Council for review. Further site visits may be required to update the compliance schedule.
4. Set up an ongoing BWOF inspection programme with your IQP to ensure future compliance.

Timeframe for Action:

Please complete this process **within 30 days**. If you have any questions, contact me at **027 29 44210**.

Yours faithfully,

Geoff Winship
SENIOR BUILDING CONTROL OFFICER

26 May 2025

Jason Lougher
Chur Chur Limited
C/- Calc PO Box 88
WHAKATĀNE 3158

Dear Jason

EXPIRED BUILDING WARRANT OF FITNESS – 10 DOMAIN ROAD – COMPLIANCE SCHEDULE 468

Further to our letter 15 May 2025, we would like to know where things are at.

Are you looking at decommissioning the fire protection system on site?

Council would like to assess the systems. We have time available on Wednesday 11th June, Thursday 12th June and Friday 13th June 2025 between 9am and 11am. Could you please let us know what day and time suits best?

Thank you for your assistance.

Yours faithfully

Geoff Winship
SENIOR BUILDING CONTROL OFFICER

23 January 2026

Jason Lougher
Chur Chur Limited
C/- Calc PO Box 88
WHAKATĀNE 3158

Dear Jason

Subject: Expired Building Warrant of Fitness 10 Domain Road – Compliance Schedule 468

Further to our previous correspondence, our records indicate that the Building Warrant of Fitness (BWOF) for the above property has expired. **Not having a current Building Warrant of Fitness *may* affect your building insurance – please discuss this with your insurer.**

If you do not wish to renew your BWOF requirements, you must apply for a Building Consent to remove all specified systems.

If we do not receive a Building Consent application or Building Warrant of Fitness documentation by **Monday 9th February 2026, we will carry out a site visit at Building Warrant of Fitness Expiry audit on Wednesday 11th February at 10am.**

A BWOF is legally required under the Building Act 2004 to confirm that the specified systems in your building (e.g., fire alarms, sprinklers, emergency lighting) are inspected, maintained, and operational as per the compliance schedule issued by the Council. A current BWOF (Form 12) must be:

- ✅ **Publicly displayed** in the building.
- ✅ **Submitted to Council annually** on the anniversary of the compliance schedule.

If you have any questions, contact me at **027 29 44210**.

Yours faithfully,

Geoff Winship
SENIOR BUILDING CONTROL OFFICER

11 02 26

10 Domain Road

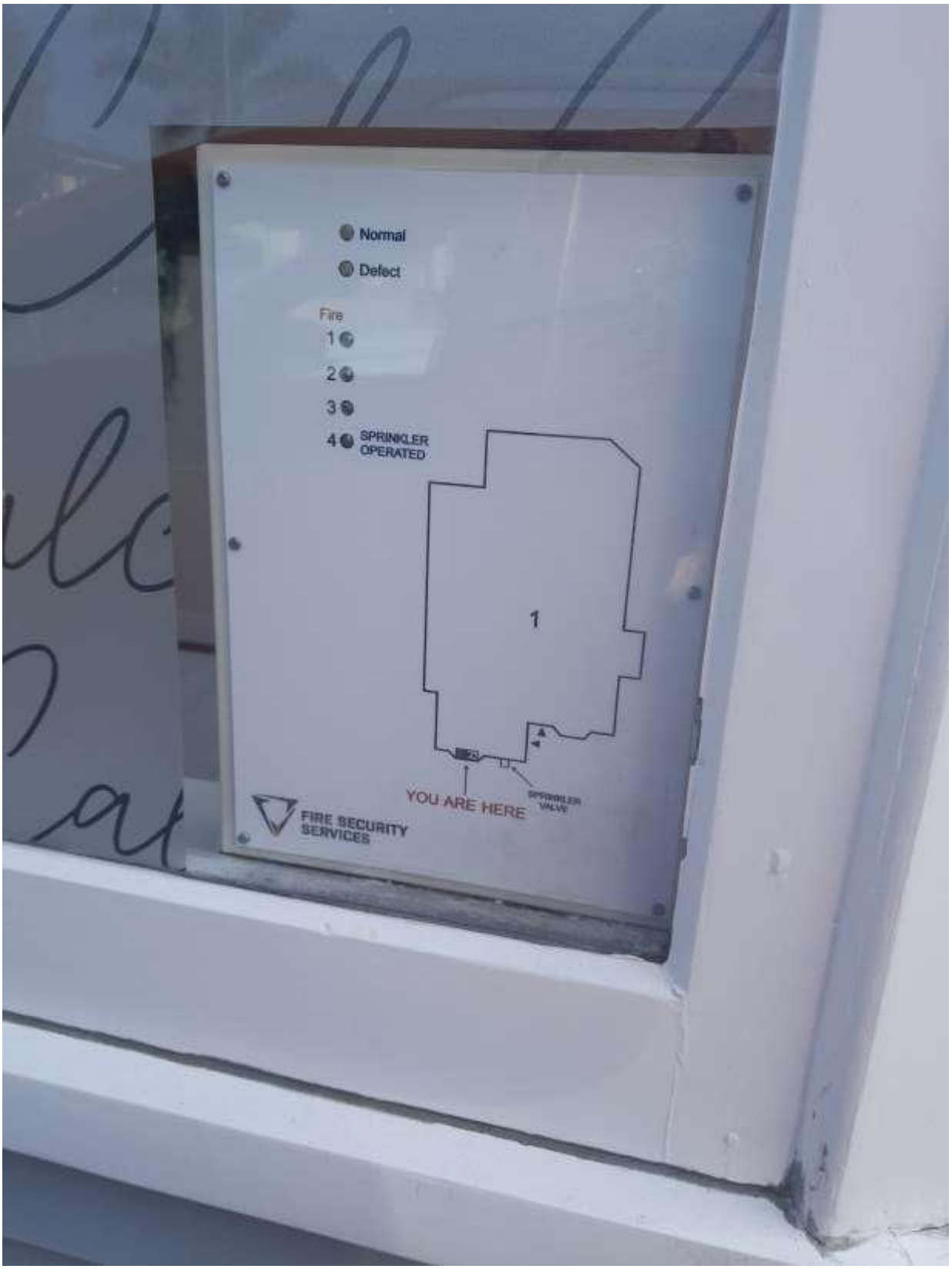
Expired BWoF Follow-up

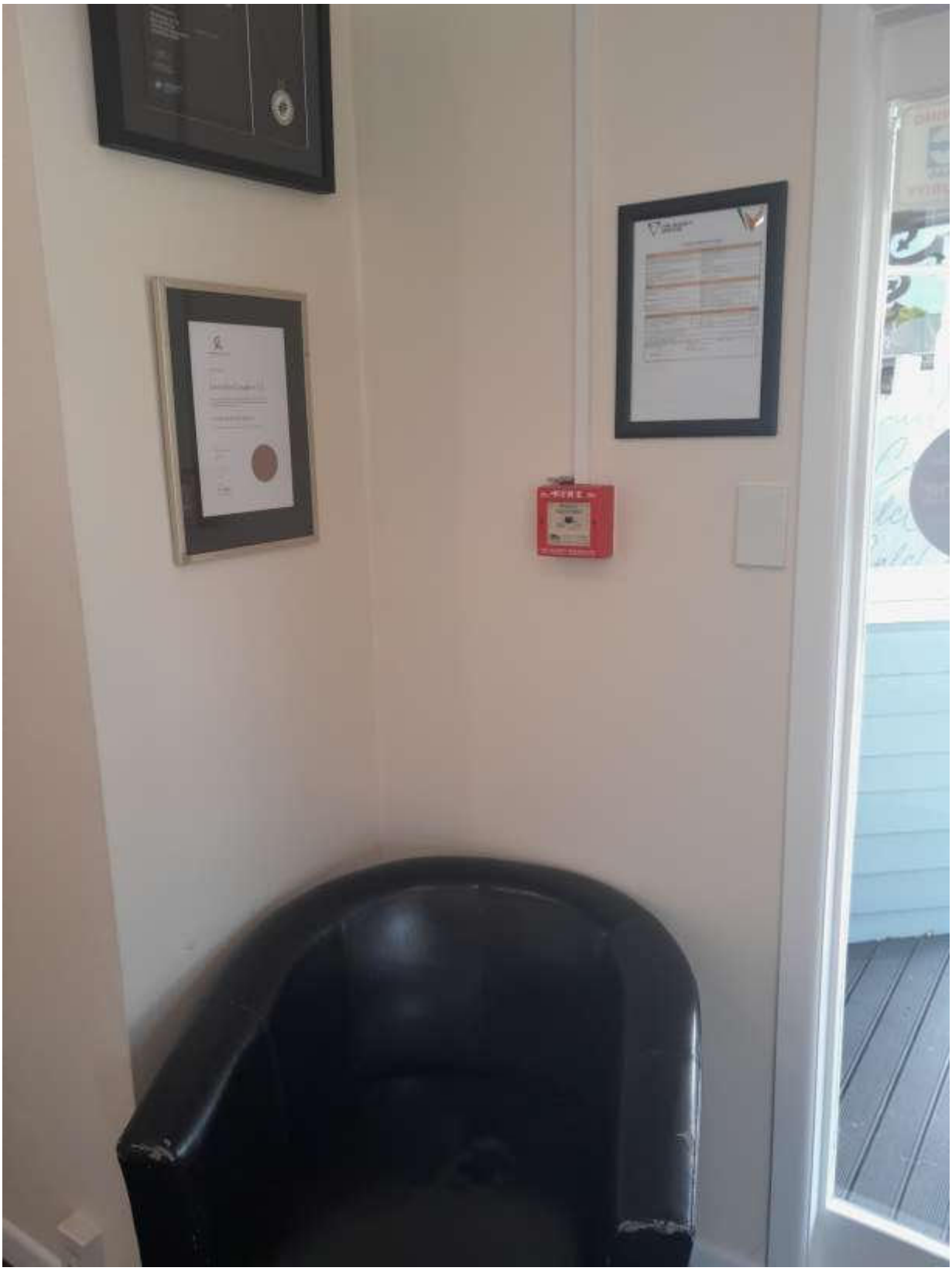
Calc

With the discussion on site with the office staff, nothing has progressed forward from last year's site BWoF visit.

The BWoF book is out of date, and the Fire Control Panel had no lights on the control panel lit up.

The proposed firewall that was in last year's discussions appears to have not progressed any further.

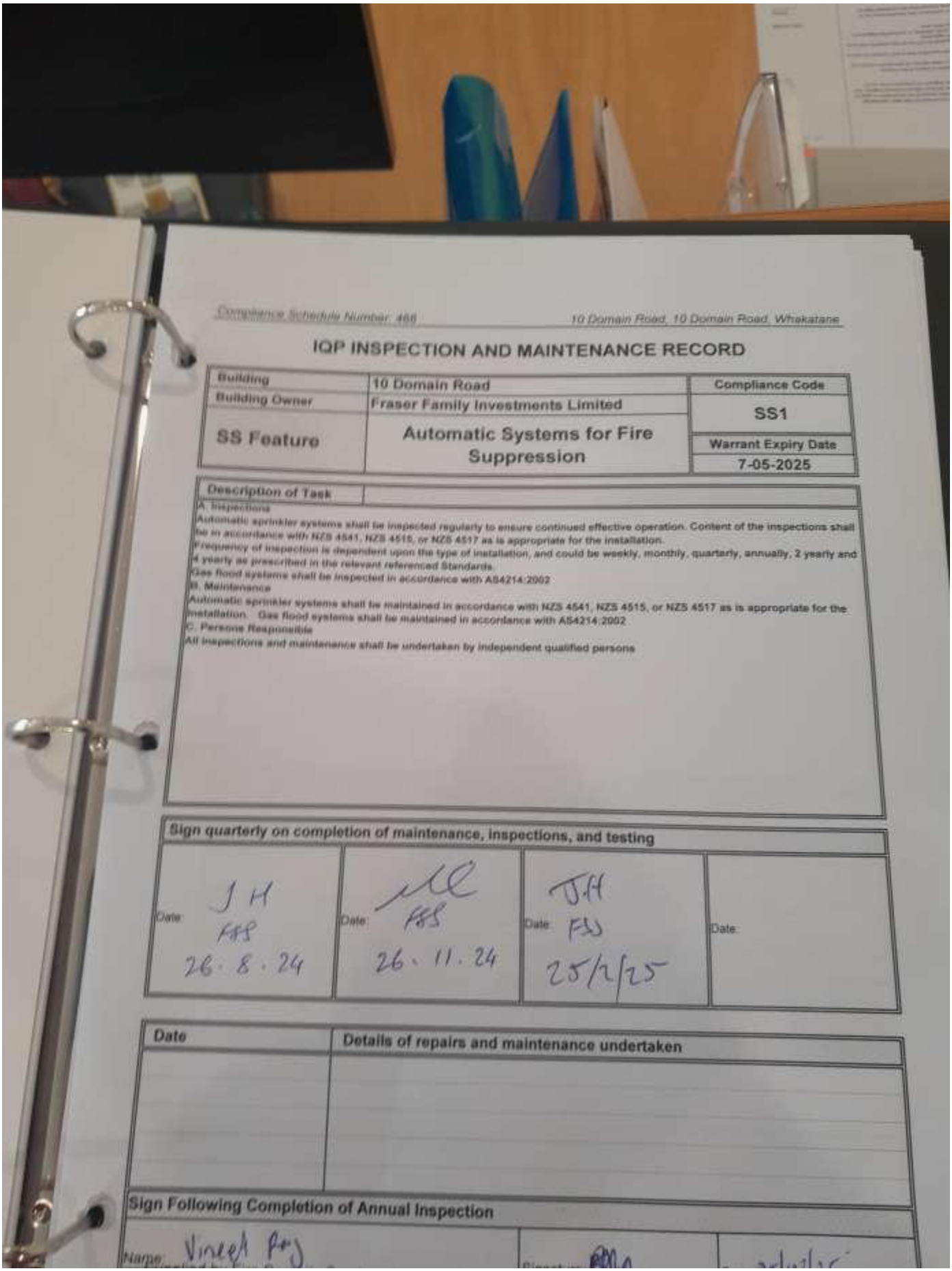

Normal
Defect
Fire
1
2
3
4
SPRINKLER OPERATED
1
YOU ARE HERE
SPRINKLER VALVE
FIRE SECURITY SERVICES



EXIT

EXIT

FIRE
ALARM



Compliance Schedule Number: 466 — 10 Domain Road, 10 Domain Road, Whakatane

IQP INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS1
SS Feature	Automatic Systems for Fire Suppression	Warrant Expiry Date: 7-05-2025

Description of Task	
A. Inspections Automatic sprinkler systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with NZS 4541, NZS 4515, or NZS 4517 as is appropriate for the installation. Frequency of inspection is dependent upon the type of installation, and could be weekly, monthly, quarterly, annually, 2 yearly and 4 yearly as prescribed in the relevant referenced Standards. Gas flood systems shall be inspected in accordance with AS4214:2002 B. Maintenance Automatic sprinkler systems shall be maintained in accordance with NZS 4541, NZS 4515, or NZS 4517 as is appropriate for the installation. Gas flood systems shall be maintained in accordance with AS4214:2002 C. Persons Responsible All inspections and maintenance shall be undertaken by independent qualified persons	

Sign quarterly on completion of maintenance, inspections, and testing

Date: J H FSS 26.8.24	Date: FSS 26.11.24	Date: J.H FSS 25/2/25	Date:

Date	Details of repairs and maintenance undertaken

Sign Following Completion of Annual Inspection

Name: Vineet Raj

OWNERS INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS15.4
SS Feature	Signs For communicating information intended to facilitate evacuation	Warrant Expiry Date 7-05-2025

Description of Task
Signs shall be inspected regularly to ensure continued effectiveness, and in particular that they are of the correct type, are present and in the right locations, and are legible Inspections of signs required for emergency purposes to be illuminated, shall (as for emergency lighting) be done monthly. For other signs inspections shall be done annually **B Maintenance** Signs shall be refurbished before they become illegible, and shall be replaced immediately should they be missing. Defects in illuminated emergency signs shall be remedied immediately they are apparent. **C Persons Responsible** The above monthly inspection shall be undertaken by the building owner. Annual inspection shall be undertaken by independent qualified persons. Maintenance shall be undertaken by the owner.

Owner/Representative to sign monthly on completion of maintenance, inspections, and testing

J.H. Date: 24/6/24.	JH Date: 15/7/24.	J.H. Date: 26/8/24	J.H. Date: 27/9/24.
J.H. Date: 23/10/24	Date: 26. 11. 24	Date: 10 . 12 . 24	Date: 15 . 1 . 25
JH Date: 25/2/25	J.H. Date: 18/3/25	J.H. Date: 17/4/25	J.H Date: 27/5/25

JH 30/6/25

Date	Details of repairs and maintenance undertaken

Sign Following Completion of Annual Inspection

Name:	Signature:	Date:

Compliance Schedule Number: 468 — 10 Domain Road, 10 Domain Road, Whakatane

IQP INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS2
SS Feature	Emergency Warning Systems	Warrant Expiry Date: 7-05-2025

Description of Task	
A. Inspections Emergency warning systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with the following referenced Standards Automatic and manual fire alarms - monthly, annually - NZS 4512.	1)
B. Maintenance Emergency warning systems shall be maintained in accordance with the appropriate Standard referenced above.	
C. Persons Responsible All inspections and maintenance shall be undertaken by independent qualified persons.	

Sign monthly on completion of maintenance, inspections, and testing

Date J.H. 24/10/24	Date J.H. 19/7/24	Date J.H. 26.9.24	Date J.H. 22.8.24
Date J.H. 23/10/24	Date 26.11.24	Date 10.12.24	Date 15.1.25
Date J.H. 25/2/25	Date J.H. 18/3/25	Date J.H. 17/4/25	Date J.H 27/5/25

J.H 30/6/25

Date	Details of repairs and maintenance undertaken

Sign Following Completion of Annual Inspection

Name M Cassidy	Signature	Date 10.12.24

Compliance Schedule Number: 468 10 Domain Road, 10 Domain Road, Whakatane

IQP INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS7
SS Feature	Automatic Backflow Preventers	Warrant Expiry Date
		7-05-2025

Description of Task
A Inspections Automatic backflow preventers connected to a potable water supply shall be inspected and tested annually in accordance with Chapter 5 of the United States Environmental Protection Agency "Cross Connection Control Manual" or AS 2845 Part 3. Where non-testable backflow preventers are used in accordance with AS 3500.1, they shall be inspected annually and replaced if leaking or displaying any other fault. (Under AS 3500.1 non-testable backflow preventers are permitted only in a zone downstream of a zone testable device.) B Maintenance Automatic backflow preventers shall be immediately repaired or replaced if they fail the inspection test. C Persons Responsible The above inspection and maintenance procedures shall be undertaken by independent qualified persons.

Sign monthly on completion of maintenance, inspections, and testing
N/A

Date	Details of repairs and maintenance undertaken

Sign Following Completion of Annual Inspection		
Name: Tanya Hicks	Signature:	Date: 2/5/2025

Supplied by Fire Security Services Ltd

OWNERS INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS14.2
SS Feature	Signs For installed systems	Warrant Expiry Date 7-05-2025

Description of Task
Signs shall be inspected regularly to ensure continued effectiveness, and in particular that they are of the correct type, are present and in the right locations, and are legible. Inspections of signs required for emergency purposes to be illuminated, shall (as for emergency lighting) be done monthly. For other signs inspections shall be done annually. **B Maintenance** Signs shall be refurbished before they become illegible, and shall be replaced immediately should they be missing. Defects in illuminated emergency signs shall be remedied immediately they are apparent. **C Persons Responsible** The above monthly inspection shall be undertaken by the building owner. Annual inspection shall be undertaken by independent qualified persons. Maintenance shall be undertaken by the owner.

Owner/Representative to sign monthly on completion of maintenance, inspections, and testing

Date J.H. 24/6/24.	Date J.H 15/7/24.	Date J.H 26/8/24.	Date J.H 27/9/24
Date J.H 23/10/24.	Date 26.11.24	Date 10.12.24	Date 15.1.25
Date J.H. 25/2/25	Date J.H 18/3/25	Date J.H 17/4/25.	Date J.H 27/5/25

J.H 30/6/25

Date	Details of repairs and maintenance undertaken

Sign Following Completion of Annual Inspection

Name	Signature	Date

OWNERS INSPECTION AND MAINTENANCE RECORD

Building	10 Domain Road	Compliance Code
Building Owner	Fraser Family Investments Limited	SS15.2
SS Feature	Final Exits	Warrant Expiry Date
		7-05-2025

Description of Task	

A Inspections

Final Exits shall be inspected: • Daily, when the building is in use, for crowd occupancies (purpose groups CS, CL, CO and CM) • Monthly in other occupancies. • Annually for all occupancies. Inspections shall be made to ensure that the passive and active features of the final exits continue to perform as designed for safe evacuation, and in particular that:

(i) Exit doors are not locked, barred, or blocked so as to prevent occupants from leaving the building in the event of an emergency without the use of a key.

(iv) Smoke control doors, fire doors and associated fittings including self-closing devices, are undamaged and operate correctly. The doors are not kept open by methods other than hold-open devices that comply with the New Zealand Building Code and are in good working order.

(v) Sliding automatic doors fitted with emergency fail-safe systems operate as designed.

B Maintenance

Final exits shall be maintained at all times in a safe condition with particular attention to freedom from obstructions, proper operation of fire and smoke control doors, and ease of opening any doors leading into the escape route and at the final exit. For automatic sliding doors, AS 4085 (also published as NZS 4232) Appendix A provides suitable guidelines for determining maintenance procedures.

C Persons Responsible

Daily and monthly inspections shall be undertaken by the building owner, and annual inspections by independent qualified persons. Maintenance shall be undertaken by the owner.

Owner/Representative to sign monthly on completion of maintenance, inspections, and testing

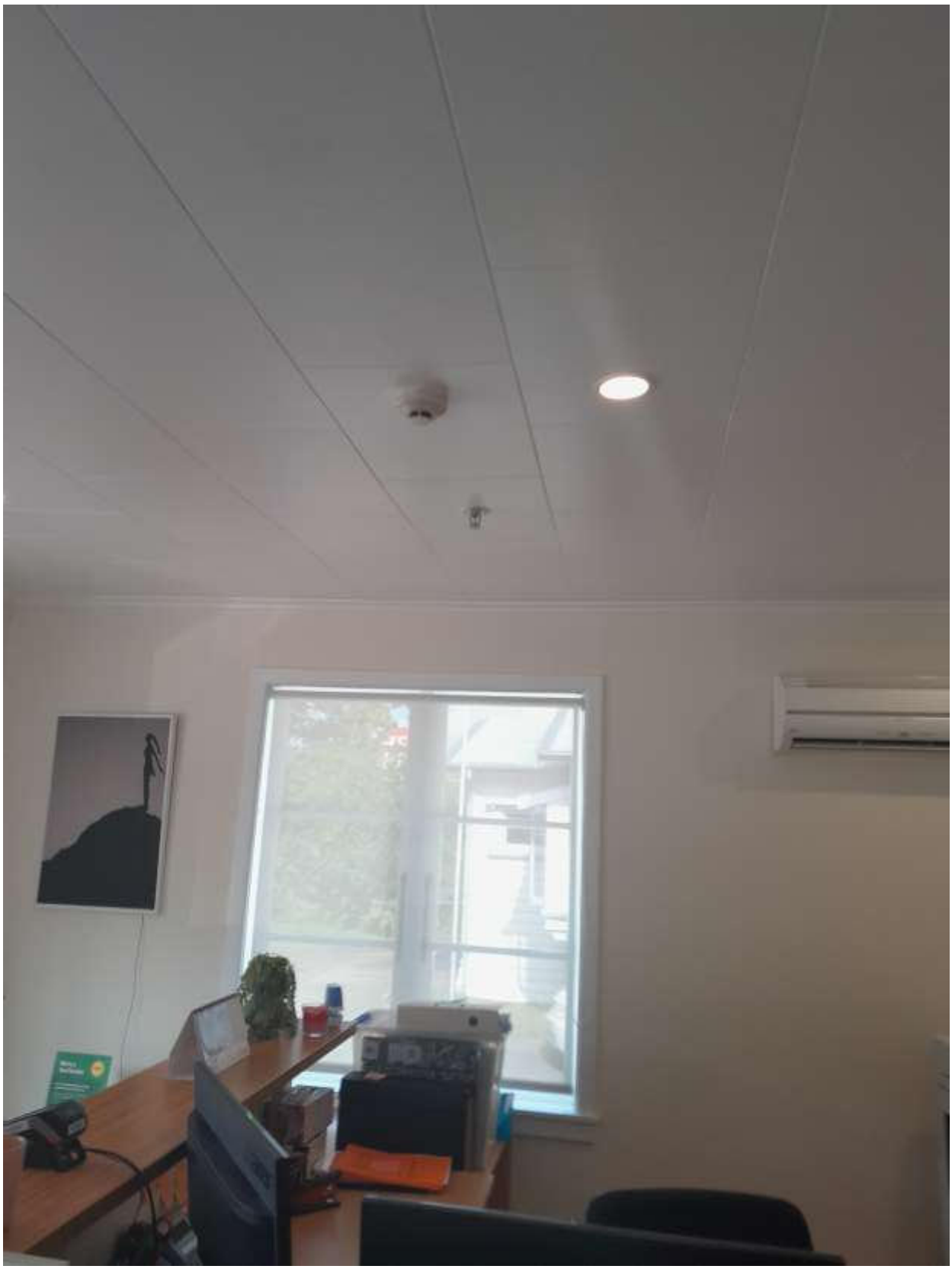
Date 27/6/24 J.H.	Date 15/7/24 J.H	Date 26/8/24 J.H.	Date 27/9/24 J.H
Date 23/10/24 J.H	Date 26.11.24	Date 10.12.24	Date 15.1.25
Date 25/2/25 J.H	Date 18/3/25 J.H.	Date 17/4/25 J.H.	Date 27/6/25 J.H

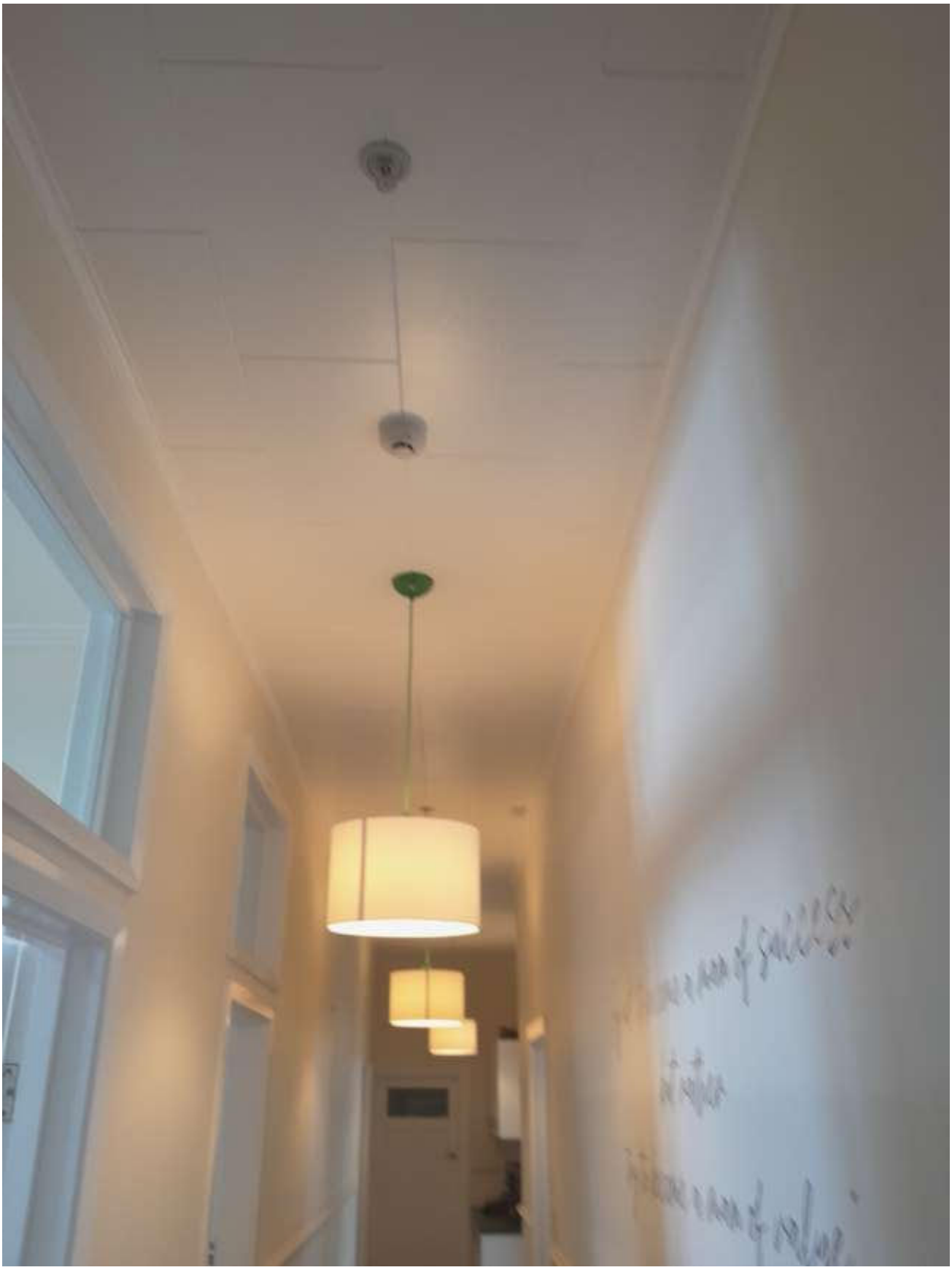
J.H 30/6/25

Date	Details of repairs and maintenance undertaken

Sign Following Completion of Annual Inspection

Name:	Signature:	Date:





do
epic
shit

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Pre-Purchase Building Inspection Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

19 July 2010

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Eastbay Podiatry, 10 Domain Road, Whakatane

Please note:
Form 12As have been issued for the above sites for **1 month** only due to no documentation available to substantiate monthly inspections at the time of annual BWOF inspection

If I can be of further service to you please do not hesitate to contact me.
Yours sincerely

Sally Reid

Mrs Sally Reid
Client Services Manager

Enc.

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2010 Expires. 07/05/2011

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner..MATT FRASER.....Position.....DIRECTOR.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 17/06/10
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: LLOYDS BACKPACKERS	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems	X	15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply	X	(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems	X	(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS: C/S 7 – Backflow is non-testable

Name of Independent Qualified Person: Grenville Alfred Thomson		IQP No. 3379
Name of IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Independent Qualified Person :		Date: 17/06/2010

FIRE SECURITY SERVICES LTD.

SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976

408 ANGLESEA STREET, HAMILTON. PRIVATE BAG 3207. PHONE 0-7-838 2238. FAX 0-7-838 2236

Established 1976 • Registered I.Q.P.'s

FORM 12A

TO: G. A. Thomson

FAX:

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name	Lloyds Backpackers
Building Warrant of Fitness No.	
Street address of building	10 Domain Road, Whakatane
Legal description of land where building is located	Lot 33 DPS 556
Level/unit number	All Levels

The Owner

Name of owner	M Fraser & E Beeler
Contact person[1]	
Mailing address	As Above
Street address	
Registered office[2]	As Above

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

Automatic/manual fire alarm

Hose reels

Name of Licensed Building Practitioner/Independent Qualified Person Wayne Allen

Signature of Licensed Building Practitioner/Independent Qualified Person

Registration No. 15276

Date signed 23/04/10

Bay Building Compliance Management
PROTECTING PEOPLE FOR 40 YEARS

PO Box 5130
Rotorua 3044

FORM 12A

TO:

FAX:

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name	EASTBAY PODIATRY
Building Warrant of Fitness No.	468
Street address of building	10 DOMAIN ROAD, WHAKATANE
Legal description of land where building is located	LOT 33 DPS 556
Level/unit number	All Areas

The Owner

Name of owner	M FRASER & E BEELER
Contact person[1]	Matt Fraser
Mailing address	10 DOMAIN ROAD, WHAKATANE
Street address	
Registered office[2]	

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 months prior to the date stated below in relation to the following specified system(s):

Automatic sprinkler

Please Note Only 1 month due to contractor leaving no testing results on site but have tested for the complete year. This has now been rectified with contractor

Name of Licensed Building Practitioner/Independent Qualified Person Ian Saunders

Signature of Licensed Building Practitioner/Independent Qualified Person

Registration No. 9273

Date signed 09/07/2010

Rotorua Office - Chris Skews p. 07 348 7532 f. 07 348 7523 m. 021 776 329 e. office@bbcm.co.nz
Tauranga Office - Ian Saunders p. 07 552 6795 f. 07 348 7523 m. 027 530 8122 e. tauranga@bbcm.co.nz

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Pre-Purchase Building Inspection Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

10 June 2011

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: .....
13 JUN 2011
ACTIONED DATE
1 Lisa .....
2 .....
3 .....
4

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed a copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Eastbay Podiatry, 10 Domain Road, Whakatane

Please note:
The Form 12A has been issued for the above site for **1 month** due to no documentation available to substantiate monthly inspections at the time of annual BWOF inspection

Also: A Form 12A in Lieu has been attached for the sprinkler feature for a second year.

If I can be of further service to you please do not hesitate to contact me.
Yours sincerely

Sally Reid

Mrs Sally Reid
Client Services Manager

Enc.

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2011 Expires. 07/05/2012

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position.....Director.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE:.....9/05/11.....
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: LLOYDS BACKPACKERS	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems	X	15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply	X	(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems	X	(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS: C/S 7 – Backflow is non-testable

Name of Independent Qualified Person: Grenville Alfred Thomson		IQP No.110/2002/10
Name of IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Independent Qualified Person :		Date: 09/05/2011

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

FAX:

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

FORM 12A **TO:**

The Building

Building name	Eastbay Podiatry
Building Warrant of Fitness No.	
Street address of building	10 Domain Road, Whakatane
Legal description of land where building is located.....	Lot 33 DPS 556
Level/unit number.....	All Levels

The Owner

Name of owner	M Fraser & E Beeler
Contact person[1]	
Mailing address	As Above
Street address	
Registered office[2]	As Above

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

Automatic/manual fire alarm

Name of Licensed Building Practitioner/Independent Qualified Person Wayne Allen.....

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration No. 110/2010/5363 .....

Date signed 7/6/11

REPORT ON COMPLIANCE ISSUES IN LIEU OF A FORM 12A AS PER BA04.

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD, WHAKATANE**	Legal Description of land where building is located: **Lot 33 DPS 556**
Building Name: **EASTBAY PODIATRY**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **M FRASER & E BEELER**	Contact Person: **MATT FRASER**
Mailing Address: **10 DOMAIN ROAD, WHAKATANE**	Street Address/Registered Office:

COMPLIANCE SYSTEM(S) COVERED BY THIS REPORT:-

✓	1	Automatic systems for fire suppression

COMMENTS AND REASONS FOR NOT COMPLETING FORM 12A RE COMPLIANCE ISSUES:-
(Attach additional numbered pages if required.)

The reason for submitting this Report in lieu of a 12A form is that we are unable to collect the relevant paperwork from the service provider. There has been no testing done on this system since the last Building Warrant of Fitness in 2010.

Name of Independent Qualified Person (Please Print):	Grenville Alfred Thomson	**LBP/IQP NO.** 110/2002/10
Name of LBP/IQP Company	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Licensed Building Practitioner:		**Date:** 09/06/2011

GEN

61/9/1

21 December 1988

Mrs P Gardiner
10 Domain Road
WHAKATANE

Dear Madam

DISCRETIONARY USE APPLICATION : P GARDINER, DWELLINGHOUSE CONVERSION, DOMAIN ROAD

At its meeting held on 21 December 1988, Council considered your application for consent to convert an existing dwelling into two flats. Council resolved as follows:

"1. THAT pursuant to Section 67 and in consideration of Section 36(5) and Ordinance 5.34 Reviewed Whakatane District Scheme, consent be granted to P Gardiner to convert a dwelling situated at 10 Domain Road on a property described as Lot 33 DP 556 into two flats, subject to:

The development taking place generally in accordance with the plans submitted in support of the application.

2. THAT the applicant be advised that she must now approach the Chief Inspector, with a view to obtaining a building permit."

In approving your application, Council took into account the fact that the dwelling had previously been divided into two flats and that the proposal requires no alterations to the external appearance of the dwelling. The Council was satisfied that each flat would be provided with sufficient privacy and that there was adequate open space, storage space and carparking on the property. It is noted that the property currently has a zoning of Residential A and is 658m^2 in area.

It is pointed out that the above decision has been made by a Sub Committee of Council. If you are not satisfied with the decision for any reason whatsoever, you are entitled to seek a review of the decision. Such an application for a review should be made in writing within one month after notification of the decision. Upon receipt of a request for a review, the matter will be presented as soon as practicable to the Planning Committee of Council who may then confirm, modify or reverse the original decision.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

J W Mandemaker
PLANNING OFFICER

04-DT.D8

61/9/1

21 December 1988

Mrs P Gardiner
10 Domain Road
WHAKATANE

Dear Madam

DISCRETIONARY USE APPLICATION : P GARDINER, DWELLINGHOUSE CONVERSION, DOMAIN ROAD

At its meeting held on 21 December 1988, Council considered your application for consent to convert an existing dwelling into two flats. Council resolved as follows:

"1. THAT pursuant to Section 67 and in consideration of Section 36(5) Town and Country Planning Act 1977, and Ordinance 5.34 Reviewed Whakatane District Scheme, consent be granted to P Gardiner to convert a dwelling situated at 10 Domain Road on a property described as Lot 33 DP 556 into two flats, subject to:

The development taking place generally in accordance with the plans submitted in support of the application.

2. THAT the applicant be advised that she must now approach the Chief Inspector, with a view to obtaining a building permit."

In approving your application, Council took into account the fact that the dwelling had previously been divided into two flats and that the proposal requires no alterations to the external appearance of the dwelling. The Council was satisfied that each flat would be provided with sufficient privacy and that there was adequate open space, storage space and carparking on the property. It is noted that the property currently has a zoning of Residential A and is 658m^2 in area.

It is pointed out that the above decision has been made by a Sub Committee of Council. If you are not satisfied with the decision for any reason whatsoever, you are entitled to seek a review of the decision. Such an application for a review should be made in writing within one month after notification of the decision. Upon receipt of a request for a review, the matter will be presented as soon as practicable to the Planning Committee of Council who may then confirm, modify or reverse the original decision.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

J W Mandemaker
PLANNING OFFICER

04-DT.D8

~~Mr Fairbrother~~

TPO

61/9/1

Diane

MEMORANDUM TO: ~~Chief Engineer~~, B J ~~Croosen~~
~~Chief Inspector, P Day.~~

DATE: 1 December 1988

SUBJECT: **DISCRETIONARY USE : 10 DOMAIN ROAD, WHAKATANE**

Please find attached an application by Mrs Gardiner to divide an existing house into 2 flats. Would you please comment on this matter as soon as possible to Diane.

Ellen.

E E Stenton
PLANNING ASSISTANT

Encl:

Seperate water meter required for each unit.

7-12-88

M12-E.D1

WHAKATANE
30 NOV 1988
DISTRICT COUNCIL

DISCRETIONARY USE

Ph 70613

NON NOTIFIED APPLICATION FOR PLANNING CONSENT

(Before completing this form please read details recorded on the other side)

The General Manager
Whakatane District Council
Private Bag
WHAKATANE

Dear Sir

I, Pauline Gardiner hereby apply for consent to
(State Full Name of the Applicant)

divide the existing home into two flats
(State fully what is proposed)

(this has previously been done, then re-converted to the current layout)

The property in respect of which this application is made is situated at

10 Domain Rd, Whakatane
(State Address)

and is legally described as Lot 33, DP 556

It is zoned Residential 'A'.

I am the Owner/~~Lessee~~ of the Property.

I consider that for the following reasons the proposals shown on the attached plan(s) comply with the policies and objectives contained in the District Scheme relating to environmental matters:

No external structural changes are planned. The dwelling has previously been approved as two units. No change to landscaping is planned no further doors, windows are required.

Pauline.
To be signed for or on behalf of the Applicant

ADDRESS FOR SERVICE:

10 Domain Rd
Whakatane

30/11/88.
Date

NON NOTIFIED APPLICATION FOR PLANNING CONSENT

DISCRETIONARY USE

NOTES FOR APPLICANTS

1] Certain uses and buildings are provided for in the District Planning Scheme as Discretionary Uses. These uses and buildings are therefore generally permitted if they comply with empirical requirements of the Scheme. But Council will exercise its discretion on particular environmental aspects of a proposal.

2] In accordance with Section 36(5) of the Town and Country Planning Act 1977 the District Planning Scheme has conferred on Council the powers and discretions to give effect to the policies and objectives contained in the Scheme relating to:

a] The preservation or conservation of trees, bush, plants, landscape and areas of special amenity value, and

b] The design and external appearance of buildings.

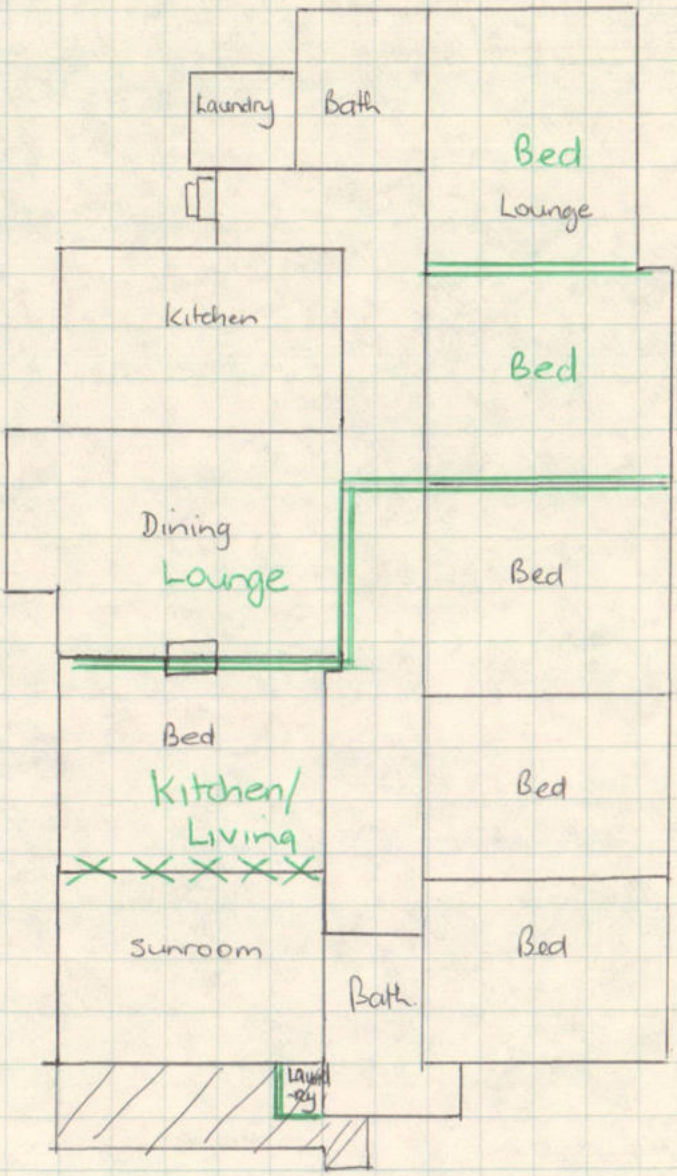
3] Before making the application it is advisable to obtain from the Council details of the policies and objectives relating to the particular discretionary use proposed to be carried out on the site.

4] After receipt of this form, Council will consider the application, and make a decision as soon as possible.

5] With your application, you must supply sufficient information for the Council to be able to fully judge the extent and effect of your proposal. Your explanation of the proposal must therefore be as full as possible. A site plan is required showing the location of the work proposed, existing buildings and other topographical details such as trees on the site and features of adjoining sites which may be affected. Plans showing all elevations of the proposed buildings should be provided. In addition, it would be helpful if you could give either the legal description of the property concerned (or the valuation reference number which is shown on your rates demand).

6] If you require further information or advice, please contact the Planning Office of the Whakatane District Council, phone 86-149, Whakatane.

Proposal to Re-convert dwelling to 2 flats.



Key:

——— : Existing Structure

═══ : Intended walls

XXXX : Remove Wall

Bed etc : New designation of rooms

10 Domain Rd Lot 33 DP 556	Scale : 2·5cm to 3 m.

61/9/1

1 December 1988

Mrs P Gardiner
10 Domain Road
WHAKATANE

Dear Madam

DISCRETIONARY USE APPLICATION

I acknowledge receipt of your application of 30 November 1988, seeking consent to divide an existing dwelling into two flats.

This matter will be dealt with at the earliest opportunity and you will be advised further in due course.

Yours faithfully

E E Stenton
PLANNING ASSISTANT

M12-E.D1

61/9/1

MEMORANDUM TO: Chief Engineer, B J Crossen
Chief Inspector, P Day.

DATE: 1 December 1988

SUBJECT: **DISCRETIONARY USE : 10 DOMAIN ROAD, WHAKATANE**

Please find attached an application by Mrs Gardiner to divide an existing house into 2 flats. Would you please comment on this matter as soon as possible to Diane.

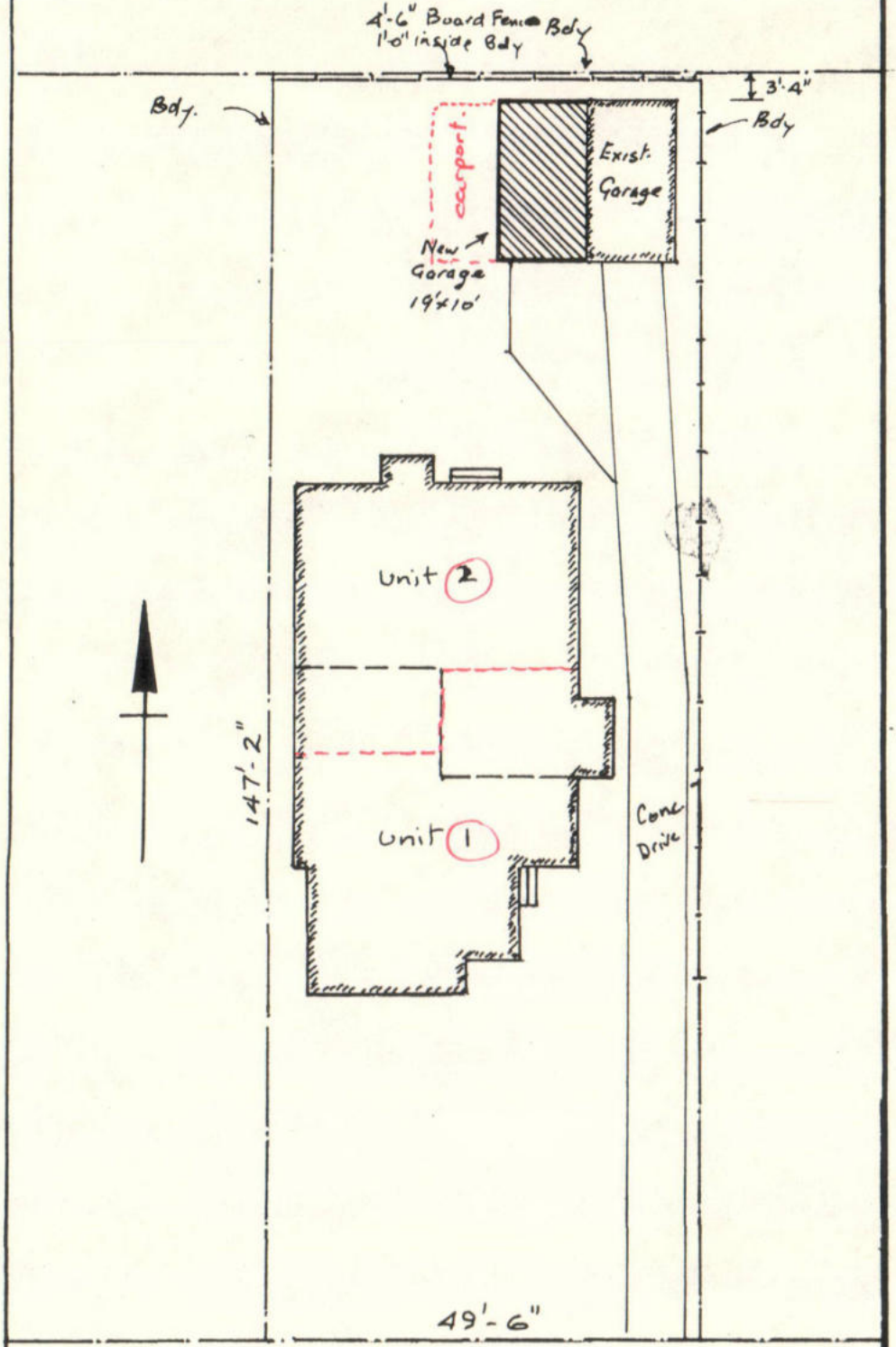
Spoke to B. Wyckerley.
8-12-88
No comment.
OK.

E E Stenton
PLANNING ASSISTANT

Encl:

M12-E.D1

1



DOMAIN ROAD

Site Plan.

Scale: 20ft to 1in.

From:	"Paul Howells"
To:	"GA Thomson & Associates" <gathomson@xtra.co.nz>
Date:	5/26/2016 4:24:57 AM
Subject:	RE: 10 Domain Road
Attachments:	10 Domain.pdf

Hi Sally.

Copy of the compliance schedule attached. If there has been any works in relation to the fire alarm or sprinkler systems, then I would be expecting such works to have been covered under a building consent. We haven't issued any for this address in the recent past.

Regards

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: GA Thomson & Associates [mailto:gathomson@xtra.co.nz]
Sent: Thursday, 26 May 2016 12:46 p.m.
To: Liisa Tioke; Paul Howells
Subject: 10 Domain Road

Good afternoon

Can I please have the current Compliance Schedule for the above site which is now owned by Legacy Accounting.
One of the owners has informed me that they have not done any structural work other than to remove the back garage however this required disconnecting the fire alarm from that area.

Kind regards
Sally Reid
Client Services Manager
Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
Po Box 733, Whakatane 3158

Phone: 07 312 4494
Fax: 07 312 4498

Compliance Schedule

SECTION 100, BUILDING ACT 2004

The building

Street address of building: 10 DOMAIN ROAD
Legal description of land where building is located: LOT 33 DP556
Building name (if applicable): Eastbay Podiatry

Current, lawfully established, use: Podiatry Clinic
Year first constructed:

The owner

Name of owner FRASER FAMILY INVESTMENTS LIMITED

Contact person

FRASER FAMILY INVESTMENTS LIMITED
18 SULLIVAN STREET
WHAKATANE 3120

Phone number 1 - day 0064 021 530830
Phone number 2 -
Email address -
Website -

Specified Systems

The Compliance Schedule is kept at 10 DOMAIN ROAD

The following specified systems are covered by the Compliance Schedule **468** for this building:

Automatic sprinkler systems for fire suppression
Signs
Final exits
Signs for evacuations
Automatic or Manual Emergency warning systems
Automatic Back-flow preventers

Notes
The maximum number of occupants that can safely use this building is

Signature

Team Leader Technical Administration

Position

26 May 2016

Date

On behalf of: Whakatane District Council

[redacted]

From:	"Paul Howells"
To:	"Tina Hamilton" <tina.hamilton@firesecurity.co.nz>
Date:	1/26/2017 10:39:45 PM
Subject:	RE: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Tina.

Yes I would be happy for the B WOF renewal to be based on the compliance schedule you attached. I do note though this does include final exits. This would mean that the CS should be updated to address the 2012 amendments.

Kind regards

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: Tina Hamilton [mailto:tina.hamilton@firesecurity.co.nz]
Sent: Friday, 27 January 2017 9:49 a.m.
To: Paul Howells
Cc: Tom McKechie
Subject: FW: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Paul
I have had a discussion with our Tauranga Branch about 10 Domain Road Whakatane and would like to confirm that the systems within the building are being serviced and maintained on a regular schedule and have no defects. We are unaware of any issues and have not done any changes to the systems within the building during the time that we commenced our testing contract in September 2016.
Can you please confirm for me if we can issue the BWOF when it is due in May as per the attached Compliance Schedule.
Kind Regards

Tina Hamilton | BWOF and Compliance Administrator
FIRE SECURITY SERVICES 2016 LIMITED
Hamilton Branch | 163 Maui Street | Private Bag 3207 | Hamilton

DDI 07 850 7837 | **Ph** 07 849 5440 | **Fax** 07 849 5517
e-mail tina.hamilton@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz

From: Tom McKechie
Sent: Thursday, 26 January 2017 1:14 p.m.
To: Tina Hamilton
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Tina,

Tried to call through a couple of times.

Give me a call to discuss when you are free.

Cheers
Tom

From: Tina Hamilton
Sent: Tuesday, 17 January 2017 2:09 p.m.
To: Tom McKechie <tomm@firesecurity.co.nz >
Subject: FW: Compliance Schedule for 10 Domain Rd, Whakatane
Importance: High

Hi Tom
Can you please confirm what is happening with this site? Read below with reference to the EWS and Sprinkler systems being modified without BC?
Thank you

Tina Hamilton | BWOF and Compliance Administrator
FIRE SECURITY SERVICES 2016 LIMITED
Hamilton Branch | 163 Maui Street | Private Bag 3207 | Hamilton

DDI 07 850 7837 | **Ph** 07 849 5440 | **Fax** 07 849 5517
e-mail tina.hamilton@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz

---

From: Tina Hamilton
Sent: Monday, 26 September 2016 11:51 a.m.
To: Tom McKechie
Subject: FW: Compliance Schedule for 10 Domain Rd, Whakatane
Importance: High

Hi Tom
Can you please confirm for me if we are going to issue the expired BWOF as per the CS? Can you have a read of Pauls comments below and let me know what you think?
Thank you

Tina Hamilton | BWOF and Compliance Administrator
Head Office | 163 Maui St | Private Bag 3207 | Hamilton
9:00am to 2:30pm Monday to Friday

Ph 07 849 5440 | **DDI** 07 850 7837 | **Fax** 07 849 5517
e-mail tina.hamilton@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz

---

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Monday, 26 September 2016 11:45 a.m.
To: Tina Hamilton
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Apologies,

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

Local Elections 2016
YOUR VOTE YOUR COMMUNITY
VOTE EARLY - VOTING CLOSES MIDDAY, 8 OCTOBER

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intended only for the person named above. If this email is not addressed to you, you must not use, read, distribute or copy this document. If you have received this document by mistake, please call us on 0800 WDCICT and destroy the original message. Thank you.

From: Tina Hamilton [mailto:tina.hamilton@firesecurity.co.nz]
Sent: Monday, 26 September 2016 11:43 a.m.
To: Paul Howells
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Paul
There was no CS attached !!!
I will enquiry with our Tauranga Branch as to what the plan is?
Thank you

Tina Hamilton | BWOF and Compliance Administrator
Head Office | 163 Maui St | Private Bag 3207 | Hamilton
9:00am to 2:30pm Monday to Friday

Ph 07 849 5440 | **DDI** 07 850 7837 | **Fax** 07 849 5517
e-mail tina.hamilton@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Monday, 26 September 2016 11:37 a.m.
To: Tina Hamilton
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Tina.

Attached is the compliance schedule for this premise. It expired on 7 May 2016. My understanding is that the owner of the building was going to look into whether a B WOF was still needed for the building given the change in use that has occurred. There is also matter of both the sprinkler system and the emergency warning systems having been modified without any building consent being obtained. Given the above, could you let me know if you are looking to do a renewal of the existing compliance schedule

Cheers

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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Cc: Kerry Smith
Subject: FW: Compliance Schedule for 10 Domain Rd, Whakatane

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Thank you

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From: Tina Hamilton
Sent: Tuesday, 20 September 2016 10:28 a.m.
To: 'Paul Howells'
Cc: Glenn Jones
Subject: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Paul
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10 Domain Road
Whakatane

Thank you

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Subject: 10 Domain Rd, Whakatane

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Tina the usual Manual please & charge of $65.
And sorry I don't have BWOF due date but you'll see by client Barry's mention below must be due.
Can you please obtain that from your sources or do you want me to ask the tester or relevant council?

Council need the compliance and we cannot find any manual in building - can you also replace that please.

Signed doc attached.

Any issues please ring me.

Cheers

Barry

Barry Morgan | Director
Legacy Accountants Limited

With all the confusion with holiday pay it comes as no surprise that we have had a number of clients call us lately to ask if they should be looking at using a payroll system. Check out our latest blog

From:	"Paul Howells"
To:	adele@ngatiawa.iwi.nz
Date:	6/3/2014 10:27:07 PM
Subject:	Te Runanga o Ngati Awa Poroporo, 38 Rewatu Rd

Hi Adele.

Thanks for your assistance in respect to the above premise. Your advice that the Rununga is no longer involved with the administration of the site is appreciated. In order to tidy up our records, and to progress the building warrant of fitness matter which is currently outstanding with this building, your advice as to who I should properly now be contacting would be greatly appreciated.

Many thanks for the assistance.

Kind regards

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
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From:	"Kerry Smith" <kerrys@firesecurity.co.nz>
To:	"Paul Howells" <Paul.Howells@whakatane.govt.nz>
Date:	5/22/2018 2:58:28 AM
Subject:	FW: BWOF for 10 Domain Road, Whakatane

Good Afternoon Paul

I would like to advise you we are currently working on the 12a release and the BWOF issuance of the above site.

We apologise for the delay however we will endeavour to get this one over the line asap.

We are currently working with the client for a quote approval.

If you have any questions please feel free to call or email. Otherwise I will keep you up to date.

Kind Regards

Kerry Smith | Service and Compliance Administrator
FIRE SECURITY SERVICES 2016 LIMITED
Bay Of Plenty | Unit 10, 23 Tukorako Drive | PO Box 4250 | Mount Maunganui | Tauranga 3116

Ph (07) 547 4085 | DDI (07) 547 4392 | e-mail kerrys@firesecurity.co.nz
Web http://www.firesecurity.co.nz

From: "Tina Hamilton" <tina.hamilton@firesecurity.co.nz>
To: "Paul Howells" <Paul.Howells@whakatane.govt.nz>
Date: 1/27/2017 1:15:16 AM
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Paul
Sounds like a great plan. I will get this organised and the 2015/2016 BWOF issued.
Regards

Tina Hamilton | BWOF and Compliance Administrator
FIRE SECURITY SERVICES 2016 LIMITED
Hamilton Branch | 163 Maui Street | Private Bag 3207 | Hamilton

DDI 07 850 7837 | **Ph** 07 849 5440 | **Fax** 07 849 5517
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FIRE SECURITY SERVICES

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Sent: Friday, 27 January 2017 1:16 p.m.
To: Tina Hamilton
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

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Yes we haven't received a renewal for 2015/16. Would you mind issuing one for this period as well as for when the renewal becomes due.

Paul

Paul Howells BUILDING MONITORING OFFICER

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P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
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WHAKATĀNE District Council whakatane.com

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From: Tina Hamilton [mailto:tina.hamilton@firesecurity.co.nz]
Sent: Friday, 27 January 2017 12:32 p.m.
To: Paul Howells
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Thank you Paul.
I believe the 2015/2016 BWOF was not completed. Do you want us to do this one? Or should we wait and do the one in May for the 2017/2018 period?

Tina Hamilton | BWOF and Compliance Administrator
FIRE SECURITY SERVICES 2016 LIMITED
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Sent: Friday, 27 January 2017 11:40 a.m.
To: Tina Hamilton
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Tina.

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Kind regards

Paul

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To: Paul Howells
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Subject: FW: Compliance Schedule for 10 Domain Rd, Whakatane

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Can you please confirm for me if we can issue the BWOF when it is due in May as per the attached Compliance Schedule.
Kind Regards

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Sent: Thursday, 26 January 2017 1:14 p.m.
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Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Tina,

Tried to call through a couple of times.

Give me a call to discuss when you are free.

Cheers
Tom

From: Tina Hamilton
Sent: Tuesday, 17 January 2017 2:09 p.m.
To: Tom McKechie <tomm@firesecurity.co.nz >
Subject: FW: Compliance Schedule for 10 Domain Rd, Whakatane
Importance: High

Hi Tom
Can you please confirm what is happening with this site? Read below with reference to the EWS and Sprinkler systems being modified without BC?
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From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Monday, 26 September 2016 11:45 a.m.
To: Tina Hamilton
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Apologies,

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
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From: Tina Hamilton [mailto:tina.hamilton@firesecurity.co.nz]
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To: Paul Howells
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Paul
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I will enquiry with our Tauranga Branch as to what the plan is?
Thank you

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From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Monday, 26 September 2016 11:45 a.m.
To: Tina Hamilton
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Apologies,

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
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Barry

Barry Morgan | Director
Legacy Accountants Limited

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From:	"Geoff Winship"
To:	hello@calc.co.nz
Date:	11/2/2025 8:25:10 PM
Subject:	10 Domain Road - Outstanding BWoF

Good morning

Further to previous discussions regarding the outstanding BWoF due to delayed remediation works on site please provide confirmation the quote for the remedial works has been processed with the IQP contractor and the works have been scheduled. At this stage Council has been advised by your IQP contractor that they are awaiting confirmation the remedial works quote has been accepted , so works can proceed.

Please advise as soon as possible, so Council schedule a possible BWoF site audit.

If there is issues regarding the remedial works and you wish to discuss matters further please call me directly on mobile 0272944210 or by return email.

Regards

Geoff

Geoff Winship
SENIOR BUILDING CONTROL OFFICER - PROJECTS
KAIARATAKI TAKE WHARE - WAITARA

WHAKATĀNE DISTRICT COUNCIL | *TE KAUNIHERA Ā-ROHE O WHAKATĀNE*

P +64 07 306 0500 M +64 27 294 4210
E Geoff.Winship@whakatane.govt.nz W whakatane.govt.nz
14 Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From:	"Geoff Winship"
To:	hello@calc.co.nz
Date:	11/2/2025 8:25:10 PM
Subject:	10 Domain Road - Outstanding BWoF

Good morning

Further to previous discussions regarding the outstanding BWoF due to delayed remediation works on site please provide confirmation the quote for the remedial works has been processed with the IQP contractor and the works have been scheduled. At this stage Council has been advised by your IQP contractor that they are awaiting confirmation the remedial works quote has been accepted , so works can proceed.

Please advise as soon as possible, so Council schedule a possible BWoF site audit.

If there is issues regarding the remedial works and you wish to discuss matters further please call me directly on mobile 0272944210 or by return email.

Regards

Geoff

Geoff Winship
SENIOR BUILDING CONTROL OFFICER - PROJECTS
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From:	"Malcolm Thomson" <office@completefireprotection.nz>
To:	BWOF <BWOF@whakatane.govt.nz>
Date:	5/22/2025 4:10:12 AM
Subject:	RE: 10 Domain Road - Calc

Good afternoon Katrina,

Sorry but I'm not contracted to this site.

Best regards,
Malcolm Thomson
Director

COMPLETE FIRE PROTECTION
SERVICES

* Evacuation Schemes * Building Warrant of Fitness
* Fire Safety Training & Consultancy * Fire Alarms
* Fire Equipment supply, installation and servicing

office@completefireprotection.nz
PO Box 733 Whakatane 3158 07 307 0720
PO Box 1817 Taupo 3351 07 376 8606
027 348 6658

From: Katrina Picard On Behalf Of BWOF
Sent: Thursday, 22 May 2025 9:08 am
To: Malcolm Thomson
Subject: 10 Domain Road - Calc

Hi Malcolm

Has anything progressed with 10 Domain Road since our telephone conversation? I did email a letter to the owner.

Thanks
Katrina Picard
Compliance Coordinator .
KAIWHAKARITE WHAKAAETANGA

WHAKATĀNE DISTRICT COUNCIL | *TE KAUNIHERA Ā-ROHE O WHAKATĀNE*

P +64 07 306 0500 DDI +64 7 307 2735
E Katrina.Picard@whakatane.govt.nz W whakatane.govt.nz
14 Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

WHAKATĀNE District Council *Kia Whakatāne au i ahau*

Better Together Toitū te Kotahitanga

Toitū te Taumata *Learning and improving* | Toitū te Mauri Ora *Passionate and proud* | Toitū te Tangata *People at the heart* | Toitū te Mahi Tahi *Work as one team* | Toitū te Taiao *Care for environment*

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From:	BWOF
To:	"Aydon Sullivan-Hona" <aydons@firesecurity.co.nz>
Date:	1/9/2025 10:06:13 PM
Subject:	RE: Form 11 for 10 Domain Road,

Hi Aydon

Thank you for your email. We do acknowledge that a generic compliance schedule was issued for this address last year.

Thank you for the form 11. This information is site specific and this will assist us in updating the compliance schedule. If you do want this to be updated by a certain time, please let us know.

In the meantime Geoff Winship will be in contact with a draft version in due course.

Kind regards

Katrina Picard
Compliance Coordinator .
KAIWHAKARITE WHAKAAETANGA

WHAKATĀNE DISTRICT COUNCIL | *TE KAUNIHERA Ā-ROHE O WHAKATĀNE*

P +64 07 306 0500 DDI +64 7 307 2735
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From: Aydon Sullivan-Hona
Sent: Thursday, January 9, 2025 11:02 AM
To: BWOF
Subject: Form 11 for 10 Domain Road,

You don't often get email from aydons@firesecurity.co.nz . Learn why this is important
Hi Jessica,
I have a form 11 to update the compliance schedule at 10 Domain Road, Whakatane as the current C/S is generic and does not accurately list what is installed onsite.
See Attached,

Thanks,

Aydon Sullivan-Hona | Compliance Field Supervisor - IQP

FIRE SECURITY SERVICES

027 205 7940 | 0800 11 46 11

94 Pururu Street, Rotorua

www.firesecurity.co.nz

FIRE SECURITY SERVICES

MAKE IT EASY. OWN IT. HAVE YOUR BACK.

PROUDLY KIWI OWNED AND OPERATED

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From: "Viv Hynds via Smartsheet" <user@app.smartsheet.com>
To: "Viv Hynds" <Viv.Hynds@whakatane.govt.nz>
Date: 3/12/2026 2:36:13 PM
Subject: 10 Domain Road TDC test cert 4.03.2026

smartsheet

Here's a quick update on "Backflow Testing Certificate".

Backflow Testing Certificate

Row 654	
Objective	
Adapt	☐
Company	Nolan
Date of test	04/03/26
Test result	Pass
Street Number	10
Street Name	Domain
Street Type	Road
Type of Business / Property	Accounting
Type of device	DCV
Water Meter Number	8SEN0313887051
Protection	Boundary
Location	Left of driveway
Manufacturer	Wilkins
Model	350 XL
Serial Number	AJCG4422
Nominal Size (mm)	20
Installation Correct	Yes
Strainer Installed	Yes

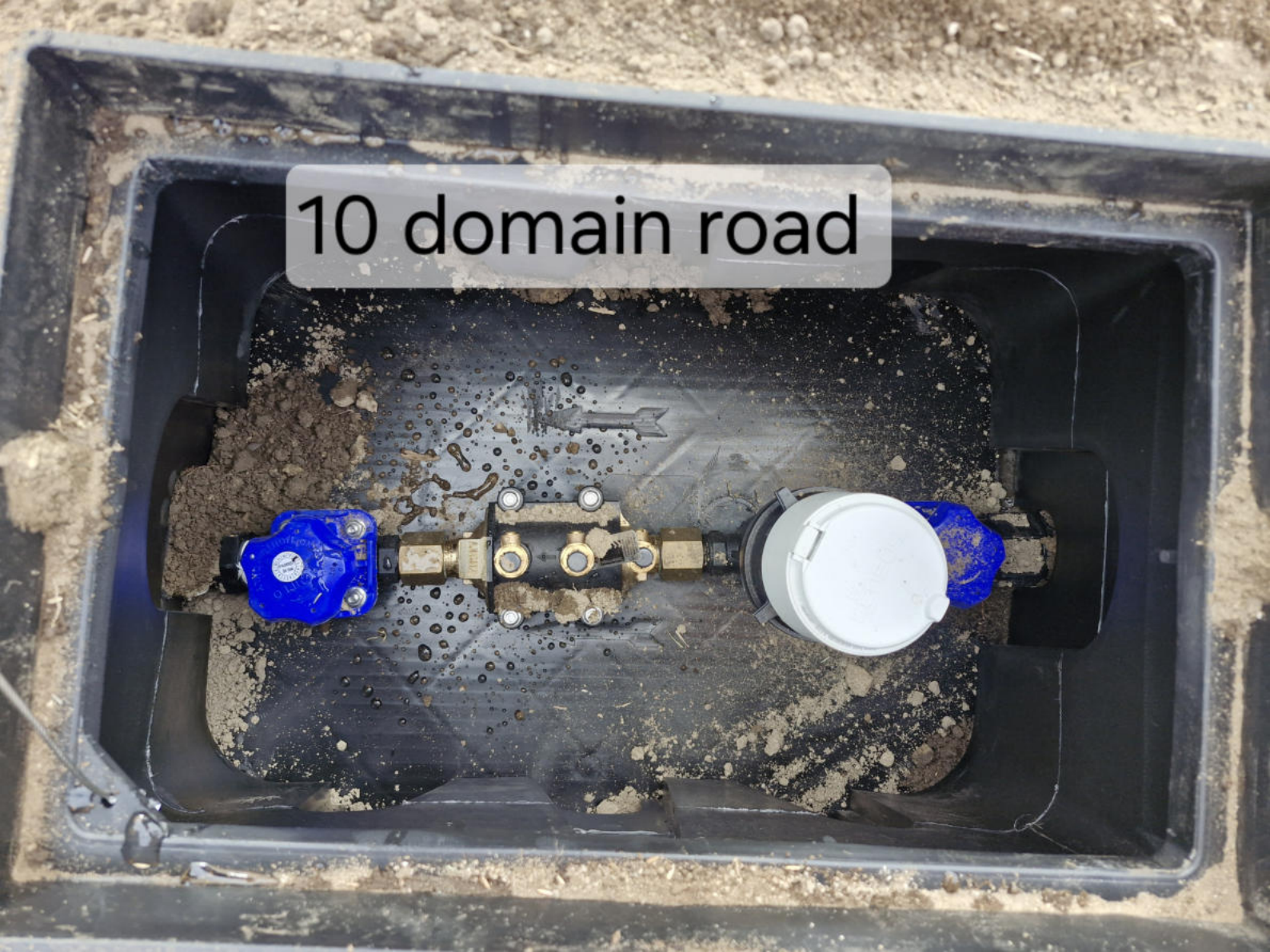
Comments on installation	
Test Kit Serial Number	003510
Calibration Date	12/09/25
First Check Valve - Initial Test	Tight
Pressure Reading #1 (kPa)	22.00
Second Check Valve - Initial Test	Tight
Pressure Reading #2 (kPa)	20.00
Downsteam Isolating Valve	Tight
Relief Valve Opening Pressure (kPa)	
Test method	Field Test
Full Name of backflow qualified tester	Ben Archer

Attachments

20260306_090740.jpg (6M) (Row 654)
20260306_090757.jpg (3M) (Row 654)
20260306_090803.jpg (3M) (Row 654)

View in Smartsheet

Sent using Smartsheet - the leading work execution platform that empowers teams and organizations to move their ideas to impact - fast.
Sent by viv.hynds@whakatane.govt.nz
File links in this email will be active until 11 April 2026
© 2026 Smartsheet Inc. | Contact | Privacy Policy | User Agreement | Report Abuse/Spam


10 domain road

10
TERED ACCOUNTANTS
USTRALIA + NEW ZEALAND
10 domain road
WATER

10 domain road

10 domain road

10 domain road
AJCG4422

FORM 11

WATER

J.3003 (Whakatane Backpackers)

WHAKATANE DISTRICT COUNCIL

PRIVATE BAG 1002
WHAKATANE

APPLICATION FOR PERMIT TO CONNECT TO COUNCIL WATER SUPPLY

The Engineer
Whakatane District Council
Private Bag 1002
WHAKATANE

BC No: _____

NOTE:- REQUIRE 25mm "I.D." CONNECTION

I hereby apply for a permit to complete a water connection in accordance with the relevant requirements of the Water Supply Bylaw of the Whakatane District Council.

Address for Connection: 10 DOMAIN ROAD, WHAKATANE.

Supply: WHAKATANE (Braemar/Whakatane/Ohope/Matata/Ruatoki etc)

Owner of Property: TO BE ADVISED.

Building/Purpose: FIRE SPRINKLER SYSTEM (25 I/D) (New/Relocated House/Subdivision/ etc)

FOR BILLING PURPOSES: **Contact Name & Postal Address:** C/O ALERT FIRE PROTECTION.

TO BE ADVISED DURING CONTRACT INSTALLATION.

Phone Number for Enquiries:

Signature: KEITH OWEN (ALERT FIRE PROTECTION) **Date:** 15-1-03

PLEASE DRAW A SITE PLAN ON THE BACK TO INDICATE PREFERRED POSITION OF CONNECTION ON THE SECTION

** IF THERE IS NO PLAN FOR LOCATION OF METER, COUNCIL ACCEPTS NO RESPONSIBILITY FOR PLACEMENT **

FOR OFFICE USE ONLY

COMPLETED JHR 21/11/03 IMS: WL 67227

To Supply: "Unmetered" Fire Connection

Valuation Roll No.....

Legal Desc. .....

Receipt No & Date of Receipt: 341463 17/1/03

Permit No & Date of Issue: .....

Date of Connection: 21/1/03 Meter Size: 25mm INSIDE DIAMETER

Meter No: ~~Unmetered~~ N/A Start Reading: ~~—~~ N/A

Debtor No: Connection Ref:

Book & Serial No: Date Copy Given to Drawing Office: 12/2/03 Chris

Fee

Code	Amount
TOTAL	$640-00

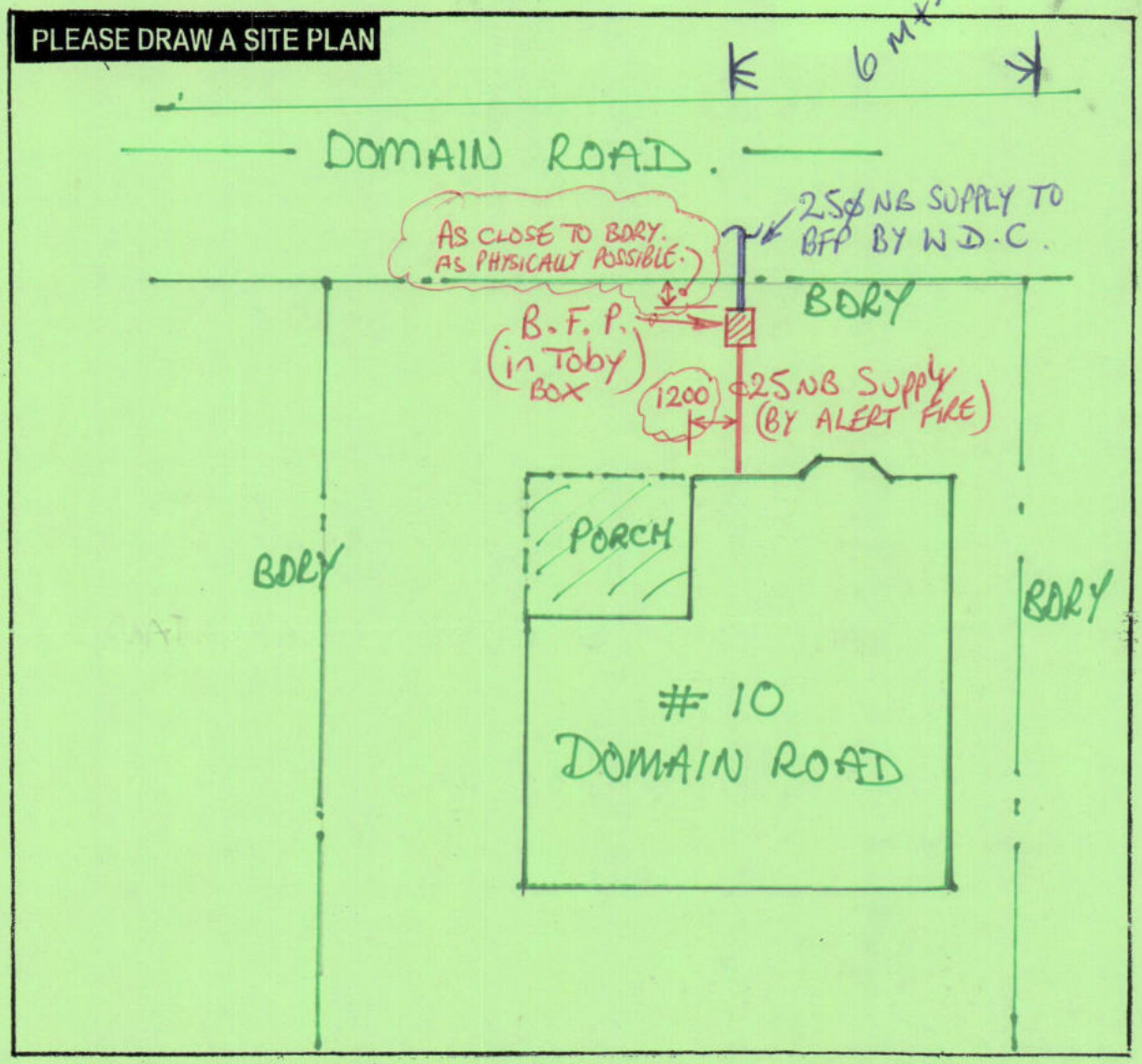
ENTERED

Comments:
* Unmetered w/ connection, make sure all fittings are 25mm ID.
Also inspect Backflow preventer installation. W12497 AHH

MISC\FORMS\W&S\WATERFM01

6m from Left Boundry Mat/Tdru.

PLEASE DRAW A SITE PLAN



CHARGE CODES

SCHEMES	COMPONENT	CODE
WHAKATANE	Connection Fee	21822
OHOPE	Connection Fee	22822
EDGECUMBE	Connection Fee	23822
MATATA	Connection Fee	24822
MURUPARA	Connection Fee	25822
TANEATUA	Connection Fee	26822
RUATOKI	Connection Fee	27822
	Reconnection Fee	27800
WAIMANA	Connection Fee	28800
AWAKERI Ext.	Capital/Extension Contributrion	30826
	Connection Fee	30822
ONEPU/BRAEMAR/ PLAINS/TE TEKO	Capital/Extension Contributrion	30821
	Connection Fee	30822

ALERT FIRE PROTECTION LTD

444 Tristram Street, Hamilton
PO Box 5609, Frankton, Hamilton.
Telephone (07) 838-1335, Facsimile (07) 838-1336
Email: alertfire@xtra.co.nz

ISO 9001

15 January 2003

WHAKATANE DISTRICT COUNCIL
16 JAN 2003

Val W
Santha
G9375

Whakatane District Council
Private Bag 1002
WHAKATANE

ATTENTION: Santha Santhaseelan

Dear Sir

RE: 10 DOMAIN ROAD, WHAKATANE – BACKPACKERS ACCOMMODATION

As per our discussion at your office yesterday, we are about to begin the installation of a fire sprinkler system at the above premises, which is an existing house, to be used for backpacker accommodation.

As discussed, we will require a 25mm internal diameter connection from your towns main to the boundary, and enclose the WDC application form, and a cheque for the fee of $640.00 (incl. GST), as agreed. The system will be installed to the requirements of the new standard for fire sprinkler systems to houses, NZS 4517 – 2002. As per your requirements, a backflow preventer (Watts Type 007) will be installed in a toby box just inside the site boundary, for your connection to be made to.

We can confirm that this connection will be used solely for fire protection supply only, and that no additional or future take offs will be made from this pipe. The owners have been notified of this fact, and accept these constraints.

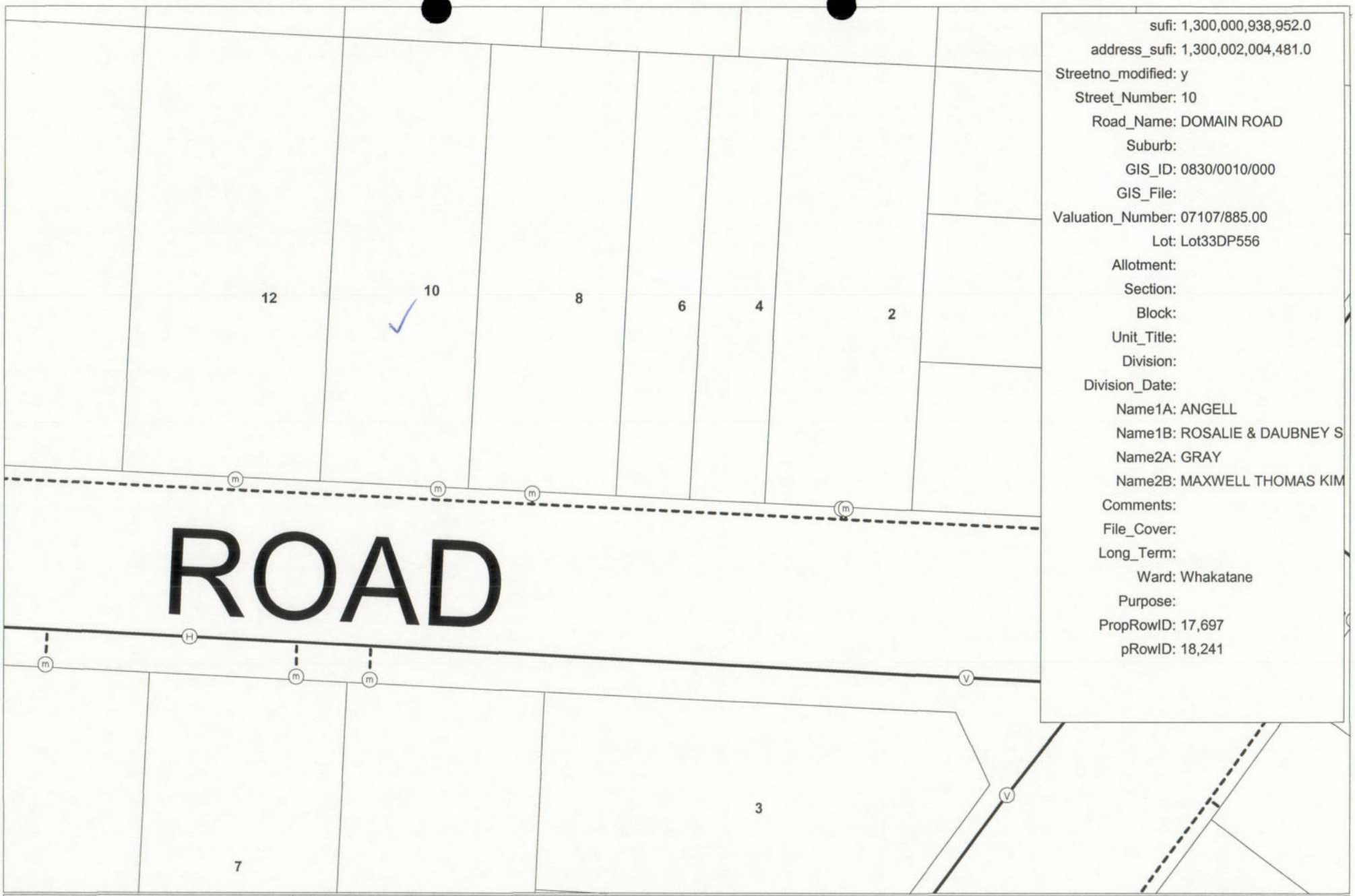
We would appreciate your connection being installed around the middle of next week if possible, possibly Wednesday 22/Thursday 23 January, to enable us to commission the system fully before the end of that week. Please confirm by return fax/email if this date is acceptable or not.

Yours faithfully
ALERT FIRE PROTECTION LTD

Keith Owen
DIRECTOR

Backpackers Accommodation Whakatane
mlk

C.c. Fire Security Services. (Robin Morrison)



Whakatane District Council

10 DOMAIN ROAD - WHAKATANE

Put the file name here
Scale =
Date of Issue 24/11/02 *SAN*

WHAKATANE DISTRICT COUNCIL : OPERATIONS BUSINESS UNIT
WORK ORDER

Asset	WSL	Work Order	W 12497
Asset No/Unit ID	W	Account No	79
Activity	Cencnt	Install "Unmetered" Water Connection	
Reported by	Whakatane Backpackers	Phone —	Time —
Address	10 Domain Road	Whakatane	
Priority		Est hours	Assigned to
Source		Maintenance Type Cem	Fault Report No W111

LABOUR

Date	ID	STD	T1½	T2	Start Time	AM/PM	Date	ID	STD	T1½	T2	Start Time	AM/PM
21/1/03	MS 20240	2·0											
	TR 20276	2·0											

MATERIALS

Date	Order/ Stock No	Item Description	Quantity	Supplier Code	Unit Price
	18206	1x50 PVC T/BAND 25T/OFF	1		
	18953	1x 32m Talbot Rush	1		
	18823	3x32 P/L Males	3		
	14203	1x25m Brass G/Valve	1		
	10703	3mx32m P/L Pipe	3m.		
	19731	1 Plastic m/Box	1		
	20040	2 Carton T/TAPE	2.		

Old Meter No:		Reading:			
New Meter No:		Reading:			

PLANT/VEHICLES

Date	Plant No	Start km/hrs	Stop km/hrs	Unit Rate	Total km/hrs
21/1/03	41.7	81180	81195		

OUTWORK/CONTRACTOR

Date	Order No	Item Description	Contractor Code	Quantity	Unit Price

Checked by: _____ Date: _____

OUTWORK/CONTRACTOR continued

Date	Order No	Item Description	Contractor Code	Quantity	Unit Price

FAULT DESCRIPTION

WORK DONE

Install New W/ Cow as per instruction

WORK/FAULT OUTSTANDING

CONDITION

INVENTORY (includes metre boxes and tobies)

Description:	W/Service
Depth:	200
Size:	32
Type:	P/L
Location:	6m from left front Boundry

COMMENTS

W111

OPERATIONS BUSINESS UNIT : JOB REQUEST

Service/Asset: Install ~~Unmetered~~ Water Connection

Location: 10, DOMAIN ROAD, WORKSTONE

Requested by: Santha **Date raised:** 17-01-2003

Charge code: J 0079 **Budget:** _____ + GST

Start date: _____ **Finish date:** _____

Priority: _____ **Quoted price:** _____ + GST

Feedback after completion: ☑ Required ☐ Not required

Description of work:

Please install ~~a~~ an unmetered water connection as per the attached application

* 25 mm ID Connection for fire sprinkler system.

Additional comments:

* Please check D/F preventer installation.

Signature: _____ **Date:** 17/1/03

W12497

NEW CONVERSION PERMIT NO (163)

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK (SANITARY) CARRIED OUT

To the Engineer

I, the undersigned _____ hereby apply for a permit for the work prescribed herein and set out on the plans attached hereto, to be carried out on the premises situated in _____ _____ street or road.

Description of Property: 33 (Lot No) 556 (DPS) — (Block)

Valuation Roll No 7107/885/00

Receipt No 5676 Date Received 22.5.86 Amount Paid $30

Name and address of person for whom work is to be carried out:

D & L Austin
(Name)
10 Domain Rd
(Address)
Whakatane

Name and address of craftsman plumber or registered drainlayer or other person entitled to do work:

Nisbet
(Name)
3 Ada Vale Rd
(Address)
Whakatane

Estimated value of : Plumbing 500
Drainage _____
Total _____ Fee $30

Description of work as per plan on back _____

SCALE OF FEES:

0	to	$100.00	fee	$20.00
$100	"	$400.00	"	$30.00
$400	"	$600.00	"	$40.00
$600	"	$1000.00	"	$60.00

Exceeding $1000 - $60 plus $5 for every $500 in excess of $1000.

The amount of fees payable in respect of a permit is dependant on the value of the work and the cost of material shall NOT be taken into account in estimating that value.

If there is a dispute as to the value of the work, that value shall be determined by the Engineer.

NEW CONVERSION

PERMIT NO (276)

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK (SANITARY) CARRIED OUT

To the Engineer

I, the undersigned DGH. AUSTIN hereby apply for a permit for the work prescribed herein and set out on the plans attached hereto, to be carried out on the premises situated in 10 DOMAIN ~~street~~ or road.

Description of Property LOT 33 DP 556

Assessment No 7100-425-00 Date Received 5/6/84

Amount Paid 18.00 Receipt No 694

Name and address of person for whom work is to be carried out:

Signature

Address

Name and address of craftsman plumber or registered drainlayer or other person entitled to do work:

NISBET PLUMBING

Name

Address

Estimated value of: Plumbing

Drainage

Total 600 Fee 18

Description of work as per plan on back NEW WATER CYLINDER SOLAR PANNELS, HEADER TANK, PIPING ALTERED FOR NEW KITCHEN & BATHROOMS + NEW SINK DRAIN PIPE

SCALE OF FEES:

Not Exceeding			$25	fees	$1.50
Exceeding	$25	to	50		6.00
	50		100		10.00
	100		400		15.00
	400		600		18.00
	600		1,000		25.00

Exceeding $1,000 - $25 plus $2 for every $500 in excess of $1,000.

The amount of fees payable in respect of a permit is dependant on the value of the work and the cost of material shall not be taken into account in estimating that value.

If there is a dispute as to the value of the work, that value shall be determined by the Engineer.

3

Your receipt will be printed here. -6JUN'84 #020K0694 TOTL 18.00

RECEIVED FROM D Austin

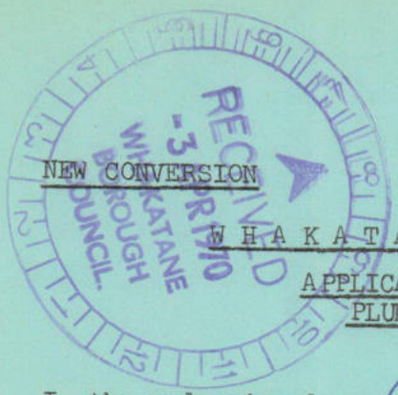
DETAILS P/O

WHAKATANE DISTRICT COUNCIL Phone 6149

COMMERCE STREET, PRIVATE BAG, WHAKATANE

This receipt is not valid unless receipted by machine.

18 00



NEW CONVERSION

PERMIT NO. 2174

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK (SANITARY) CARRIED OUT

I, the undersigned ...Whe Board Mills Ltd... hereby make application for permission to have the work prescribed herein, and set out in the plan on the reverse hereof, or attached hereto, carried out in the premises, situated in ...10 Domain Rd... Street of which I am the ...Owner Owners...
owner

I authorise Mr ...S.S.Shapley Ltd... Registered Drain layer/Sanitary Plumber to carry out this work.

Date ...17/2/70...

.....
Signature

.....
Address

Estimated Cost: Plumbing .....
Drainage .....
Total ..... Fee ...$1-50

Description of work as per plan on back.

...Replace Kalk chasin...

.....

FOR OFFICE USE ONLY

Description of Property .....

Assessment No. ..... Rate Book .....

Amount Paid. ...$1.50... Date Received 3.4.70

Receipt No. ...7306 S/C...

SCALE OF FEES:

Below $10 no charge
$10 - $100 = $1.50
$100 - $200 = $3.00
$200 - $400 = $6.00
$400 - $600 = $8.00 plus $2.00 for every $200 or part thereof in excess of $600

726

NEW CONVERSION

PERMIT NO ( )

WHAKATANE BOROUGH COUNCIL.

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK (SANITARY) CARRIED OUT

I, the undersigned Board Mills Ltd hereby make application for permission to have the work prescribed herein, and set out in the plan on the reverse hereof, or attached hereto, carried out in the premises, situated in 16+16A Domain Road Street of which I am the Owner.

Owner, Occupier, Agent.

I authorise Mr. D. V. McCoy Registered drainlayer/Sanitary plumber to carry out this work.

Date ...../...../.....

D. V. McCoy
SIGNATURE.

Ohope
ADDRESS.

Estimated Cost : Plumbing . . £100
: Drainage . . ..
: Total : ..... Fee £1-0-0

Description of Work as per plan on back.

Connect septic tank to main sewer

FOR OFFICE USE ONLY :

Description of Property ... .

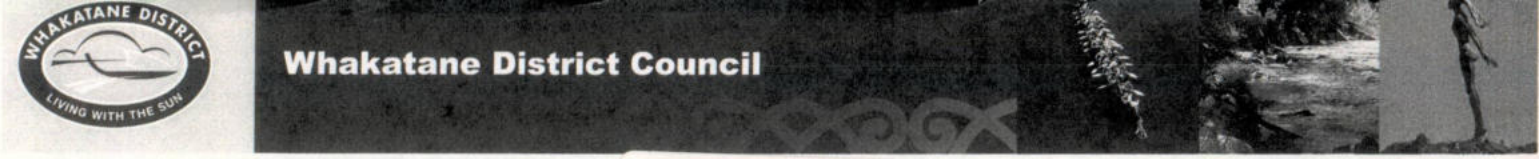
Assessment No .... Rate Book .....

Amount Paid £1 ..... Date Received 6.3.59

Receipt No G631 .....

SCALE OF FEES :

Not exceeding £5						1/-
Exceeding £5	but no	exceeding			£10	2/6
" £10	"	"	"		£25	5/-
" £25	"	"	"		£50	10/-
" £50	"	"	"		£100	£1. 0.0
" £100	"	"	"		£150	£1.10. 0
" £150	"	"	"		£200	£2. 0. 0
" £200	"	"	"			£2 plus 10/- for every £100 or part thereof in excess of £200.



RCLPROC

TAX INVOICE

GST REG NO: 16-940-356

FRASER, MATTHEW BRUCE
BEELER, ERIN ELIZABETH
C/O ERC Consulting
12 Domain Road
Whakatane 3120

Invoice No:	51721
Date:	03 Sep 2009
Customer No:	42489 42490
Your Reference:	24.2.09.74

DETAILS	QTY	UNIT	AMOUNT
Resource Management			
PLANNING - PLANNING ASSISTANT		0.00	155.56
[redacted]NNING - PLANNER		0.00	1,185.17
PLANNING - TEAM LEADER PLANNING		0.00	28.15
PLANNING - MANAGER D AND C		0.00	44.45
CONSULTANT - OPUS		0.00	209.76
PLANNING - MONITORING FEES ETC		0.00	177.78
PLANNING - DEPOSIT FEE NO 1		0.00	666.67cr
24.2.09.74 - Additional admin charges for processing of landuse application. Land use consent - 10 Domain Road Whakatane operate Backpackers accommodation.			

SUB TOTAL	1,134.20
GST	141.78
TOTAL	$1,275.98

Detach this portion and return with your payment to the address below.

Whakatane District Council
Commerce Street
Private Bag 1002
Whakatane 3120
New Zealand
Telephone: 07 3060 500

FRASER, MATTHEW BRUCE
BEELER, ERIN ELIZABETH
C/O ERC Consulting
12 Domain Road
Whakatane 3120

INVOICE NUMBER:	51721
CUSTOMER NO:	42489 42490
AMOUNT:	$1,275.98

RC ID: 24.2.09.74
Invoice Date: 3/09/2009
Send Invoice To: Agent
Applicants Name: MB Fraser & EE Beeler
Agents Name: Ted Hipkiss, ERC Consulting
Agents Address: 12 Domain Road, Whakatane 3120
Property Address: 10 Domain Road, Whakatane
Postal Address: 10 Domain Road, Whakatane

		Landuse Application 1	
Position	**Charge Code**	Time (min)	Amount ($)
Planning Assistant	251010-1250	105	$155.56
Planner	251010-1250	500	$1,185.17
Team Leader Planning	251010-1250	10	$28.15
Manager D and C	251010-1250	15	$44.45
Director S and D			
Senior Inspector	202010-1250		
Parks Officer	251010-1250		
Development Engineer	251010-1250		

Disbursements		**Details**	
QVNZ	251010-1400		
Advertising	251010-1400		
Consultant	251010-1400	Opus	$209.76
	251010-1400		
	251010-1400		
	251010-1400		
Monitoring Fee	251010-1250		$177.78
Total			**$1,800.86**
Deposit Fee 1	251010-1250		$666.67
Deposit Fee 2	251010-1250		
Balance to pay (GST excl)			**$1,134.19**

Information for Invoice:
Additional admin charges for processing of Landuse Application 1
Land Use Consent - 10 Domain Road WHK Operate Backpackers Accommodatio

RESOURCE CONSENT TIME AND DISBURSEMENTS RECORD

Applicant:	MB Fraser + EE Reeler	RC ID:	214.2.09.74

Planning Department

Date	Staff	Comments	Mins
24/6/09	CB	Review - delegate	15 (TL)
3/7	CC	Read / email / s92	4hr
23/2	CC	SV	50
20/7	CC	Meeting Planning	50 m
17/8	CC	Rng Ted, meeting Planning	40 —
28/8	CC	Decn	2hr
31/8	SF	Jeff sign	15

	Total mins
TAdmin	105
Plnr	500
Snr Plnr	
TL	10
MDC	15
DEP	

Other Departments

Date	Staff	Comments	Total mins
	Comm. Facilities		
	Asset Manager		
	BCO		
	Administration Secretary		
	Monitoring Officer		

Disbursements

Date	Details		$Amount
	Monitoring Fee	177.78	200 —
	Consultant 1	Obus June 09	209.76
	Consultant 2		
	Consultant 3		
	Commissioner		
	Advertising (Public notification)		
	Legal (Brookfields/Hamertons)		
	Hearings Committee		
	Other		

- ☐ Additional admin charges for processing of subdivision consent
- ☐ Additional admin charges for processing landuse consent 066-67
- ☐ Additional admin charges for processing S223/S224 for subdivision
- ☐ Other .....

Sub Total	1800.86
Deposit	~~750~~ —
To Pay	

1134.19 ex GST

SECTIONS 93, 94 AND 94A-D
RESOURCE MANAGEMENT ACT 1991
Report determining whether an application for Resource Consent should be processed as publicly notified, limited notified or non-notified

Consent Number:	24.2.09.74
Applicant:	M Fraser & E Beeler
Site address:	10 Domain Road, Whakatane
Legal Description of Site:	Lot 33 DP 536
Description of Application:	To operate a podiatry clinic in conjunction with reduced backpacker accommodation

Introduction

- *Backpacker accommodation already exists at the site, generally operating under resource consent 24.2.02.67. Under this application, there were to be a maximum of 20 people accommodated at the site, and the caretaker was to reside in the building as well. In 2003, the workshop at the back of the property was converted into caretaker accommodation under a building consent, but no amendment was sought to the resource consent.*
- *This application is to exchange the front bedroom of the backpackers for a podiatrist clinic, and to legitimise the caretaker accommodation at the rear of the property.*
- *The applicant has consulted with neighbours.*
- *A site visit was carried out on 23 February 2009, prior to lodgement of the consent.*

Planning framework:

- *The Proposed Whakatane District Plan is relevant to the proposed site*
- *The zoning of the site is Residential 1.*
- *The rules of the Proposed Whakatane District Plan that the proposed activity does not meet are: Rule 3.8.1.1.18 as there are more than 5 guests in this accommodation facility and Rule 3.8.1.1.18 for a Commercial Service in the residential zone.*
- *The status of the activity is discretionary*

Permitted Baseline Assessment

The permitted baseline activity is a maximum of 20 persons (including the caretaker) accommodated within the building and 4 car parks as per resource consent 24.2.02.67.

Description of the existing environment

- *The backpacker's building occupies much of the site, with a storage unit/garage and a workshop converted to a single room dwelling unit at the rear. There are 4 car parks in the front yard.*
- *The existing resource consent for the site is* 24.2.02.67.
- *The caretaker accommodation in the converted workshop is not lawfully established under the Resource Management Act.*

Has the applicant requested that the application be publicly notified? [Section 94C (1)]

No

Pursuant to Section 93, will any adverse effects of the activity on the environment for which consent is sought be minor?

- *The adverse effects likely to arise from the proposed activity relate to the additional dwelling unit at the rear of the property that does not have the required outdoor living space, required parking, and yard distances.*
- *The change of use of the front bedroom from a backpacker's bedroom to a podiatrist clinic will be minor. The caretaker on site will operate the clinic, and there will only be one client at a time. The clinic will operate during daytime hours only so parking on the site will be available on the assumption that the backpacker accommodation is generally only required at night.*
- *The front bedroom was approved to have 5 bunks (10 beds), but according to this application now has 8 beds. The original approval was for a maximum of 5 people to be accommodated in this room. Thus 5 people can be deducted from the backpackers operation.*
- *A maximum of 20 persons are currently permitted on the site at one time, so the effect of the dwelling unit at the rear is minor as it can be considered as an additional bedroom. The caretaker persons that would have been accommodated inside the main building are now accommodated in the upgraded workshop with no change to the maximum number of people permitted on the site.*
- *Consequently, there is no change to the undersized outdoor living space on the site as no new buildings have been constructed during the time of operation of the backpacker facility. While building works have been done, these have not increased the footprint of buildings on the site. An area of outdoor living area is provided, but it does not meet the minimum dimension of six metres. However, the addition of the dwelling unit and the podiatry clinic does not change this provision in any way.*
- *The earlier backpacker activity required four car parks in the front yard, and these were to include one disabled park with the building consent to upgrade the facility. This disabled car park will now be provided as required for this commercial operation. The effect of the podiatry clinic will be similar to one backpackers room, so this effect will be minor. Two parks for the dwelling unit can only be provided as stacked parking, but as there is no change to the occupancy of the site, this effect will remain the same.*
- *Yard distances for the original workshop/garage were adequate, but the change in use to the dwelling unit has meant that these yard distances no longer comply. However, neighbours have provided written consent to these distances.*
- *Manoeuvring can now be provided on the site by lengthening the car park spaces in the front yard such that all vehicles can now leave the site in a forward direction.*
- *A landscaping plan was required with the earlier consent, but there will be some encroachment into this area to provide for adequately sized parking spaces. However, adequate screening of the car park will be provided by the fence along the front boundary.*
- *The overall adverse effects of the proposal will be minor. The podiatry clinic will be exchanged for the backpackers room, and the total number of people at the site will not increase as a result of the additional dwelling unit. Parking and manoeuvring can be provided.*

Effect	Minor/Major Effect	Comments
Landform/contour	na	
Soil profile	na	
Vegetation	na	
Habitats	na	
Ecosystems	na	
Water courses	na	
Riparian margins	na	
Stormwater runoff	na	No change to building footprint or sealed areas
Contamination	na	
Natural hazards	na	
Amenity values	De minimis	No visual change to the site, except there will be podiatry clinic traffic during the day.
Natural character	na	
Noise	No change	Noise compliance is already required in the existing consent conditions.
Glare/lighting	No change	
Vibration	na	
Odour/dust	na	
Shading	na	
Privacy	No change	
Visual	No change	
Open space	na	
Recreational use	na	
Cultural values	na	
Services	No change	
Roading impact	De minimis	While podiatry clinic traffic will increase during the day, there will be reduced night-time traffic from the backpackers.
Parking	Minor	Parking is provided
Access and manoeuvring	Minor	Manoeuvring is now provided
Other		

Notwithstanding the above, do any special circumstances exist in relation to this application which would lead you to conclude that the application should be notified? If the answer is yes, why? [Section 94C (2)]

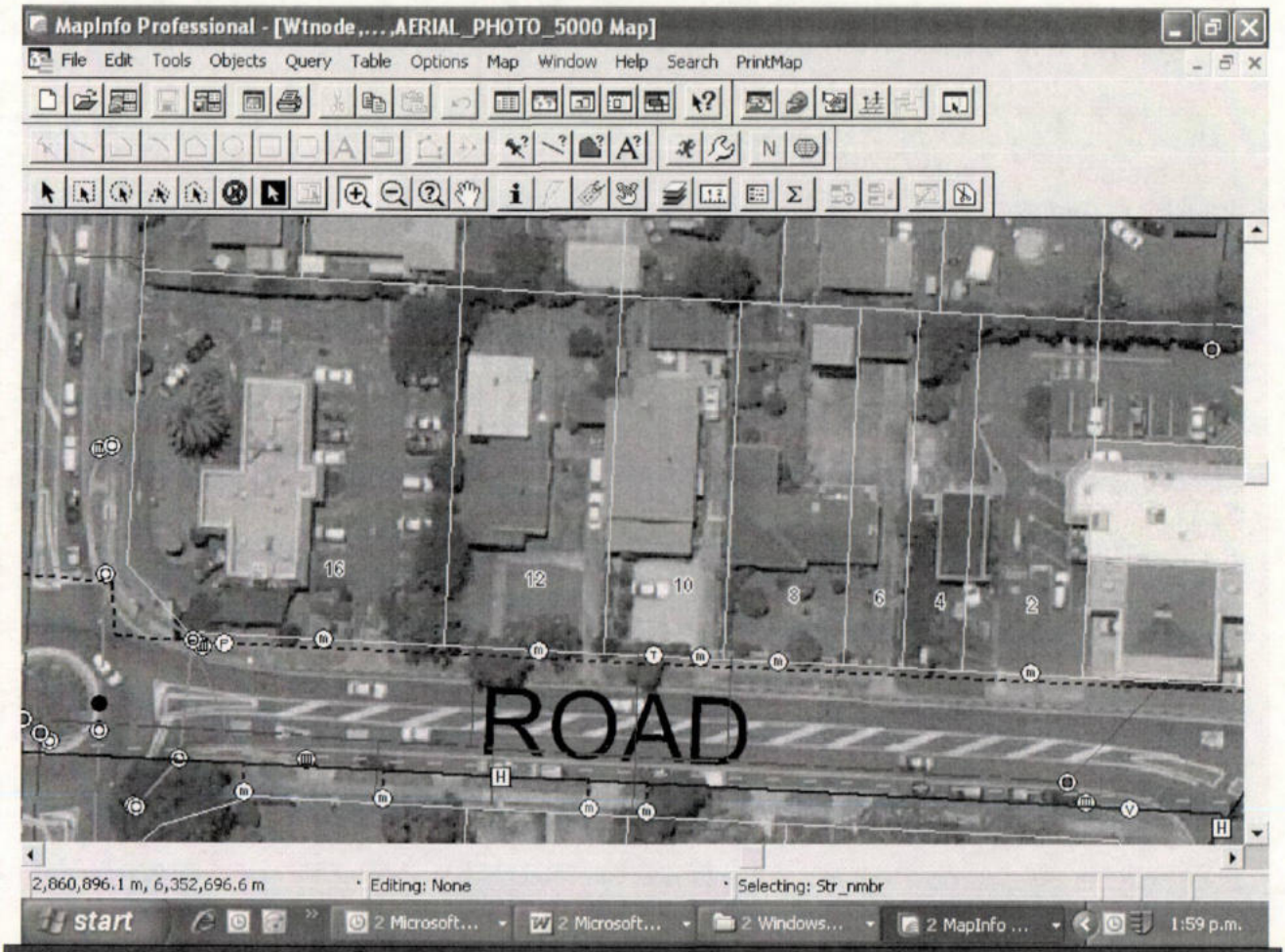
No

Recommendation: That the application **need not be publicly notified** in accordance with Section 93 of the Resource Management Act 1991.

Who may be considered to be adversely affected by the granting of this application? Identify the properties on the attached plan. [Section 94B]

The adversely affected parties are the adjacent neighbours;
8 Domain Rd, IA Turner
12 Domain Rd, Hipkiss Property Centre (the consultant)
15 Simpkin St, RJ Clement, tenant

15 Simpkin St, RW&JM Geddes, owner



Has the written approval of every person who may be considered to be adversely affected by the granting of the resource consent been obtained? [Section 94B (3)]

Yes

If the answer to the above question is no, do you consider that it is unreasonable in the circumstances to require the obtaining of every such approval? [Section 94B (3)(c)]

na

Recommendation: That the application be processed on a **non-notified** basis in accordance with Section 94 of the Resource Management Act 1991.

Has the decision to notify or non notify been made within 10 working days of receiving the application? (Section 37 and 37A)

Yes

If the answer to the above question is no, what is the reason for the notification decision being made outside of the 10 working day timeframe?

na

Reported and Recommended by: _____ **Date:** 28/8/09
Carolyn Campbell, PLANNER

Decision: That the above recommendations be adopted.

Delegated Officer: _____ **Date:** 1/9/09
Jeff Farrell
MANAGER
DEVELOPMENT AND COMPLIANCE

Carolyn Campbell

From: Hipkiss Property Centre [hipprop@xtra.co.nz]
Sent: Wednesday, 19 August 2009 10:07 a.m.
To: Carolyn Campbell
Subject: 10 Domain Road

Hello Carolyn,

I reported our telephone conversation to Matt and Erin, they are naturally upset at the possibility of further delay and cost implications. Could you in this case provide me with an estimate of Council's costing to date.

I am not sure that you understood from my parking proposal that when the accessible car park is not occupied spaces 3 and 4 will be utilised as two 2.6m wide car parks. It is not illegal to utilise accessible car parks in this way, it is entirely up to the owner (or lessee). The Building Code requires accessible car parking in the change of use situation (where it is reasonable) but the Council has no ability to regulate who uses accessible car parks on private property in terms of its authority under the Transport Act.

Thanks

Ted.

Council est.

2 x 3.6 overlap

replied 20/8

ERC Consulting
Ted Hipkiss

Resource Consents
Technical Engineering
Human Resource Management
Advocacy - Mediation Service

21 July 2009

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No: G16276
21 JUL 2009
ACTIONED DATE
1 lw
2
3
4

The Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE

ATTENTION: Carolyn Campbell

Dear Madam

RE: RESOURCE CONSENT (LAND USE) – 10 DOMAIN ROAD
BACK PACKERS ACCOMMODATION/PODIATRIST CLINIC
REFERENCE 24.2.09.74

Your request for additional information dated 20 July 2009.

The Council has said that it should have required a resource consent prior to dealing with a building consent for "backpacker accommodation" at 10 Domain Road. We have no comment on whether the Council should or should not have issued a building consent for backpacker accommodation, the fact is a consent was issued in 2003 and there has been proprietor accommodate on site prior to that and since.

I have revised the car parking layout (refer enclosed Plan BP/4) by deepening the existing car parks by 2.0 metres. With reference to AS/NZS 2890.1:2004 the car park now complies with a 3A "user class" for off-street car parking facilities. The configuration readily accommodates a vehicle backing into the car park manoeuvre space and exiting to Domain Road. There is no need to reverse onto Domain Road.

We have presented reasoned argument in support of our parking assessment and in any case the Council can apply a review condition to the granting of consent as indicated by your team leader (planning).

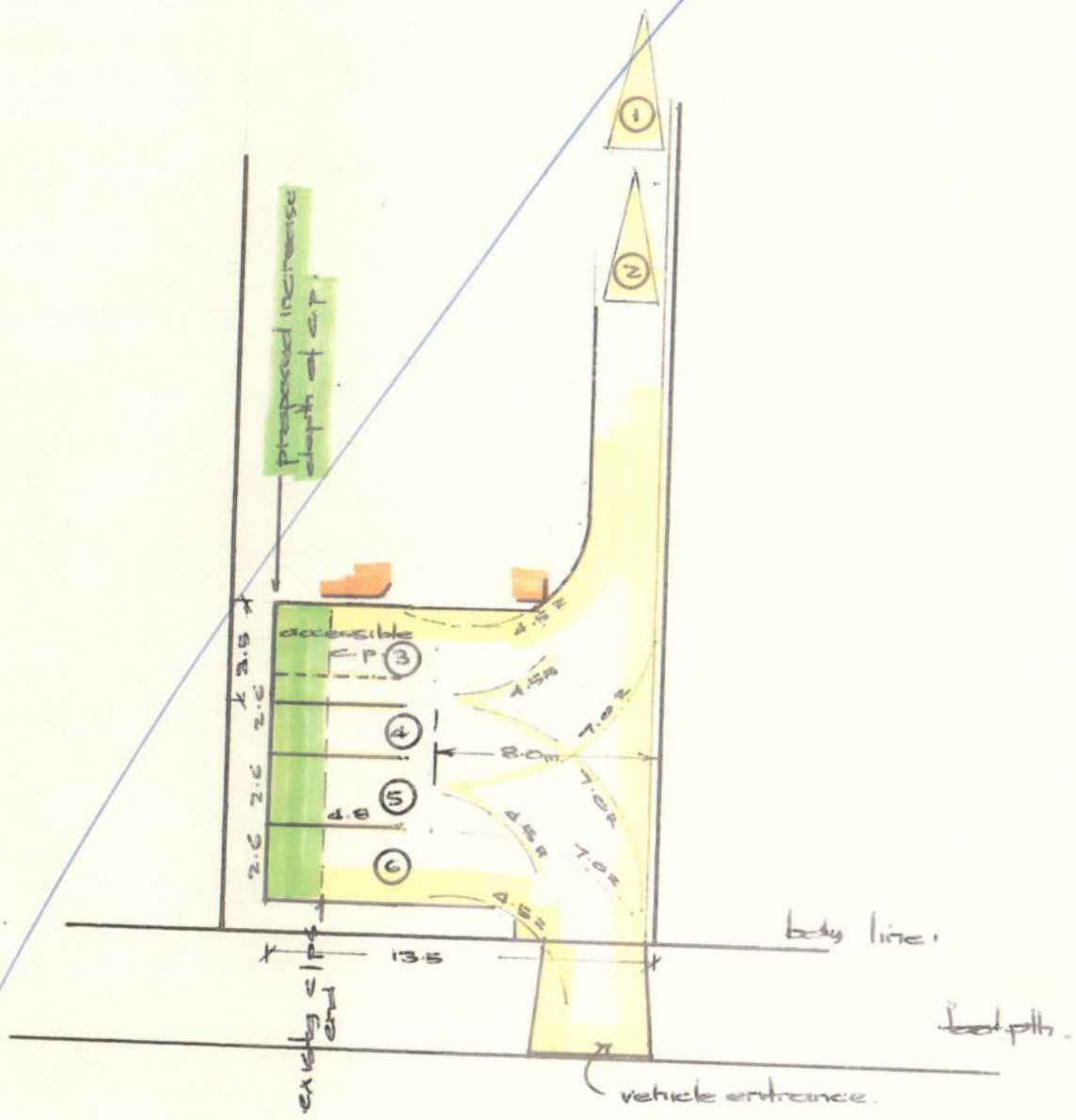
We trust this is sufficient further information to provide a better understanding of the application.

Yours faithfully

Ted Hipkiss
Email: hipprop@xtra.co.nz

PLAN BP/4.

AMENDED CAR PARK LAYOUT



DOMAIN ROAD.

SCALE 1:250.

24.2.09.74
0830/0010/000

20 July 2009

ERC Consulting
12 Domain Road
WHAKATANE

Attention: Ted Hipkiss

Dear Sir

RESOURCE CONSENT APPLICATION— OPERATE BACKPACKERS ACCOMMODATION AND A PODIATRIST CLINIC, MATTHEW FRASER & ERIN BEELER, 10 DOMAIN ROAD, WHAKATANE

Request for Further Information

Under Section 92 of the Resource Management Act 1991, the Whakatane District Council needs further information for your application for resource consent to operate both a backpackers and a podiatry clinic at the above address.

Your letter of 7 July 2009 was discussed at length at the Planning meeting on 20 July, and we are not satisfied with the parking assessment. While a Building Consent for the caretaker's dwelling was approved in 2003, this does not automatically grant approval under the Resource Management Act 1991. A variation to the resource consent should have been applied for at the same time.

While the podiatry clinic may be able to be swapped for the backpacker bunk room, the addition of a dwelling to the resource consent, with inadequate parking, manoeuvring and outdoor living space is not desirable. Reversing onto Domain Road is not permitted, and it does not appear that manoeuvring is possible for some parks. It is also debatable whether the disabled park and adjacent park meet the requirements.

We therefore request a parking assessment by a suitably qualified person, identifying the parking requirements from all the activities on the site. This assessment is to also include manoeuvring lines on the plan.

Please feel free to contact me if you have any questions or concerns.

Yours faithfully

Carolyn Campbell
PLANNER

Emailed + SOR
20/7/09

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3158 New Zealand
Telephone +64 7 306 0500 Facsimile + 64 7 307 0718 Email information@whakatane.govt.nz Website www.whakatane.govt.nz

ERC Consulting
Ted Hipkiss

Resource Consents
Technical Engineering
Human Resource Management
Advocacy - Mediation Service

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: Ca 626440
13 JUL 2009
ACTIONED DATE
1 Carolyn
2
3
4

7 July 2009

The Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE

ATTENTION: Carolyn Campbell

Dear Madam

RE: RESOURCE CONSENT APPLICATION
REFERENCE 24.2.09.74
10 DOMAIN ROAD, WHAKATANE

With reference to your letter of 3 July 2009 and request for further information, I advise as follows (please refer to amended Plan BP/3);

1. The amended site plan shows an accessible car park (3.5m wide by 5.0m deep) which complies with NZS 4121:2001. Car park 2 will only be utilised for over night backpacker use or when the accessible car park is utilised by other than disabled persons. A disable person's access ramp is now shown. This will provide access to the verandah area which serves both the backpackers and the proposed podiatry room.

2. The new owners are living at the address and will manage the backpacker's hostel. Their dwelling unit is external to the hostel as shown, but the proprietors utilise an internal reception and administration area.

3. A 45.0m^2 outdoor living area is shown on the amended plan. The area accommodates a BBQ area, shelter and garden furniture.

4. We note that the Building Consent issued in 2003 was for Backpackers Accommodation and was approved presumably as integral to the total operation. The matter of whether the owners/managers live in the main building or in an accessory building seems to be of little planning consequence. We are seeking a new consent.

5. We would suggest the parking arrangement is about right, Erin does not anticipate more than 3 appointments per day and these would be well spaced to allow fulfillment of hostel management duties. The practice will be most unlike a medical clinic.

   It should be noted that the guest numbers will be reduced by thirty percent
   Compared with the existing consent.

There is overflow parking available on Domain Road opposite the subject premises which has never been observed to be fully occupied. The removal of the vehicle entrance serving 5 Domain Road (McDonald's extension) will improve this situation with an additional two car parks available.

The granting of consent can be made subject to review. We cannot identify any adverse effects of the proposal or impacts on what is essentially a commercial environment.

We trust this serves to supply the additional information you require and provides a better understanding of the proposed activity.

Yours faithfully

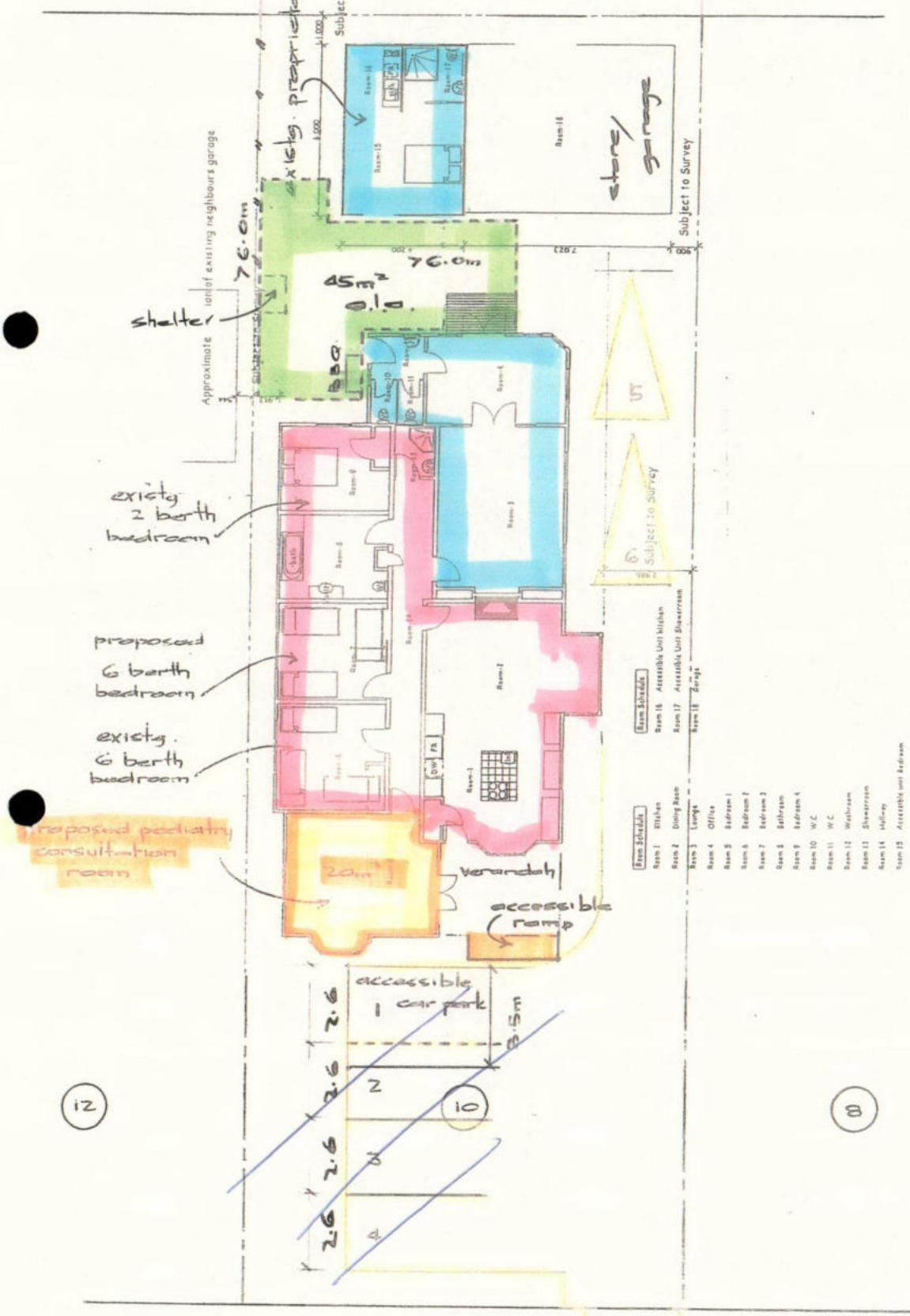
Ted Hipkiss
Email: hipprop@xtra.co.nz

10 DOMAIN ROAD

LOT 33 DPS 536

PLAN BP/3

BACKPACKER HOSTEL WITH PROPOSED PODIATRY CLINIC



SCALE 1:200

DOMAIN ROAD

24.2.09.74
0830/0010/000

3 July 2009

ERC Consulting
12 Domain Road
WHAKATANE

emailed

Attention: Ted Hipkiss

Dear Sir

RESOURCE CONSENT APPLICATION— OPERATE BACKPACKERS ACCOMMODATION AND A PODIATRIST CLINIC, MATTHEW FRASER & ERIN BEELER, 10 DOMAIN ROAD, WHAKATANE

Request for Further Information

Under Section 92 of the Resource Management Act 1991, the Whakatane District Council needs further information for your application for resource consent to operate both a backpackers and a podiatry clinic at the address.

This further information and reasons for the request is detailed below. It will help us to better understand your proposed activity, its effect on the environment and the ways any adverse effects on the environment might be mitigated.

The following additional information is required:

A new plan showing:

- One disabled park and disabled access. This was required with Building Consent 10888 in 2003. Now disabled access would be required for both the backpacker and the podiatrist as separate businesses. This is a legal requirement and cannot be addressed by home visits by the podiatrist.
- Confirmation that the new owners are living at the address and where the dwelling unit is.
- Outdoor living space shown on the plan for the dwelling unit.
- Note: while a building consent was approved for the conversion of the workshop into a granny flat, no variation to the resource consent was done, and this matter needs to be addressed.
- A more appropriate parking assessment. The podiatry clinic cannot be considered as an office as there are clientele. It is far more closely aligned to a medical practice, but possibly with longer appointments.

Within 15 working days of the date of this letter, you must do one of the following:

- **provide the information requested; or**
- **confirm in writing that you agree to provide the information; or**
- **confirm in writing that you refuse to provide the information;**
- **object to the request for information under section 357A of the Resource Management Act 1991.**

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3158 New Zealand
Telephone +64 7 306 0500 Facsimile + 64 7 307 0718 Email information@whakatane.govt.nz Website www.whakatane.govt.nz

If you do not respond to this letter in writing, the Council must continue processing your consent application regardless. If the Council is unable to process the consent appropriately due to a lack of information, your consent application may be declined.

If you agree to provide the information, the Council will set a reasonable timeframe within which the information must be provided. The Council will advise you in writing of this in accordance with section 92(2)(a) of the Resource Management Act 1991. In order for us to set a reasonable timeframe, it would be helpful if you could please advise us when you expect the information to be available.

Please note, the provision of any additional information as requested by Council, becomes part of your application. As such, further consultation may be necessary to ensure the potentially affected parties have full knowledge of the proposed activity and the potential and/or actual effects produced by it.

In accordance with the Resource Management Act, we will postpone processing your application while we wait for the additional information we have requested, or the 15 working day period mentioned above to expire.

Once we have received the required additional information, we will make a decision on whether or not your application requires notification. If it does, you will be advised within ten working days of our receiving your further information. If notification is not required, we will let you know the decision on your application within 20 working days of our receiving your application. This assumes that your response to the request for information above is adequate. Please note that the 20 working days does not include those days waiting on any additional information.

Please feel free to contact me if you have any questions or concerns.

Yours faithfully

C Campbell

Carolyn Campbell
PLANNER

11/7/02 office/landing + store 20+ manager in main house

24.2.02.67
0830/0010/000

19 July 2002

Ms P Christie
Bay of Plenty Postal Agency
MAKETU

Dear Madam

RESOURCE CONSENT – LAND USE – PROPOSED BACKPACKERS' HOSTEL, P CHRISTIE, 10 DOMAIN ROAD, WHAKATANE

On 18 July 2002, the District Planner, under delegated authority, resolved as follows:

"1. ***THAT*** *pursuant to Sections 34(4), and 105 and after consideration of Sections 104, 108 of the Resource Management Act 1991, Rules 5.4 to 5.17, 11 and 13 of the Transitional Whakatane District Plan, Council grants consent, as a discretionary activity, to the establishment and operation of a backpackers' hostel from a property legally described as Lot 33 DPS 556, situated at 10 Domain Road Whakatane, subject to the following conditions:*

(a) *The proposed activity shall be carried out in general accordance with the plans and information submitted as part of this application.*

(b) *That all conditions shall be completed to the satisfaction of Council.*

(c) *That the proposed parking plan dated 4 July 2002 shall be implemented.*

(d) *That the proposed backpackers' hostel shall be limited to accommodate a maximum of 20 persons at any one time.*

(e) *That pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review the conditions of this consent to deal with any adverse effects on the environment relating to noise and car parking. A review may be initiated if Council receives frequent substantiated complaints as a result of operation of the backpackers' hostel. Council may initiate a review six months after commencement of the business, and every six months thereafter for a period of two years and then on an annual basis.*

(g) *That all on-site parking and manoeuvring areas shall be formed and constructed to a minimum two-coat chip seal standard on a minimum 100 mm compacted basecourse layer (basecourse thickness to be adjusted in accordance with subgrade conditions), including edging and approved stormwater control.*

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3080 New Zealand
Telephone +64 7 306 0500 Facsimile +64 7 307 0718 Email information@whakatane.dc.govt.nz

(h) *That all nominated parking spaces shall be marked on site to clearly demarcate their position.*

(i) *That stormwater from parking and vehicle manoeuvring areas shall be collected before it crosses the property boundary and disposed of into soak-holes constructed within the property. The soakholes shall be designed to dispose of surface water resulting from a storm having a 10% (1 in 10 year) probability of occurring annually. Calculations providing for the disposal and control of stormwater from the site shall be submitted for approval prior to any works being carried out on the site.*

(j) *That a landscape plan be prepared by a suitably qualified person and submitted for approval to the Manager Parks and Recreation prior to operations commencing on site. The plan must provide:*

(i) *The plant species, their number and size;*
(ii) *Their location;*
(iii) *A landscape management plan for the site.*

(k) *That all signage shall be in accordance with the relevant District Planning document.*

(l) *That the provision of food to any guest or resident must be expressly prohibited unless the premises has been upgraded to comply with the provisions of the Food Hygiene Regulations 1974 and registration obtained pursuant to this legislation.*

(m) *That a monitoring fee of $72.00 shall be paid to Council (as an annual charge for two years) for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by Council in terms of Section 36 of the Resource Management Act 1991*

2. ***THAT*** *pursuant to Section 36 of the Resource Management Act 1991 an additional administrative charge of $512.83 (inclusive of GST) shall be paid to Council in relation to the receiving, processing and granting of this resource consent.*

Advice notes

1. *The applicant is advised that if food is to be provided incidental to the accommodation, a kitchen complying with the Food Health Regulations 1974 is required to be provided.*

2. *The applicant is advised that compliance with Council's Trade Waste Bylaw will be required.*

3. *That prior to operations commencing on site, the building is to be upgraded to comply with the relevant provisions of the Building Code, in respect of the change in use. As examples, compliance with fire safety, disabled persons welfare, personal hygiene requirements, etc, will be needed. A building consent to cover such work will be needed and must be obtained prior to any building work being commenced.*

Reasons

1. *The proposal to establish and operate a backpackers' hostel is a discretionary activity in the Residential B Zone of the Transitional Whakatane District Plan. Council is satisfied that any adverse environmental effects that may actually, or could potentially, result from the land use are likely to be minor or are avoided, remedied or mitigated by the conditions of this resource consent.*

2. *Council is satisfied that the proposal is not contrary to the relevant Objective, Polices and Rules (5.4-5.17, 11 and 13) of the Transitional Whakatane District Plan. In particular, Council is satisfied that the proposed use of the dwelling as a backpackers' hostel will not unduly interfere with the amenity of the surrounding residential zone.*

3. *Council is satisfied that the proposed use will have a minor effect on the environment and that all parties identified by Council as being affected by this proposal have given their written consent. There were no special circumstances in terms of Section 94(5) of the Resource Management Act 1991, which warranted the public notification of this proposal.*

4. *Council is satisfied that the proposal is in accordance with Part II of the Resource Management Act 1991, particularly as it relates to the sustainable management of the land resource and maintaining the amenity value of the surrounding area."*

In accordance with Section 357 of the Resource Management Act 1991, you have the right to submit to Council an objection to any of the above conditions of approval. If you are in any way not satisfied with the decision of Council on this application you have the right to appeal to the Environment Court. Any appeal is required to be lodged with the Environment Court within fifteen working days of receiving this decision.

If you have any further enquiries, please contact Tim Fergusson (Planner) at this office.

Yours faithfully

David Bewley
DISTRICT PLANNER

RC\02\67L1907

Amanda Haisman

From: Matthew Fraser [matthew_fraser@hotmail.com]
Sent: Thursday, 19 February 2009 1:19 a.m.
To: Amanda Haisman
Subject: RE: 10 Domain Road

Evening Amanda,

Thank you for your reply to my phone call this morning. I just wanted to put down on email what we spoke about this morning...

My Fiance' and I have purchased a property at 10 Domain Road, Whakatane and are moving back to the area after some years of being overseas here in Australia. We chose to move back to Whakatane to be close to family who still live in and around the township. My Fiance' is a leading Podiatrist here in Sydney and have decided to start our own podiatry clinic back in Whakatane. We purchased 10 Domain Road, Whakatane which was operating as a Backpackers Hostel and decided to keep the business going. We plan to be back in Whakatane around the start of June. We have no intention of making modifications to the garaging, we only wish to modify our current resource consent to include the ability to allow my Fiance to practice Podiatry out of one of the Bedrooms. This would mean the Backpackers would go from providing accommodation for 20 guests down to 12 guests. I understand parking and amenity are your biggest concerns. I assure you that it is only a small portion of guests that utilise private vehicles. I can say most of our guests arrive on organised tours, public transport and other private means, an unfortunitly I can also say that because the tourism industry is seasonally not all beds are required at any one time. There is currently on-site parking for four cars parked in marked car park areas with space down the drive way for the owners car plus two more guests (seven vehichles in total). This still allows space for safe manoeuvring on our property. The front boundary fence is low so it allows visibility for vehicles exiting the site. Guests that stay at the Backpackers Hostel usually arrive between 6pm - 8pm and depart around 8am. We plan to operate the Podiatry Clinic from Monday to Saturday 8am to 7pm, however we are realistic about the number of patients we will initially get. As there will only be my Fiance' practicing, the clinic will only have the capacity to attend to one patient per half hour so I feel the current car-parking that we have on-site will be adequate. As for the concern about the amenity of the area can you clarify exactly what you mean by this? as our current resource concent states that the "Back Packers Hostel will have only a minor effect on the amenity of the surrounding Residential zone".

Thank you for your time this morning Amanda, I appreciate it,

Thanks again,

MATT.

Subject: 10 Domain Road
Date: Wed, 18 Feb 2009 16:34:59 +1300
From: amandah@whakatane.govt.nz
To: matthew_fraser@hotmail.com

Hello Matthew

I have had a quick look through the property file and the Resource Consent granted in 2002 indicates the 'granny flat' as a manager's office, garage and store. There are some Building Consent plans for part of it to be converted to a bedroom /bathroom though. Assuming you want to convert the whole thing to a self contained dwelling as well as convert part of the backpackers to a clinic I think it likely you will have to apply for a fresh Resource Consent rather than be able to vary the one you have. However, I will look into it in a bit more detail tomorrow and maybe pop down there for a look as it is just down the road. Likely issues will be parking and amenity.

Regards

Amanda Haisman
Planner

WHAKATANE DISTRICT COUNCIL
Private Bag 1002
Whakatane 3158

phone 07 306 0500
ext
fax 07 307 0718
email amandah@whakatane.govt.nz
web http://www.whakatane.govt.nz

Please think of the environment... do you really need to print this email?

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---

SEEK and you shall find. Time for a change?

Carolyn Campbell

From: Erin B [erinbeeler@hotmail.com]
Sent: Wednesday, 14 January 2009 10:18 a.m.
To: Carolyn Campbell
Subject: RE: Backpackers

Hi Carolyn,
Im not sure if you got an email. I tried to send one about a minute ago, but my computer froze!!
So Ignore this if you have received it!!.
Thanks for bringing my proposal up at your meeting.
The parking should be no issue, as I am a one-man band when it comes to podiatry - i.e 40 minute appointments, and therefore max 2 cars per hour. I will have no staff. As the backpackers will be down to 2 rooms , the information I have read regarding carparks is they need 1. I will park down the drive, and it is possible (although Im not sure "allowed") for someone to park behind me.
I am happy applying for a whole new resource consent, however I hope the process does not bankrupt me before I begin! I have found NO list or schedule of fees!! Is there a grant I can apply for for this? As I will be providing a Health service to EBOP.
Thanks again for all your help,
Erin.

Subject: FW: Backpackers
Date: Wed, 14 Jan 2009 09:15:00 +1300
From: carolync@whakatane.govt.nz
To: erinbeeler@hotmail.com

Hi Erin
We discussed your proposal this morning at our meeting.
We do have some concerns about traffic and parking as there will be more of both if you set up a clinic.
It was also suggested that we just do a whole new resource consent, replacing the old one, but more discussion is needed.
Keep in touch
Carolyn

From: Carolyn Campbell
Sent: Monday, 12 January 2009 2:05 p.m.
To: Erin B
Subject: RE: Backpackers

Hi Erin
You will need a change of consent form, and a written approval form, which are on the right hand side of this link
http://www.whakatane.govt.nz/Services/Policy/
I need a bit more info about you living there, as this makes a difference. I assume that you will be the manager, and will you be in the bedroom as stated in the previous application, or somewhere else? Granny flat?
I will raise your questions at our Wednesday meeting and hopefully be able to give some more guidance.
Please also see the pamphlet at the bottom of the page on how to apply for a land use consent.
I will get back to you
Carolyn

Carolyn Campbell

From: Carolyn Campbell
Sent: Wednesday, 14 January 2009 9:15 a.m.
To: 'Erin B'
Subject: FW: Backpackers

Hi Erin
We discussed your proposal this morning at our meeting.
We do have some concerns about traffic and parking as there will be more of both if you set up a clinic.
It was also suggested that we just do a whole new resource consent, replacing the old one, but more discussion is needed.
Keep in touch
Carolyn

From: Carolyn Campbell
Sent: Monday, 12 January 2009 2:05 p.m.
To: Erin B
Subject: RE: Backpackers

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You will need a change of consent form, and a written approval form, which are on the right hand side of this link
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I need a bit more info about you living there, as this makes a difference. I assume that you will be the manager, and will you be in the bedroom as stated in the previous application, or somewhere else? Granny flat?
I will raise your questions at our Wednesday meeting and hopefully be able to give some more guidance.
Please also see the pamphlet at the bottom of the page on how to apply for a land use consent.
I will get back to you
Carolyn

From: Erin B [mailto:erinbeeler@hotmail.com]
Sent: Monday, 12 January 2009 1:45 p.m.
To: Carolyn Campbell
Subject: RE: Backpackers

Thankyou Carolyn.
When you say "You will need to go through a variation to this consent to add activities to the site" is there a specific form I need to fill out? Im not sure what format to apply in.
Or, do I just send through to you a proposal/reasons for the application??

Im sorry I am complelety new to this process!!

Thanks again,
sincerely,
Erin.

> Subject: Backpackers
> Date: Mon, 12 Jan 2009 11:31:19 +1300
> From: carolync@whakatane.govt.nz
> To: erinbeeler@hotmail.com
>
> Hi Erin
> Attached is the resource consent for the current operation of the site.

> You will need to go through a variation to this consent to add
> activities to the site.
> I see there is provision for the manager to live on site in a bedroom. I
> am not sure where the granny flat is. The clinic will definitely be in
> addition to the existing use of the site, and could have a high parking
> demand. For medical centres and vet clinics we require one space per
> consultant and full time staff equivalent, plus three spaces per
> consultant. In the resource consent process you will need to show use
> you parking demand, and how more parks can be provided.
> I hope this helps
> Regards
> Carolyn
>
> -----Original Message-----
> From: AnimalControlXerox@whakatane.govt.nz
> [mailto:AnimalControlXerox@whakatane.govt.nz]
> Sent: Monday, 12 January 2009 11:10 a.m.
> To: Carolyn Campbell
> Subject: Animal Control Scan
>
>

Find out at the SEEK Salary Centre Are you getting paid enough?

Amanda Haisman

From: Amanda Haisman
Sent: Wednesday, 25 February 2009 4:25 p.m.
To: 'Matthew Fraser'
Subject: RE: 10 Domain Road

Hello Erin

Yes. The clinic proposal will require a new application but you can apply for the manager's accommodation as an amendment to your existing consent. There are several planning consultants in town who submit Resource Consent applications on behalf of applicants. I am not able to recommend anyone specifically but I daresay they advertise in the paper and/or yellow pages/ the internet.

Amanda

From: Matthew Fraser [mailto:matthew_fraser@hotmail.com]
Sent: Wednesday, 25 February 2009 4:04 p.m.
To: Amanda Haisman
Subject: RE: 10 Domain Road

Hello Amanda,
May I introduce myself, I am Erin Beeler (Matts Fiancee and the Podiatrist). I have just read your email.
I am a bit confused, Could you please clarify - Are you suggesting we need to submit a new resource consent for the Podiatry practice, AND then one again for the backpackers, or just one for the Podiatry practice?
Also when you suggest use of a local "agent" what/who exactley do you mean?
Thanks for clearing this up,
Erin.

Subject: 10 Domain Road
Date: Wed, 25 Feb 2009 11:51:56 +1300
From: amandah@whakatane.govt.nz
To: matthew_fraser@hotmail.com

Hello Matt

We discussed this at our office meeting this morning. The change of activity from a backpackers to a backpackers and clinic is sufficiently different for us to be unable to process the change as an amendment to the existing Resource Consent under Section 127 of the Resource Management Act. You will therefore need to submit a new Resource Consent application. The forms are available on our website and the fee deposit will be $750.
The manager's flat was not approved as part of the Resource Consent issued in 2002 and I would advise you also regularise this at the same time. You could submit a Section 127 application for the flat as this **could** be done as a variation (fee deposit $250).
You will need to get the neighbours to provide written consent to the applications and forms for this are also available on our website.
As I said before the likely issues are amenity and parking. I appreciate the previous application concluded the effects on the amenity of the residential zone would be minor, but that was an application for a backpackers only. No clinic and no residential use. In introducing new uses a fresh assessment needs to be made, including the amenity of those living permanently on site in the flat i.e is the requirement for separate outside living space and distances to boundaries met? In this case the answer is probably no, but as the flat has obviously been operating for some time and there is a building consent for it (we should have asked for a Resource Consent at the time but obviously didn't) this will be taken into account.
I hope this helps. If you are overseas it may be a good idea to get a local agent to help you with the application. There are several in town who regularly submit applications and will know exactly what is needed.

Regards

Amanda

Amanda Haisman
Planner

WHAKATANE DISTRICT COUNCIL
Private Bag 1002
Whakatane 3158

phone 07 306 0500
ext
fax 07 307 0718
email amandah@whakatane.govt.nz
web http://www.whakatane.govt.nz

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---

Find a cure at MSN NZ Money. Got a 2008 financial hangover?

Amanda Haisman

From: Amanda Haisman

Sent: Wednesday, 25 February 2009 11:52 a.m.

To: 'Matthew Fraser'

Subject: 10 Domain Road

Hello Matt

We discussed this at our office meeting this morning. The change of activity from a backpackers to a backpackers and clinic is sufficiently different for us to be unable to process the change as an amendment to the existing Resource Consent under Section 127 of the Resource Management Act. You will therefore need to submit a new Resource Consent application. The forms are available on our website and the fee deposit will be $750.
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I hope this helps. If you are overseas it may be a good idea to get a local agent to help you with the application. There are several in town who regularly submit applications and will know exactly what is needed.

Regards

Amanda

Amanda Haisman
Planner

WHAKATANE DISTRICT COUNCIL
Private Bag 1002
Whakatane 3158

phone 07 306 0500
ext
fax 07 307 0718
email amandah@whakatane.govt.nz
web http://www.whakatane.govt.nz

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Amanda Haisman

From: Amanda Haisman
Sent: Monday, 23 February 2009 11:30 a.m.
To: Matthew Fraser
Subject: 10 Domain Road

Hello Matthew

I have been down to have a look at the property. The accommodation does vary a bit from what the Resource Consent approved but as it has obviously operated this way for some time and does comply with the Building Consent we may be able to sort this out along with the podiatry clinic proposal. I will bring it up at our office meeting on Wednesday and let you know the procedure you will need to go through.

Regards

Amanda

Amanda Haisman
Planner

WHAKATANE DISTRICT COUNCIL
Private Bag 1002
Whakatane 3158

phone 07 306 0500
ext
fax 07 307 0718
email amandah@whakatane.govt.nz
web http://www.whakatane.govt.nz

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Amanda Haisman

From: Matthew Fraser [matthew_fraser@hotmail.com]
Sent: Thursday, 19 February 2009 2:47 p.m.
To: Amanda Haisman
Subject: RE: 10 Domain Road

Hello Amanda,

The podiatry clinic would be run from the front bedroom of the house. The managers accommadation will remain as it is currently at this stage we don't intend to live on the property. The front bedroom has its own access from the patio, adjacent to the marked car-park. Access to the back-packers hostel is from the main door entering into the kitchen.

I hope this helps,

MATT.

Subject: RE: 10 Domain Road
Date: Thu, 19 Feb 2009 14:00:48 +1300
From: amandah@whakatane.govt.nz
To: matthew_fraser@hotmail.com

Hello Matt

Please confirm if the clinic would operate from a bedroom in the main building or the building you described on the phone yesterday as a 'granny flat'. Also please confirm if you intend to live on the property and if so where.

Thanks

Amanda

From: Matthew Fraser [mailto:matthew_fraser@hotmail.com]
Sent: Thursday, 19 February 2009 1:19 a.m.
To: Amanda Haisman
Subject: RE: 10 Domain Road

Evening Amanda,

Thank you for your reply to my phone call this morning. I just wanted to put down on email what we spoke about this morning...

My Fiance' and I have purchased a property at 10 Domain Road, Whakatane and are moving back to the area after some years of being overseas here in Australia. We chose to move back to Whakatane to be close to family who still live in and around the township. My Fiance' is a leading Podiatrist here in Sydney and have decided to start our own podiatry clinic back in Whakatane. We purchased 10 Domain Road, Whakatane which was operating as a Backpackers Hostel and decided to keep the business going. We plan to be back in Whakatane around the start of June. We have no intention of making modifications to the garaging, we only wish to modify our current resource consent to include the ability to allow my Fiance to practice Podiatry out of one of the Bedrooms. This would mean the Backpackers would go from providing accommodation for 20 guests down to 12 guests. I understand parking and amenity are your biggest concerns. I assure you that it is only a small portion of guests that utilise

private vehicles. I can say most of our guests arrive on organised tours, public transport and other private means, an unfortunitly I can also say that because the tourism industry is seasonally not all beds are required at any one time. There is currently on-site parking for four cars parked in marked car park areas with space down the drive way for the owners car plus two more guests (seven vehichles in total). This still allows space for safe manoeuvring on our property. The front boundary fence is low so it allows visibility for vehicles exiting the site. Guests that stay at the Backpackers Hostel usually arrive between 6pm - 8pm and depart around 8am. We plan to operate the Podiatry Clinic from Monday to Saturday 8am to 7pm, however we are realistic about the number of patients we will initially get. As there will only be my Fiance' practicing, the clinic will only have the capacity to attend to one patient per half hour so I feel the current car-parking that we have on-site will be adequate. As for the concern about the amenity of the area can you clarify exactly what you mean by this? as our current resource concent states that the "Back Packers Hostel will have only a minor effect on the amenity of the surrounding Residential zone".

Thank you for your time this morning Amanda, I appreciate it,

Thanks again,

MATT.

Subject: 10 Domain Road
Date: Wed, 18 Feb 2009 16:34:59 +1300
From: amandah@whakatane.govt.nz
To: matthew_fraser@hotmail.com

Hello Matthew

I have had a quick look through the property file and the Resource Consent granted in 2002 indicates the 'granny flat' as a manager's office, garage and store. There are some Building Consent plans for part of it to be converted to a bedroom /bathroom though. Assuming you want to convert the whole thing to a self contained dwelling as well as convert part of the backpackers to a clinic I think it likely you will have to apply for a fresh Resource Consent rather than be able to vary the one you have. However, I will look into it in a bit more detail tomorrow and maybe pop down there for a look as it is just down the road. Likely issues will be parking and amenity.

Regards

Amanda Haisman
Planner

WHAKATANE DISTRICT COUNCIL
Private Bag 1002
Whakatane 3158

phone 07 306 0500
ext
fax 07 307 0718
email amandah@whakatane.govt.nz
web http://www.whakatane.govt.nz

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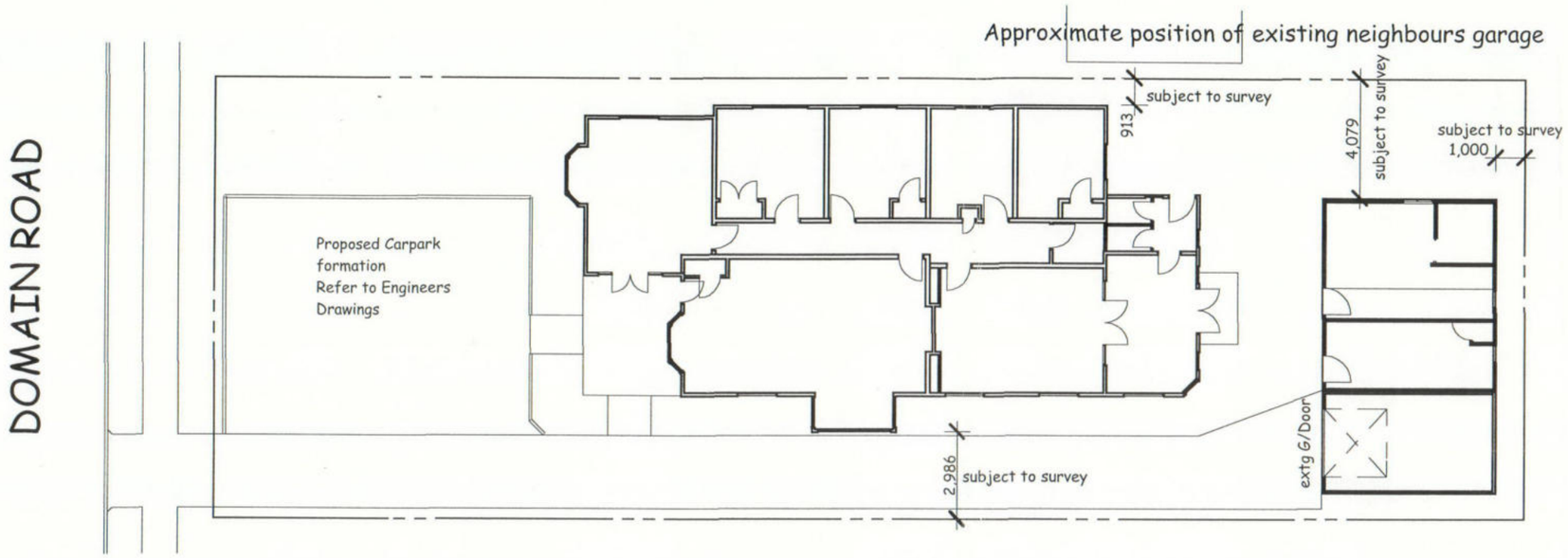
BC 10888



NOTE:
DISABLED PERSON'S CARPARK TO BE PROVIDED CLOSE TO ACCESSIBLE UNIT.

- FIRE SAFETY SUMMARY -

Firecell #	WHOLE BLDG *
Purpose Group	SA
Fire Hazard Category	1
Occupant Loading	20
Firecell Rating	F30
"S"- Rating	N/A - RESIDENTIAL SPRINKLERS
Safe Path Doors	N/A
Alarm Type	TYPE 6F + SMOKE DETECTORS IN BEDROOMS
Other Protection	NIL

- FIRE SAFETY COMMENTS:

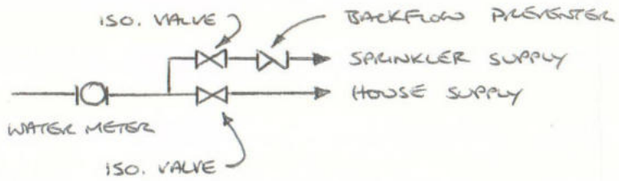
* RESIDENTIAL SPRINKLER SYSTEM

* INCLUDES DETACHED ROOM.
(NOTE: NOT CONNECTED TO FIRE SERVICE)

Plan: Site Layout as Proposed

RESIDENTIAL SPRINKLER SYSTEM

* INCOMING WATER SUPPLY TO BE SPLIT DIRECTLY AFTER WATER METER AS SHOWN BELOW.



WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 4/1/03

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 SW.01 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue
1:200	SW.01 A

(proposed addition)

Bedrooms

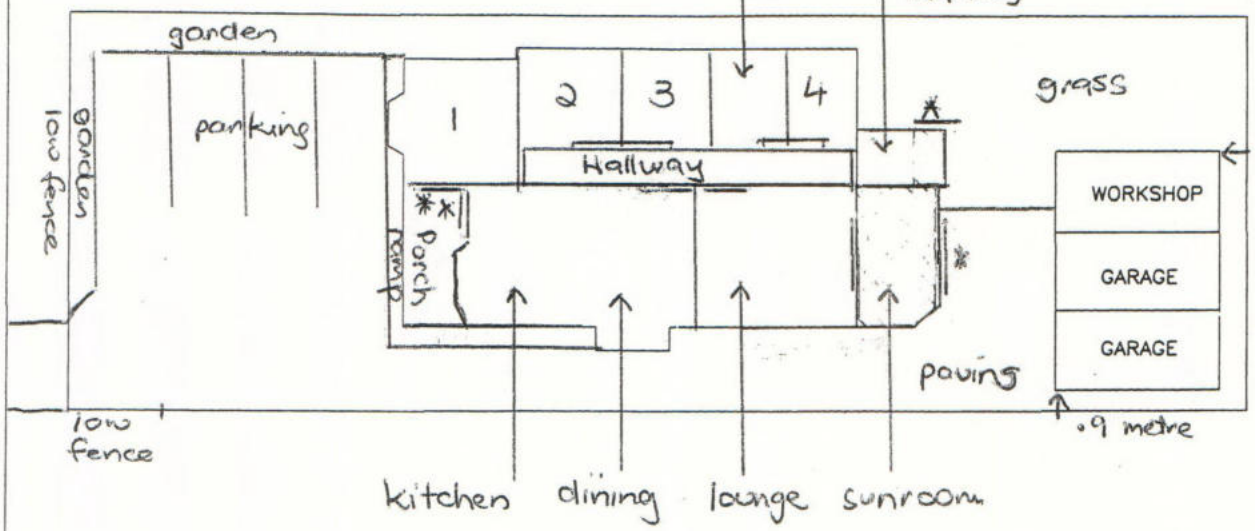
1 - 5 bunks
2 - 2 bunks
3 - 2 bunks
4 - 2 bunks

22 people

Room for an additional toilet with entry from hallway and separate shower added by bath

Bathroom 1
toilet
bath
handbasin

Bathroom 2
toilet
shower
handbasin
laundry



DOMAIN RD

self contained flat

office
bathroom
1 bedroom
lounge/kichenette

external exit doors x 4 *

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Officer
Date 31/3/98

No	DRN	DATE	REVISION	DESIGN			
				DRAWN	DL GOODWIN		
				CHECKED			
				APPRD.			
				DATE			

TITLE: SITE PLAN FOR
MR & MRS MJ & RD MILLS
10 DOMAIN ROAD 7107/885
LOT 33 DP 556

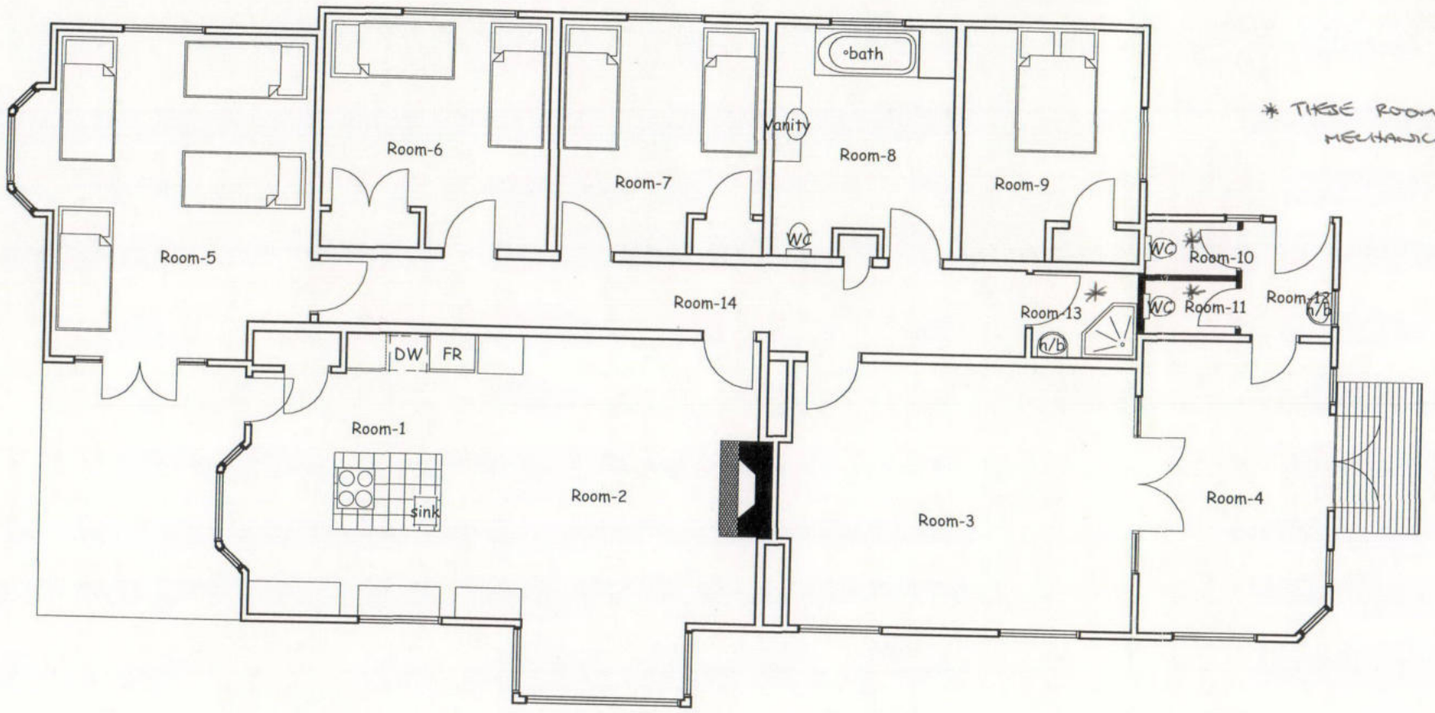
SCALE 1:200

DRG. No.

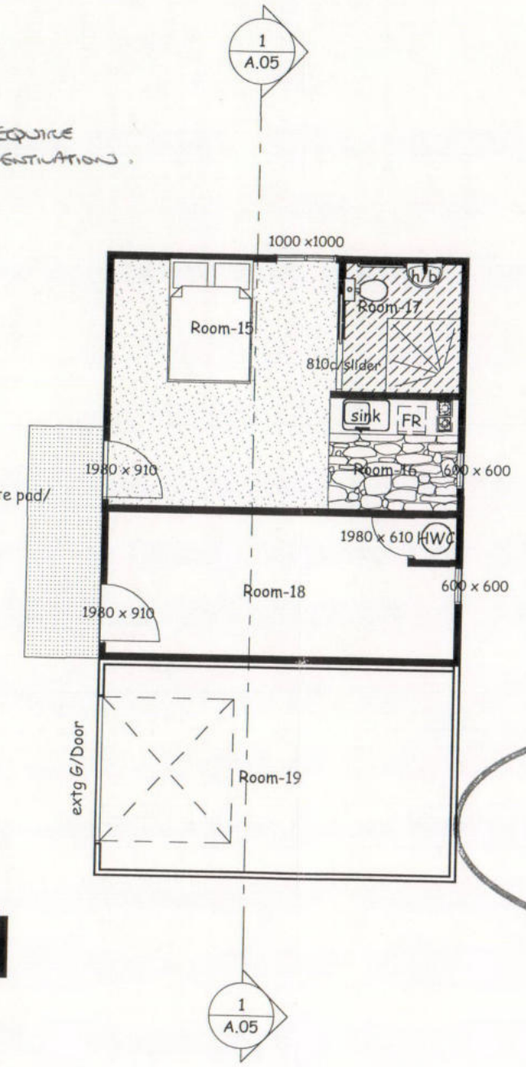
SHT

REV

ALL WORK TO COMPLY WITH THE NZ BUILDING CODE



* THESE ROOMS REQUIRE MECHANICAL VENTILATION.



Flooring Key

- Ceramic Tiled Floor
- Carpet

Whakatane District Council

The following classifications apply to this site.

Wind Zone:	LOW
Corrosion Zone:	1
Earthquake Zone:	A
	WDC

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 4/12/02

Room Schedule	
Room 1	Kitchen
Room 2	Dining Room
Room 3	Lounge
Room 4	Office
Room 5	Bedroom 1
Room 6	Bedroom 2
Room 7	Bedroom 3
Room 8	Bathroom
Room 9	Bedroom 4
Room 10	W.C.
Room 11	W.C.
Room 12	Washroom
Room 13	Showerroom
Room 14	Hallway
Room 15	Accessible unit Bedroom

Room Schedule	
Room 16	Accessible Unit kitchen
Room 17	Accessible Unit Showerroom
Room 18	Office
Room 19	Garage

PLAN: FLOOR PLAN LAYOUT PROPOSED

NOTE: The proposed building rennovations to be carried out at:
"LLOYDS LODGE 10 DOMAIN ROAD WHAKATANE"
shall fully comply with the FIRE REPORT as prepared by:
"MACDONALD BARNETT PARTNERS LTD" ref 8585MRS and dated 17 October 2002
in respect to the provision of a SPRINKER SYSTEM and other compoents.
THE PLANS PREPARED BY TAYLOR DESIGN reference 22103 sheets
AB.01, SW.01, A.01-A.06, E.01-E.04 S.01 dated 04.12.02 have been prepared on the basis that compliance is in accordance with the above FIRE REPORT.
NON COMPLIANCE with any aspect of this report will nullify these documents

09.12.02 CONSTRUCTION ISSUE	A

Proposed Rennovations
to
Lloyds Lodge
10 Domain Road
WHAKATANE

CAD Ref: 22103 A.01 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
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Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue

front room - 4x bunk beds.

4 parts.

Manager's accom. to rear

o/s living - verandah to front
lawn to rear

Carolyn Campbell

From: Jeff Farrell
Sent: Monday, 29 June 2009 4:32 p.m.
To: Ellen Stenton; Carolyn Campbell
Subject: RE: 10 Domain Rd Podiatrist within Backpackers Hostel

Hi Ellen
They will need to provide for people with disabilities both carparking and access. I am with you re asking for a complying plan.
Kind regards
Jeff

-----Original Message-----
From: Ellen Stenton [mailto:Ellen.Stenton@opus.co.nz]
Sent: Monday, 29 June 2009 4:20 p.m.
To: Carolyn Campbell
Cc: Jeff Farrell
Subject: 10 Domain Rd Podiatrist within Backpackers Hostel

Looked at this...note application wants this consent to cover both activities and will supercede original backpacker consent.

A new consent for a backpackers would I assume need a disabled space. Also when older building upgraded or change of use...accessible space may need providing.(NZS 4121)

No accessible space and not sure whether their argument that they do not have disabled people staying there(from site visit discussion) or that she would do home visits for podiatry is sufficient reason for no disabled space. Not all disabled persons are unable to access a bed for podiatry attention...suspect that is the choice of the podiatrist... her business and therefore her call.

There is also no ramp to the building...which would put off disabled persons from staying there....and visitors to site whether to hostel or podiatrist.

I am leaning towards a new plan with disabled park included or at least a ark wide enough to be used if necessary..but that would reduce front rpark to 3. One owner's space could be in the garage to rear (full of stuff)...at moment shown as stacked carparks.

Can I have your thoughts...

Ellen

Carolyn Campbell

From: Ellen Stenton [Ellen.Stenton@opus.co.nz]
Sent: Tuesday, 30 June 2009 8:17 a.m.
To: Carolyn Campbell
Subject: FW: 10 Domain Rd Podiatrist within Backpackers Hostel

Hi

Re: Jeff's comments.

In light of the fact that this consent for dual use of site will supercede original RC....I would like a plan showing a disabled space and access and how they will meet their parking requirements.

Will leave to you to go back to client and request a new layout.

Cheers Ellen

-----Original Message-----
From: Jeff Farrell [mailto:jefff@whakatane.govt.nz]
Sent: Monday, 29 June 2009 4:32 p.m.
To: Ellen Stenton; Carolyn Campbell
Subject: RE: 10 Domain Rd Podiatrist within Backpackers Hostel

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Can I have your thoughts...

24.2.09.74
0830/0010/000

23 June 2009

MB Fraser & EE Beeler
C/- ERC Consulting
12 Domain Road
WHAKATANE 3120

Attention; Ted Hipkiss

Dear Sir

ACKNOWLEDGEMENT OF RECEIPT OF RESOURCE CONSENT APPLICATION

Thank you for your application for resource consent at 10 Domain Road, Whakatane, which was received on 22 June 2009. We have allocated the following number to your application for your future reference: 24.2.09.74.

We are currently checking your application and its assessment of environmental effects against the requirements of the 4th Schedule of the Resource Management Act 1991.

If your application is incomplete and/or does not include an adequate assessment of effects, the Council will return your application to you within 5 working days in accordance with S88 of the Resource Management Act 1991.

Providing your application is accepted for lodgement and processing, the Planner will undertake a full assessment of your proposal. As part of this assessment the Planner may in accordance with S92 of the Resource Management Act 1991, request additional information:

- to help us understand and/or clarify any aspect of your proposal;
- to help us understand how you propose to mitigate any adverse effects that may arise;
- where we consider you have not adequately assessed all the potential effects.

We will advise you in writing if further information is required. If we do require further information, the processing of your application will stop until you provide us with the required information, or take other action under Section 92A of the Resource Management Act.

We will also conduct a site visit as part of our assessment of your proposal.

Processing your application

Once we are satisfied that we have all the information we require, we will decide how your application will be processed. Either your application will be fully publicly notified

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3158 New Zealand
Telephone +64 7 306 0500 Facsimile + 64 7 307 0718 Email information@whakatane.govt.nz Website www.whakatane.govt.nz

(Notified), processed by Limited Notification (Limited), or it will be processed without public notification (Non-notified). If your application is to be Limited or publicly Notified, we will advise you of this.

For a Notified consent, a public notice will be placed in the Whakatane Beacon within ten working days from either the date we receive any further information requested, or if we did not request further information, the date of this letter. In the case of a Limited Notification, only those parties directly affected by your proposal will be served notice.

If your application is to proceed on a non-notified basis, you should receive a decision on your application within 20 working days from either the date we receive any further information requested, or if we did not request further information, the date we received your application. Please note that sometimes we cannot process a resource consent application within 20 working days and may need to extend the timeframe. The Resource Management Act allows for this extension of processing timeframes.

You also need to be aware that under that Resource Management Act 1991, the days from the 20th day of December to the 10th day of January inclusive, are not considered to be working days.

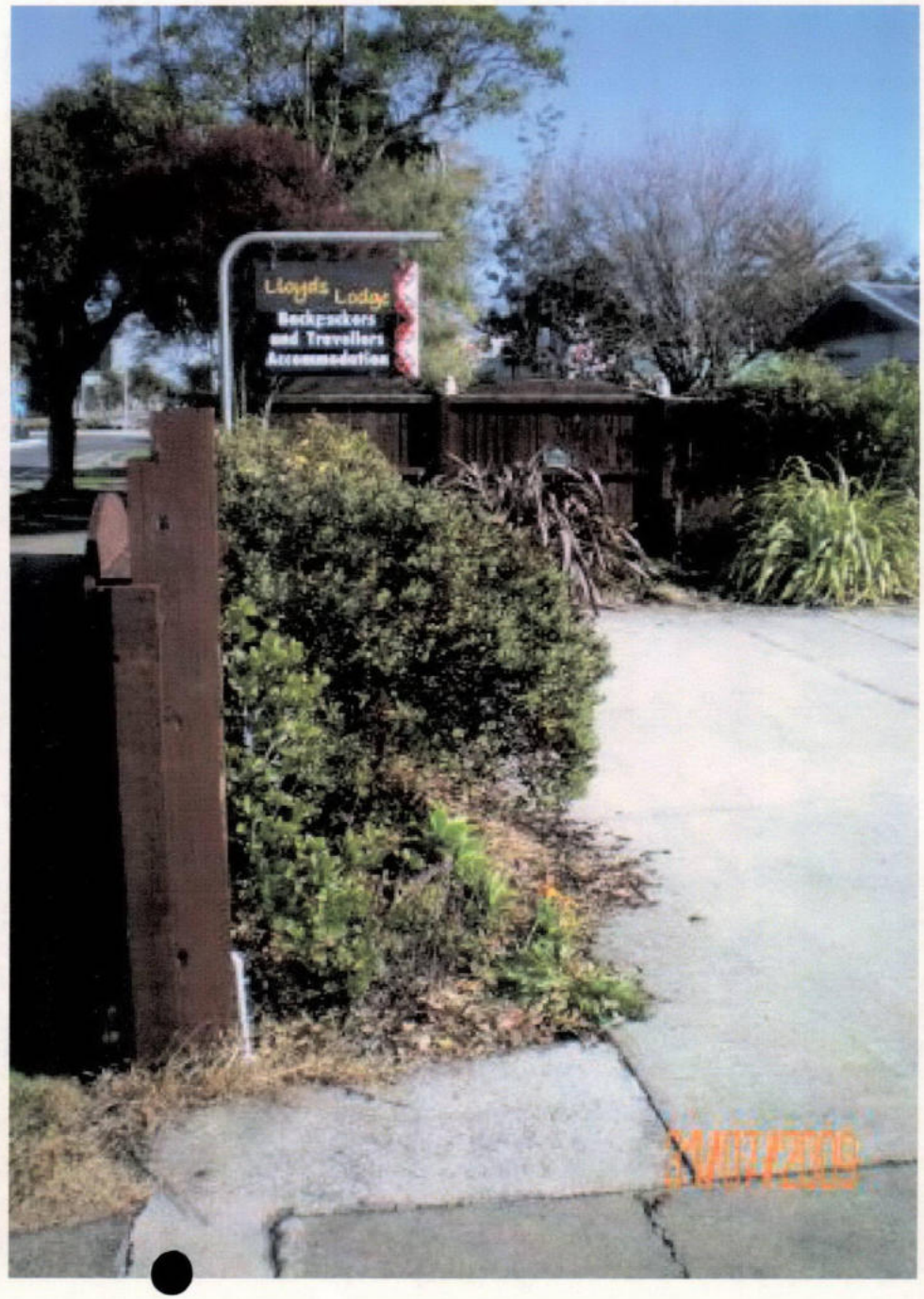
Please note also that the money you paid when the application was submitted was only a deposit. Additional fees may be charged based on the time spent processing your consent. Any additional fees incurred will be invoiced at the time a decision on your application is made. If your application is to be notified in any form, a further deposit may be required.

If you have any questions about any part of these processes, please contact a Planner at this office.

Yours faithfully

Louise Jackson
TECHNICAL ADMINISTATION OFFICER

Backpack
Drive in
31/07/2009


Lloyds Lodge
Backpackers
and Travellers
Accommodation

Carolyn Campbell

From: Ellen Stenton [Ellen.Stenton@opus.co.nz]
Sent: Tuesday, 28 July 2009 2:26 p.m.
To: Carolyn Campbell
Subject: RE: Backpackers

Hi Carolyn

I have discussed with Fred the plan and comments from Ted.

We would like the full width of the disabled space to be marked which will mean carpark 4 is underwidth. If cars are parked in 4 5 6 and then a disabled veh arrives...(as with Ted's drawing), there would be nowhere for them to park.

Extra width may be gained by going closer to the boundary...may depend on how wide you would want screening from road, fence or plantings?

My calculations for carparks on site are

1 for rear accomodation

3 for backpackers

2 for podiatry patients (3 as in medical centres seems a bit over the top)

This includes the disabled.

Would that tally with your thoughts??

The extra length of carparks allows for manouevring so that is OK.

Ellen

-----Original Message-----
From: Carolyn Campbell [mailto:carolync@whakatane.govt.nz]
Sent: Monday, 27 July 2009 1:52 p.m.
To: Ellen Stenton
Subject: Backpackers

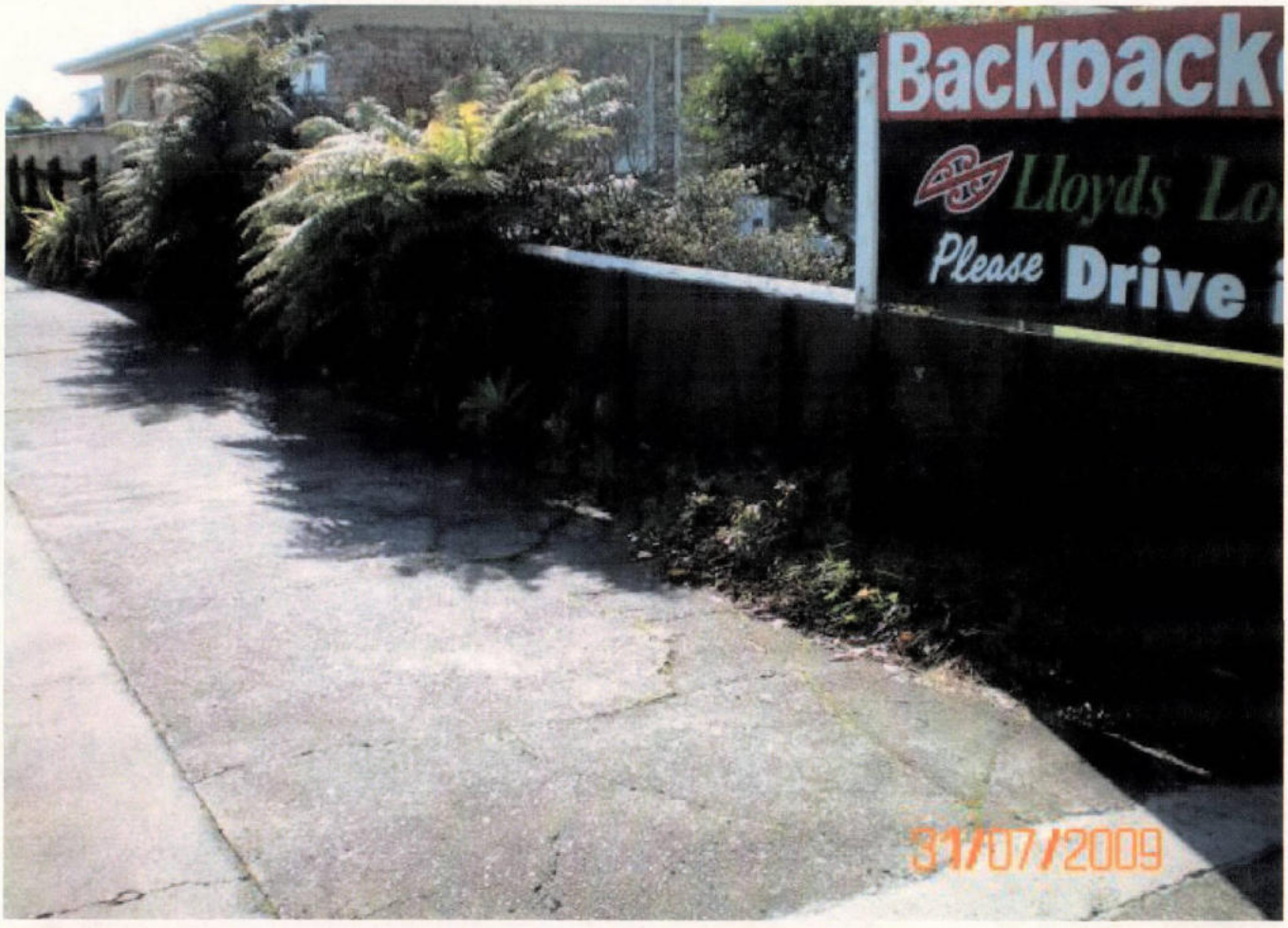
Hi Ellen
This is the response which we are still digesting Your comments please
Carolyn

screening - not so important

ramp

ccc.

parks


Backpack
Lloyds Lo
Please Drive
31/07/2009

ckpackers
Drive In
31/07/2009

23/02/2009

23/02/2009

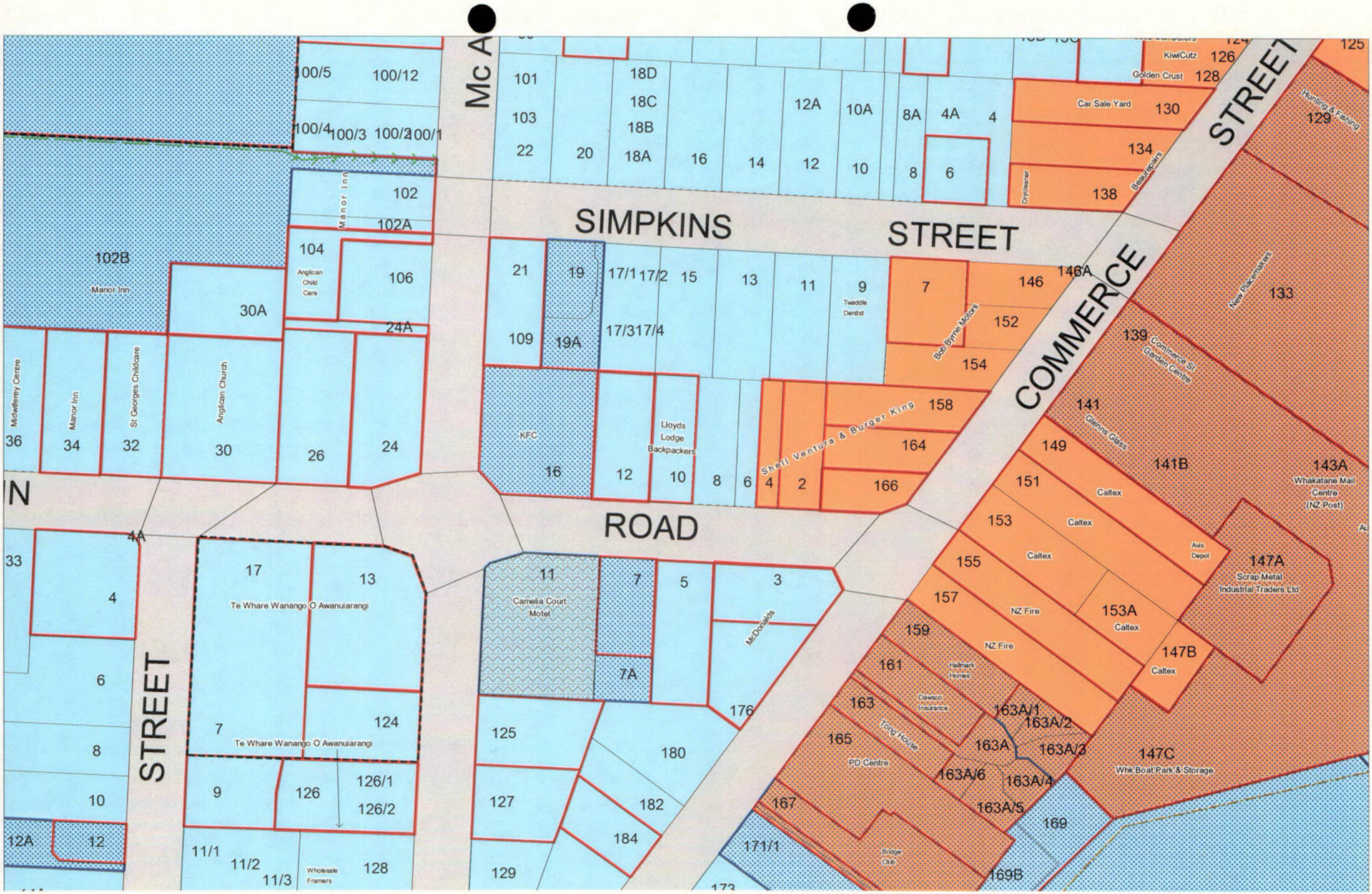
23/02/2009

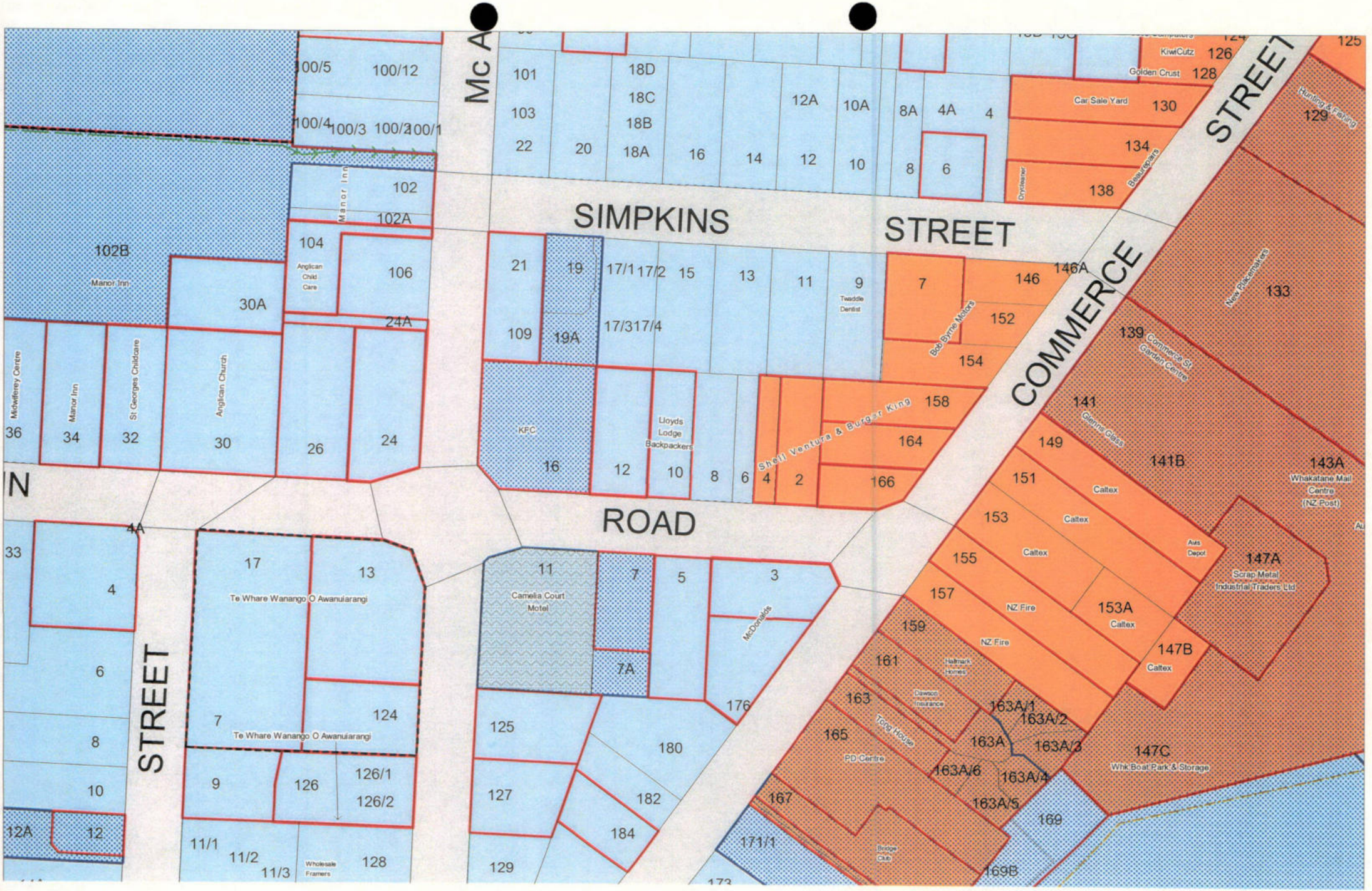
23/02/2009

23/02/2009

23/02/2009

Rear of Dachpacher NW side


SIMPKINS STREET
COMMERCE STREET
ROAD
STREET
Mc A
Manor Inn
Anglican Child Care
Midwifery Centre
St Georges Childcare
Anglican Church
KFC
Lloyds Lodge Backpackers
Shell Ventura & Burger King
Twaddle Dentist
Bob Byrnes Motors
Commerce St Garden Centre
New Placemakers
Car Sale Yard
KiwiCutz
Golden Crust
Hunting & Fishing
Beautreplans
Drycleaner
Whakatane Mail Centre (NZ Post)
Glenns Glass
Caltex
Avis Depot
Scrap Metal Industrial Traders Ltd
NZ Fire
Camelia Court Motel
McDonalds
Te Whare Wanango O Awanuiarangi
Hallmark Homes
Dawson Insurance
Tong House
PD Centre
Whk Boat Park & Storage
Bridge Club
Wholesale Framers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KiwiCutz
Golden Crust
Car Sale Yard
Beautyspairs
Drylaner
Shell Ventura & Burger King
KFC
Lloyds Lodge Backpackers
Camelia Court Motel
McDonalds
Te Whare Wanango O Awanuiarangi
Caltex
NZ Fire
Avis Depot
Whakatane Mail Centre (NZ Post)
Scrap Metal Industrial Traders Ltd
Whk Boat Park & Storage
Hallmark Homes
Dawson Insurance
Tong House
PD Centre
Bridge Club
Wholesale Framers

SIMPKINS STREET
COMMERCE
ROAD
Anglican Church
102
102A
104
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30A
24A
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21
19
109
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17/4
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146A
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141
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141B
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153A
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163A/1
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163A/6
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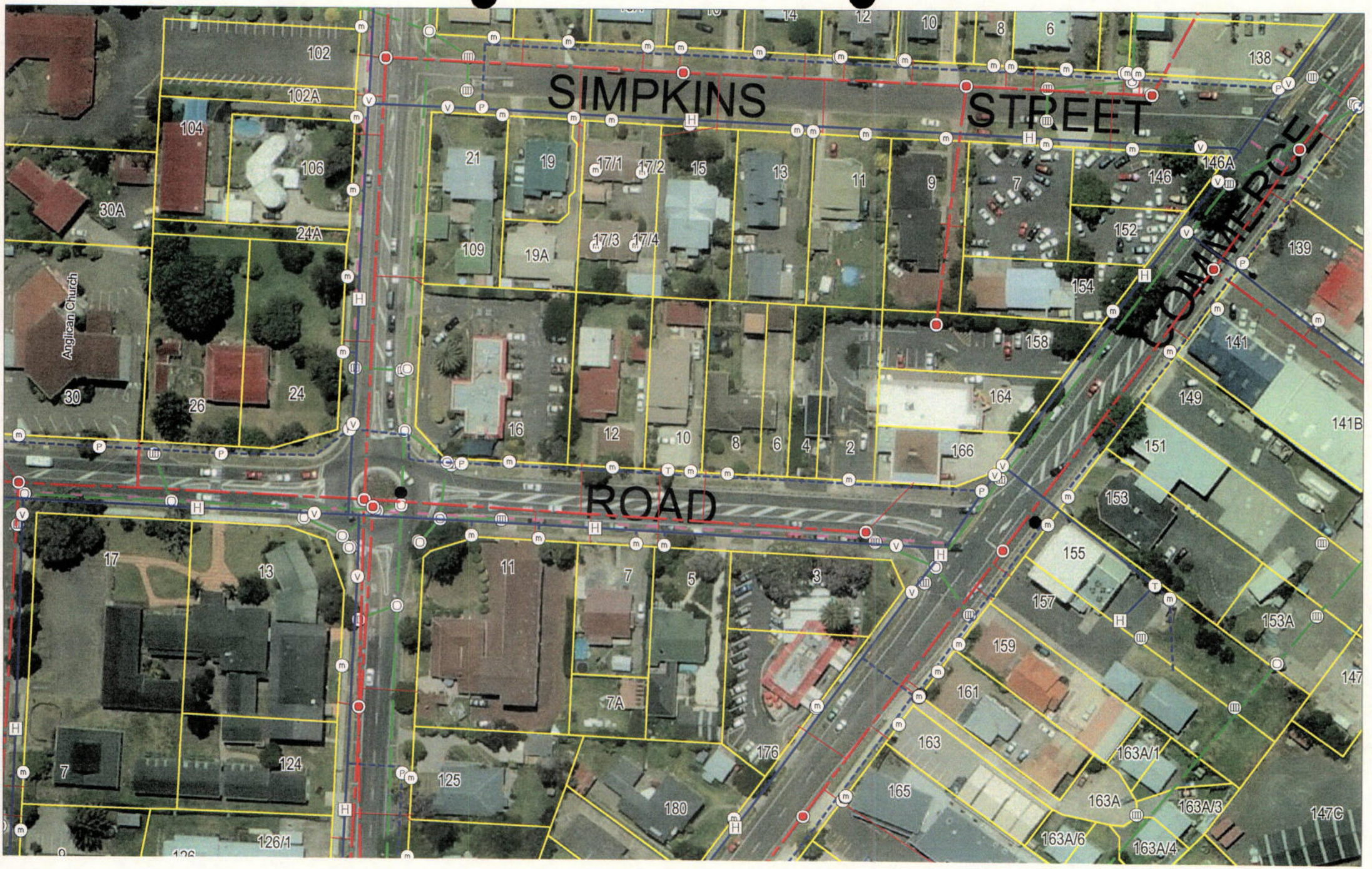
125
126/1


SIMPKINS STREET
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146A
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141B
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157
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163
163A/1
163A
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7A
176
180
165
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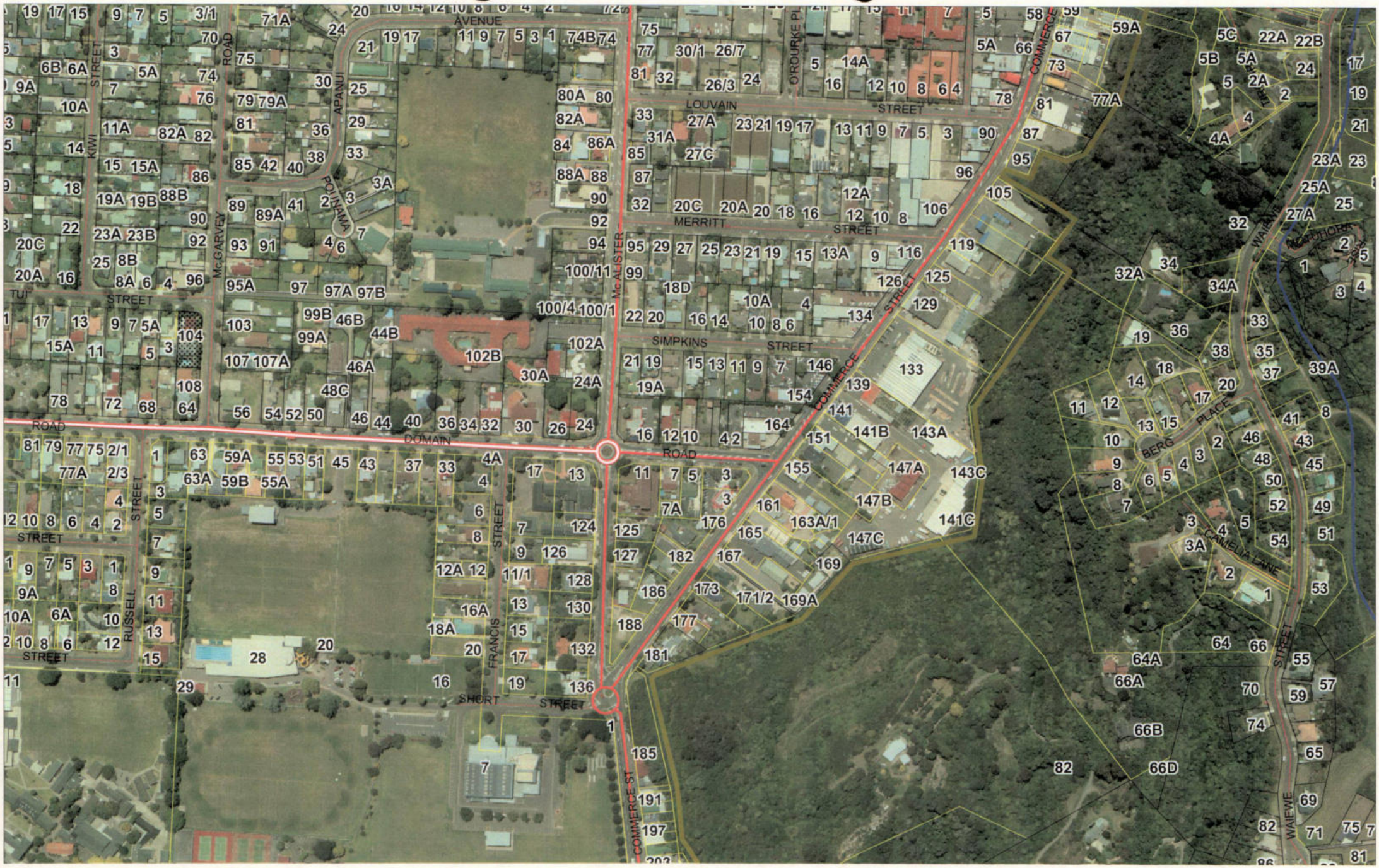
DOMAIN ROAD
COMMERCE STREET
COMMERCE ST
McALISTER STREET
MERRITT STREET
LOUVAIN STREET
SIMPKINS STREET
SHORT STREET
O'ROURKE PL
APANUI PLACE
McGARVEY ROAD
KIWI STREET
TUI STREET
RUSSELL STREET
FRANCIS STREET
BERG PLACE
CAMELLIA LANE
WAIEWE STREET
AVENUE

DOMAIN ROAD
COMMERCE STREET
McALISTER STREET
McGARVEY ROAD
APANUI AVENUE
LOUVAIN STREET
MERRITT STREET
SIMPKINS STREET
SHORT STREET
FRANCIS STREET
RUSSELL STREET
KIWI STREET
TUI STREET
O'ROURKE PL
BERG PLACE
WAIEVE STREET
COMMERCE ST

RCLDEC

24.2.09.74
0830/0010/000

31 August 2009

ERC Consulting
12 Domain Road
WHAKATANE

Attention: Ted Hipkiss

Dear Sir

RESOURCE CONSENT APPLICATION — OPERATE BACKPACKERS ACCOMMODATION AND A PODIATRIST CLINIC, MATTHEW FRASER & ERIN BEELER, 10 DOMAIN ROAD, WHAKATANE

I am pleased to advise you that the decision in respect to your land use consent application has been made and the consent has been granted.

The Council's resolution and the conditions of consent are set out below. You must comply with all of the conditions of this consent when you undertake the activity. Compliance with the conditions will be checked by the Council's Monitoring Officer.

If this proposal requires a building consent you should be aware that your building consent application cannot be approved by the planning department until the objection period for this consent has expired, or you have confirmed that you accept all of the conditions of this consent.

Please direct all correspondence regarding compliance and completion of conditions to Council's Monitoring Officer Jessica Hunter-Smith (jessicah@whakatane.govt.nz).

Please read the consent conditions carefully and ensure you understand what is required of you. Please ensure that any contractor or person acting on your behalf is provided with a copy of the consent conditions and also understands there requirements.

Please note that this consent will expire if not given effect to within five years from the date of this letter. Under some circumstances this five year period may be extended if an application for an extension is made before the consent lapses and in accordance with Section 125 of the Resource Management Act 1991.

In accordance with Sections 357A and 357B of the Resource Management Act 1991, you have the right to submit to the Council an objection to any of the conditions of approval or the additional administrative charges. An objection must be lodged with the Whakatane District Council within 15 working days of receipt of the Council's decision. If you are in any way not satisfied with the decision of the Council on your objection, you have the right to appeal to the Environment Court. Any appeal is required to be lodged with the Environment Court within fifteen working days of receiving the decision on your objection.

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3158 New Zealand
Telephone +64 7 306 0500 Facsimile + 64 7 307 0718 Email information@whakatane.govt.nz Website www.whakatane.govt.nz

An invoice for the additional fees payable for the processing of the resource consent will be forwarded to you shortly.

If you have any further enquiries about this resource consent or its conditions please contact Carolyn Campbell (Planner), at this office.

Yours faithfully

Jeff Farrell
MANAGER
DEVELOPMENT AND COMPLIANCE

RESOURCE CONSENT APPLICATION — OPERATE BACKPACKERS ACCOMMODATION AND A PODIATRIST CLINIC, MATTHEW FRASER & ERIN BEELER, 10 DOMAIN ROAD, WHAKATANE

On 31 August 2009 the Manager Development and Compliance, under delegated authority, resolved as follows:

"1. ***THAT*** *pursuant to Sections 34A, 104 and 108 of the Resource Management Act 1991, and Rule 3.8.1.1.18 of the Proposed Whakatane District Plan, the Whakatane District Council grants consent as a discretionary activity to operate backpackers accommodation and a podiatry clinic on land legally described as Lot 33 DP 556, situated at 10 Domain Road Whakatane, subject to the following conditions:*

(a) The proposed activity shall be carried out in general accordance with Plan Number BP/2 titled "Backpacker Hostel with Proposed Podiatry Clinic" and Plan Number BP/5 titled "Amended Car Park Layout" received on 21 August 2009 prepared by ERC Consulting and information submitted as part of this application except where modified by any other condition of this consent.

(b) That this resource consent replaces the earlier resource consent 24.2.02.67.

(c) That the backpackers' accommodation shall be limited to accommodate a maximum of 15 persons at any one time.

(d) That the dwelling unit at the rear of the property can only be used in conjunction with the backpackers' accommodation and cannot be rented out separately.

(e) That all of the nominated parking spaces shall be marked on site to clearly demarcate their position as shown on Plan Number BP/5 titled "Amended Car Park Layout". The four car parks in the front yard shall include one disabled park and shall be marked prior to the podiatry activity commencing on the site.

(f) That all on-site parking and manoeuvring areas shall be formed and constructed to a minimum two-coat chip seal standard on a minimum 100 mm compacted basecourse layer (basecourse thickness to be adjusted in accordance with subgrade conditions), including edging and approved stormwater control.

(g) That stormwater from parking and vehicle manoeuvring areas shall be collected before it crosses the property boundary and disposed of into soakholes constructed within the property. The soakholes shall be designed to dispose of surface water resulting from a storm having a 10% (1 in 10 year) probability of occurring annually.

(h) That the podiatrist activity shall be restricted to the hours of 9:30am to 3:30pm daily.

(i) That the fence along the front boundary screening the car park from the street shall be maintained to the satisfaction of the Director Works and Services.

Condition amended by 5357A - see decision dated 25 Sep 09.

(j) ~~That all signage shall be located within the property boundary and shall comply with all of the requirements of Rule 4.3.16 of the Proposed Whakatane District Plan.~~

(k) That pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review the conditions of this consent to deal with any adverse effects on the environment relating to noise and car parking. A review may be initiated if Council receives frequent substantiated complaints as a result of operation of the backpackers' hostel. Council may initiate a review six months after commencement of the business, and every six months thereafter for a period of two years and then on an annual basis.

(l) That the provision of food to any guest or resident is expressly prohibited unless the premises has been upgraded to comply with the provisions of the Food Hygiene Regulations 1974 and registration obtained pursuant to this legislation.

(m) That the consent holder shall comply with the conditions for Trade Premises connected to the sanitary sewer, pursuant to the Whakatane District Council Trade Waste Bylaw.

(n) That a monitoring fee of $200.00 shall be paid to the Council as a single charge for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act 1991.

2. ***THAT*** pursuant to Section 36 of the Resource Management Act 1991, an additional administrative charge (to be invoiced separately) shall be paid to the Council in relation to the receiving, processing and granting of this resource consent.

Advice Notes

1. The applicant is advised that if food is to be provided incidental to the accommodation, a kitchen complying with the Food Health Regulations 1974 is required to be provided.

2. *Some of the conditions from the original consent have been brought over to this consent, and some conditions have been revised.*

Reasons for the decision

1. *The proposed activity is a discretionary activity in the Residential 1 Zone of the Proposed Whakatane District Plan. The proposal has this status under Rule 3.8.1.1.18 as there are more than five guests in this accommodation facility. This new consent allows for a second business activity on the site, being the podiatry clinic.*

2. *The Council is satisfied that the proposal is not contrary to the policies and objectives, LRS1, BE2, BE3, BE4, BE6, BE7, contained in the Proposed Whakatane District Plan. While the addition of the podiatry clinic does intensify the commercial use of this residential zone, this is compatible with the existing situation where many properties on Domain Road in this area have commercial uses. The adjacent property to the east has a business zoning, and can be expected to be redeveloped soon. The property to the west already operates as a business under resource consent.*

3. *The principal issues that were in contention related to parking and amenity. A disabled parking space has now been provided, and all parks will be marked on site. The parking requirement of the podiatry clinic has been deemed to be accommodated within the existing parking spaces. The clinic will operate during specified daytime hours, while the backpacker parking will tend to be required outside of these hours so the effect of the additional business will be minor. The rear dwelling unit has reduced amenity, but is acting as an additional bedroom and is not increasing the scale of the activity on the site. The Council has reserved the right to review parking and noise in the future, should these matters become an issue.*

4. *The main findings of fact in relation to this consent were that the occupancy of the site will not increase. While a dwelling unit has been added since the last resource consent, no additional people will use the site. The backpackers accommodation will drop from 20 to 15 people as a maximum as one entire bedroom will be converted for use as a podiatry clinic. This will actually reduce the occupation of the site as the podiatry clinic patients will only be at the site for short periods.*

5. *The Council is satisfied that any adverse environmental effects that may actually, or potentially, result from the activity are likely to be minor or are avoided, remedied or mitigated by the conditions of this resource consent. The hours of the podiatry clinic will be limited so as not to conflict with the backpacker operation. The use of the rear dwelling unit will be tied to the backpacker operation so it cannot be used as a stand-alone dwelling. The size and location of the car parks has been adjusted to provide a disabled park and manoeuvring from all parks, such that vehicles will exit the site in a forwards direction. The fence screening the car parks from the street is to be maintained to ensure visual amenity in this area.*

6. *The Council is satisfied that all parties potentially affected by the proposal have provided written consent to the proposed activity. There were no special*

circumstances in terms of Section 94C of the Resource Management Act 1991 which warranted the public notification of this proposal.

7. *The Council is satisfied that this proposal is in accordance with Part II matters of the Resource Management Act 1991, as it does not involve a change in land use so will not adversely affect the ability of this land to meet the needs of future generations. The Council is satisfied that this activity is an efficient use of land and the amenity values and environmental quality of this area will not be adversely affected.*

Jeff Farrell
MANAGER
DEVELOPMENT AND COMPLIANCE

OZONE# 7630

RESOURCE CONSENT SUMMARY FORM

Resource Consent No 24. 2.09.74
XRef

Due Date: 20/7/09

Type	Activity Status	Planner
☑ Land use ☐ Subdivision	☐ Controlled ☐ Restricted discretionary	☐ Laura ☐ John
☐ Outline Plan ☐ COC	☐ Discretionary ☐ Non-complying	☑ Carolyn ☐ Emma
☐ Other	☐ Permitted ☐ N/A	☐ Claire ☐ Amanda
		☐ Consultant (Name)

RCLGEN

Application

Name: Matthew Bruce Fraser + Erin Elizabeth Beeler
Address for service: c/o Ted Hiptiss, ERC Consulting, 12 Domain Road, Wht 3120
Location: 10 Domain Road, Whakatane
Legal Description: Lot 33 DP 556 GIS ID: 0830/0010/000
Valuation Ref: 07107/885.00
Description of activity: Operate a podiatry clinic in conjunction with backpackers Zone: Residential 1

Processing

Date received: 22/6/09 Ack Date: 23/6/09
Further information requested: Date received:
Further information requested (2): 3/7/09 Date received: 21/8/09
Site visit:
Notified/Non-notified (delete one) Date: S37 date:

Circulate—Internal

Section	Circulate	Date sent	Date received	Comments
Engineers (Opus)	✓	25/6/09		
Building Inspector				
Property Officer/ Parks Officer				

Circulated 31/8/09

Circulate—External

Organisation	Circulate	Date sent	Date received	Comments
Environment Bay of Plenty				
DLR (LINZ)				
Transit New Zealand				
Iwi				
Dept of Conservation				
Eastern Fish & Game Council				
Network Utility Operator				
Historic Places Trust				
Community Board				
Consultant/ Peer Review				Purchase Order #
Consultant Planner				Purchase Order #
Commissioner				Purchase Order #

Do signage the same as N2 Home Loans

24.2.08.69

Notification/Hearing

Advertisement date: Beacon: _____ Other: _____

Closing date for submissions: _____ Submissions Acknowledged: _____ No. Received: _____

Copy of submissions sent to applicant: _____

Notice of hearing sent to applicant/submitters on: _____ Hearing Date/ Time: _____

Planner's report served on applicant/submitters on: _____

Decision

Consent granted/refused *(delete one)*. Decision date: _____

Decision served on applicant/submitters on: _____

Total working days: _____ Working days checked: ☐

S357 Objection

Date received: _____ Condition(s) changed: _____

Decision date: _____ File path _____

Appeal

Date received: _____

By: _____

Env Court Decision date: _____

S127 Change of condition(s)

Date received: _____ Condition(s) changed: (i) 2A 2A

Decision date: 25/09/09 File path G:\DATA\WORKPROC\RC\091741-2509

Fees/Charges

Deposit 1: $ 750 =	Add Fees: $ 51721	Refund: $
Receipt No: 16216 Date: 22/6/09	Inv No: — $1275.90	Cheque No:
Deposit 2: $	Debtors No: —	Acc no.
Receipt No: Date:	Date: 03/09/09	Date:

Comments

Parking

pl 3072271
pl 3078005

Accom @ rear.? - Yes.
Dwelling at rear
Non complying car park. 1.8 m wide
Hearing to decline. - maybe.
17/8 - Ted says it is not illegal to park in a disabled park on private land. Disabled park only used during the day, not at night. Consider a consent for 2 years.
No note limit on the site so no effect of proprietors living down the back.

Review parking? Manoeuvring

Maintain screening

Planning Assistant Checklist

Consent # 24.2.09.74

Applicants Name	MB Fraser & EE Beeler

Opening	Actioned
Date Stamp Application	✓
Allocate File Number	✓
Receipt cheque and attach to Receipt form	✓
Print Plan Map/Aerials Map	✓
Open consent in Access database	✓
Send EMAIL to GIS to Map	✓
Send Acknowledgement letter/Further Info letter (S88OK or S88 Returned)	✓
Request Property/Subdivision file	✓
Put in Laura's in tray	✓

Circulation	Actioned
Circulate internally/externally as indicated on purple summary form – including Aerial Maps & Summary Forms	✓
Create Purchase Order if circulated to Consultants etc	N/A
Record date circulated on purple summary form	✓
Update Access database with Planners Name	✓
Place documents on file and return to Planner with property/subdivision file	✓

Notification	Actioned
Check submission closing date/details etc	
Printout affected parties; ie: Neighbours, Department of Conservation, EBOP	
List names/addresses of property owners on:**'Not Parties table'**	
Prepare **'Not Parties Ltr'** letter– counter sign draft by the planner	
Merge Letter with Table- attach each copy of application, scheme plan etc, and send to all on notification list	
Post 'Not Ltr to applicant' letter to applicant with list of affected parties and a copy of the ad (if publicly notified).	
(Public notifications only)	
Prepare advertisement/purchase order – forward to Beacon by 4.00pm Wednesday for Friday paper	
Put a copy of the ad on the file	
Prepare and put up sign – to be put up on the day the ad is due in the paper	
Make a spare copy of the application to keep at the front counter	

Hearing	Actioned
Date stamp submissions received	
Complete notified submitters schedule ('Not subm table')	
Post (Not subm acknow) letter to all submitters	
After submissions close – Post (S98) letter to applicant	
Send (Not late subm ltr) letter to late submitters -return file to planner	
Send ('Not Hearing Date') letter to applicant/submitters for hearing date	
Send ('Not Planners Report') letter and copy of report to app/submitters	

Closing	Actioned
Prepare invoice/refund cheque – (send with decision letter/cust. satisfaction survey form) Copy decision letter from Planner: (and see below) Subdivision: copy 2x (purple copy on file & 1 x subdivision folder) Land Use: copy 3x (purple copy on file, 1 x Monitoring & 1 x Land Use folder Tree Removal: 3x (purple copy on file, 1 x Rod Fraser, 1 x Monitoring File a copy to the Development Contribution Folder if included on the consent Email File path of decision letter to EBOP and OPUS if originally circulated too- or they have commented on.	
Complete Access database - Check working days	
Check maps are stamped	
Check all pages of the RC summary file are correct and filled out and pages ticked off – then send file up to Records – If SD put in SD filing room.	
If Notified, send a copy of the decision letter to the submitters	

RCLPOST

24.2.09.74
0830/0010/000
#7630

25 September 2009

Lloyds Backpackers
10 Domain Road
WHAKATANE

Attention: Ted Hipkiss

Dear Sir

RESOURCE CONSENT APPLICATION — OPERATE BACKPACKERS ACCOMMODATION AND A PODIATRIST CLINIC, MATTHEW FRASER & ERIN BEELER, 10 DOMAIN ROAD, WHAKATANE

On 25 September 2009 the Acting Team Leader Consents - Planning, under delegated authority, resolved as follows:

"1. ***THAT*** *pursuant to Sections 357A and 357D of the Resource Management Act 1991, the Whakatane District Council upholds the proposed change to Condition (j) of the land use consent relating to an application submitted by ERC Consulting for Matthew Fraser and Erin Beeler to operate a backpackers and podiatry clinic on Lot 33 DP 556, situated at 10 Domain Road Whakatane.*

Condition (j) shall be amended to read:

(j) That all signage shall be located within the property boundary and shall be limited to the Backpackers sign of 1.8 m^2 on the side fence, the Backpackers freestanding sign of 0.7 m^2 at the front fence, and a new Podiatrist sign on the front fence of maximum area 0.5 m^2 to the satisfaction of Council.

Reasons:

1. *The earlier resource consent 24.2.02.67 approved 19 July 2002 allowed only 0.5 m^2 of signage in compliance with the District Plan. At some time the area of signage increased without Council consent to include the Backpackers sign of 1.8 m^2 on the side fence, the Backpackers freestanding sign of 0.7 m^2 on the front fence.*

2. *In consideration of the commercialisation of this area and the location of this property adjacent to the business zone, this level of signage is acceptable. In addition, a small sign for the podiatrist clinic will also be permitted so that the new activity on the site can be easily identified by those entering the site. The effect of this level of signage is considered to be appropriate for this activity and will assist people to find the site on this busy street."*

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3158 New Zealand
Telephone +64 7 306 0500 Facsimile + 64 7 307 0718 Email information@whakatane.govt.nz Website www.whakatane.govt.nz

If you have any further enquiries, please contact Carolyn Campbell (Planner), at this office.

Yours faithfully

Claire Battersby
ACTING TEAM LEADER PLANNING - CONSENTS

G:\DATA\WORDPROC\RC\09\74L-2509

* Invoice Generated through ~~Access Database~~ Access Database!!

Consent added to Ozone

Ref Number# 7630 (24.2.09.74)

Added on

Timesheet - s127

24 Sep 09 - Clarke B (TL) - 32 mins

Carolyn Campbell

From: Erin B [erinbeeler@hotmail.com]
Sent: Tuesday, 22 September 2009 4:13 p.m.
To: Carolyn Campbell
Subject: RE: Signs

Good Afternoon Carolyn,
I hope you got my voicemail! I just tried to ring to say sorry - I thought Matt had replied and he thought I had!!
So sorry for that,
We currently have two signs for lloyds lodge:
The larger one measures 2m x 0.9m 1.8 m² fixed to fence
The smaller (hanging) one measures 1m x 0.7m 0.7 m² free standing

Im not sure what the current limitations on signage is.
If we are able to get consent to make the above legal, as well as consent for one more sign for Eastern Bay Podiatry, that would be fantastic.
We were hoping to have it along the fence line OR on the house (or both if we are able ofcourse!!)

Thankyou again for your patience with us!
I look forward to your reply,
Regards,
Erin.

Subject: Signs
Date: Tue, 22 Sep 2009 15:00:56 +1200
From: carolync@whakatane.govt.nz
To: erinbeeler@hotmail.com; matthew.fraser@hotmail.com

Hi
I was wondering if you were going to pursue the objection to your consent regarding the signage. As the consent conditions stand, you will need to remove the large sign as it does not comply. I am prepared to allow more signage, but you need to proceed very quickly to object to the condition so I can effect the change (no charge). I also need to know the areas of the two signs (separately).
You are now outside the timeframes, but I am prepared to extend them for a quick response.

Cheers
Carolyn

Carolyn Campbell
Planner

WHAKATANE DISTRICT COUNCIL
Private Bag 1002
Whakatane 3158

phone 07 306 0500
ext 7564
fax 07 307 0718
email carolync@whakatane.govt.nz
web http://www.whakatane.govt.nz

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Explore the new Windows Live Looking for a place to manage all your online stuff?

Carolyn Campbell

From: Carolyn Campbell

Sent: Friday, 18 September 2009 3:02 p.m.

To: 'Hipkiss Property Centre'; 'Erin B'; 'matthew.fraser@hotmail.com'

Subject: Signs at 10 Domain Rd

Hi
In response to a query from Ted about the area of signage, I can respond as follows:
The resource consent condition that I used was exactly the same as for the previous consent. What was not pointed out to me in the application was that signage has been illegally increased.
We have now set a benchmark area of signage in this general area so we are prepared to allow more signage.
Can you please accurately measure the size of the two signage boards that you currently have.
The cleanest way to deal with this is by way of an objection. I will consider it to be within timeframes.
Can you please confirm the objection by return email, along with the sizes, and I will process this.
Thanks
Carolyn

Carolyn Campbell
Planner

WHAKATANE DISTRICT COUNCIL
Private Bag 1002
Whakatane 3158

phone 07 306 0500
ext 7564
fax 07 307 0718
email carolync@whakatane.govt.nz
web http://www.whakatane.govt.nz

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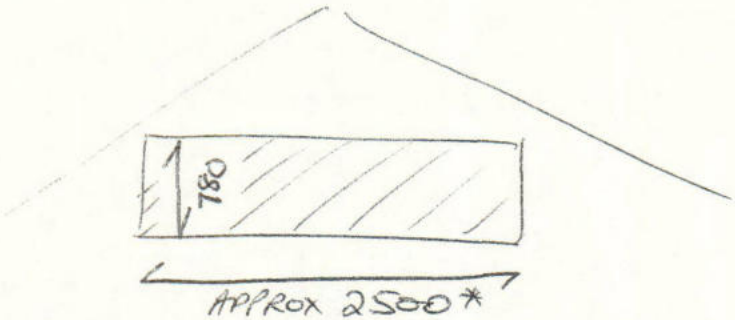
N2 Home Loans.

SIGN A

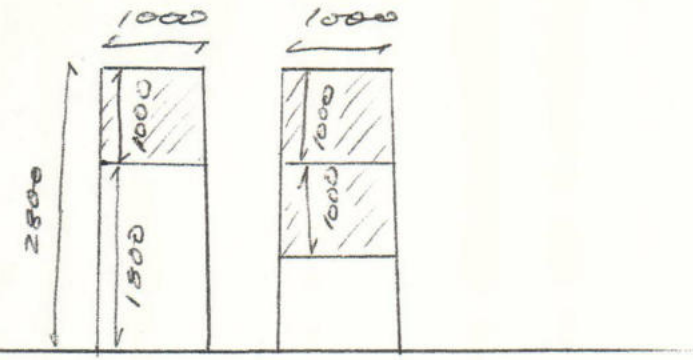


* COULD NOT BE MEASURED ACCURATELY :: VERANDAH IS IN THE WAY.

2.4 x 0.78 = 1.872 m²

attached to building

SIGN B



Freestanding sign front boundary

height 2.8m

one side 2m²

comparable consent.

[RC ID] 24.2.08.69
[GIS ID] 2180/0075/000

8 June 2009

Garry Raymond Shennen
New Zealand Home Loans (Whakatane) Limited
75 Landing Road
Whakatane

Dear Mr Shennen

RESOURCE CONSENT (LAND USE) – CHANGE TO CONDITION (G) TO ALLOW ADDITIONAL SIGNAGE, NEW ZEALAND HOME LOANS, 75 LANDING ROAD, WHAKATANE

On 8 June 2009 the Team Leader – (Consents) Planning, under delegated authority, resolved as follows:

"1. ***THAT*** *pursuant to Section 127 of the Resource Management Act 1991, the Whakatane District Council grants consent to change condition (g) of land use consent 24.2.08.69 being land legally described as Lot 3 DP 393478 located at 75 Landing Road, Whakatane. The new condition (g) is to read:*

> *That signage on the site shall comprise one Franchise sign 'New Zealand Home Loans' attached to the building above the front entrance (sign A) and one double sided sign 'NZ Home Loans' on the front boundary (sign B) as identified on photographs dated 19/05/2009.*

2. ***THAT*** *pursuant to Section 36 of the Resource Management Act 1991, an additional administrative charge (to be invoiced separately), shall be paid to the Council in relation to the receiving, processing and granting of this variation to a resource consent.*

Reasons

(1) *The additional signage does not have a detrimental visual effect on the area and does not compromise highway safety. It therefore complies with Objective BE2 (Health and Safety) Policy 2 and Objective BE3 (Amenity values) Policy 5 of the Proposed Whakatane District Plan as the effects are no more than minor.*

In accordance with Sections 357A and 357B of the Resource Management Act 1991, you have the right to submit to the Council an objection to any of the above changes of conditions or the additional administrative charges. An objection must be lodged with the Whakatane District Council within 15 working days of receipt of the Council's decision. If you are in any way not satisfied with the decision of Council on your objection, you have the right to appeal to the Environment Court. Any appeal is required

to be lodged with the Environment Court within 15 working days of receiving the decision on your objection.

If you have any further enquiries, please contact Amanda Haisman (Planner) at this office.

Yours faithfully

Laura Swan
TEAM LEADER CONSENTS - PLANNING

Whakatane District Council Tax Invoice

CUSTOMER

P CHRISTIE
BOP POSTAL AGENCY
MAKETU
3070

TAX INVOICE

RCLPROC

PAGE 1

INVOICE NUMBER	26029
DATE	9Jul02
DEBTOR NUMBER	74595/6541
G.S.T. REG. NO.	16-940-356
CLIENT REF.	

DETAILS	AMOUNT
PLANNING	418.52
BUILDING/HEALTH	93.33
MONITORING	64.00
DEPOSIT PAID	120.00CR
24.2.02.67L - ADDITIONAL ADMINISTRATION CHARGES FOR PROCESSING OF LAND USE CONSENT	

ALL COSTS ASSOCIATED WITH COLLECTING UNPAID ACCOUNTS WILL BE PASSED ONTO THE DEBTOR

SUB TOTAL	455.85
G.S.T	56.98
TOTAL	512.83

Whakatane District Council Commerce Street Private Bag 1002 Whakatane 3080 New Zealand
Telephone 07 306 0500 Facsimile 07 307 0718 Email information@whakatane-dc.govt.nz

Detach this portion and return with your payment to the address below.

Whakatane District Council
Commerce Street
Private Bag 1002 Whakatane 3080
New Zealand

INVOICE NUMBER	I 26029
DEBTOR NUMBER	74595/6541
NAME	CHRISTIE P
AMOUNT	512.83

Whakatane District Council

Private Bag 1002, Whakatane 3080
GST Reg No. 16-940-356

Telephone (07) 307 9800
Fax No. (07) 307 0718

21 May 2002

Resource Consent Application (Land Use)
P M Christie, 10 Domain Road, Whakatane

Application Fee Deposit.....$135.00

CODED TO VG 68800/100

Whakatane District Council
OMMERCE STREET, PRIVATE BAG 1002, WHAKATANE. PHONE (07) 307-9800, FAX (07) 307-0718

RECEIPT

Date :21May02
Drawer No :14
Receipt No :295685

WHAKATANE DISTRICT
all together better

----- General Ledger Receipts -----
68800/100 PM CHRISTIE 10 DOMAIN ROAD, WHK $135.00

TAX INVOICE: G.S.T. No :16-940-356
Consideration Excl. GST: $120.00
GST Amount: $15.00
Total: $135.00

Environmental Services Department

FORMS\INVFORM

24.2.02.67

MEMORANDUM

TO: District Planner

SUBJECT: **RESOURCE CONSENT – LANDUSE TO ESTABLISH AND OPERATE A BACKPACKERS HOSTEL, 10 DOMAIN ROAD, WHAKATANE**

DATE: 11 July 2002

1.0 APPLICATION DETAIL

1.1	**Applicant's Name:**	Pamela Christie
1.2	**Address/Location:**	10 Domain Road, Whakatane
1.3	**Legal Description:**	Lot 33 DPS 556
1.4	**Zoning:**	Residential B
1.5	**Area:**	657 m2

2.0 PROPOSAL

To establish and operate a backpackers hostel from a residential address. The proposal is to provide accommodation for up to 20 guests, with 16 in three bedrooms and the remainder in marae-style accommodation on the floor of the lounge. A fourth bedroom is to be used by the one full-time manager. The workshop and double garage at the rear of the property will be utilised as an office and laundry and provide some storage space.

3.0 REASONS FOR THE APPLICATION

The site is zoned Residential B in the Transitional Whakatane District Plan. In this zone hostels are specifically provided for (under Rule 5.8.3) as a controlled activity, while travellers accommodation is considered to be a discretionary activity, under Rule 5.52. As the proposal does not comply with the car parking requirements (due to the car parking area being located in the front yard), the application can therefore be considered discretionary.

4.0 SITE AND SURROUNDS

The property is generally flat with a well-maintained wooden dwelling situated centrally on the site and a double garage and workshop is located at the rear of the property. Some trees are growing on the site, however none are considered to be of special significance.

The site is fully fenced with a combination of fencing styles. Access to the property is via an existing vehicle crossing to Domain Road. All parking and manoeuvring is to occur on-site.

5.0 STATUTORY CONSIDERATIONS

5.1 Notification

The application was not publicly notified as the effects on the environment were considered minor and written consent was obtained from all parties considered potentially affected by the proposal. The potentially affected parties included:

Adjoining property owners – 13 Simpkins Street (Cliff & Marian Stuart)
15 Simpkins Street (Robert & Jennifer Geddes)
17/4 Simpkins Street (David Carter)
8 Domain Road (William & Isabelle Turner)
12 Domain Road (Edwin & Lusiana Paul)

Those opposite the subject site - 3 Domain Road (McDonalds Restaurant)
5 Domain Road (Keld Hunia)
7 Domain Road (Darren Anderson)

The applicant has also provided the written consent of the occupant of 13 Simpkins Street (Rachael Stuart) and the property owner of 16 Domain Road (Restaurant Brands Limited).

5.2 Relevant Sections of the Resource Management Act 1991

Subject to Part II of the Act, Section 104 requires Council to have regard to:

(i) Any actual and potential effects of the environment of allowing the activity.

(ii) Any relevant objectives, policies, rules or other provisions of a District or Regional Plan.

(iii) The New Zealand Coastal Policy Statement.

(iv) Any other matters that Council considers relevant and reasonably necessary to determine the application.

(v) Any relevant designations or heritage orders or relevant requirements for designations or heritage orders.

6.0 ASSESSMENT

6.1 Environmental Effects

6.1.1 Noise

Noise associated with the proposed activity from the existing dwelling is not anticipated to have an adverse effect on the surrounding residential area, however it is considered appropriate that a review condition should be included as a condition of consent.

6.1.2 Access and Parking

Access to the property is via Domain Road and the proposed car parking and manoeuvring area in front of the dwelling provides for 4 car parking spaces. One additional car parking space is to be provided in front of the garage for use by the manager.

Rule 5.17 of the Transitional Whakatane District Plan states that hostels and/or boarding houses are required to provide:

"...1 space per 2 bedrooms plus 1 space per 100 m2 total floor space or part thereof for staff"

Under this Rule the proposed backpackers hostel would require 4 on-site vehicle parks and manoeuvring area to be provided. The proposal can best meet this requirement by locating the required 4 car parks within the front yard of the property. Although parking could potentially be provided along the length of the driveway, the front yard is viewed as the better option because access and manoeuvring can be accomplished more efficiently than using the driveway. One car park is to be provided in the driveway for the manager's use.

Council's policy is to only allow on-site parking in areas where a garage or carport could be erected in accordance with the Plan, however:

Rule 11.4.(10) states that:

"Where it is unlikely that the parking spaces can be satisfactorily provided"

Rule 11.5.3(1) states:

"An application for dispensation or waiver of any off street parking requirement of Rules 4, 5, 6, and 7 may be made without notice under the provisions of Rule 3.8"

Rule 3.8.3(c) states:

"Not withstanding anything to the contrary contained or implied in this Plan, the Council may grant consent to applications for the dispensation wholly or partly from, or waiver of, the provisions relating to the provision of parking"

These Rules allow an applicant to seek a waiver to the parking requirements, in order to allow car parking within the front yard.

It is noted that the applicant has proposed to replace the existing high fence along the front boundary with a lower fence to improve visibility for vehicles exiting the site. The lower fence combined with proposed planting along the front boundary will provide some screening of the proposed parking and manoeuvring area. Council's engineering officer has viewed the proposed layout of the parks, and is satisfied that are in general accordance with Council Engineering Code of Practice.

It is considered that a waiver to locate the parking and manoeuvring area in the front yard of the property be granted for the reasons discussed.

As it is likely that most visitors will only stay one or two nights and given the seasonally of the tourism industry it is unlikely that all of the proposed beds will be required at any one time. It is also noted that only a portion of guests will utilise private vehicles. The applicant has suggested that a significant number of people will arrive on organised tours, public transport, and other private means. It is my opinion that the number of on-site car parks provided is considered sufficient for the proposed number of guests, however a review condition has been included, should any car parking problems arise.

6.1.3 Landscaping

Existing landscaping on the property consists of gardens along the front and western boundary of the front yard. This to be retained with some additional planting and landscaping proposed. A landscaping plan is included as a condition of consent and is to be approved prior to operations commencing.

6.1.4 Bulk and Location

The existing house meets all the bulk and location requirements of the Transitional Whakatane District Plan.

6.1.5 Amenity

It is considered that the proposed back packer hostel will have only a minor effect on the amenity of the surrounding Residential zone. The applicant has consulted with the surrounding property owners' (9) and all have given their written consent to the proposal.

The Residential B Zone of the Plan anticipates a range of residential activity, which in my opinion includes this type of operation.

It is acknowledged that the proposal is commercial in nature, however the activity and effects of the activity are in itself residential and in keeping with the amenity of the surrounding residential area.

I believe that the effects on the amenity of the area will be minor.

7.0 DISTRICT PLAN/OTHER MATTERS

7.1 Objectives and policies of the Transitional Whakatane District Plan

The Primary Objectives for the residential Zone of the District:

"To maintain a harmony of uses within the residential areas"

"To provide for the development of facilities for the travelling public in residential areas"

The General Objective for the Residential Zone of the District

The development of each site shall be controlled in such a way that each occupier of the site and occupiers of adjoining and neighbouring sites shall enjoy a satisfactory level of physical amenity.

Policies of the Plan include:

"To encourage the development of travellers accommodation, restaurants and conference rooms, to cater for the travelling public, in appropriate locations and in particular on the main traffic route through the town of Whakatane"

"To require that these uses be designed in such a style and appearance and be constructed of such materials that they are in harmony with the existing buildings in the residential neighbourhood"

The Parking Objective (Section 11) is:

"To ensure that adequate off street carparking is made available in all parts of the district, with the responsibility being primarily that of the property owners, except in the Whakatane Commercial Centre where monies in lieu of parking may be required.

The Access Objective (Section 13) is:

"To ensure whenever possible and practicable that satisfactory vehicular access on to all sites is provided"

Policies include:

"To require provision to be made for the reasonable needs for car parking and space for storage of other vehicles and boats and caravans for all forms of development"

"To require private property owners to make provision for adequate parking of vehicles according to the utilisation of the site and the density of development"

"To provide for waivers and dispensations from particular provisions of the district scheme where it would not be reasonable or practicable to enforce the provision in respect of a particular site"

"To permit dispensation and/or waivers of requirements in prescribed circumstances"

It is considered that the proposal is not contrary to the Objective and Policies of the Transitional Whakatane District Plan.

7.2 Other Matters

7.2.1 Regional Plans

There are no regional planning documents of significance to this proposal.

7.2.2 Part II of the Act

The proposal is in keeping with the purpose and principles of the Resource Management Act 1991

8.0 CONCLUSIONS

It is considered that this proposal to establish and operate a backpackers hostel from a dwelling located in the Residential B zone is in accordance with the relevant Objectives and Policies of the Transitional Whakatane District Plan. It is also considered that the proposal generally complies with Rules of the Transitional Whakatane District Plan (District Rules 5.4 to 5.17, 11 and 13) and the adverse effects on the environment are considered to be minor.

Having fully considered this proposal against the Transitional Whakatane District Plan, and the requirement of the Resource Management Act 1991, I believe that consent should be granted, subject to suitable conditions.

It is my opinion that the proposed activity will have only a minor effect on the environment. Any adverse effects are likely to be minor or mitigated by conditions of this consent. It is my opinion that the activity is not contrary to the Rules of the Transitional Whakatane District Plan.

It is further concluded that the adverse environmental effects of this proposal will be minor and it is therefore in accordance with Part II matters of the Resource Management Act 1991.

RECOMMENDED:

1. **THAT** pursuant to Sections 34(4), and 105 and after consideration of Sections 104, 108 of the Resource Management Act 1991, Rules 5.4 to 5.17, 11 and 13 of the Transitional Whakatane District Plan, Council grants consent, as a discretionary activity, to the establishment and operation of a backpackers hostel from a property legally described as Lot 33 DPS 556, situated at 10 Domain Road Whakatane, subject to the following conditions:

   (a) The proposed activity shall be carried out in general accordance with the plans and information submitted as part of this application.

   (b) That all conditions shall be completed to the satisfaction of Council.

   (c) That the proposed parking plan dated 4 July 2002 is to be implemented.

   (d) That the proposed backpackers is to be limited to accommodate a maximum of 20 persons at any one time.

   (e) That pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review the conditions of this consent to deal with any adverse effects on the environment relating to noise and car parking. A review may be initiated if Council receives frequent substantiated complaints as a result of operation of the Backpackers Hostel. Council may initiate a review six months after commencement of the business, and every six months thereafter for a period of two years and then on an annual basis.

   (g) That all on-site parking and manoeuvring areas shall be formed and constructed to a minimum two-coat chip seal standard on a minimum 100mm compacted basecourse layer (basecourse thickness to be adjusted in accordance with subgrade conditions), including edging and approved stormwater control.

   (h) That all nominated parking spaces shall be marked on site to clearly demarcate their position.

   (i) That stormwater from parking and vehicle manoeuvring areas shall be collected before it crosses the property boundary and disposed of into soak holes constructed within the property. The soak holes shall be designed to dispose of surface water resulting from a storm having a 10% (1 in 10 year) probability

of occurring annually. Calculations providing for the disposal and control of stormwater from the site shall be submitted for approval prior to any works being carried out on the site.

(j) That a landscape plan be prepared by a suitably qualified person and submitted for approval to the Manager Parks prior to operations commencing on site. The plan must provide:

(i) The plant species, their number and size;
(ii) Their location;
(iii) A landscape management plan for the site.

(k) That all signage is to be in accordance with the relevant District Planning document.

(l) That the provision of food to any guest or resident must be expressly prohibited unless the premise has been upgraded to comply with the provisions of the Food Hygiene Regulations 1974 and registration obtained pursuant to this legislation.

(m) That a monitoring fee of $72.00 be paid to Council (as an annual charge for 2 years) for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by Council in terms of Section 36 of the Resource Management Act 1991

2. **THAT** pursuant to Section 36 of the Resource Management Act 1991 an additional administrative charge of $... (inclusive of GST) be paid to Council in relation to the receiving, processing and granting of this resource consent.

Advice notes

1. The applicant is advised that if food is to be provided incidental to the accommodation, a kitchen complying with the Food Health Regulations 1974 is required to be provided.

2. The applicant is advised that compliance with Council's Trade Waste Bylaw will be required.

3. That prior to operations commencing on site, the building is to be upgraded to comply with the relevant provisions of the Building Code, in respect to the change in use. As examples,

compliance with fire safety, disabled persons welfare, personal hygiene requirements etc will be needed. A building consent to cover such work will be needed and must be obtained prior to any building work being commenced.

Reasons

1. The proposed establishment and operate a back packers hostel is a discretionary activity in the Residential B zone of the Transitional Whakatane District Plan. Council is satisfied that any adverse environment effects that may actually, or potentially, result from the landuse are likely to be minor or are avoided, remedied or mitigated by the conditions of this Resource Consent.

2. Council is satisfied that the proposal is not contrary to the relevant Objective, Polices and Rules (5.4 - 5.17, 11 and 13) of the Transitional Whakatane District Plan. In particular, Council is satisfied that the proposed use of the dwelling as a backpackers hostel will not unduly interfere with the amenity of the surrounding residential zone.

3. Council is satisfied that the proposed use will have minor effect on the environment and that all parties identified by Council as being affected by this proposal have given their written consent. There were no special circumstances in terms of Section 94(5) of the Resource Management Act 1991, which warranted the public notification of this proposal.

4. Council is satisfied that the proposal is in accordance with Part II of the Resource Management Act 1991, particularly as it relates to the sustainable management of the land resource and maintaining the amenity value of the surrounding area.

Signed: _____ Planner

Date: 15/7/02

Approved under delegated authority:

_____ District Planner

18 July 2002.

Date: _____

11/7/02

File note : re Christie 592 request

Telephone conversation with Pamela Christie 11/7/02 regarding request for further information for proposed backpackers accompodation
- requested information on amended layout of building and affects on guest numbers.

Applicant advised that garage workshop area no larger proposed to be converted into managers quarters. The garage workshop area will be used as an office, laundry and storage area.

One of the bedrooms in the dwelling is now proposed to be converted into the managers quarters. This will reduce the maximum number of guests to 20 persons. The manager will be provided with car parking outside the garage.

24.2.02.67
0830/0010/000

10 July 2002

P M Christie
BOP Postal Agency
MAKETU

Dear Sir/Madam

RESOURCE CONSENT - REQUEST FOR COMPLETE INFORMATION BACKPACKERS AND TOURIST ACCOMODATION, P M CHRISTIE, 10 DOMAIN ROAD, WHAKATANE

In terms of Section 92 of the Resource Management Act 1991, the following additional information is required, in order for your application to be further processed. Please provide:

1. Details of the proposed layout of the site, given that the gargage is no longer proposed to be converted into an office and managers quarters. In particular, any amendments to the layout of the house to allow for the managers quarters and office and any effects this redesign may have on the proposed number of guests.
2. Confirmation that the existing garage can now be used as additional car parking.

The application has therefore been placed on hold.

Please note that administrative charges may be payable even though your application has not been fully processed.

In order to avoid further delays, please forward the requested information for my attention at your earliest convenience.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully

Tim Fergusson
PLANNER

24.2.02.67L

MEMORANDUM

TO: Town Planner T Ferguson

SUBJECT: **RESOURCE CONSENT APPLICATION,CHRISTIE**

DATE: 8 July 2002

I have as requested reviewed the additional information provided in support of this application. Further, your advice that consent from all affected parties to this application has now been received is also noted. In view of this, the comments provided earlier in respect to noise have been superseded. Accordingly I can confirm I have no objection to this application being granted. I would however ask that the following conditions and or advice notes be included in any consent granted:

- The building be upgraded to comply with the relevant requirements of the NZ Building Code for the intended change in use. This work must be covered by a building consent obtained from this office. In addition all required works must be satisfactorily completed prior to operations on site being commenced. I would strongly recommend the applicant liase with this office in the immediate future to ascertain fully what work will be involved before matters proceed much further. This being as the description provided by the applicant in regards to degree of fire protection proposed and the actual requirements specified under legislation are significantly different.

- A building consent will have to be obtained for the conversion of the garage through to a habitable building. This must be obtained prior to any building work being commenced. The building will also have to have its floor level established at a minimum height of 102.035 metres Moturiki.

- The provision of food to any guest or resident be expressly prohibited unless the premise has been upgraded to comply with the provisions of the Food Hygiene Regulations 1974 and registration obtained pursuant to this legislation.

- The premise must comply with the relevant provisions of Whakatane District Council's Trade Waste Bylaw prior to Food being provided.

- The maximum occupancy of the building be set at 22 persons unless specific approval to the contrary has first been obtained from the Director Environmental Services. A prerequisite to obtaining such approval will be demonstration that the building fully complies with all the relevant provisions of the NZ Building Code for the increased occupancy.

Please allow an additional 45 minutes processing time in regards this application.

P Howells
SENIOR INSPECTOR

G:\DATA\PLANNING\COMMENTS\INSPECTO\2002\0267La

10 Domain Road
Whakatane

Ph:07-3078005

5 July 2002

REFERENCE: 24.2.02.67
0830/0010/000

Tim Ferguson
Planner
Whakatane District Council
Private Bag 1002
WHAKATANE

Dear Tim

RESOURCE CONSENT – BACKPACKERS AND TOURIST ACCOMMODATION, P M CHRISTIE, 10 DOMAIN ROAD, WHAKATANE

Further to my meeting with you on Thursday 4 July 2002 I now include additional information as requested.

A revised plan of the section is attached. It shows the parking area has been moved against the house and a garden with small shrubs is placed along the front boundary. The front boundary fence will be lowered to under one metre to improve visibility and to make the front entrance more attractive.

There are currently two sets of small steps off the front porch and a ramp will replace one set of steps to make the house accessible for people with disabilities.

Our proposed plan is to convert the garage and workshop area into a self-contained unit. A separate permit will be sought and we anticipate this will commence before the end of this year. The distance between the back of the garage and the boundary is one metre and the distance to the side boundary is 900 cm.

A plan of the house is attached. There are two bathrooms, one with a bath, toilet and hand basin, the other with a shower, toilet and hand basin. The proposed plan is to add a toilet and shower. There is enough room in the large bathroom to add a separate toilet with entry from the hallway and to add a shower beside the bath. This will be done as finances and demand allow.

There is an evacuation plan placed on the wall by the door in every room. The four bedrooms have smoke alarms as does the hallway and lounge. There is a fire extinguisher and first aid kit in the kitchen. As you can see from the plan there are four external exits, one off the large bedroom, off the lounge and kitchen and off the bathroom laundry area. The windows in all rooms are easy to open and can be opened wide enough for a person to climb out. The hallway is wide and provides clear and direct access outside. Keys are kept in door locks at all times (attached to the door with a chain so they don't get lost).

Guest's names, addresses and contact numbers will be registered as soon as they arrive. The register will be kept in the office with a copy in a kitchen cupboard.

The concept of a Maori cultural experience includes a welcome for guests and a hangi. The lounge will be set up like a wharenui with mattresses on the floor against the walls and a clear path down the middle of the room. Maori crafts and artefacts will be bolted to the walls and there will be discussion on traditions, language, crafts and some songs. This would take place one or two evenings a week. Guest would be given the option of sleeping on the floor, as they would in a wharenui, and in our experience they enjoy this very much.

We are happy to accept your recommendation on the number of guests. The bedrooms can accommodate 22 people and we would like you to consider some discretion concerning the additional sleeping area in the lounge. We do not see this compromising safety as there are escape routes from each end of the lounge. All luggage and personal effects will be stored in the large double wardrobes in each bedroom. We do not however anticipate more than 20 - 25 people on any night. Backpackers generally arrive in cars or in tour vans (up to 12 seaters).

A plan of the kitchen is attached. The kitchen has durable, easy clean surfaces. The centre work block has a sink, a four element hob and a cutlery drawer. The wall oven, large fridge and separate freezer are placed along one wall and the microwave and work bench along the other wall. The crockery, glassware etc are on open shelves and in cupboards next to the workbench. A separate pantry will contain my food and will be kept locked. The kitchen is very large and open and leads into the dining area. Food and drinks will not be permitted in any other area of the house.

I have discussed food hygiene and trade wastes with the Environmental Health officer, Lisa Mullican. At this time we have decided not to be involved in any cooking and allow the guests to do their own cooking. We would however like to apply later on to have the kitchen registered so we can provide food for sale. I will explain our intention regarding the food. The Maori cultural experience would not be complete without a hangi or meal of some kind. Therefore we will not be introducing the hangi until we have the kitchen fully registered.

We are very keen to get our lodge underway and appreciate your keeping us informed, Tim. Please do not hesitate to contact me at 3078005 or 07-5332900 if you require more information or have any questions.

Yours faithfully

Pamela Christie
Applicant

(proposed addition)

Bedrooms

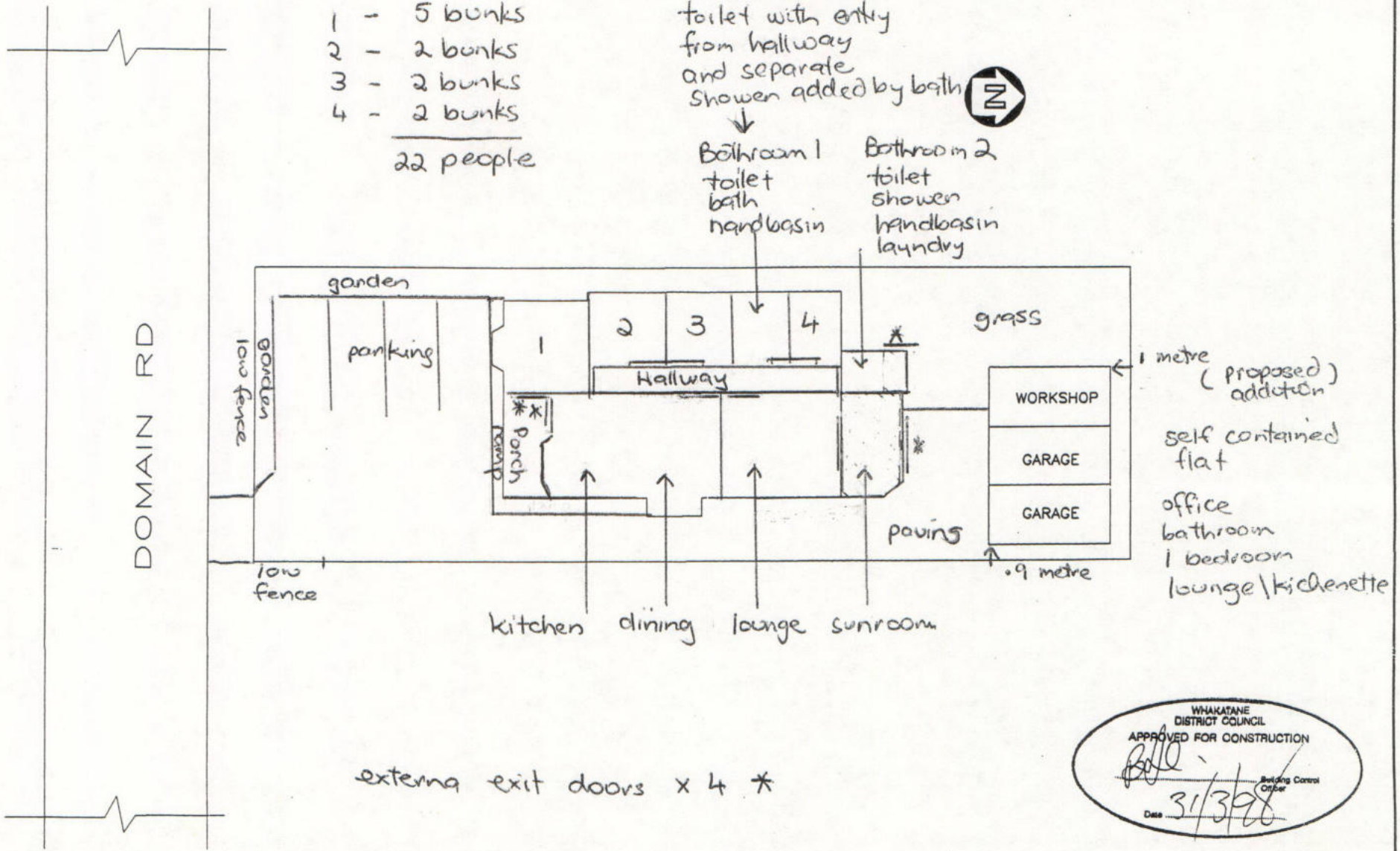
1 - 5 bunks
2 - 2 bunks
3 - 2 bunks
4 - 2 bunks

22 people

Room for an additional toilet with entry from hallway and separate shower added by bath

Bathroom 1
toilet
bath
handbasin

Bathroom 2
toilet
shower
handbasin
laundry



self contained flat

office
bathroom
1 bedroom
lounge\kichenette

externa exit doors x 4 *

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Officer
Date 31/3/98

No	DRN	DATE	REVISION

DESIGN
DRAWN DL GOODWIN
CHECKED
APPRD.
DATE

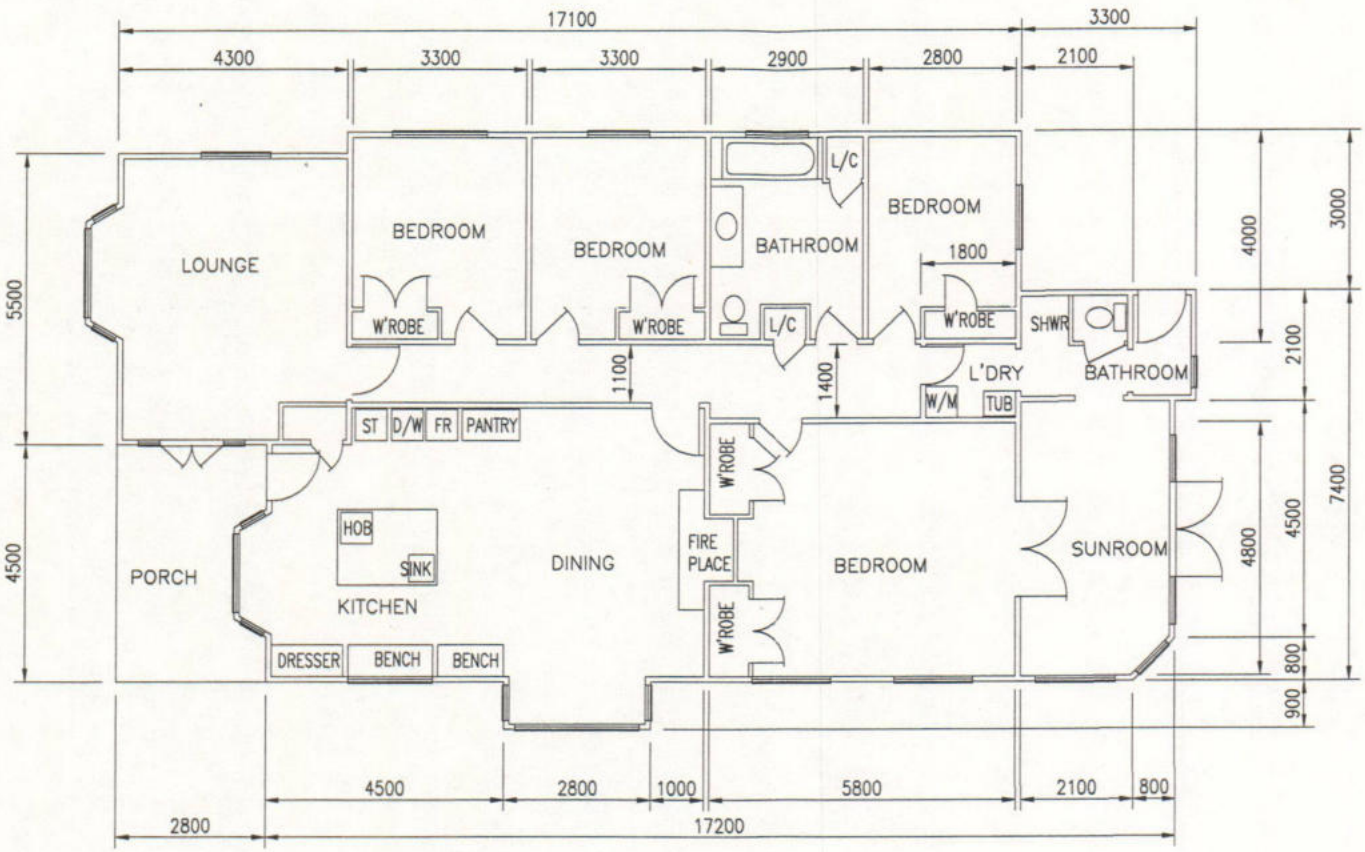
TITLE SITE PLAN FOR
MR & MRS MJ & RD MILLS
10 DOMAIN ROAD 7107/885
LOT 33 DP 556

SCALE 1:200

DRG. No.

SHT

REV



WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Officer
Date 31/3/98

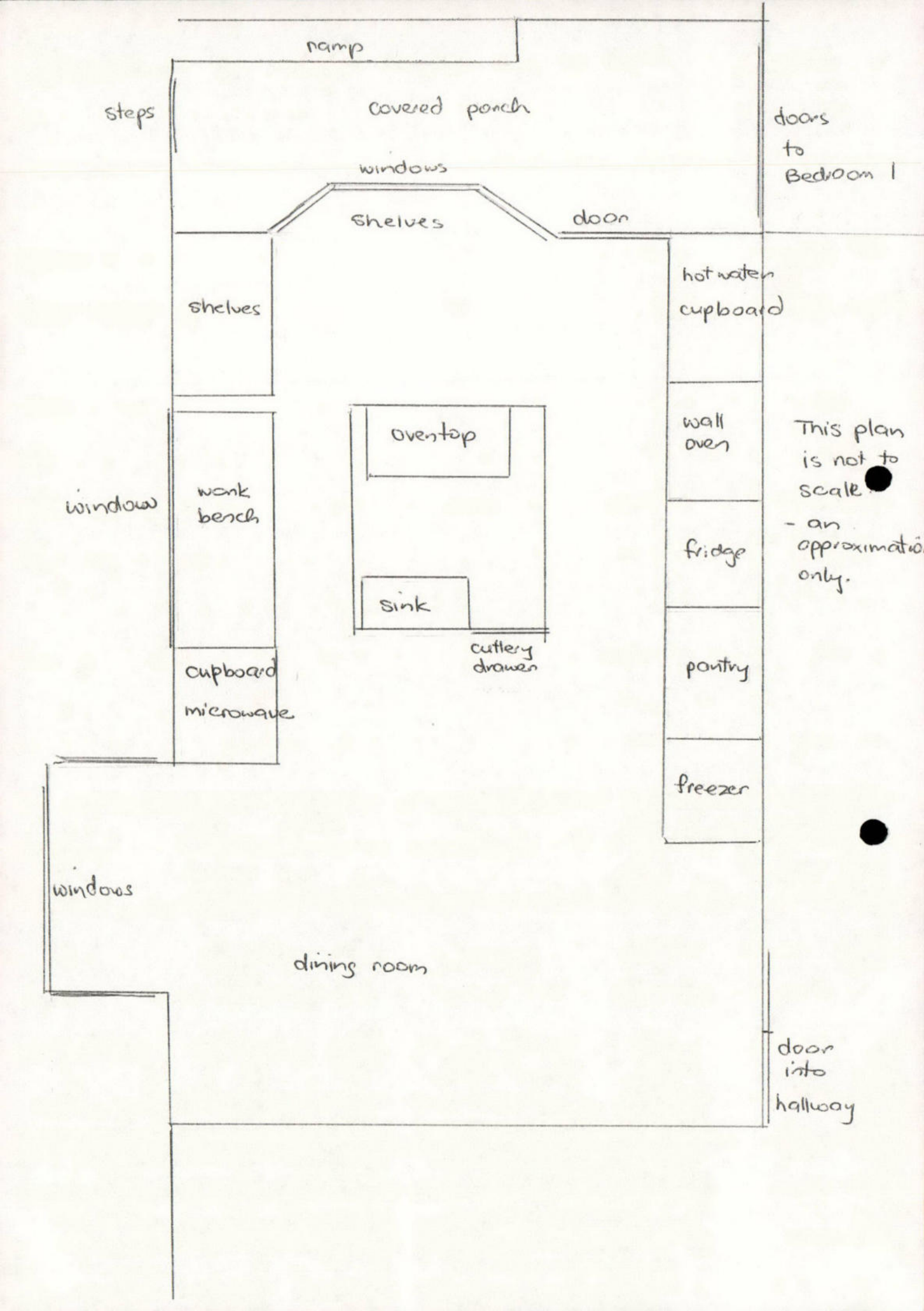
No	DRN	DATE	REVISION

DESIGN	
DRAWN	DL GOODWIN
CHECKED	
APPRD.	
DATE	

TITLE: FLOOR PLAN OF HOUSE FOR
MR & MRS MJ & RD MILLS
10 DOMAIN ROAD 7107/885
LOT 33 DP 556

SCALE 1:100

DRG. No. | SHT | REV


ramp
steps
covered porch
doors to Bedroom 1
windows
shelves
door
shelves
hot water cupboard
wall oven
This plan is not to scale
- an approximation only.
oven top
window
wank bench
fridge
sink
cutlery drawer
cupboard
microwave
pantry
freezer
windows
dining room
door into hallway

NZ Post
MAKETU
07-5332900

Date: 25 June 2002

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: 9 5537
26 JUN 2002
ACTIONED DATE
1 Tim F
2
3
4

Reference: **24.2.02.67**
0830/0010/000

Tim Ferguson
Planner
Whakatane District Council
Private Bag 1002
WHAKATANE

Dear Tim

RESOURCE CONSENT – REQUEST FOR COMPLETE INFORMATION
BACKPACKERS AND TOURIST ACCOMMODATION, P M CHRISTIE, 10 DOMAIN ROAD, WHAKATANE

To follow up on my letter of 14 June 2002 and in reply to your letter of 30 May 2002 please find attached the written consent from the remaining three of the eleven tenants and property owners contacted.

The occupier in the property at 17/4 Simpkins Street is also the owner.

The tenant at 17/3 Simpkins Street stated that the owner lived in Auckland. She did not consider it appropriate to give us his phone number or address but has agreed to give him our details.

Can you please advise when we may hear something from you or if there is anything else I need to consider. I look forward to the successful completion of this application.

Yours faithfully

Pamela Christie
Applicant

Please fill in and return this form, only

Whakatane District Council

For Office Use:
Resource Consent
Application No.: 24/_____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent

PART A – TO BE COMPLETED BY APPLICANT

Applicant's Name: Pamela May Christie

I have applied to the Whakatane District Council for a resource consent to: *(Describe activity)*

To provide backpacker and tourist accommodation.

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 Domain Street, Whakatane, Area 658 m² Lot 83 DPS 556

PART B – TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Full name of person or organisation giving approval: DAVID ROSS CARTER

Position *(if applicable)*: OWNER.

Address: 4/17 SIMPKIN ST.
WHAKATANE

Daytime telephone No: 07 3088825

I am/we are, the owner/~~occupier~~ *(delete one)* of the following property

Address *(if different from above)*: _____

Legal description: _____

1. I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: _____ Date: 23/6/02.

Before signing, please read the notes on the back of this form.

Please fill in and return this form, only

Whakatane District Council

For Office Use:
Resource Consent
Application No.: 24/_____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent

Applicant's Name: Pamela Mary Christie

I have applied to the Whakatane District Council for a resource consent to: *(Describe activity)*

To provide backpacker and tourist accommodation.

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 Domain Street Whakatane, Area 658 m² Lot 83 DPS 556

TO BE COMPLETED BY PERSON, OR ORGANISATION GIVING APPROVAL

Full name of person or organisation giving approval: Darren Anderson

Position *(if applicable)*: Owner

Address: 7 Domain Road.
Whakatane

Daytime telephone No: 07 3084144

I am/we are, the owner/occupier *(delete one)* of the following property

Address *(if different from above)*: _____

Legal description: _____

1. I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: D S. Anderson Date: 12-6-02

Before signing, please read the notes on the back of this form.

Whakatane District Council

For Office Use:
Resource Consent
Application No.: 24/_____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent

Applicant's Name: Pamela Mary Christie

I have applied to the Whakatane District Council for a resource consent to: *(Describe activity)*

Establish a Travellers Lodge
(herein called Lloyds Lodge)

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 Domain Street, Whakatane

Full name of person or organisation giving approval: ROBERT WILLIAM GRIDDS.
JENNIFER MACBART GRIDDS.

Position *(if applicable)*: OWNERS

Address: 45 SIMPKIN ST 43 OHIWA PDE
WHAKATANE ONOPI

Daytime telephone No: 3125982.

I am/we are, the owner/occupier *(delete one)* of the following property

Address *(if different from above)*: 15 SIMPKIN ST.

Legal description:

1. I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: _____ Date: 24/6/02

Before signing, please read the notes on the back of this form.

NZ Post
MAKETU
07-5332900

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: G 5365
17 JUN 2002
ACTIONED Tim F DATE
1
2
3
4

Date: 14 June 2002

Reference: 24.2.02.67
0830/0010/000

Tim Ferguson
Planner
Whakatane District Council
Private Bag 1002
WHAKATANE

Dear Tim

RESOURCE CONSENT – REQUEST FOR COMPLETE INFORMATION
BACKPACKERS AND TOURIST ACCOMMODATION, P M CHRISTIE, 10 DOMAIN ROAD, WHAKATANE

In reply to your letter of 30 May 2002 please find attached the written consent from seven of the eleven tenants and property owners contacted and a plan of the car parking area.

1. Of the remaining four, the tenants at No 7 Domain Road have been visited twice and have agreed to give the form to the owner, being one of the tenant's father. The property at 17/4 Simpkins Street has been visited twice and the forms left. The tenant was out both times. The property owners at 15 and 17 Simpkins Street have been mailed forms to complete and the property owner at 13 Simpkins Street also owns 13A Simpkins Street.

   I will forward the forms to you as I receive them.

   Several of the people we visited have been very supportive and keen to 'come and have a look' once we are operating. They liked the concept of sharing our culture with overseas visitors through evening discussion, songs and activities.

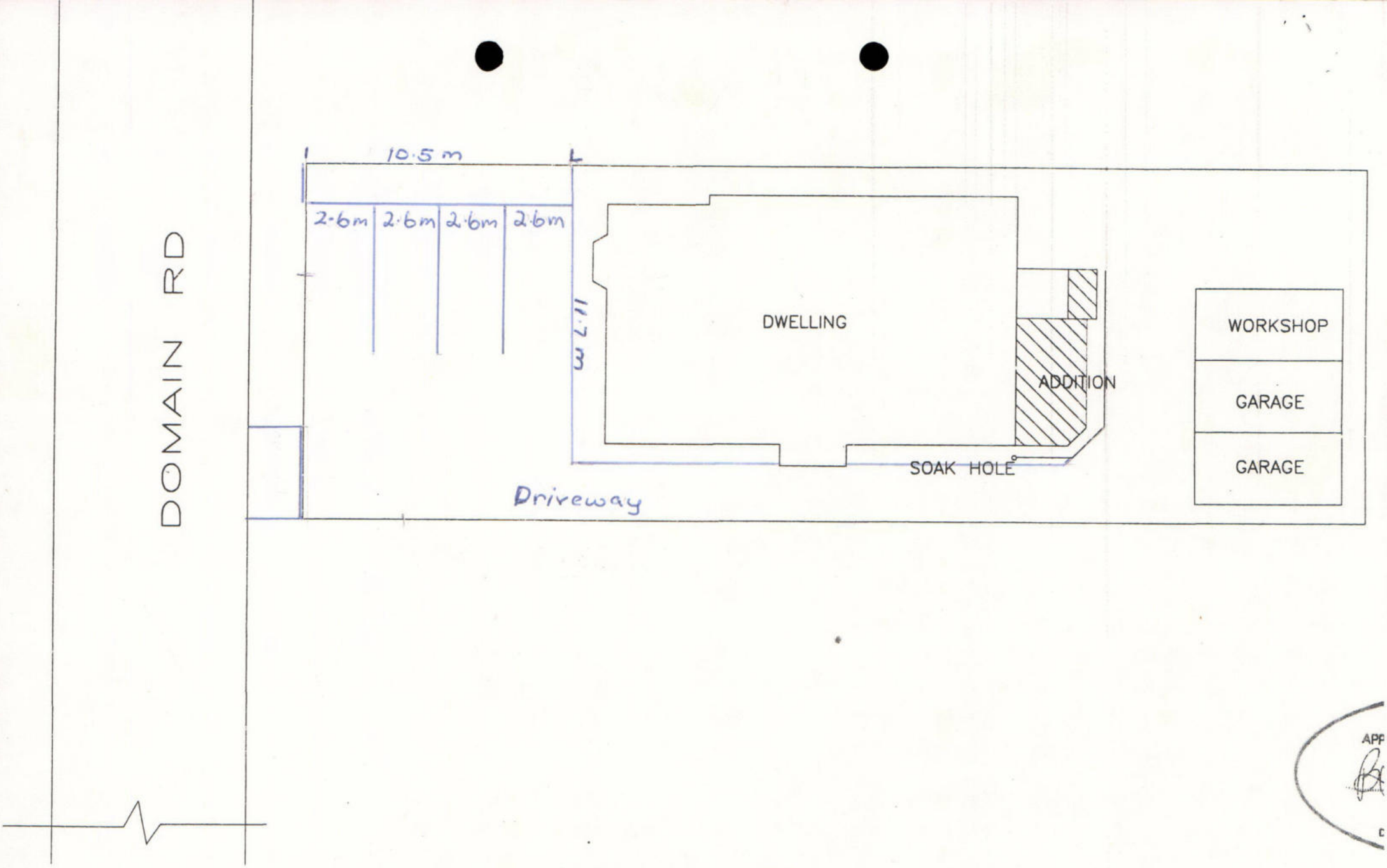
2. The attached site plan for 10 Domain Road shows we can adequately park four cars along the front side and one by the garage. We have tested the parking and there is ample room to manoeuvre cars so they can turn around.

In addition to completing these requirements Occupational Safety and Health Service have provided information to me on meeting their business requirements under the Health and Safety in Employment Act 1992 and the Fire Safety and Evacuation of Buildings Regulations 1992. I will be contacting the Fire Service once I move into the property and State insurance has also sent me information.

Please advise if there is anything else I need to consider. I look forward to the successful completion of this application.

Yours faithfully

Pamela Christie
Applicant



DESIGN	
DRAWN	DL GOODWIN
CHECKED	

TITLE

SITE PLAN FOR
MR & MRS MJ & RD MILLS
10 DOMAIN ROAD 7107/885
LOT 33 DP 556

Please fill in and return this form, only

Whakatane District Council

For Office Use:
Resource Consent
Application No.: 24/_____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent

Applicant's Name: Pamela Mary Christie

I have applied to the Whakatane District Council for a resource consent to: *(Describe activity)*

To provide backpacker and tourist accommodation.

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 Domain Street, Whakatane, Area 658 m² Lot 83 DPS 556

PERSON OR ORGANISATION GIVING APPROVAL

Full name of person or organisation giving approval: Edwin & Lusiana Paul

Position *(if applicable)*: Adjoining Neighbour

Address: 12 Domain Road
Whakatane

Daytime telephone No: (07) 308-9596

~~I am~~/ we are, the owner~~/occupier~~ *(delete one)* of the following property

Address *(if different from above)*: _____

Legal description: _____

1. I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on ~~me~~/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: E&L Paul
On behalf of Eddie & Lusiana Paul **Date:** 08/06/02

Before signing, please read the notes on the back of this form.

Whakatane District Council

For Office Use:
Resource Consent
Application No.: 24/_____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent

PART A – TO BE COMPLETED BY THE APPLICANT

Applicant's Name: Pamela Mary Christie

I have applied to the Whakatane District Council for a resource consent to: *(Describe activity)*

To provide backpacker and tourist accommodation

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 Domain Street, Whakatane. Area 658 m² Lot 83, DPS 556

PART B – TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Full name of person or organisation giving approval: William John + Isabella Annie TURNER

Position *(if applicable)*: _____

Address: 8 Domain Rd Whakatane

Daytime telephone No: 07-3087771

~~I am~~/we are, the owner/~~occupier~~ *(delete one)* of the following property

Address *(if different from above)*: _____

Legal description: Lots 34 + Pt 35 DP 556 Area 0.0992

1. ~~I~~/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. ~~I~~/we agree to the applicant giving this written approval to the Whakatane District Council;
4. ~~I~~/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. ~~I~~/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: I.A. Turner / [signature] Date: 14-5-2002

Before signing, please read the notes on the back of this form.

(S48)

Whakatane District Council

For Office Use:
Resource Consent
Application No.: 24/_____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent

PART A – TO BE COMPLETED BY THE APPLICANT

Applicant's Name: Pamela Mary Christie

I have applied to the Whakatane District Council for a resource consent to: *(Describe activity)*

Establish a Travellers Lodge
(Herein called Lloyds Lodge)

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 Domain Street, Whakatane

PART B – TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Full name of person or organisation giving approval: Restaurant Brands LTD (KFC)

Position *(if applicable)*: CORINA SCHULZE – PROPERTY MANAGER

Address: PO BOX 22749, OTAHUHU, AUCKLAND.

Daytime telephone No: 09 5258726

I am/we are, the owner/(occupier) *(delete one)* of the following property

Address *(if different from above)*: CNR M'ALISTER & DOMAIN ROADS, WHAKATANE (16 DOMAIN RD)

Legal description: LOT 1 DPS 44591

1. I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: _____ Date: MAY 2002

Before signing, please read the notes on the back of this form.

Please fill in and return this form, only

Whakatane District Council

For Office Use:
Resource Consent
Application No.: 24/_____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent

Applicant's Name: Pamela May Christie

I have applied to the Whakatane District Council for a resource consent to: *(Describe activity)*

To provide backpacker and tourist accommodation.

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 Domain Street, Whakatane. Area 658 m² Lot 83 DPS 556

Full name of person or organisation giving approval: McDONALD'S RESTAURANT.

Position *(if applicable)*: ROSS OSBORNE, OWNER/OPERATOR.

Address: CNR DOMAIN RD & COMMERCE ST
WHAKATANE

Daytime telephone No: 308977.

I am/we are, the owner/occupier *(delete one)* of the following property

Address *(if different from above)*: _____

Legal description: _____

1. I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: _____ **Date:** 5/6/02

Before signing, please read the notes on the back of this form.

Please fill in and return this form, only

Whakatane District Council

For Office Use:
Resource Consent
Application No.: 24/_____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent

PART 1 – TO BE COMPLETED BY APPLICANT

Applicant's Name: Pamela Mary Christie

I have applied to the Whakatane District Council for a resource consent to: *(Describe activity)*

To provide backpacker and tourist accommodation.

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 Domain Street, Whakatane, Area 658m² Lot 83 DPS 556

PART 2 – TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Full name of person or organisation giving approval: CLIFF + MARIAN STUART

Position *(if applicable)*: OWNER 13 SIMPKINS ST.

Address: 13 SIMPKINS ST
WHAKATANE

Daytime telephone No: 07 308 7157

I am/we are, the owner/occupier *(delete one)* of the following property

Address *(if different from above)*: _____

Legal description: _____

I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;

2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: C J Stuart Date: 7-1-02

Before signing, please read the notes on the back of this form.

Please fill in and return this form, only

Whakatane District Council

For Office Use:
Resource Consent
Application No.: 24/_____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent

Applicant's Name: Pamela Mary Christie

I have applied to the Whakatane District Council for a resource consent to: *(Describe activity)*

To provide backpacker and tourist accommodation.

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 Domain Street, Whakatane, Area 658 m² Lot 83 DPS 556

TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Full name of person or organisation giving approval: RACHEL STUART

Position *(if applicable)*: OCCUPIER

Address: 13A SIMPKINS STREET
WHAKATANE

Daytime telephone No: 07 3087157

I am/we are, the owner/occupier *(delete one)* of the following property

Address *(if different from above)*: _____

Legal description: _____

I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;

2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: _____ Date: 8TH JUNE 2002

Before signing, please read the notes on the back of this form.

Whakatane District Council

For Office Use:
Resource Consent
Application No.: 24/_____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent

TO BE COMPLETED BY THE APPLICANT

Applicant's Name: Pamela Mary Christie

I have applied to the Whakatane District Council for a resource consent to: *(Describe activity)*

To provide backpacker and tourist accommodation

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 Domain Street, Whakatane. Area 658 m² Lot 83 DPS 856

TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Full name of person or organisation giving approval: Keld Hunia

Position *(if applicable)*: Owner

Address: 5 Domain Road
Whakatane

Daytime telephone No: 07 3071344

~~I am~~/we are, the owner/~~occupier~~ *(delete one)* of the following property

Address *(if different from above)*: _____

Legal description: _____

1. I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: Keld Hunia Date: 10/6/02

Before signing, please read the notes on the back of this form.

Whakatane District Council

Your ref: Our ref: 24.2.02.67
0830/0010/000

30 May 2002

P M Christie
BOP Postal Agency
MAKETU

Dear Sir/Madam

RESOURCE CONSENT - REQUEST FOR COMPLETE INFORMATION BACKPACKERS AND TOURIST ACCOMODATION, P M CHRISTIE, 10 DOMAIN ROAD, WHAKATANE

In terms of Section 92 of the Resource Management Act 1991, the following additional information is required, in order for your application to be further processed. Please provide:

1. The written consent of the property owners and occupiers of 17/3, 17/4, 15, and 13 Simpkins Street.
2. A car parking plan showing the design and layout of all on-site car parks and manouvering area. Please note that under the Transitional Whakatane District Plan, you will need at least 5 car parks, and stacked car parking (one behind another) would not meet the requirements.

The application has therefore been placed on hold.

Please note that administrative charges may be payable even though your application has not been fully processed.

In order to avoid further delays, please forward the requested information for my attention at your earliest convenience.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully

Tim Fergusson
PLANNER

Address all letters to: The Chief Executive Whakatane District Council Private Bag 1002 Whakatane 3080 New Zealand
Telephone +64 7 307 9800 Facsimile +64 7 307 0718

24.3.02.67L

MEMORANDUM

TO: Tim Fergusson

SUBJECT: **RESOURCE CONSENT APPLICATION - CHRISTIE, 10 DOMAIN ROAD, WHAKATANE**

DATE: 10 June 2002

Following my site visit, I make the following comments:

1. That all on-site parking and vehicle manoeuvring areas shall be formed and constructed to a minimum two-coat chip seal standard on a minimum 100mm compacted basecourse layer (basecourse thickness to be adjusted in accordance with subgrade conditions), including edging and approved stormwater control.

2. All nominated parking spaces shall be marked on site to clearly demarcate their position.

3. That stormwater from parking and vehicle manoeuvring areas shall be collected before it crosses the property boundary and disposed of into soak holes constructed within the property boundaries. The soak holes shall be designed to dispose of surface water resulting from a storm having a 10% (1 in 10 year) probability of occurring annually. Calculations providing for the disposal and control of stormwater from the site shall be submitted for approval prior to any works being carried out on the site.

4. That an overland flow path shall be provided to convey excessive stormwater from the parking and vehicle manoeuvring areas that does not cause a nuisance to property or buildings both on and off the site.

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g:\data\planning\comments\engineer\2002\67L.doc

Dawid Willemse
Project Engineer

STAFF MEMBER	TIME (MINUTES)	COST/CODE	INITIAL	DATE
ENGINEERING	45			10 / 06/ 2002

24.2.02.67L

MEMORANDUM

TO: ~~District Inspector~~
Director Works and Services David.
~~Manager Parks and Recreation~~
~~Property Administration~~ Officer
~~Design Engineer~~
~~Asset Manager Roading~~

SUBJECT: **RESOURCE CONSENT APPLICATION**

DATE: 21.5.02

PLANNER: Tim Ferguson 10 Domain

APPLICANT: P. M. Christie

PROPOSAL: To Provide backpackers & tourist accomodation

FURTHER INFORMATION:

COMMENTS/CONDITIONS: See Memo (.../2002/67L.doc)

10/6/02

STAFF MEMBER	TIME (MINUTES)	COST	CODE	INITIAL	DATE
Engineering	45				10/6/02
TOTAL					

TO BE COMPLETED BY 28/5/02

24.2.02.67L

MEMORANDUM

TO: Town Planner T Ferguson

SUBJECT: **RESOURCE CONSENT APPLICATION CHRISTIE**

DATE: 24 May 2002

I have reviewed the information provided in support of this proposal. Whilst I have no objection in principle to this application being approved I do feel it is currently light in detail on the effects resulting from the proposed activity. Specifically in regards to noise resulting from the operation and on details as to how this effect will be adequately mitigated.

From practical experience, having lived next door to a backpacking operation, noise from such activities is a significant effect. This being particularly so at night when residents are socialising. I note the intended location of this operation is in between two existing residential properties. It is my opinion that the matter of noise, and its mitigation, needs specific consideration by the applicant. Alternatively, it would be appropriate for site specific noise performance standards to be developed for the operation.

In addition to the aforementioned, the following additional factors have been identified as part of this proposal:

- It is advised food, including hangis, will be provided as part of the operation. Accordingly, the premise and specifically the kitchen facilities will have to fully comply with the provisions of the Food Hygiene Regulations 1974. Registration pursuant to this legislation will also have to be obtained on an annual basis and be obtained prior to operations being commenced. How it is intended to achieve such compliance should be specified.
- The premise will have to comply with the relevant requirements of Whakatane District Council's Trade Waste Bylaws.
- Upgrading of the building for the intended change in use, to comply with the provisions of the New Zealand Building Code will be required. As examples, compliance with fire safety, disabled persons welfare, personal hygiene requirements etc will be needed. A building consent to cover such work will be required and must be obtained prior to any building work being commenced.
- A building consent will also be required for the conversion of the garage through to a habitable building. Matters such as specifying how the

minimum floor level required for this location will be achieved must also be provided, namely 102.035 metres, Moturiki. A building consent to cover this work will also have to be obtained prior to any building work being commenced.

I would recommend that the above mentioned matters be referred through to the applicant for consideration and advise as to how these matters will be addressed prior to this application being considered further.

It would be appreciated that once the required information has been provided, it could be passed on to myself for review. Once this has been received I will be in a position to offer a definitive recommendation and proposed conditions in regards this application.

Please allow 45 minutes processing time in regards this application to date.

P Howells
SENIOR INSPECTOR

G:\DATA\PLANNING\COMMENTS\INSPECTO\2002\0267L

24.2.02.67L

MEMORANDUM

TO: District Inspector Paul
~~Director Works and Services~~
Manager ~~Parks and Recreation~~
~~Property Administration~~ Officer
~~Design Engineer~~
~~Asset Manager Roading~~

SUBJECT: **RESOURCE CONSENT APPLICATION**

DATE: 21.5.02

PLANNER: Tim Ferguson

APPLICANT: P. M. Christie

PROPOSAL: To provide backpackers & tourist accomodation

FURTHER INFORMATION:

COMMENTS/CONDITIONS:

P. Memo attached

STAFF MEMBER	TIME (MINUTES)	COST	CODE	INITIAL	DATE
P. Howells	45				24.5.02.
TOTAL					

TO BE COMPLETED BY 28/5/02

Whakatane District Council

Your ref: Our ref: 24.2.02.67
0830/0010/000

21 May 2002

P Christie
BoP Postal Agency
MAKETU

Dear Sir/Madam

ACKNOWLEDGEMENT OF RECEIPT OF RESOURCE CONSENT APPLICATION

Thank you for your application for land use consent to provide backpackers and tourist accomodation at 10 Domain Road, Whakatane, which was received on 15 May 2002. We have allocated the following number to your application for future reference: 24.2.02.67.

We are currently checking your application to ensure we have all the information we require to properly assess your proposal, and will contact you if a site visit is needed.

Further information

We may require further information:

- to help us understand and/or clarify any aspect of your proposal;
- to help us understand how you propose to mitigate any adverse effects that may arise;
- where we consider you have not adequately assessed all the potential effects.

We will advise you whether or not further information is required, by 5 June 2002. If we do require further information, the processing of your application will stop until you provide us with the required information.

Processing your application

Once we are satisfied that we have all the information we require, we will decide how your application will be processed. Either your application will be publicly notified (notified) or will be processed without public notification (non-notified).

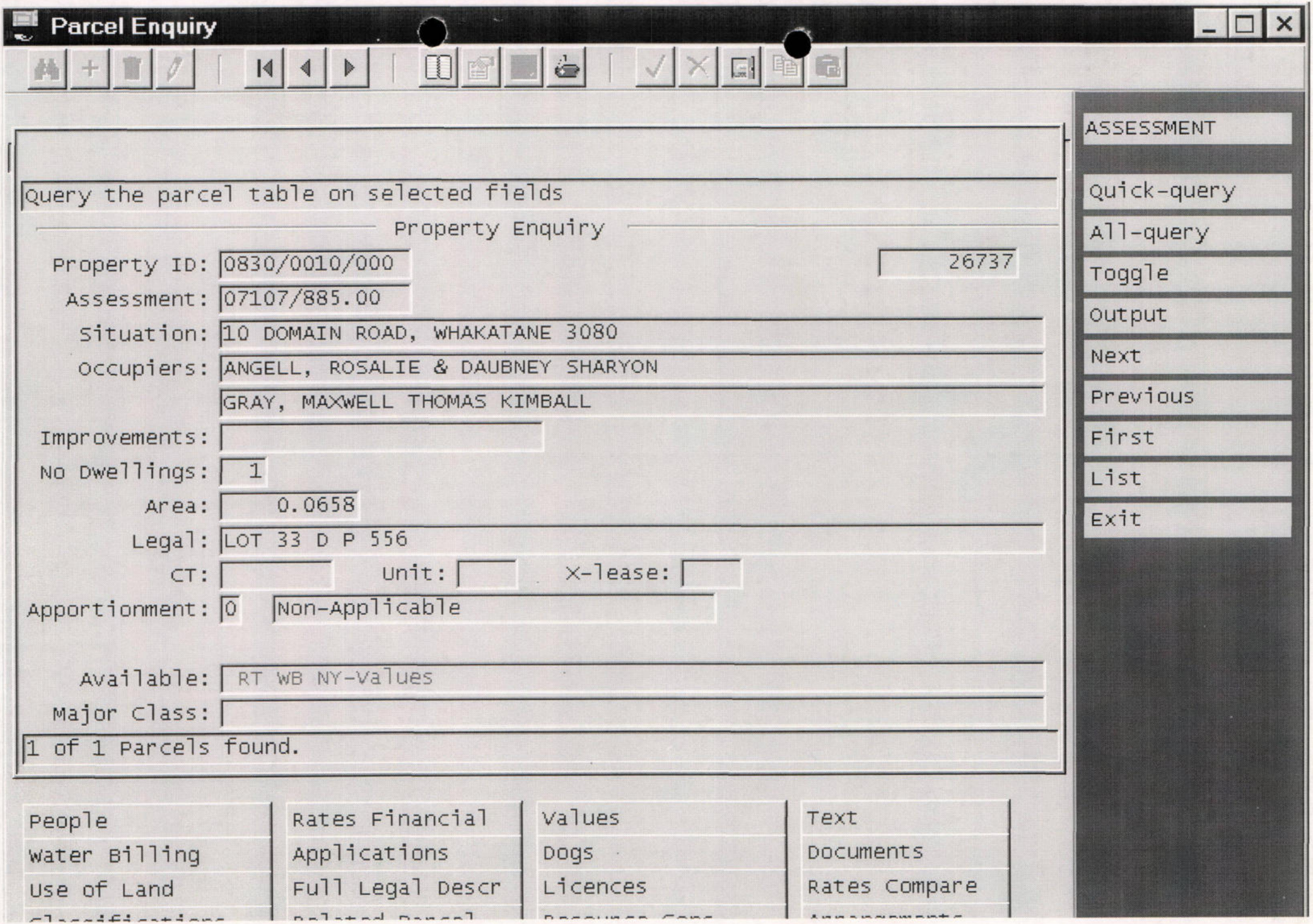
If it is to be publicly notified, we will advise you of this and notify it in the Whakatane Beacon within ten working days from either the date we receive any further information requested, or if we did not request further information, the date we received your application.

If your application is to proceed on a non-notified basis, you will receive a decision on your application within 20 working days from either the date we receive any further information requested, or if we did not request further information, the date of this letter.

If you have any questions about any part of these processes, please contact me at this office.

Yours faithfully

Tim Fergusson
PLANNER


Parcel Enquiry
ASSESSMENT
Query the parcel table on selected fields
Property Enquiry
Property ID: 0830/0010/000
26737
Assessment: 07107/885.00
Situation: 10 DOMAIN ROAD, WHAKATANE 3080
Occupiers: ANGELL, ROSALIE & DAUBNEY SHARYON
GRAY, MAXWELL THOMAS KIMBALL
Improvements:
No Dwellings: 1
Area: 0.0658
Legal: LOT 33 D P 556
CT:
Unit:
X-lease:
Apportionment: 0 Non-Applicable
Available: RT WB NY-Values
Major Class:
1 of 1 Parcels found.
Quick-query
All-query
Toggle
Output
Next
Previous
First
List
Exit
People
Rates Financial
Values
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Water Billing
Applications
Dogs
Documents
Use of Land
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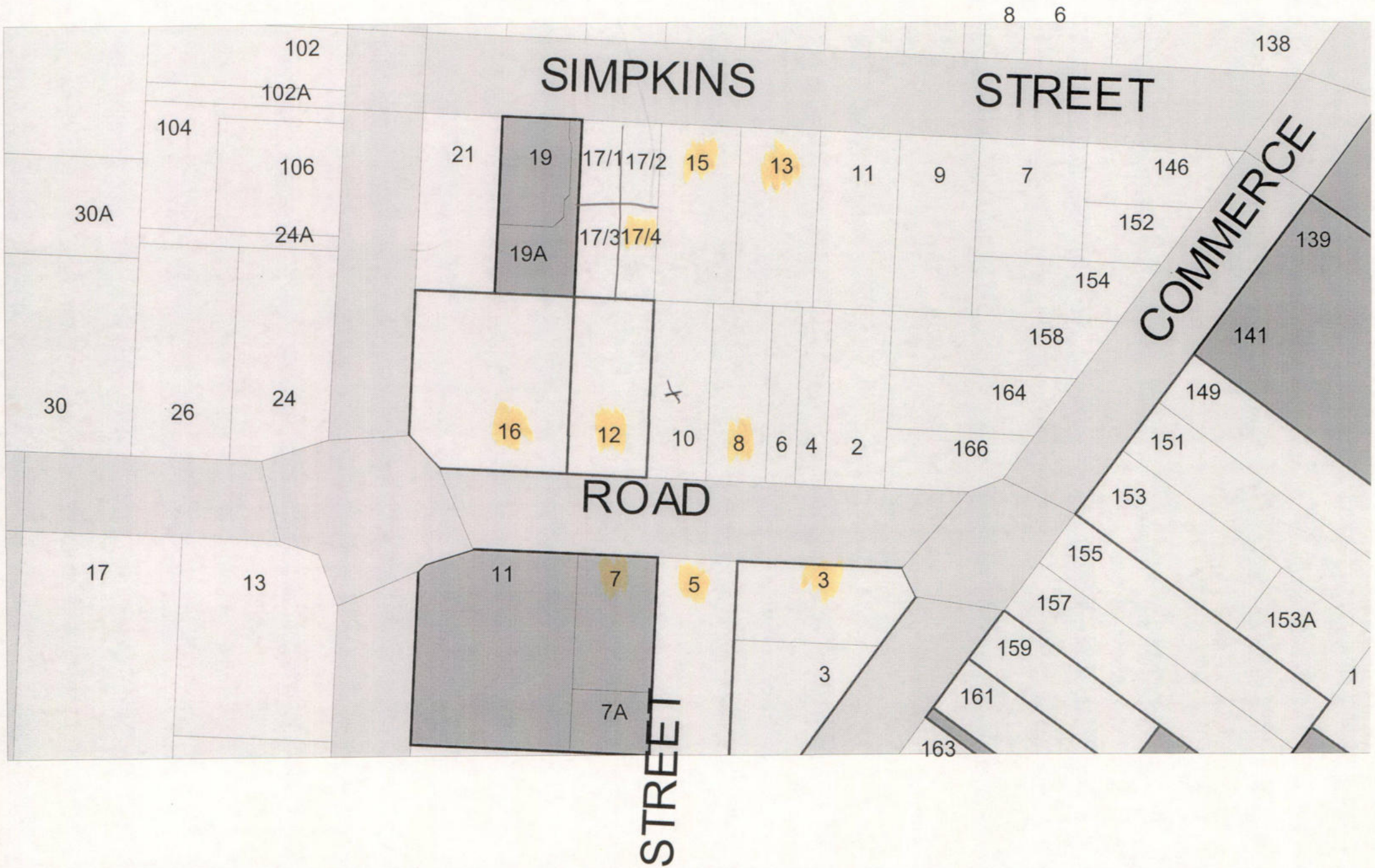
Licences
Rates Compare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24.2.09.74

RCLAPP

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: G62102 FORM 9
22 JUN 2009
ACTIONED DATE
1
2

Whakatane District Council

APPLICATION FOR RESOURCE CONSENT

To: The Chief Executive Officer, Whakatane District Council, Private Bag 1002, WHAKATANE 3080 - (Attention: District Planner)

APPLICATION DETAILS

I, *(full name of applicant)* TED HIPKISS (ERC CONSULTING) hereby apply for

☑ Land Use Consent ☐ Subdivision Consent ☐ Outline Plan

Acting as agent on behalf of: M. FRASER & B. BEELER.

Postal address: 12 DOMAIN ROAD, WHAKATANE Email: hippropa@xtra.co.nz

Phone (day): (07) 3080632 Cellphone: 021 556 540 Fax:

Address for service *(if different from above)*:

DESCRIPTION OF ACTIVITY *(See Note 1)*

Describe the proposal clearly: TO OPERATE A PODIATRISTS CLINIC IN CONJUCTION WITH A REDUCED BACKPACKER ACCOMMODATION. CLINIC HOURS 9:30am - 3:30pm. ONE PRACTITIONER. NO NEW BUILDINGS.

LOCATION OF ACTIVITY/SITE ADDRESS *(See Note 2)*

The site to which this application relates is described as:

No: 10 Street: DOMAIN ROAD Locality: WHAKATANE

Legal description: LOT 33 DP 536

Certificate of Title: SA 154 / 114 Designating Authority: Designation No:

ADDITIONAL RESOURCE CONSENT APPLICATIONS *(See Note 3)*

Are resource consents required from Environment Bay of Plenty for this proposal? ☐ Yes ☑ No

If yes, please detail which consents are required:

☐ Coastal Permit ☐ Water Permit ☐ Discharge Permit ☐ Land Use Consent

Has consent been granted? ☐ Yes ☐ Declined ☐ Not yet applied for

OWNER OF THE SITE THAT IS THE SUBJECT OF THIS APPLICATION

State the name(s) and address of the owner(s) of the site described above. *(If these are the same as for the applicant, tick this box.)* ☐

Name: M. FRASER & B. BEELER

Postal address: 10 DOMAIN ROAD, WHAKATANE Email: matthew_fraser@hotmail.com.

Phone (day): Cellphone: Fax:

INVOICES FOR EXTRA CHARGES *(See Note 4)*

If extra charges are incurred in processing this application, please send invoices to:

☑ Applicant ☐ Owner ☐ Other party as detailed below

Name:

Postal address: Email:

CONSULTATION *(See Note 5)* LAURA . C .

Have you talked to a Council Planner about your application (pre-application meeting)? ☐ No ☑ Yes Name: CAROLYN . C

Have you consulted with any potentially affected or interested party? ☐ No ☐ Yes

If yes, who did you consult with:

Name	Address
N . A .	

Did they have any concerns? ☐ No ☐ Yes *(if yes, please provide)*

How have you addressed these concerns?

APPROVAL OF AFFECTED PARTIES *(See Note 5)*

I/We have obtained the written approval of the following affected persons:

Name	Address	Owner *(tick if applicable)*	Occupier *(tick if applicable)*
(refer submission)			

(Continue on a separate sheet where necessary)

Please note: Written forms (available from the Council) are to be completed by affected persons and are to be attached to this application form. Each affected party should sign a copy of the plans and your application forms.

DETAILS OF ACTIVITY

Please give details of the proposed activity and reasons why Council should consider approving your application:

(refer submission)

ASSESSMENT OF ENVIRONMENTAL EFFECTS (AEE) *(See Note 6)*

What are the effects of your proposal on the environment? If you think there are no effects, please explain why you believe this to be the case.

(refer submission)

(Continue on a separate sheet where necessary)

ANNEXURES			FOR OFFICE USE ONLY	
I attach	☐	Deposit fee of $750:00 (as per the Fees and Charges Schedule)	Amount:	750.00
	☐	Written explanation of what is proposed and reasons for application.	Date:	22/6/09
	☐	Details of consultation with affected parties/written consents of affected parties *(See Note 5)*	Receipt No:	164216
	☐	Assessment of Environmental Effects *(See Note 6)*	CSO initials:	
	☐	Plans to scale (eg, site plan, elevation details, floor plan)		
	☐	Other information *(See Note 7)* ☐ A building consent has been applied for # _____		

Please note that the deposit fee and all of the above information is required to be submitted with your application. Failure to include the deposit fee and all of this information will mean the Council is unable to begin to process your application, and may reject your application.

SIGNATURE

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct. I undertake to pay all actual and reasonable application costs incurred by the Whakatane District Council.

Signature of Applicant: _____ Date: 22/6/09

NOTES:

1. `Give full description of the activity you are proposed to undertake. Continue on a separate paper if necessary.
2. Describe the location in a manner which will allow it to be readily identified, eg, the street address, the legal description, the name of any relevant stream, river, or other water body to which the application may relate, proximity to any well-known landmark, the grid reference (if known), etc.
3. Some activities require more than one resource consent. Although it is not mandatory to make all applications at once, in some circumstances, Council can decide not to proceed with an application until another resource consent has been obtained. In some cases, a joint hearing or combined hearing may be required. You may apply for two or more resource consents that are needed for the same activity on the same form.
4. The initial lodgement deposit paid on application may not cover the total cost of processing this application. The Council charges for receiving, processing and granting of consents on an actual cost basis. You may receive a refund or an account for additional costs.
5. Some types of applications require you to have consulted with, and if possible, obtain the written consent of any party who may be adversely affected by the proposal. This may include individuals such as your neighbours, or organisations such as the Department of Conservation, Transit New Zealand of iwi. Consultation should occur prior to an application being received. The written consent of affected parties will be required for some applications for resource consent to avoid the Council publicly notifying the application for submissions.
6. **Assessment of Environmental Effects (AEE) -** An AEE is an essential part of the application. If no AEE is provided, Council will not start processing the application. The AEE should discuss all the actual and potential effects (both positive and negative) on the environment arising from this proposal. The amount of detail provided must reflect the nature, scale and significance of the effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should be included in the AEE. Information from specific experts such as a geotechnical engineer, acoustic consultant or traffic engineer may be required. If the effects of the proposal are very minor, then a less detailed AEE can be submitted.
7. The District Plan will require specific information to be submitted with most applications. Copies of the Plan are held in the District Council offices (Whakatane and Murupara) and the District Libraries. The Resource Management Act and Regulations 1991 and regional plans may also specify additional information that is required. It is important to check out these requirements before lodging your application.

Staff at the Planning section will be happy to assist you in completing your application.

ERC Consulting
Ted Hipkiss

Resource Consents
Technical Engineering
Human Resource Management
Advocacy - Mediation Service

16 June 2009

The Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE

ATTENTION: The Senior Planner

Dear Madam

RE: RESOURCE CONSENT (LAND USE)
BACKPACKERS HOSTEL/PODIATRIST CLINIC
10 DOMAIN ROAD, WHAKATANE
M B FRASER AND E E BEELER

Matthew Fraser and Erin Beeler own and operate the backpackers' hostel at 10 Domain Road, Whakatane. They now seek to supplement this activity with a podiatry clinic and wish to secure a resource consent (land use) which will accommodate the additional occupation.

1. EXISTING SITUATION

The current activity is authorised by a resource consent (land use) dated 18 July 2002, reference 24.2.02.67 which grants as a discretionary activity the establishment and operation of a backpackers' hostel in a residential zone.

The consent limits accommodation to a maximum of 20 guests at any one time and approves a car parking configuration providing 5 parking spaces. The approved layout is best described on enclosed Plan BP/1.

2. THE PROPOSAL

The current backpackers operation is a marginal enterprise particularly during the winter period. Fortunately Erin Beeler is a qualified podiatrist, this provides an opportunity to incorporate a consultation clinic in conjunction with the hostel activity.

The proposal is reduce the hostel capacity by 8 beds (room 5) and this space will then be allocate to the podiatry clinic (refer Plan BP/2). In this case the maximum number of persons on site is reduced to 17 which would have a moderating effect on the impacts of the hostel activity.

The backpackers' hostel is already a consented activity and in this case the application will deal largely with the environmental impacts of the podiatry clinic and general compatibility with the accommodation facility.

HIPKISS PROPERTY CENTRE LTD
12 Domain Road, Whakatane 3120 ▪ Ph 07 308 0632 ▪ Mob 021 556 540 ▪ Fax 07 308 0631 ▪ Email: hipprop@xtra.co.nz

The podiatry clinic will operate between the hours of 9.30am and 3.30pm. These times will avoid the peak departure and arrival times associated with the hostel, which are between 8.00am and 9.00am in the morning and between 4.00pm and 5.00pm in the evening. This also ensures a reduce demand for car parking spaces.

There is limited space for an accessible car park in practice, however, Erin will home visit persons with mobility disabilities.

Erin will be the sole person involved in the podiatry activity, there will be no reception or administration staffing and appointments will be timed to ensure there are no clients awaiting attention.

3. THE LAND

The subject land at 10 Domain Road, Whakatane is held in fee simple under the title identifier SA 154/114 and is legally described as Lot 33 DPS 536. The property comprises 658m^2 and is zoned Residential 1 under the Proposed Whakatane District Plan.

The land is fully developed, there will be no additional buildings as a consequence of this application.

4. PLANNING FRAMEWORK

This application is submitted in terms of and subject to the rule and objectives of the Proposed Whakatane District Plan.

The land is zoned Residential 1 and the proposed activity combination is discretionary. The residential nature of this locality is highly modifies with a motel and three fast food outlets in close proximity. The backpackers' hostel has operated from the premises since 2002 and it is difficult to see any possible adverse effects being created as a result of the introduction of a small specialised clinic in one of the rooms previously used for accommodation.

5. THE PROPOSED WHAKATANE DISTRICT PLAN

The Proposed Whakatane District Plan (the operative plan) lists conditions which will be used as a guide to consideration of discretionary activities. Relevant performance criteria are addressed as follows:

5.1 Height (4.3.1.1), Natural Light (4.3.1.2) and Bulk Location (4.3.1.3) and (4.3.18):

There are no new buildings or structures associated with the proposed activity. Building alterations will be interior modification and any renovation in terms of "change of use" required by the local authority.

5.2 Traffic Generation:

It is doubtful whether the total activity generates more than 25 vehicle movements (equivalent) per day. The backpackers usually arrive on foot or are dropped off/picked up by bus. The

podiatry clinic may generate up to 12 vehicle movements per day but these manoeuvres are unlikely to coincide with hostel arrivals or departures.

There are no bulk deliveries associated with the proposed activity.

5.3 Noise (4.3.15):

Professional clinics are not associated with high noise levels. The worst (L95) noise scenario would be general conversation with open windows. Ambient noise levels (L95) of 45d BA (day) and 35d BS (night) will be achieved. Intermittent noise levels (L10) will be below 40d BA.

5.4 Lighting and Glare (4.3.15.3):

The external amenity and security lighting will comply with the District Plan rules. There will be no addition to the existing illumination environment.

5.5 Amenity Values (3.11.13.1):

This section of Domain Road has a highly modified residential character in fact there is only one strictly residential property in the area between commerce Street and McAlister Street. The visual amenity is largely lost with a proliferation of signs and front yard car parking.

The proposal will neither detract nor contribute to the existing amenity value. The bungalow style façade will not be changed.

5.6 Signs:

There is a 2.5m^2 existing area of signage. The applicant wishes a further 0.5m2 of signage. This additional area of signage will not be viewable from any existing residential premises.

5.7 Car Parking (4.3.17.1)

Reference should be made to the accompanying site plan PB/2.

The car parking provision standard for accommodation facilities is in this case;

(i) One space per room available for accommodation – there are three rooms available therefore 3 car parks are required for the hostel activity.
(ii) Two spaces per dwelling unit
(iii) On the basis that the consultation room is an office then one car park per 40m2 is required. The clinic is only 20m2 – allow one car park.

On this basis six on-site car parks are required. Six car parks have been provided but the two associated with the residential activity are stacked. Further there is no room for any accessible car park. The car park is well screened from the road and public view.

Dispensation is sought on the following basis;

- Backpackers rarely take up car parking space particularly during business hours
- Peak use by the two activities do not coincide
- Even though two car parks are "stacked" there is sufficient manoeuvre space on site to avoid reversing onto the road.
- Home visits will be arranged for disabled person requiring podiatry treatment

5.8 Services (4.1.1.4) and (4.1.1.6):

With the removal of 8 backpacker beds there will be a reduced demand on reticulated services.

5.9 Stormwater Disposal (4.1.1.5):

There is an approved stormwater storage/soakage system in place. There will be no development causing additional stormwater run-off.

5.10 Objectives and Policies:

The combined activity is not contrary to the aims and objectives of the Proposed Whakatane District Plan.

6. THE RESOURCE MANAGEMENT ACT 1991

6.1 Part II Assessment:

The proposal provides a more economic and better utilisation of land in a residential area which is commercial in terms of activity and rating. The proposal avoids any adverse effects on the environment.

6.2 Section 104 Consideration:

The actual or potential effects on the environment of allowing the proposal and granting consent are lessened compared to the existing activity.

It is difficult to identify any potential adverse effects, the proposal is compatible with existing land uses in the area.

6.3 Possibly Adversely Affected Persons:

Written approval to the proposed from adjoining neighbours is summarised below;

Name	Address	Owner/Occupier	Comment
Hipkiss Property Centre Ltd	12 Domain Road	Owner/Occupier	Approved
I A Turner	8 Domain Road	Owner/Occupier	Approved
R W & J M Geddes (202 Paku Drive, Tairua)	15 Simpkins Street	Owner	Approved
R J Clement	15 Simpkins Street	Occupier	Approved

7. SUMMARY

A single resource consent (land use) is sought to authorise two specific compatible business activities in a residential zone.

The new consent will supercede an existing consent for a backpacker's hostel

The change will have a reduced impact on the environment.

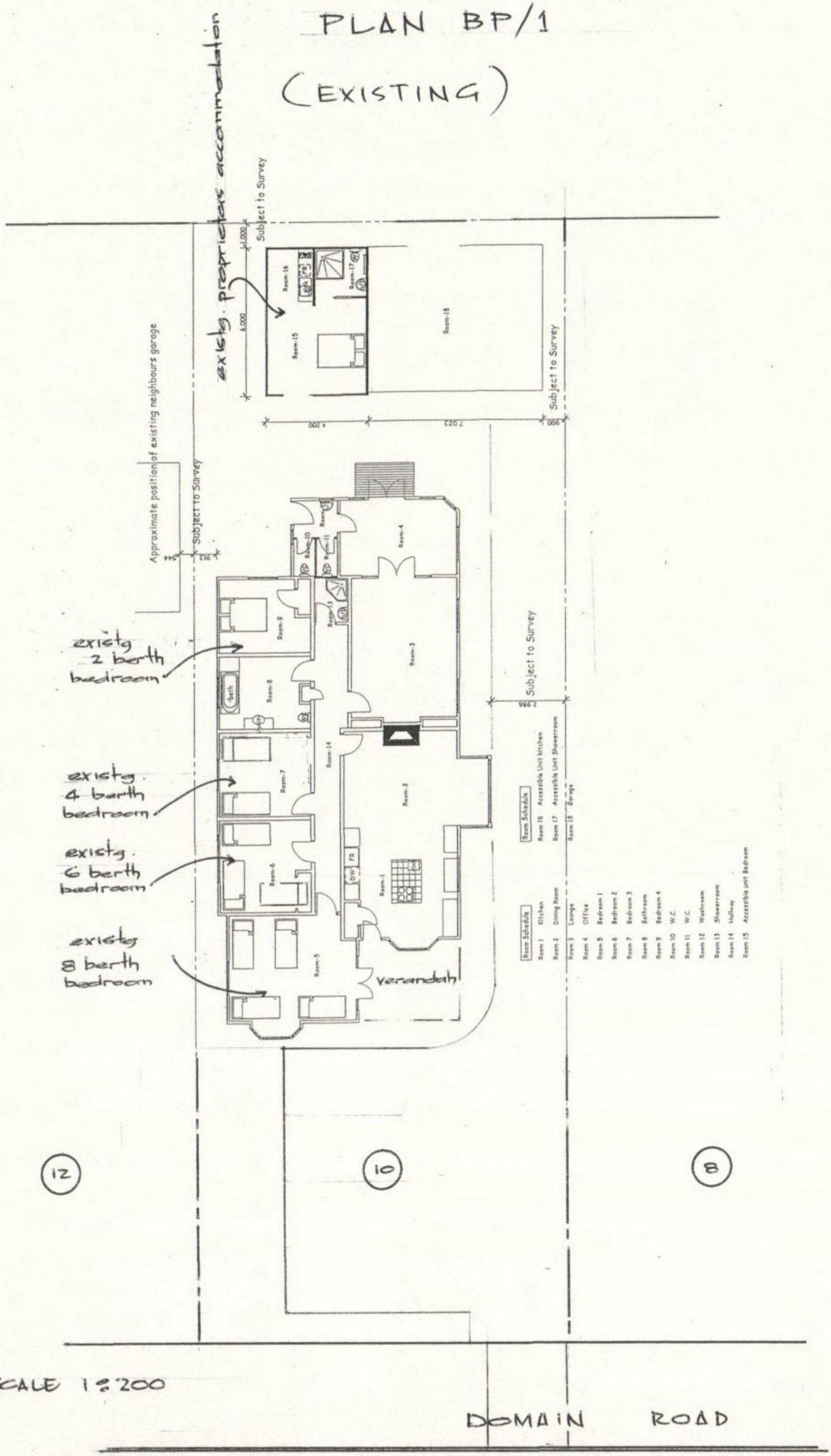
The proposal has received approval from immediate neighbours. Any possible adverse effects will be minor.

Yours faithfully

Ted Hipkiss
Email: hipprop@xtra.co.nz

PLAN BP/1

(EXISTING)



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DOMAIN ROAD

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

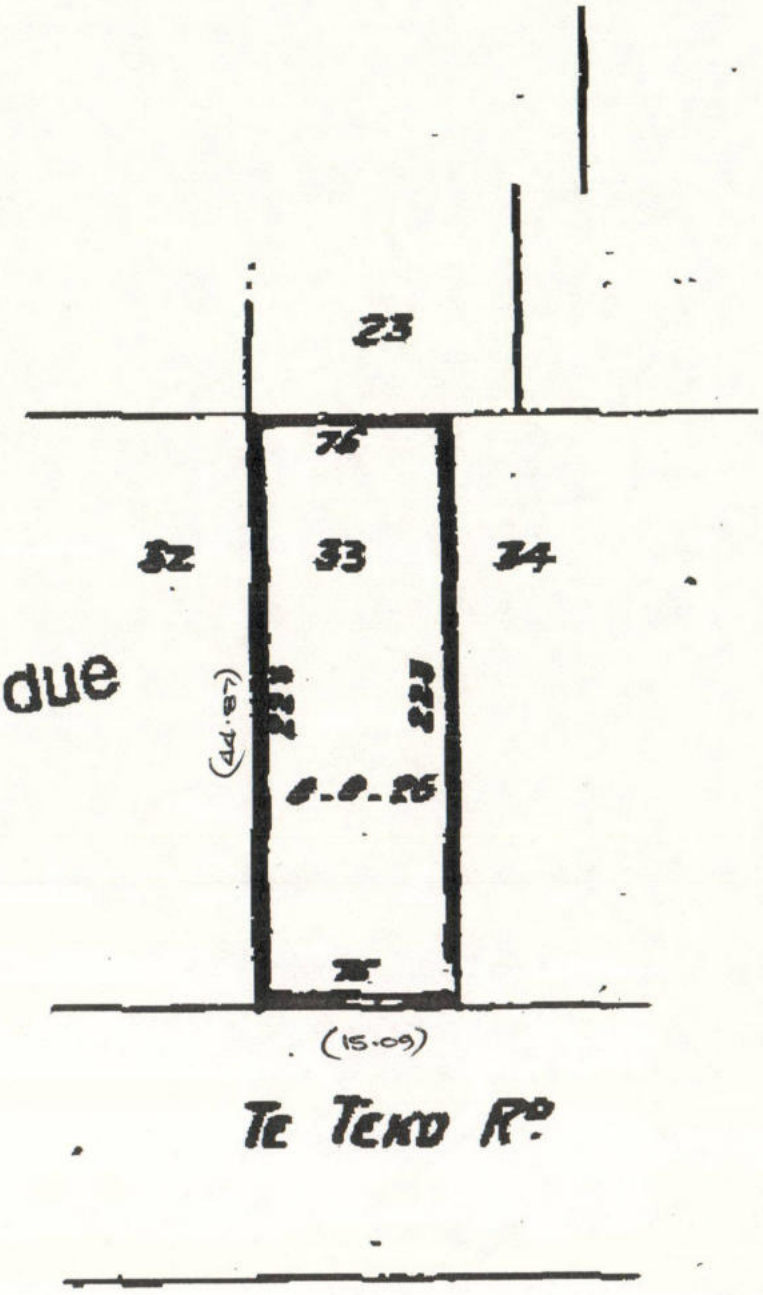
Identifier	**SA154/114**
Land Registration District	**South Auckland**
Date Issued	29 October 1908

Prior References
SA61/200

Estate	Fee Simple
Area	658 square metres more or less
Legal Description	Lot 33 Deposited Plan 536

Proprietors
Erin Elizabeth Beeler as to a 1/2 share
Matthew Bruce Fraser as to a 1/2 share

Interests
7857489.3 Mortgage to ASB Bank Limited - 24.7.2008 at 1:56 pm



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Whakatane District Council

For Office Use:
Resource Consent/ Building Consent Application No.: _____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent / Building Consent

PART A—TO BE COMPLETED BY THE APPLICANT

Applicant's Name: MATT FRASER & ERIN BEELER (TING)

I have applied to the Whakatane District Council for a resource consent / building consent *(delete one)* to: *(Describe activity)*

TO OPERATE A PODIARISTS CLINIC IN CONJUCTION WITH A REDUCED BACKPACKERS ACCOMMODATION. CLINIC HOURS 9:30am - 3:30pm. ONE PRACTITIONER. NO NEW BUILDINGS

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 DOMAIN ROAD, WHAKATANE

LOT 33 DPS 536

PART B—TO BE COMPLETED BY PERSON(s) OR ORGANISATION GIVING APPROVAL

- **Please note that all owners of a property must provide written approval if the property is in joint ownership e.g husband and wife**
- **All occupiers of a property e.g lessees must also provide written approval**

Full name of person(s) or organisation giving approval: HIPKISS PROPERTY CENTRE

Position *(if applicable)*: DIRECTORS

Address: 12 DOMAIN ROAD

WHAKATANE

Daytime telephone No: (07) 3080632

I am/we are, the owner/occupier *(delete one)* of the following property:

Property Address *(if different from above)*: ~~&~~

Legal description: *(Lot No. & Deposited Plan No. (DP or DPS))* Lot 32 DPS 536

1. I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects; ✓
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Before signing, please read the notes on the back of this form.

PLEASE READ THESE NOTES:

1. *If you are unsure of your legal rights in respect of signing this approval, please discuss the matter with your legal advisor.*
2. *The Council will not accept this form if approval is given subject to conditions listed on the form. While an agreement may be reached between an affected party and the applicant to get written approval, this form must be signed unconditionally.*
3. *It is recommended that you sign (or initial) and date each page of the application and plans to ensure no misrepresentation occurs by either party.*
4. *If you have any queries about this matter, please contact the Council's planning staff for assistance ph. (07) 306- 0500.*

Whakatane District Council

For Office Use:
Resource Consent/ Building Consent Application No.: _____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent / Building Consent

PART A—TO BE COMPLETED BY THE APPLICANT

Applicant's Name: MATT FRASER & ERIN BEELER

I have applied to the Whakatane District Council for a resource consent / building consent *(delete one)* to: *(Describe activity)*

TO OPERATE A PODIARISTS CLINIC IN CONJUCTION WITH A REDUCED BACKPACKERS ACCOMMODATION. CLINIC HOURS 9:30am - 3:30pm. ONE PRACTITIONER. NO NEW BUILDINGS

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 DOMAIN ROAD, WHAKATANE

LOT 34 DPS 536

PART B—TO BE COMPLETED BY PERSON(s) OR ORGANISATION GIVING APPROVAL

- Please note that all owners of a property must provide written approval if the property is in joint ownership e.g husband and wife
- All occupiers of a property e.g lessees must also provide written approval

Full name of person(s) or organisation giving approval: ISABELLA ANNIE TURNER

Position *(if applicable)*: _____

Address: 8 DOMAIN RD
Whakatane

Daytime telephone No: 07-3087771

I am/we are, the owner/occupier *(delete one)* of the following property:

Property Address *(if different from above)*: 8 DOMAIN RD, WHAKATANE

Legal description: *(Lot No. & Deposited Plan No. (DP or DPS))* Lot 34 DPS 536

1. I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: I. A. Turner Date: 12-6-09

Signed: _____ Date: _____

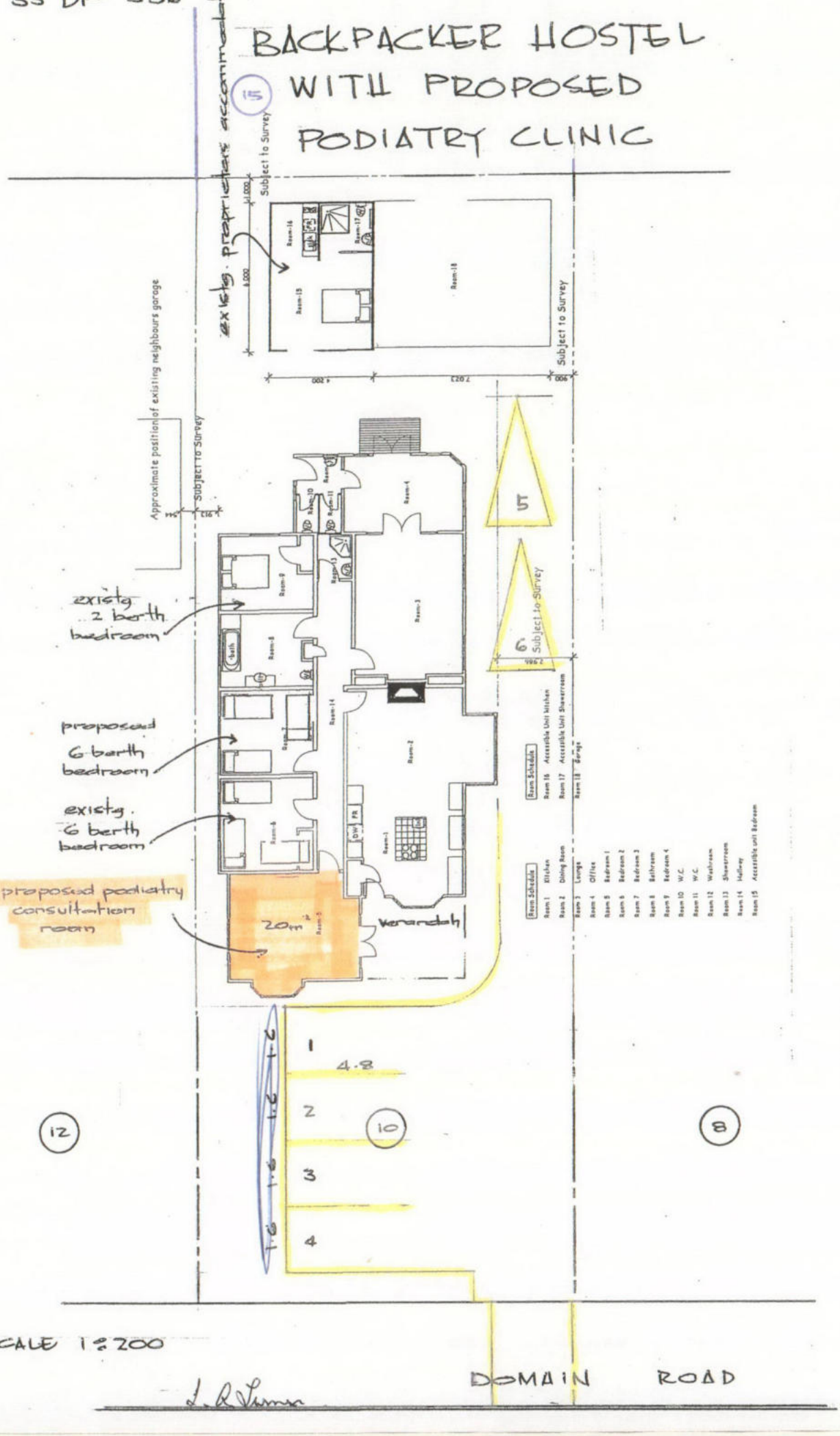
Before signing, please read the notes on the back of this form.

10 DOMAIN ROAD

LOT 33 DPS 536

PLAN BP/2

BACKPACKER HOSTEL WITH PROPOSED PODIATRY CLINIC



Whakatane District Council

For Office Use:
Resource Consent/ Building Consent Application No.: _____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent / Building Consent

PART A—TO BE COMPLETED BY THE APPLICANT

Applicant's Name: MATT FRASER & ERIN BEELER

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TO OPERATE A PODIARISTS CLINIC IN CONJUCTION WITH A REDUCED BACKPACKERS ACCOMMODATION. CLINIC HOURS 9:30am - 3:30pm. ONE PRACTITIONER. NO NEW BUILDINGS

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10 DOMAIN ROAD, WHAKATANE

LOT 33 DPS 536

PART B—TO BE COMPLETED BY PERSON(s) OR ORGANISATION GIVING APPROVAL

- **Please note that all owners of a property must provide written approval if the property is in joint ownership e.g husband and wife**
- **All occupiers of a property e.g lessees must also provide written approval**

Full name of person(s) or organisation giving approval: Robert John Clement

Position *(if applicable)*: FLAT 2/15 Simpkins (Tenancy Manager)

Address: Whakatane.

Daytime telephone No: 307 8107

I am/we are, the owner/occupier *(delete one)* of the following property:

Property Address *(if different from above)*: 15 SIMPKINS STREET, WHAKATANE.

Legal description: *(Lot No. & Deposited Plan No. (DP or DPS))* Lot 23 DPS 536.

1. I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: R J Clement Date: 14/6/09.

Signed: _____ Date: _____

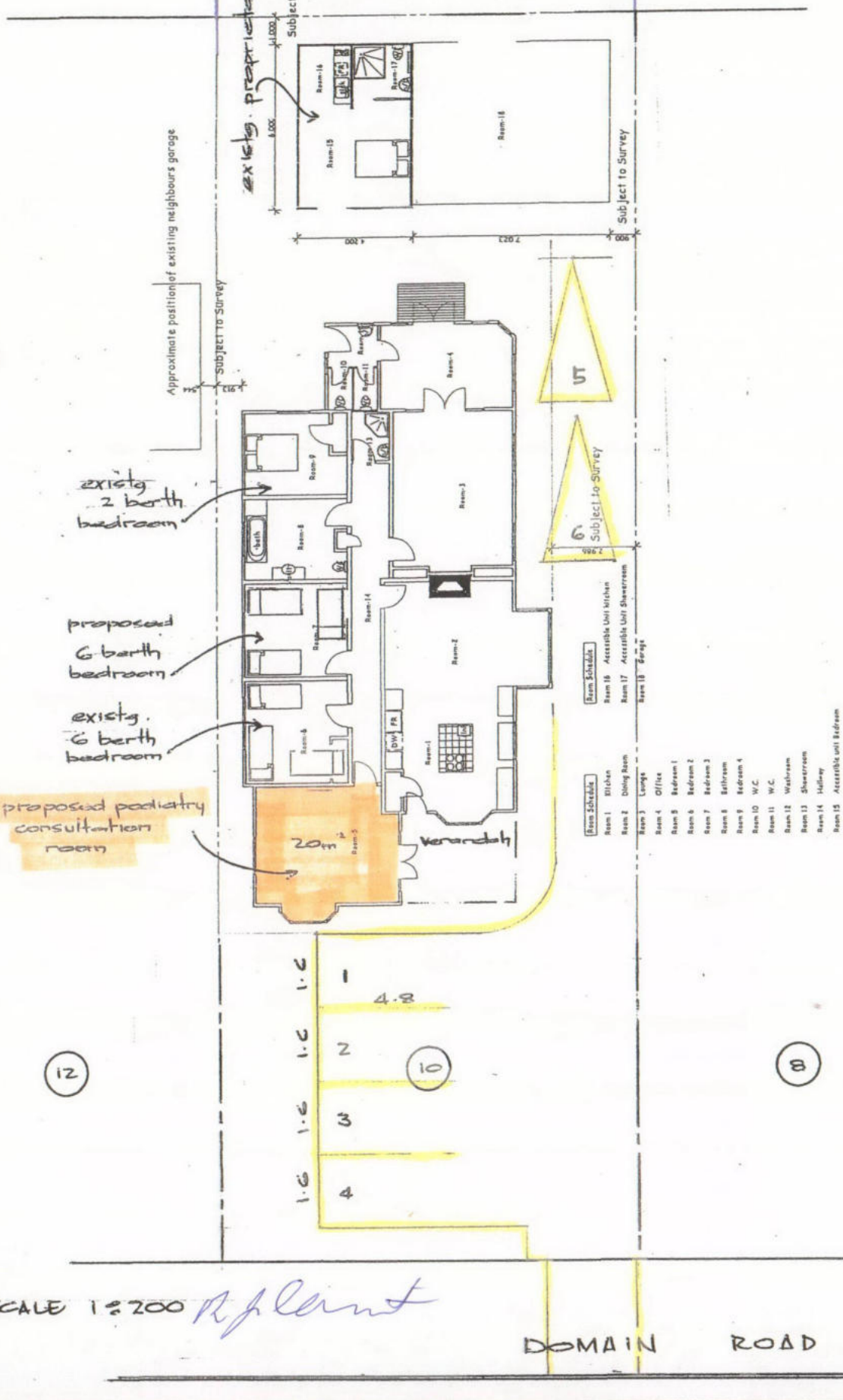
Before signing, please read the notes on the back of this form.

10 DOMAIN ROAD

LOT 33 DPS 536

PLAN BP/2

BACKPACKER HOSTEL WITH PROPOSED PODIATRY CLINIC



SCALE 1:200 R J Clent

DOMAIN ROAD

Whakatane District Council

For Office Use:
Resource Consent/ Building Consent Application No.: _____

RESOURCE MANAGEMENT ACT 1991
Written Approval of Person(s) Likely to be Affected by the Granting of a Resource Consent / Building Consent

PART A—TO BE COMPLETED BY THE APPLICANT

Applicant's Name: MATT FRASER & ERIN BEELER

I have applied to the Whakatane District Council for a resource consent / building consent *(delete one)* to: *(Describe activity)*

TO OPERATE A BODIARISTS CLINIC IN CONJUCTION WITH A REDUCED BACKPACKERS ACCOMMODATION. CLINIC HOURS 9:30am - 3:30pm. ONE PRACTITIONER. NO NEW BUILDINGS

The property to which this application relates is: *(Street address, legal description, locality, place name, etc.)*

10 DOMAIN ROAD, WHAKATANE

LOT 33 DPS 536

PART B—TO BE COMPLETED BY PERSON(s) OR ORGANISATION GIVING APPROVAL

- **Please note that all owners of a property must provide written approval if the property is in joint ownership e.g husband and wife**
- **All occupiers of a property e.g lessees must also provide written approval**

Full name of person(s) or organisation giving approval: Robert William & Jennifer Margaret GEDDES

Position *(if applicable)*: _____

Address: 202 PAKU DRIVE
TAIRUA, N.Z. 3508

Daytime telephone No: (07) 8647743

I am/we are, the owner/~~occupier~~ *(delete one)* of the following property:

Property Address *(if different from above)*: 15 SIMPKINS STREET, WHAKATANE

Legal description: *(Lot No. & Deposited Plan No. (DP or DPS))* Lot 23 DPS 556.

1. I/we have seen a copy of the application and the supporting information, including plans and the assessment of effects;
2. I/we have signed a copy of the site plan or other relevant plan which is attached to this form.
3. I/we agree to the applicant giving this written approval to the Whakatane District Council;
4. I/we understand that the Council will not have regard to any actual or potential effect of the activity on me/us when considering the application, and the fact that any such effect may occur shall not be relevant grounds upon which the Council may decline to grant the application.
5. I/we understand that this approval can be withdrawn by notice in writing to the Council at any time before the date of the hearing (if any) or the determination of the application.

Signed: _____ Date: 16/6/09

Signed: _____ Date: 16/6/09

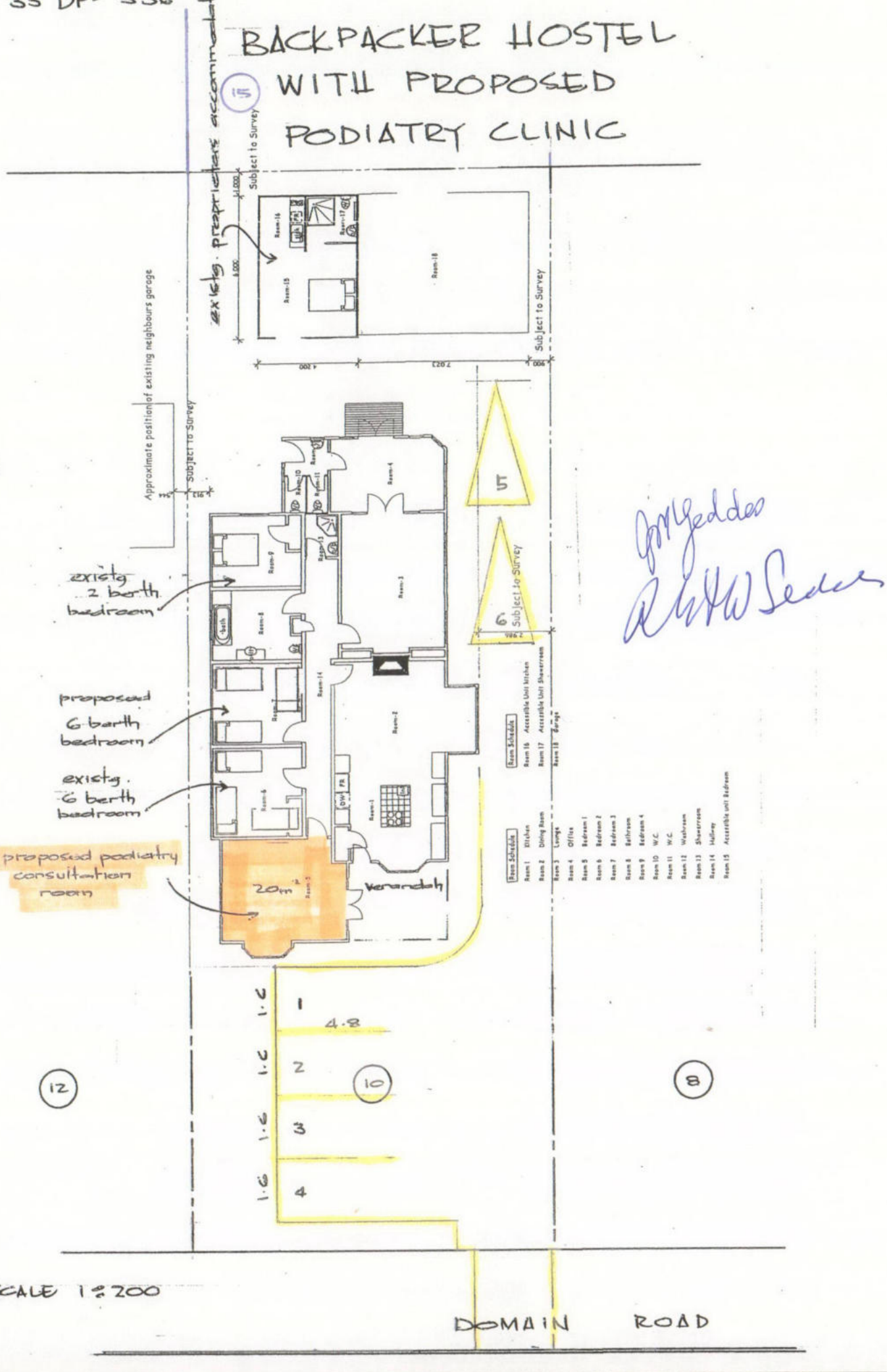
Before signing, please read the notes on the back of this form.

10 DOMAIN ROAD

LOT 33 DPS 536

PLAN BP/2

BACKPACKER HOSTEL WITH PROPOSED PODIATRY CLINIC



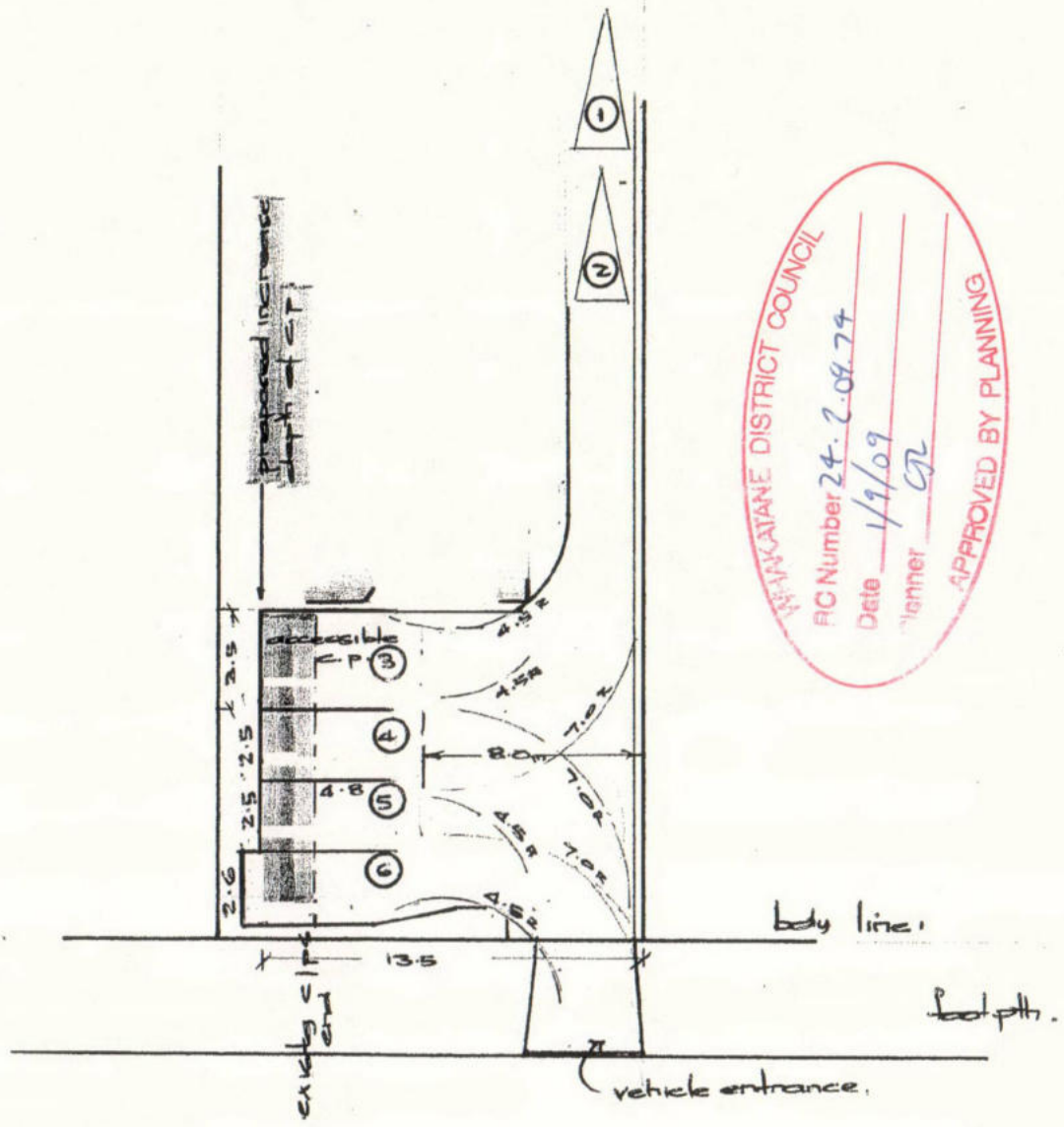
J.M. Geddes

R.H.W. Seales

21/8/09

PLAN BP/5.

AMENDED CAR PARK LAYOUT.



WAKATANE DISTRICT COUNCIL
RC Number 24.2.09.74
Date 1/9/09
Planner GR
APPROVED BY PLANNING

DOMAIN ROAD.

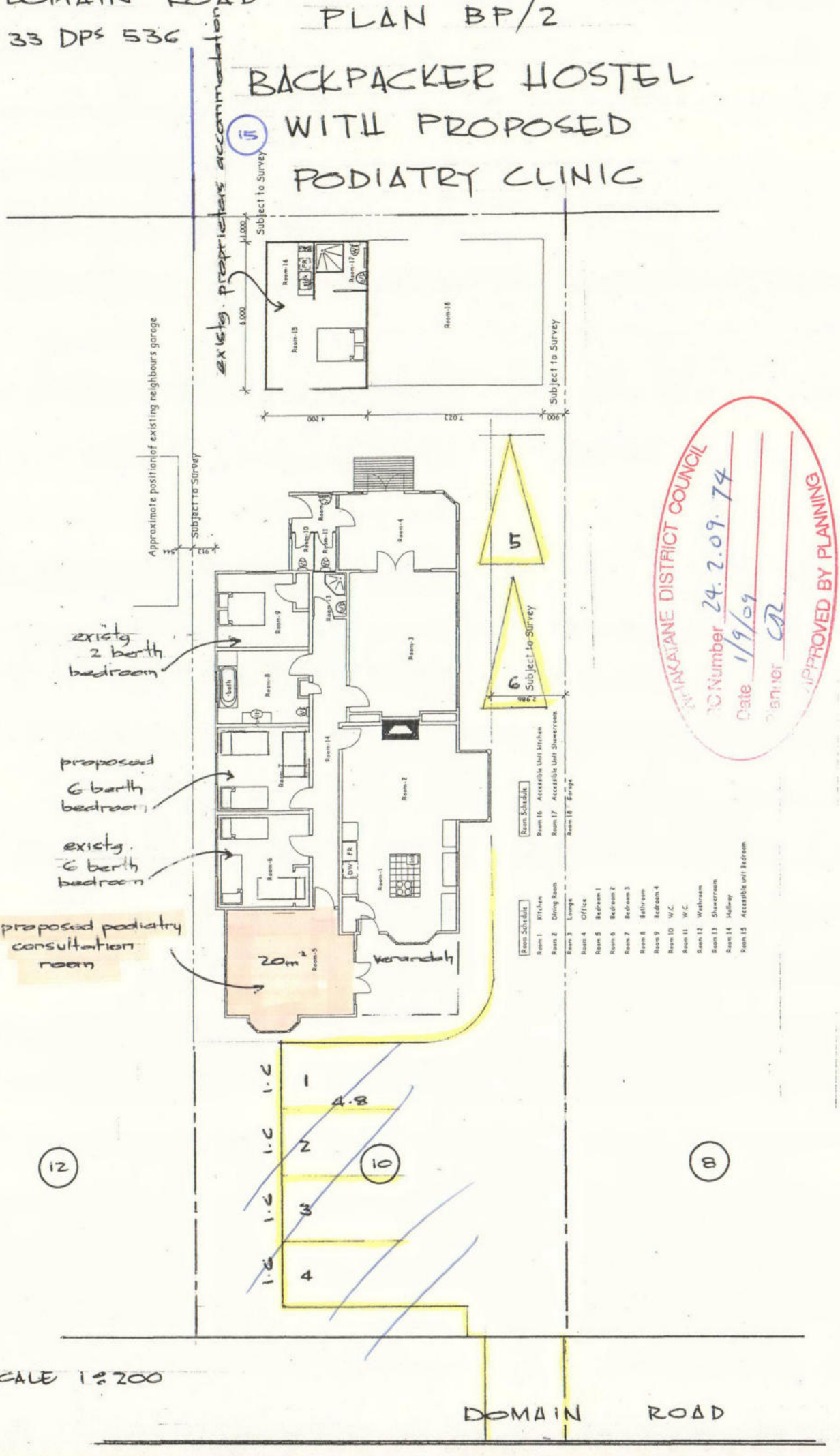
SCALE 1:250.

10 DOMAIN ROAD

LOT 33 DPS 536

PLAN BP/2

BACKPACKER HOSTEL WITH PROPOSED PODIATRY CLINIC



WHAKATANE DISTRICT COUNCIL
BC Number 24.2.09.74
Date 1/9/09
Planner GR
APPROVED BY PLANNING

SCALE 1:200

DOMAIN ROAD

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Lloyds Lodge
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and Travellers
Accommodation
31/07/2009

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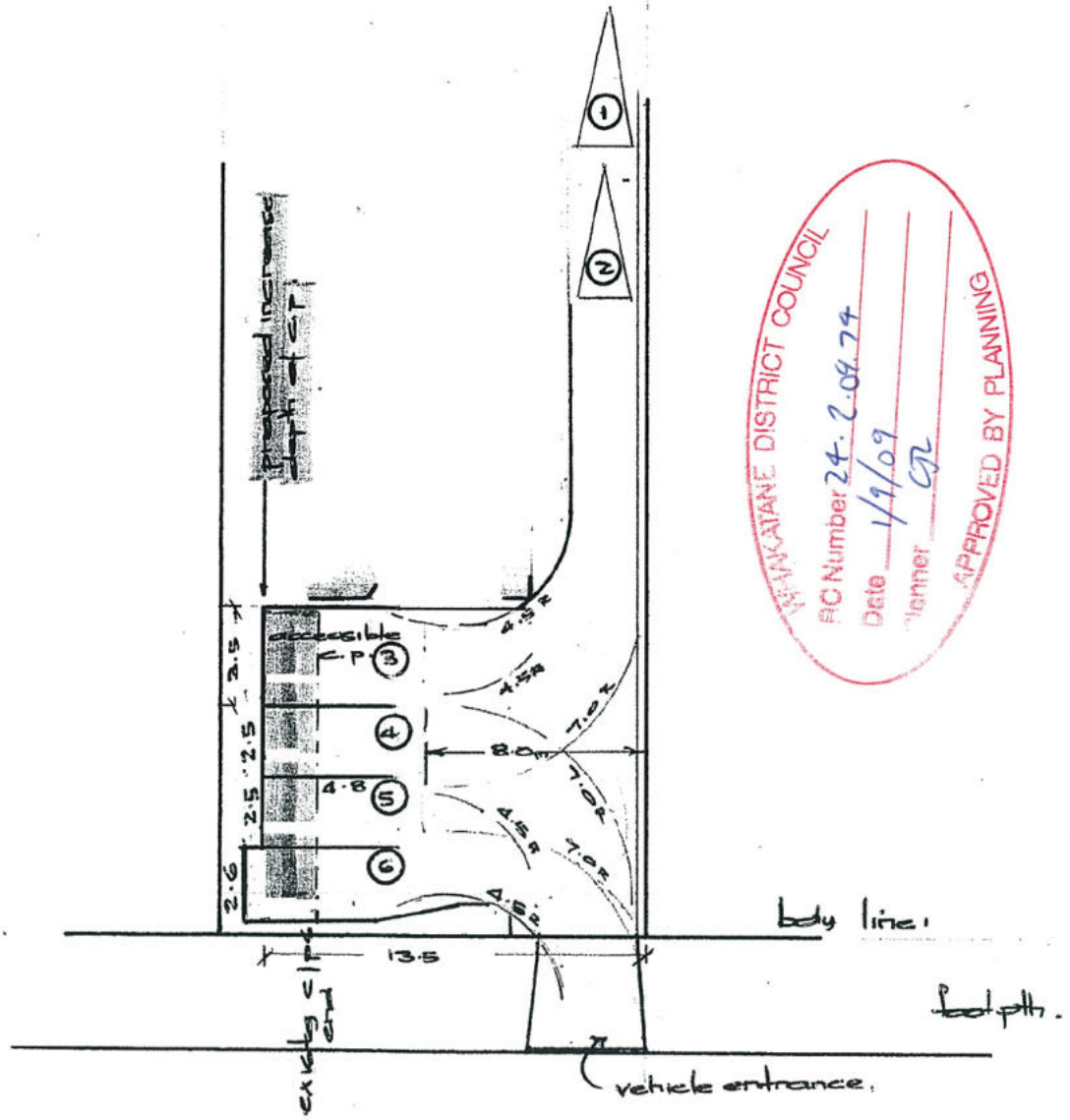
31/07/2009

21/8/09

PLAN BP/5.

AMENDED CAR PARK LAYOUT.



WAIKATANE DISTRICT COUNCIL
BC Number 24.2.09.74
Date 1/9/09
Planner GR
APPROVED BY PLANNING

DOMAIN ROAD.

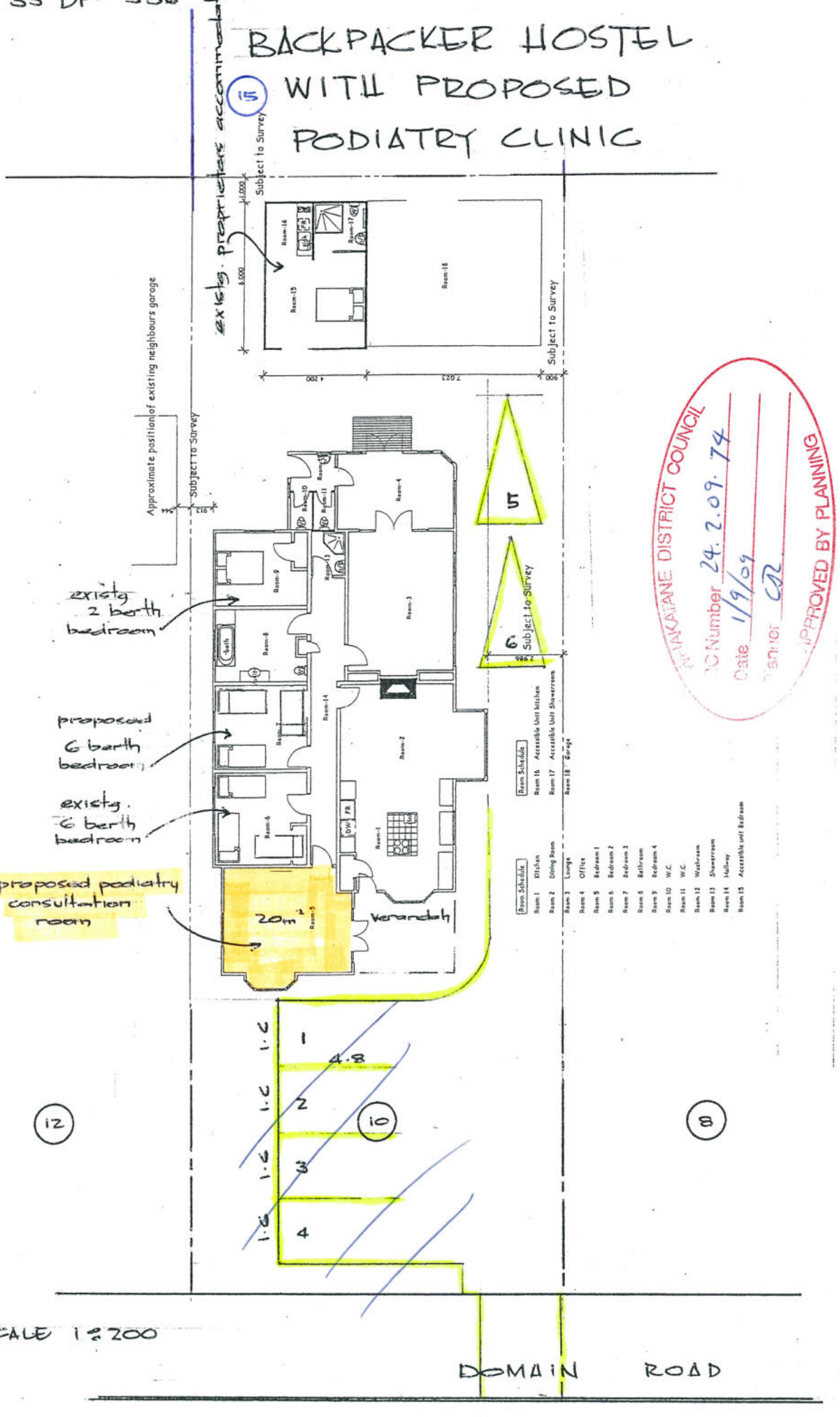
SCALE 1:250.

10 DOMAIN ROAD

LOT 33 DPS 536

PLAN BP/2

BACKPACKER HOSTEL WITH PROPOSED PODIATRY CLINIC



WHAKATANE DISTRICT COUNCIL
BC Number 24.2.09.74
Date 1/9/09
Planner CR
APPROVED BY PLANNING

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: 74750
15 MAY 2002
RECEIVED
David B

RCLAPP

FORM 5
(Section 88 Reg 8[1])

APPLICATION FOR RESOURCE CONSENT

To: The Chief Executive, Whakatane District Council, Private Bag 1002, WHAKATANE 3080 (Attention: District Planner)

APPLICATION DETAILS

I, *(full name of applicant)* Pamela May Christie hereby apply for

☑ Land Use Consent ☐ Subdivision Consent

Acting as Agent on behalf of: ~~Sean Lloyd~~ Christie

Postal address: BOP Postal Agency, Maketu Email:

Phone (day): 07 5332900 Cellphone: 025 336 997 Fax: 07-5332900

Address for service *(if different from above)*:

DESCRIPTION OF ACTIVITY *(See Note 1)*

Describe clearly the proposal: To provide backpacker and tourist accommodation

LOCATION OF ACTIVITY/SITE ADDRESS *(See Note 2)*

The site to which this application relates is described as:

No: 10 Street: Domain Locality: Central Whakatane

Legal description: Area 658 m² Lot 83 DP S 556

Certificate of Title: 154 / 114

ADDITIONAL RESOURCE CONSENT APPLICATIONS *(See Note 3)*

Are resource consent(s) required from Environment B·O·P for this proposal? ☐ Yes ☑ No

If yes, please detail which consents are required:

☐ Coastal Permit ☐ Water Permit ☐ Discharge Permit ☐ Land Use Consent

Has consent been granted? ☐ Yes ☐ Declined ☐ Not yet applied for

OWNER OF THE SITE THAT IS THE SUBJECT OF THIS APPLICATION

State the name(s) and address of the owner(s) of the site described above.
If these are the same as for the applicant, tick this box: ☐

Name: Sean Lloyd Christie

Postal address of owner(s): F6 Greville Hall, Greville Pl, Maida Vale, London NW6 5TS

Phone (day): 02073045068 Cellphone: Fax: 02073045174

INVOICES FOR EXTRA CHARGES *(See Note 4)*

If extra charges are incurred in processing this application, please send invoices to:

☑ Applicant ☐ Owner ☐ Other party as detailed below:

Name:

Postal address:

FORM 5
(Section 88 Reg 8[1])

CONSULTATION *(See Note 5)*

Have you talked to a Council Planner about your application (pre-application meeting)? ☑ Yes ☐ No

Have you consulted with any potentially affected or interested party? ☑ Yes ☐ No

If yes, who did you consult with?

Name	Address
J & B Turner	8 Domain Rd, Whakatane
H Warbrick	5 Domain Rd, Whakatane
McDonalds Restaurant	cnr Commerce Street and Domain Rd,
E Paul	12 Domain Rd, Whakatane
KFC	16 Domain Rd, Whakatane
Homeowner	7 Domain Rd, Whakatane

Did they have any concerns? ☐ Yes ☑ No *(If yes, please provide details)*

Written approval forms have been given or posted to the above parties. Four have given verbal approval, one will make a comment on their form and we haven't spoken to the last party.

How have you addressed these concerns?

FORM 5
(Section 88 Reg 8[1])

APPROVAL OF AFFECTED PARTIES *(See Note 5)*

I/We have obtained the written approval of the following affected persons: Forms to be returned and posted to the District Council.

Name	Address	Owner *(tick if applicable)*	Occupier *(tick if applicable)*

(Continue on a separate sheet where necessary)

Please note: Written approval forms (available from the Council) are to be completed by affected persons and are to be attached to this application form.

ASSESSMENT OF ENVIRONMENTAL EFFECTS (AEE) *(See Note 6)*

What are the effects of your proposal on the environment?

We consider the effects on the environment will be minimal and intend to reduce them as much as possible.

1. Noise - our experience with travellers indicates they do not stay up late at night as they start their days early. The lodge will be locked by 11 pm for their safety & security. Our intention is to satisfy all guests by keeping noise, music and loud behaviour to a minimum. There will be some outdoor dining over the summer.

2 Lighting - restricted to security sensor lights at the front and back of the house. Advertising signs will be illuminated within District Council requirements.

3 Signage - to be kept within District Council requirements

4 Parking - we are aware there is no street parking and we have room for off street parking and turning for 4-5 cars and vans

(Continue on a separate sheet where necessary)

FORM 5
(Section 88 Reg 8[1])

ANNEXURES

I attach ☑ Deposit fee of $ 135.00

☑ Written explanation of what is proposed and reasons for application.

☑ Details of consultation with affected parties/written consents of affected parties. *(See Note 5.)*

☑ Assessment of Environmental Effects *(See Note 6)*

☑ Plans (eg, site plan, elevation details)

☐ Other information *(See Note 7)*

Please note that all of the above information is required to be submitted with your application. Failure to include all of this information will mean the Council is unable to begin to process your application.

SIGNATURE

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct. I undertake to pay all actual and reasonable application costs incurred by the Whakatane District Council.

Signature of the Applicant: _____ Date: 14/5/02

NOTES:

1. Give a full description of the activity you are proposing to undertake. Continue on a separate paper if necessary.
3. Describe the location in a manner which will allow it to be readily identified, eg, the street address, the legal description, the name of any relevant stream, river, or other water body to which the application may relate, proximity to any well-known landmark, the grid reference (if known), etc.
3. Some activities require more than one resource consent. Although it is not mandatory to make all applications at once, in some circumstances Council can decide not to proceed with an application until another resource consent has been obtained. In some cases a joint hearing or combined hearing may be required.
4. The initial lodgement deposit paid on application may not cover the total cost of processing this application. The Council charges for receiving, processing and granting of consents on an actual cost basis. You may receive a refund or an account for additional costs.
5. Some types of applications require you to have consulted with, and if possible obtain the written consent of, any party who may be adversely affected by the proposal. This may include individuals such as your neighbours, or organisations such as the Department of Conservation, Transit New Zealand or iwi. Consultation should occur prior to an application being received. The written consent of affected parties will be required for some applications for resource consent to avoid the Council publicly notifying the application for submissions.
6. **Assessment of Environmental Effects (AEE)**—An AEE is an essential part of the application. If no AEE is provided, Council will not start processing the application. The AEE should discuss all the actual and potential effects (both positive and negative) on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should be included in the AEE. Information from specific experts such as a geotechnical engineer, acoustic consultant or traffic engineer may be required. If the effects of the proposal are very minor, then a less detailed AEE can be submitted.
7. The District Plan will require specific information to be submitted with most applications. Copies of the Plan are held in the District Council offices (Whakatane and Murupara) and the district libraries. The Resource Management Act and Regulations 1991 and regional plans may also specify additional information that is required. It is important to check out these requirements before lodging your application.

Staff at the Planning Section will be happy to assist you in completing your application.

Lloyds Lodge

10 Domain Road
Whakatane

Mission Statement

Kia Ora (greetings)

We offer safe, clean, low cost accommodation for tourists and travellers in our 1930's restored bungalow situated in beautiful, sunny Whakatane, just minutes from the gateway to the East Coast of New Zealand and the formidable Uruwera national park.

During your stay with us you will share in our weekly cultural experience with local people through interactive songs, games, crafts, storytelling and traditional food.

Overview of Operation

To provide accommodation every day of the year for tourists, backpackers and travellers.

To promote and market Whakatane and the Pacific Coast as a tourist destination.

To link travellers into local tourist activities.

To initiate new adventure activities for travellers with local iwi, such as horse riding, river rides, marae visits and wananga.

To develop a cultural programme of in-house activities one evening a week. This would involve locals from all walks of life who have uniquely New Zealand stories and experiences to share, with the intention of promoting their businesses, crafts and activities.

To provide meals, such as packed lunches, for travellers as required.

To offer a range of in-house facilities and recreation such as off-street parking, home grown vegetable garden, Internet, card and board games, barbecues and hangi.

We have tentative agreements with tour operators to bring backpackers and travellers into Whakatane to stay on route to and from the East Coast.

We are targeting travellers in organised tours as well as visitors travelling independently who want homestay and budget accommodation.

Operating Plan

The house has four bedrooms with two sets of bunks in three rooms and four bunks in the fourth room, providing beds for 20 people. The lounge is set up in a Marae style with mattresses for a further 10 people to sleep.

The house is open 24 hours a day and travellers prepare their own meals and provide their own blankets and towels. The bunks have fitted bottom sheets and covered pillows. Blankets and towels will be available for a small fee for those that need them. Meals will be provided on request.

The kitchen and dining room is a large open plan area separate from the bedrooms and lounge. There are two showers, two toilets, a bath and two vanity units.

The lounge will be used for after dinner entertainment and cultural exchange one or two evenings a week. The walls will display Maori artefacts such as carving, kete, instruments, cloaks and photos.

The sunroom off the lounge will be used for relaxing, TV watching, coffee and tea making facilities, reading and listening to quiet music.

The covered courtyard area is used for hangi, barbecues and socialising.

The outside doors will be locked at 11pm each evening for the security and safety of guests. Our experience with backpackers and travellers is that they require a peaceful, comfortable environment where they can get a good nights sleep, ready for each busy day. Guests will be discouraged from making excessive noise, loud music or behaviour that disrupts other guests.

The garage will be converted into an office and laundry and a separate sleep-out for the manager with its own bathroom and toilet.

The property allows for off street parking. This will necessitate removing the high, front wooden fence and replacing it with a small fence and turning the front lawn into parking. There is sufficient room for four cars or vans in the

long driveway and front parking, with room to turn. Security lights will be installed at the front of the house and on the garage at the back.

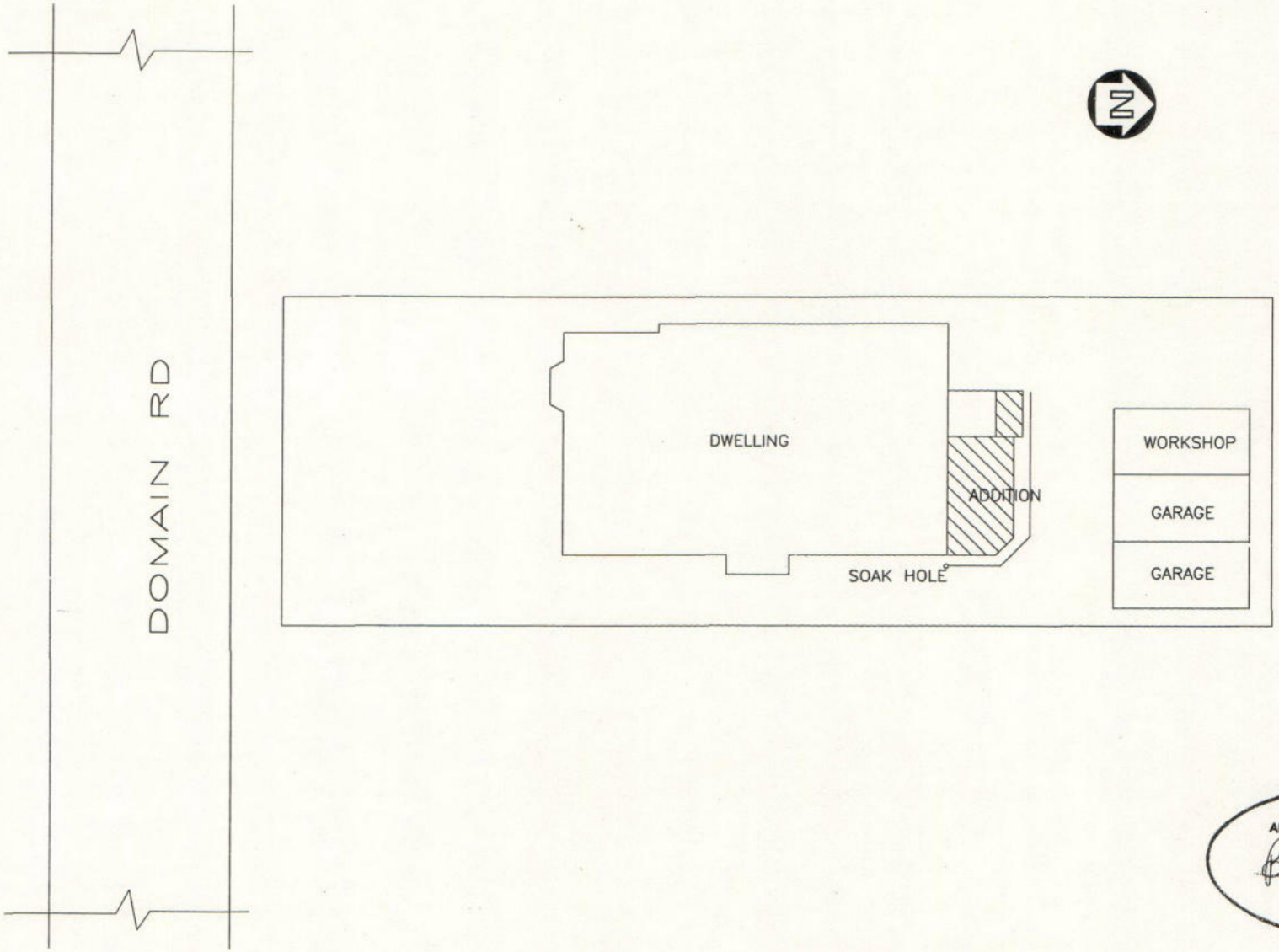
An illuminated swinging two-sided sign on a pole will be placed inside the front boundary, clearly visible from the road. This will display the name of the business, logo, phone number and a notice to drive in. A second sign will be placed on the boundary fence next to the driveway entrance and visible from the road, displaying the name, logo and drive in. There will also be a sign placed on the front of the house between the roof and the windows. We intend to investigate the possibility of placing a sandwich board on the grass verge in front of the property with the understanding that this is dismantled daily.

We are aware that there is no parking on the street outside the house so want to clearly indicate to travellers that they need to drive in and not stop on the roadway.

Conclusion

We would like the Whakatane District Council to consider our application and proposal favourably. We believe our venture will promote the many sightseeing attractions and adventure activities available to tourists in Whakatane.

Hare Wiremu and Pamela Christie
Directors



WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Officer
Date 31/3/98

No	DRN	DATE	REVISION

DESIGN	
DRAWN	DL GOODWIN
CHECKED	
APPRD.	
DATE	

TITLE
SITE PLAN FOR
MR & MRS MJ & RD MILLS
10 DOMAIN ROAD 7107/885
LOT 33 DP 556

SCALE 1:200

DRG. No.

SHT

REV

RCLDEC

24.2.02.67
0830/0010/000

19 July 2002

Ms P Christie
Bay of Plenty Postal Agency
MAKETU

Dear Madam

RESOURCE CONSENT – LAND USE – PROPOSED BACKPACKERS' HOSTEL, P CHRISTIE, 10 DOMAIN ROAD, WHAKATANE

On 18 July 2002, the District Planner, under delegated authority, resolved as follows:

"1. ***THAT*** *pursuant to Sections 34(4), and 105 and after consideration of Sections 104, 108 of the Resource Management Act 1991, Rules 5.4 to 5.17, 11 and 13 of the Transitional Whakatane District Plan, Council grants consent, as a discretionary activity, to the establishment and operation of a backpackers' hostel from a property legally described as Lot 33 DPS 556, situated at 10 Domain Road Whakatane, subject to the following conditions:*

(a) The proposed activity shall be carried out in general accordance with the plans and information submitted as part of this application.

(b) That all conditions shall be completed to the satisfaction of Council.

(c) That the proposed parking plan dated 4 July 2002 shall be implemented.

(d) That the proposed backpackers' hostel shall be limited to accommodate a maximum of 20 persons at any one time.

(e) That pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review the conditions of this consent to deal with any adverse effects on the environment relating to noise and car parking. A review may be initiated if Council receives frequent substantiated complaints as a result of operation of the backpackers' hostel. Council may initiate a review six months after commencement of the business, and every six months thereafter for a period of two years and then on an annual basis.

(g) That all on-site parking and manoeuvring areas shall be formed and constructed to a minimum two-coat chip seal standard on a minimum 100 mm compacted basecourse layer (basecourse thickness to be adjusted in accordance with subgrade conditions), including edging and approved stormwater control.

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3080 New Zealand
Telephone +64 7 306 0500 Facsimile +64 7 307 0718 Email information@whakatane-dc.govt.nz

(h) *That all nominated parking spaces shall be marked on site to clearly demarcate their position.*

(i) *That stormwater from parking and vehicle manoeuvring areas shall be collected before it crosses the property boundary and disposed of into soak-holes constructed within the property. The soakholes shall be designed to dispose of surface water resulting from a storm having a 10% (1 in 10 year) probability of occurring annually. Calculations providing for the disposal and control of stormwater from the site shall be submitted for approval prior to any works being carried out on the site.*

(j) *That a landscape plan be prepared by a suitably qualified person and submitted for approval to the Manager Parks and Recreation prior to operations commencing on site. The plan must provide:*

(i) *The plant species, their number and size;*
(ii) *Their location;*
(iii) *A landscape management plan for the site.*

(k) *That all signage shall be in accordance with the relevant District Planning document.*

(l) *That the provision of food to any guest or resident must be expressly prohibited unless the premises has been upgraded to comply with the provisions of the Food Hygiene Regulations 1974 and registration obtained pursuant to this legislation.*

(m) *That a monitoring fee of $72.00 shall be paid to Council (as an annual charge for two years) for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by Council in terms of Section 36 of the Resource Management Act 1991*

2. ***THAT*** *pursuant to Section 36 of the Resource Management Act 1991 an additional administrative charge of $512.83 (inclusive of GST) shall be paid to Council in relation to the receiving, processing and granting of this resource consent.*

Advice notes

1. *The applicant is advised that if food is to be provided incidental to the accommodation, a kitchen complying with the Food Health Regulations 1974 is required to be provided.*

2. *The applicant is advised that compliance with Council's Trade Waste Bylaw will be required.*

3. *That prior to operations commencing on site, the building is to be upgraded to comply with the relevant provisions of the Building Code, in respect of the change in use. As examples, compliance with fire safety, disabled persons welfare, personal hygiene requirements, etc, will be needed. A building consent to cover such work will be needed and must be obtained prior to any building work being commenced.*

Reasons

1. *The proposal to establish and operate a backpackers' hostel is a discretionary activity in the Residential B Zone of the Transitional Whakatane District Plan. Council is satisfied that any adverse environmental effects that may actually, or could potentially, result from the land use are likely to be minor or are avoided, remedied or mitigated by the conditions of this resource consent.*

2. *Council is satisfied that the proposal is not contrary to the relevant Objective, Polices and Rules (5.4-5.17, 11 and 13) of the Transitional Whakatane District Plan. In particular, Council is satisfied that the proposed use of the dwelling as a backpackers' hostel will not unduly interfere with the amenity of the surrounding residential zone.*

3. *Council is satisfied that the proposed use will have a minor effect on the environment and that all parties identified by Council as being affected by this proposal have given their written consent. There were no special circumstances in terms of Section 94(5) of the Resource Management Act 1991, which warranted the public notification of this proposal.*

4. *Council is satisfied that the proposal is in accordance with Part II of the Resource Management Act 1991, particularly as it relates to the sustainable management of the land resource and maintaining the amenity value of the surrounding area."*

In accordance with Section 357 of the Resource Management Act 1991, you have the right to submit to Council an objection to any of the above conditions of approval. If you are in any way not satisfied with the decision of Council on this application you have the right to appeal to the Environment Court. Any appeal is required to be lodged with the Environment Court within fifteen working days of receiving this decision.

If you have any further enquiries, please contact Tim Fergusson (Planner) at this office.

Yours faithfully

David Bewley
DISTRICT PLANNER

RC\02\67L1907

RCLGEN

RESOURCE CONSENT SUMMARY FORM	Resource Consent No 24. 2.02.687

Type	Activity Status	Planner
☑ Land use ☐ Subdivision	☐ Controlled ☐ Limited discretionary	☐ Alistair ☐ Tony
☐ Outline Plan ☐ COC	☑ Discretionary ☐ Non-complying	☑ Tim ☐ Consultant ☐ Other

Application

Name: P. M. Christie

Address for service: BOP Postal Agency, Maketu.

Location: 10 Domain Road, Whakatane

Legal Description: Lot 33 DP556

Valuation Ref: 07107/885.00 GIS Ref: 0830/0010/000

Zone: Residential B Fujitsu ID:

Description of activity: To provide backpackers and tourist accomodation.

See RC 10888

Processing

Date received: 15/5/02 Ack Date: 21/5/02

Further information requested: 30/5/02 Date received: 26/6/02

Further information requested (2): Date received:

Site visit:

~~Notified~~/Non-notified *(delete one)* Date: 3/7/02

S37 date:

Circulate—Internal

Section	Circulate	Date sent	Date received	Comments
Engineers	✓	21/5		
Inspectors	✓	21/5	24/5	
Parks				
Property Officer				

Circulate—External

Organisation	Circulate	Date sent	Date received	Comments
Quotable Value NZ				
Environment B-O-P				
DLR				
Transit New Zealand				
Iwi				
Dept of Conservation				
Eastern Fish & Game Council				
Network Utility Operator				
Historic Places Trust				
Community Board				

SUPERCEDED BY 24.2.09.74 AUGUST 2009

√√

Notification/Hearing

Advertisement date: Beacon: _____ East Bay News: _____ Rotorua Daily Post: _____

Closing date for submissions: _____

Copy of submissions sent to applicant: _____

Notice of hearing sent to applicant/submitters on: _____

Planner's report served on applicant/submitters on: _____

Decision

Consent granted/~~refused~~ *(delete one)*. Decision date: 18/7/02

Decision served on applicant/submitters on: 22/7/02

Total working days: 19

Objection

Date received: _____

Decision date: _____

Appeal

Date received: _____

By: _____

_____

_____

Env Court Decision date: _____

Fees/Charges

Deposit: $ 135.00	Add Fees: $ 512.83	Refund: $ _____
Receipt No: 295685	Inv No: 26029	Cheque No: _____
Date: 21/5/02	Debtors No: 74595/6541	Date: _____
	Date: 19/7/02	

Time

Date	Time *(minutes)*	Comments	Officer
17/~~10~~5	20	over / delegate	David.
21/5	20	592 } processing	Tim
30/5	20	592	
28/6	60	Processing	
30/7	10	notification signoff	
10/7	20	report writing /592	
11/7	60	report writing	V
19/7	30	letter /finalising	

SECTION 93/94 REPORT

Persons Adversely affected

Name	Address	Written Consent obtained	Owner	Occupier
			(tick as applicable)	
D Carter	17/4 Simpkin Street	✓	✓	
D Anderson	7 Domain Road	✓	✓	
R & J	15 Simpkin Street	✓	✓	
E & L Paul	12 Domain Road	✓	✓	
W & I Turner	8 Domain Road	✓	✓	
C & M Stuart	13 Simpkin Street	✓	✓	

Environmental Effects + others

Effects	Degree		Comments
	Minor	More than minor	
Landform/contour	✓		
Soil profile	✓		
Vegetation	✓		
Habitats	✓		
Ecosystems	✓		
Water courses	✓		
Riparian margins	✓		
Stormwater runoff	✓		
Contamination	✓		
Natural hazards	✓		
Amenity values	✓		
Natural character	✓		
Noise	✓		
Glare/lighting	✓		
Vibration	✓		
Odour/dust	✓		
Shading	✓		
Privacy	✓		
Visual	✓		
Open space	✓		
Recreational use	✓		
Cultural values	✓		
Services	✓		
Roading impact	✓		
Parking	✓		
Access and manoeuvring	✓		
Other	✓		

Special Circumstances (S94[5])

Do special circumstances exist? ☐ Yes ☑ No

Conclusion

(i) Taking into account the effects considered above, the adverse effect on the environment of the activity for which consent is sought will be:

☑ Minor ☐ More than minor

(ii) Written approval **has/has not** *(delete one)* been obtained from every person who may be adversely affected by the granting of this resource consent.

(iii) It is considered unreasonable in the circumstances to require the obtaining of the approval of _____

because _____

(iv) Special circumstances exist in relation to the application. ☐ Yes ☑ No

Recommendation *(delete one, as appropriate)*

(a) **THAT** for the reasons concluded above, the application be processed without notice, pursuant to Sections 93 and 94 of the Resource Management Act 1991.

(b) **THAT** for the reasons concluded above, this application be processed with notice, pursuant to Section 93 of the Resource Management Act 1991.

Decision

☑	District Planner/Director Environmental Services	☐	Letter
☐	Hearings Committee	☑	Memorandum
☐	Commissioner	☐	Report

_____ 3/7/02

(Planner) *(Date)*

Authorised by:

_____ 3/7/02.

(District Planner/Director Environmental Services) *(Date)*

File: 10 Domain Rd, Whk
0830/0010

RCLPOST

24.2.02.67

MEMORANDUM

TO: Parks Officer - Rod Fraser

SUBJECT: **LANDSCAPING PLAN, 10 DOMAIN ROAD**

DATE: 20 December 2002

Please find attached a copy of the landscaping plan required as a condition on the consent to establish a backpackers hostel at the above address.

Could you please confirm that the plan is acceptable.

Thanks

Tim Fergusson
PLANNER

The plan is good save for the ideal minimum height for shrubs along the front boundary to average 1.5m.
Could the applicant consider alternative plants that will achieve this.

Regards,
Rod.

Christie, 10 Domain Rd

Ross's Garden Centre

Ph/Fax
(07) 573 9460
139 Jellicoe St
Te Puke

All Gardening Requirements

- Stockists of Fertilizers
- Shrubs & Climbers
- Trees
- Plants / Bulbs
- Wide range of Indoor & Outdoor Plants

Open 7 Days 9am - 5pm
Friendly Service

PH 0800 KEYimage

Ross's Garden Centre
139 Jellicoe Street
TE PUKE

Date: 28 September 2002

Pamela Christie
Manager
Lloyds Lodge
10 Domain Road
WHAKATANE

Dear Pam

Thank you for allowing me the opportunity to provide you with a landscape plan of the front section of your property in Domain Road.

I am responsible for landscape design and plant maintenance at Ross's Garden Centre in Te Puke and have visited the property at 10 Domain Road, Whakatane. The landscape plan has been prepared in consultation with the owner. I have endeavoured to retain the existing gardens and maintain the 'cottage'garden feel to the site as it reflects the colonial nature of the house.

The Landscape plan for Lloyds Lodge, 10 Domain Road, Whakatane, includes the plant species, their number and size, their location and a landscape management plan for the site as required under the resource consent application 0830/0010/00.

The garden is simple in design and has nothing in it that will grow too large and obscure motorist's vision. Access for cars has been considered.

Plants have been selected for all year round permanence, colour and perfume. First impressions are important to invite callers and the owner is to place containers for interest in the front door area.

All plants are easy care and the on site Lodge manager has sufficient gardening skills and experience to maintain the gardens.

Please refer to the attached detailed site plan.

Garden A

The garden along the front boundary is well established. It contains ten shrubs that will be maintained to the height of the wooden fence, approximately 1 metre.

1 Gardenia *(Professor Pucci)* x 2, 1m x 1m, white flowers, scented, full sun
2 Hebe *(Wiri Joy and Pamela Joy)* x 2, 1m x 1m, purple flowers, full sun
3 Hibiscus *(rosa-sinensis)* x 2, 1m x 1.5m, red flowers, full sun

4 Heliotropium Arborescens *(cherry pie)* x 1, .60m x .75m, purple scented flowers
5 Eriostemon Myoporoides *(wax flower)* x 1, 1.3m x 1.5m, white flowers, scented bush
6 Lavandula *(lavendar stoechas)* x 1, 1.2m x 1m, purple scented flowers
7 Lantana *(camara)* x 1, 1m x 1m, yellow flowers, full sun

Garden B

The garden along the west boundary is well established and contains a variety of shrubs, annuals, perennials and ground cover plants. The edge between the garden and car park is paved and paving stones are placed in the garden as a feature and for easy access to the front gate and mail box.

1 Standard roses *(floribundas)* x 2, 1m x .5m,
2 Leptospermum *(manuka)* x 1, 2m x 1m, red flowers
3 Fuchsia x 2, .5m x .5m
4 Alstroemeria, variety of colours
5 Aquilegia, variety of colours
6 Campanula *(canterbury bells)* and foxglove
7 Scabiosis, pink and blue
8 Phlox, various colours
9 Nicotiana *(alata)*, 4 colours
10 A mixture of sweet william, dianthus, lobelia, penstemon, cosmos, alyssum and antirrhinum
11 A mixture of spring bulbs including daffodil, hyacinthoides, freesia, jonquils.

Gardens C

The garden along the front of the house and covered porch is well established and contains roses and ground cover.

1 Standard roses *(floribundas)* x 7, 1m x .5m, variety of colours
2 Lobelia
3 Alyssum
4 Sweet William
5 Pansies

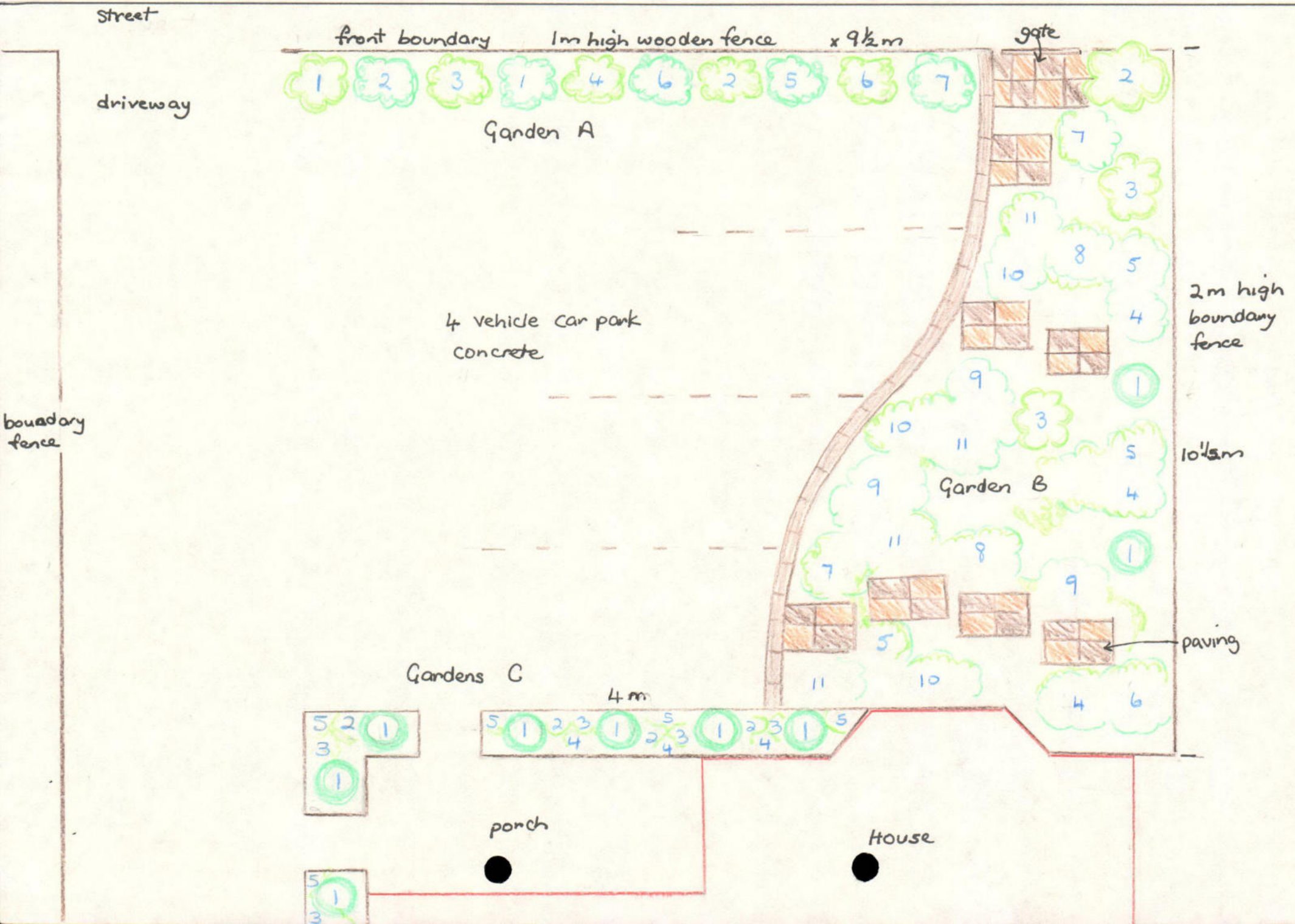
Please do not hesitate to contact me if you have any questions concerning the landscape plan.

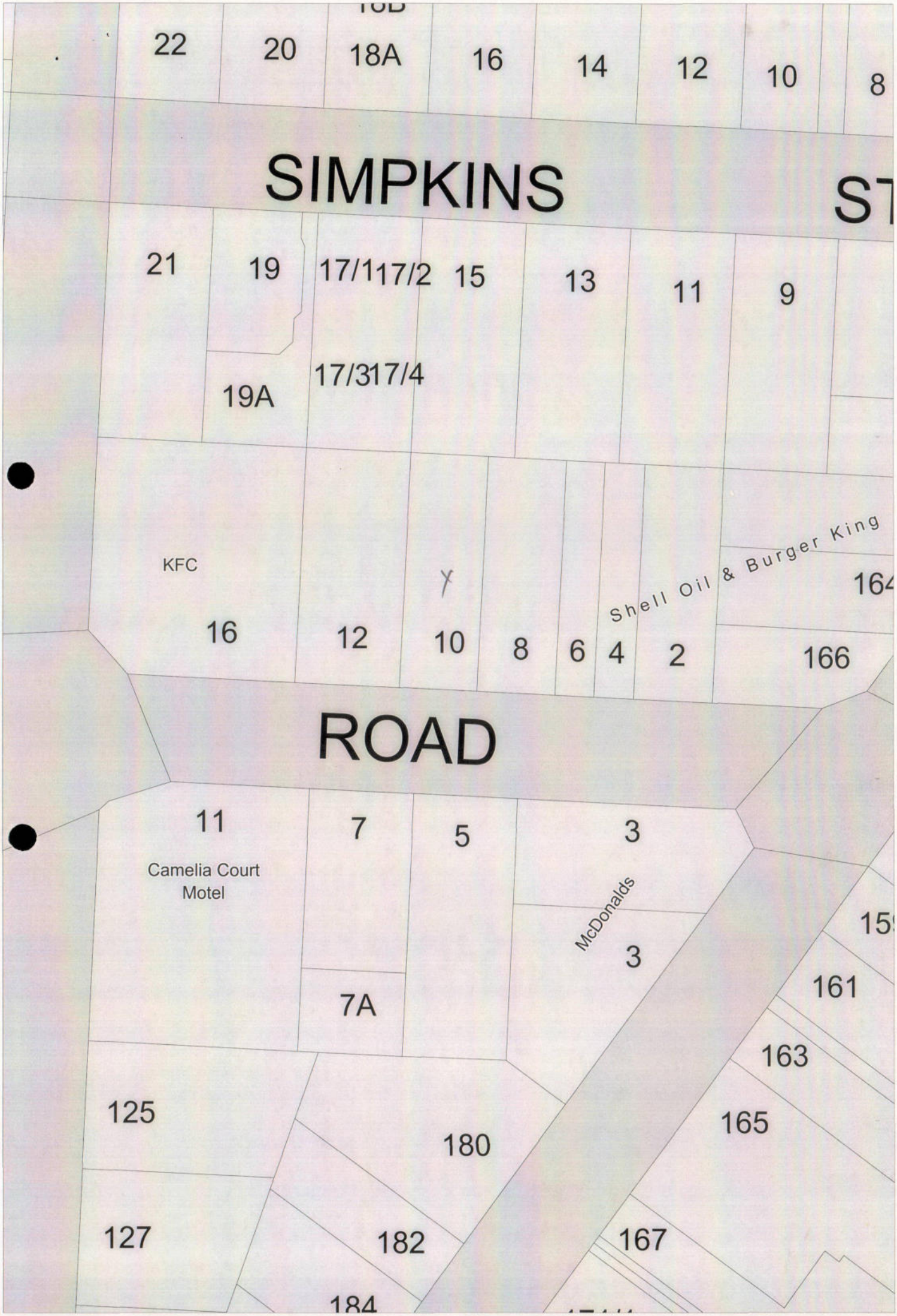
Yours faithfully

E. M. Hood

Elizabeth Hood

SITE PLAN 10 DOMAIN ROAD

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Shell Oil & Burger King
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166
ROAD
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Camelia Court Motel
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3
McDonalds
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7A
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163
125
180
165
127
182
167
184

Project Lloyds Lodge Backpackers
10 Domain Rd Whakatane
Carpark Stormwater Management

File 8202
Date Nov. 2002
By [illegible] Page 7

1.0 ON-SITE SOAKAGE.

consent condition (i) requires storage/soakage for 10% AEP event

choose t_c = 20 minutes
⇒ rainfall depth = 23mm

Catchment areas	A	rational C	C.A.
paved areas	120 m²	0.80	96
grass/garden	80 m²	0.25	20
			Σ 116

reqd. storage volume = depth × Σ C.A.
= 2.67 m³

consider 2 × 1.20 × 900 deep soakholes.
vol = 2 × 3 × 0.274
= 1.64

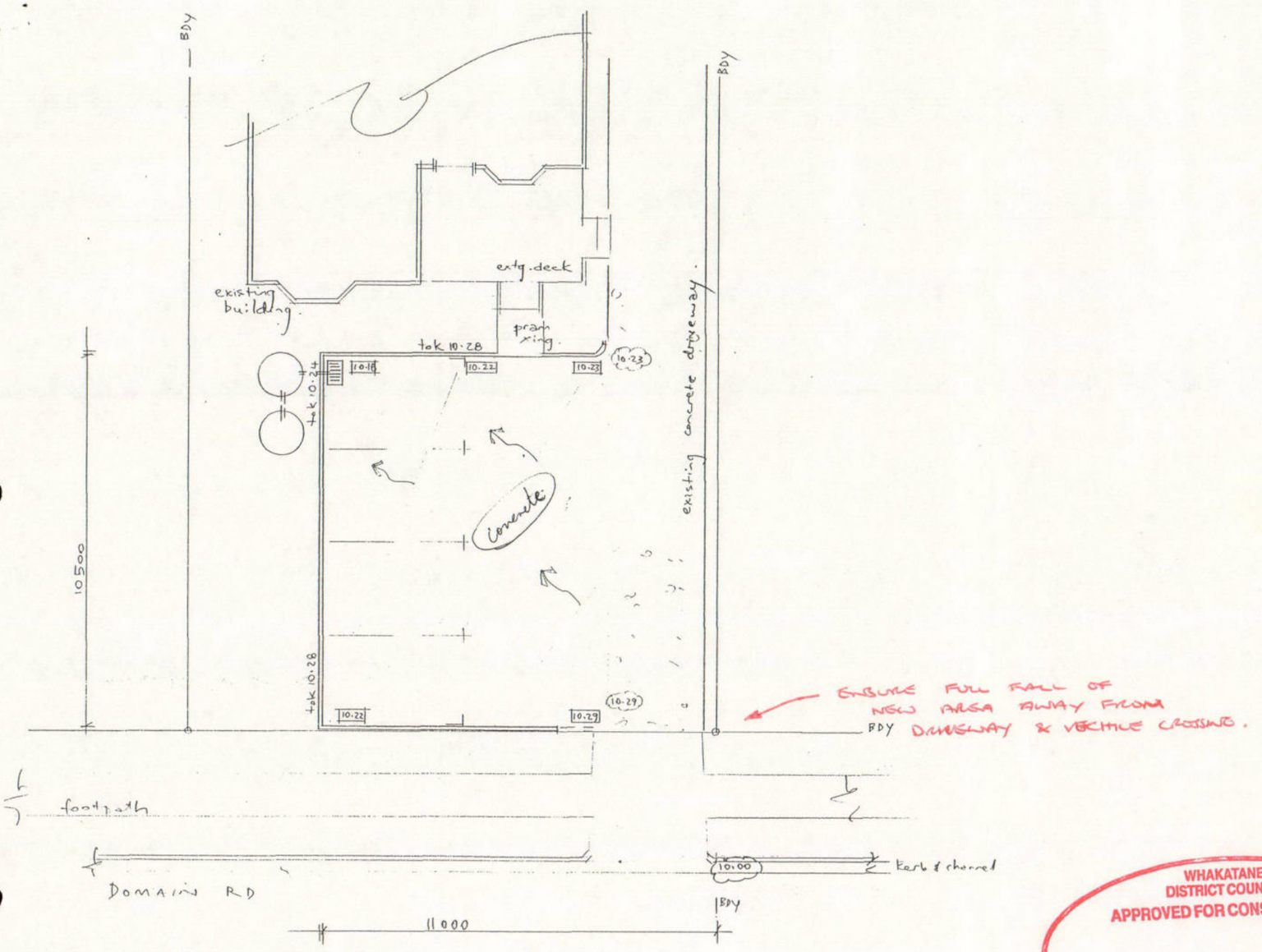
plus ponding to el. 10.23
vol = 8 × 5 × 0.025 av depth.
= 1.00 m³

plus cesspit vol = 0.7 × 0.4 × 0.4
= 0.11 m³

2.75 m³ OK.

2.0 SECONDARY FLOW PATH

for greater rainfall volumes water spills to existing driveway, to the northern portion of the property. This is the existing flow path.



Site Plan & Stormwater Drainage

scale 1:100

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date

PLAN REDUCED
Not Original Scale

LEGEND

2.64 Existing G.L.

2.29 tok 1.29 Proposed Finished Level top of kerb.

Standard nib kerb

Standard precast cesspit 675 x 450 x 1200, cast iron grating and frame.

100mm uPVC drain, 1:175 min. fall, 300mm min cover.

Fall

1200mm dia..x 900 deep precast concrete soakrings, precast concrete base and lid, 200mm min cover to f.g.l. 100 uPVC outlet at 300mm min. cover.

OUTLINE SPECIFICATION

Locate and protect existing services

Stormwater drainage construction, paving, and vehicle crossing shall be in accordance with Whakatane District Council Engineering Code of Practice 04/1997

Maintain drainage cesspits and accessible soakholes by clearing silt accumulation on a regular basis.

Paving shall be 30mm asphaltic concrete, or two coat chip seal.

Levels are in terms of an assumed datum, R.L. 10.00 m., Domain Rd channel invert at east end of existing vehicle crossing

Refer to architectural drawings for site plan, foulwater drainage.

Cutfield Consulting
50 Strand East, P.O. Box 37, Whakatane.
Telephone 07 307 1444.
ACENZ

LLOYDS LODGE BACKBACKERS

10 DOMAIN RD WHAKATANE

CARPARK STORMWATER DRAINAGE PLAN

A01	Issue for WDC approval		9.11.2002

SHEET

SCALES 1:100 SERIES OF

REF 86202

Ross's Garden Centre
139 Jellicoe Street
TE PUKE

Date: 28 September 2002

Pamela Christie
Manager
Lloyds Lodge
10 Domain Road
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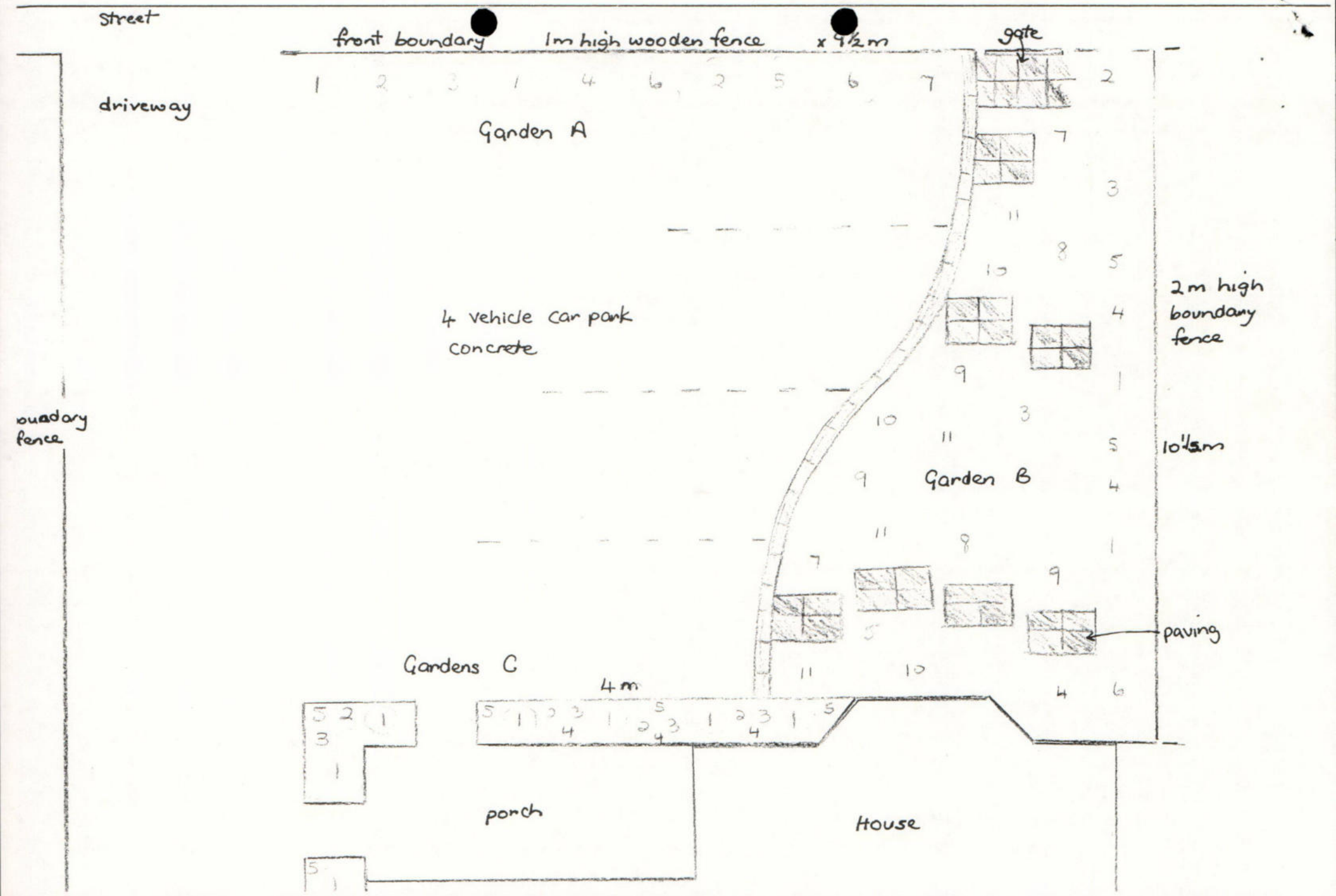
E. M. Hood

Elizabeth Hood

SITE PLAN 10 DOMAIN ROAD



LIM TIMEFRAME/COST RECOVERY

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

Physical Address			
House/Unit Number	10	**Street**	Domain
RD Number		**Suburb/Area**	
Town	Whakatane		
Lodgement Date	11/12/15		
DUE DATE	18/12/15		

Department	Date to Dept	Actual Date	Time & Initials to complete / review draft	Time spent on editing	Time spent to finalise document
LIM Co-ordinator	11/12/15	11/12/15			
Planning		14/12/15	LW 20.		
Building		15.12.15	PH 20		
Environmental Health/Liquor Licensing					

Other Notes:

Paul- Not sure if the EQPB ins condition is correct.
LL- 2009-7630-00 ✓
24.2.02.67 - can not find letter in file or b Drive
Paul- can not find current Building warrant of fitness
→ file attached. Lisa.

Land Information Memorandum

WHAKATĀNE District Council

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE	
GIS NO	*0830/0010/000*
VALUATION NUMBER	*07107/885.00*

1 NAME OF PROPRIETOR

Fraser Family Investments Limited

2 LOCATION

10 Domain Road

3 LEGAL DESCRIPTION

Lot 33 Deposited Plan 556

4 PHYSICAL DESCRIPTION

House/Unit Number	*10*	**Street**	*Domain Road*
RD Number		**Suburb/Area**	
Town	*Whakatāne*	**Post Code**	*3120*

5 AREA

658m² (more or less)

6 ZONING

Residential 1 under the Operative Whakatane District Plan and Mixed Use under the Proposed Whakatane District Plan.

ATTACHMENTS

(as amended by decision on 4 Dec 2015)

- ✓ *Certificate of Title*
- ✓ *Keys to Map*
- ✓ *Legal Description Map*
- ✓ *District Plan Map(s)*
- ✓ *Underground Services Map*
- ✓ *Drainage Plan*
- *Permit(s) and Consent(s)*
- ✓ *Floor Plan(s)*
- *Resource Consent decision letter(s)*

7 SPECIAL FEATURES	**COMMENTS**
✓ • Potential erosion	*No information available*
✓ • Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
✓ • Falling debris	*No information available*
✓ • Subsidence	*No information available*
✓ • Landslide and Debris Flow	*No information available*
✓ • Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*

• Inundation	*No information available*
• High winds	*No information available*
• Fill (compacted/uncompacted)	*No information available*
• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*No information available*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.*
• Sewer	*This property is connected to the public water/sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30.6.2016	*$3,627.71*
• Number of instalments	*4*
• Date of next instalment	*26 February 2016*
• Current balance or arrears	*$997.62*
• Date of valuation	*September 2013*
• Land value	*$175,000*
• Capital value	*$360,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$173.79*
• Last reading date	*2 November 2015*
• Consumption	*4m^3*
• Amount	*$92.64*

• Arrears outstanding	$92.64

11 BUILDINGS

(a) Details of Building Permits

The property file does not contain plans, specifications or a copy of the building permit/consent for the dwelling on this property. The lack of Council records does not necessarily mean that a building permit or a building consent was not obtained at the time rather that the Council has no records on file.

Date	Permit No	Project
29 August 1952	225	Add to and Convert Single Unit Dwelling Into a Two Unit Dwelling
6 March 1959	726	Plumbing and Drainage
16 November 2059	1023	Garage
11 April 1962	1482A	Addition
17 February 1790	2174	Plumbing and Drainage
22 May 1972	E41032	Addition of WC to Rear of Building
25 September 1974	G43755	Extend Single Garage to Double Garage
13 February 1978	H140259	Laundry
7 May 1982	K052914	Chimney Permit
30 June 1982	A04721	Building Carport on Existing Shed
6 June 1984	276	Plumbing and Drainage
22 May 1986	163	Plumbing and Drainage
22 May 1986	D032866	Internal Alterations and Re-glazing
12 March 1992	H031335	Dwelling Addition

(b) Details of Building Consents

Date	Consent No	Project	Date Code Compliance Certificate Issued
16 May 1994	3045	Sunroom Addition	31 March 1995
8 January 2002	10888	Backpackers Accommodation	29 April 2003

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Compliance Schedule 468, copy attached

Building Warrant of Fitness expires 7 May 2018 ✓

The building on this site is included in Council's list of buildings for assessment in respect to its earthquake status. No assessment of the building has been currently undertaken. Such an assessment would have to be carried out in accordance with the Council's Earthquake-prone Building Policy (available www.whakatane.govt.nz). An independent seismic evaluation of the building would support informed decision making.

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

24.2.09.74 Resource Consent Land Use dated 31 August 2009 - (copy of decision letter attached)

~~00.0.00.00 Resource Consent Subdivision /Land Use dated - (copy of decision letter attached)~~ Copy attached ✓

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land	
No information available	
(d) Details of Conditions Affecting the Use of Land	
No information available	
Minimum Floor Level	*In accordance with the requirements set out in the New Zealand Building Code.*
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS	
(a) Requiring Authority	
No information available	
(b) Heritage Protection Authority	
No information available	
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004	
No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advise on, the planning provisions of the Operative and Proposed Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

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David Bewley
General Manager Planning, Regulatory and Corporate Services

LIM

WHAKATĀNE
District Council

Valuation Number: 07107/885.00
GIS Number: 0830/0010/000

15 December 2015

Edge Realty Ltd
259 The Strand
Whakatane

Delivery Method; Collect

LAND INFORMATION MEMORANDUM — 10 DOMAIN ROAD

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 15 December 2015 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully

Kara Dowthwaite
LIM CO-ORDINATOR

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

WHAKATĀNE District Council

Land Information Memorandum

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

DATE OF ISSUE	*15 DECEMBER 2015*
GIS NO	*0830/0010/000*
VALUATION NUMBER	*07107/885.00*

1 NAME OF PROPRIETOR

Fraser Family Investments Limited

2 LOCATION

10 Domain Road

3 LEGAL DESCRIPTION

Lot 33 Deposited Plan 556

4 PHYSICAL DESCRIPTION

House/Unit Number	*10*	**Street**	*Domain Road*
RD Number		**Suburb/Area**	
Town	*Whakatāne*	**Post Code**	*3120*

5 AREA

658m^2 (more or less)

6 ZONING

Residential 1 under the Operative Whakatane District Plan and Mixed Use under the Proposed Whakatane District Plan (As amended by decisions as 4 December 2015).

ATTACHMENTS

- *Certificate of Title*
- *Keys to Map*
- *Legal Description Map*
- *District Plan Map(s)*
- *Underground Services Map*
- *Drainage Plan*
- *Permit(s) and Consent(s)*
- *Floor Plan(s)*
- *Resource Consent decision letter(s)*

7 SPECIAL FEATURES	**COMMENTS**
• Potential erosion	*No information available*
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Falling debris	*No information available*
• Subsidence	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*
• Inundation	*No information available*
• High winds	*No information available*
• Fill (compacted/uncompacted)	*No information available*

• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*No information available*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.*
• Sewer	*This property is connected to the public water/sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30.6.2016	*$3,627.71*
• Number of instalments	*4*
• Date of next instalment	*26 February 2016*
• Current balance or arrears	*$997.62*
• Date of valuation	*September 2013*
• Land value	*$175,000*
• Capital value	*$360,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$173.79*
• Last reading date	*2 November 2015*
• Consumption	*4m^3*
• Amount	*$92.64*
• Arrears outstanding	*$92.64*
11 BUILDINGS	
(a) Details of Building Permits	

The property file does not contain plans, specifications or a copy of the building permit/consent for the dwelling on this property. The lack of Council records does not necessarily mean that a building permit or a building consent was not obtained at the time rather that the Council has no records on file.

Date	Permit No	Project
29 August 1952	*225*	*Add to and Convert Single Unit Dwelling Into a Two Unit Dwelling*
6 March 1959	*726*	*Plumbing and Drainage*
16 November 2059	*1023*	*Garage*
11 April 1962	*1482A*	*Addition*
17 February 1790	*2174*	*Plumbing and Drainage*
22 May 1972	*E41032*	*Addition of WC to Rear of Building*
25 September 1974	*G43755*	*Extend Single Garage to Double Garage*
13 February 1978	*H140259*	*Laundry*
7 May 1982	*K052914*	*Chimney Permit*
30 June 1982	*A04721*	*Building Carport on Existing Shed*
6 June 1984	*276*	*Plumbing and Drainage*
22 May 1986	*163*	*Plumbing and Drainage*
22 May 1986	*D032866*	*Internal Alterations and Re-glazing*
12 March 1992	*H031335*	*Dwelling Addition*

(b) Details of Building Consents

Date	Consent No	Project	Date Code Compliance Certificate Issued
16 May 1994	*3045*	*Sunroom Addition*	*31 March 1995*
8 January 2002	*10888*	*Backpackers Accommodation*	*29 April 2003*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Compliance Schedule 468, copy attached

Building Warrant of Fitness expires 7 May 2016

The building on this site is included in Council's list of buildings for assessment in respect to its earthquake status. No assessment of the building has been currently undertaken. Such an assessment would have to be carried out in accordance with the Council's Earthquake-prone Building Policy (available www.whakatane.govt.nz *). An independent seismic evaluation of the building would support informed decision making.*

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

24.2.09.74 Resource Consent Land Use dated 31 August 2009 - (copy of decision letter attached)

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land

No information available

(d) Details of Conditions Affecting the Use of Land

No information available

Minimum Floor Level	*In accordance with the requirements set out in the New Zealand Building Code.*

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER

(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956

No information available

(bb) Information on:

(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

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David Bewley
General Manager Planning, Regulatory and Corporate Services

LIM Operative District Plan Legend

Zone

WDC ID

- BUS1
- BUS2
- BUS3
- BUS4
- CPZ
- RES1
- RESERVE
- RUR1
- RUR2
- RUR3
- RUR4

Misc Features

Label

- 25 m Contour
- 35 m Contour
- Amenity Building Line
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Verandah Street
- Limited Access Road
- Escarpment
- Town Centre Boundary
- Rangitaiki River Floodway Area
- Rangitaiki River Floodway Line
- Omeheu Spray Irrigation Scheme
- Edgecumbe Dairy Factory Rule

Character Area

Name

- Strand Character Area
- WHK River Greenway concept
- Natural Hazard Area
- Outstanding Natural Landscape Feature Final
- Outstanding Natural Landscape Feature
- Key Urban Spaces
- Designation
- Cultural Heritage

Inundation Risk Zone 2008

- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone
- Individual Inundation Compoments

Network Utility

- High Voltage Transmission Line
- Natural Gas Pipeline
- Stormwater Drain
- Natural Hazard Line

Erosion Risk Zones 2008

Code

- 2060ERZ
- 2100ERZ
- CERZ

LIM Proposed District Plan Legend

Coastal Hazards

- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- Current Erosion Risk Zone
- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone
- Variable ERZ Levels

Landscape Natural & Cultural Features

- Significant Specimen Trees
- Ridgeline
- Esplanade Water Body
- Cultural & Built Heritage Sites
- Cultural & Built Heritage Sites
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Significant Indigenous Biodiversity Site

Hazards

- Natural Hazard (NHaz4)
- Natural Hazard
- Overland Flow Paths
- Mill Waste Contaminated Site

Misc Features

- 25 m Contour
- 35 m Contour
- Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
- 300 m oxidation pond buffer
- Omeheu Spray Irrigation Scheme
- Proposed Road

Built Features

- Amenity Building Line
- Indicative service lane
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Limited Access Road
- Railway
- State Highway
- District Arterial Roads
- Proposed Designation
- Designation
- Town Centre Boundary
- 12m Height Restriction
- Key Urban Space
- Strand Character Area
- River Greenway Concept
- Gas Transmission Pipeline Corridor
- High Voltage Electrical Transmission Line
- High Voltage Electrical Transmission Corridor

Planning Zones

- Active Reserve
- Business Centre
- Coastal Protection (CPZ)
- Commercial
- Community and Cultural
- Deferred Residential
- Education
- Industrial
- Large Format Retail
- Light Industrial
- Mixed Use
- Residential
- Rural Coastal
- Rural Foothills
- Rural Ohiwa
- Rural Plains
- Urban Living
- StatutoryAcknowledgements

LIM Services Legend

Water Supply

- B — Back Flow Preventer
- H — Hydrant
- M — Bulk Meter
- ? — Customer Meter
- A — Air Release
- PC — Control Valve
- IS — Isolation Valve
- IS — Isolation Valve Closed
- q — Non Return Valve
- Pump Station
- B — Bore (Source)
- B — Bore BOPRC
- ! — Node
- Toby
- Connection
- Main
- Rider Main
- Reservoir
- Scheme

Waste Water

- A — Valve
- Pump Station
- ! — Node
- ! — Miscellaneous
- R — Manhole
- < — Outlet
- Connection
- Main
- Riser Main
- Facility
- Scheme

Storm Water

- = — Inlet
- R — Manhole
- ! — Miscellaneous
- ! — Node
- Pump Station
- Open Drain
- Dam
- Connection
- Main
- Rising Main
- Soakage Area
- Scheme

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**SA154/114**
Land Registration District	**South Auckland**
Date Issued	29 October 1908

Prior References
SA61/200

Estate	Fee Simple
Area	658 square metres more or less
Legal Description	Lot 33 Deposited Plan 556

Proprietors
Fraser Family Investments Limited

Interests
9335622.3 Mortgage to Bank of New Zealand - 21.3.2013 at 9:08 am

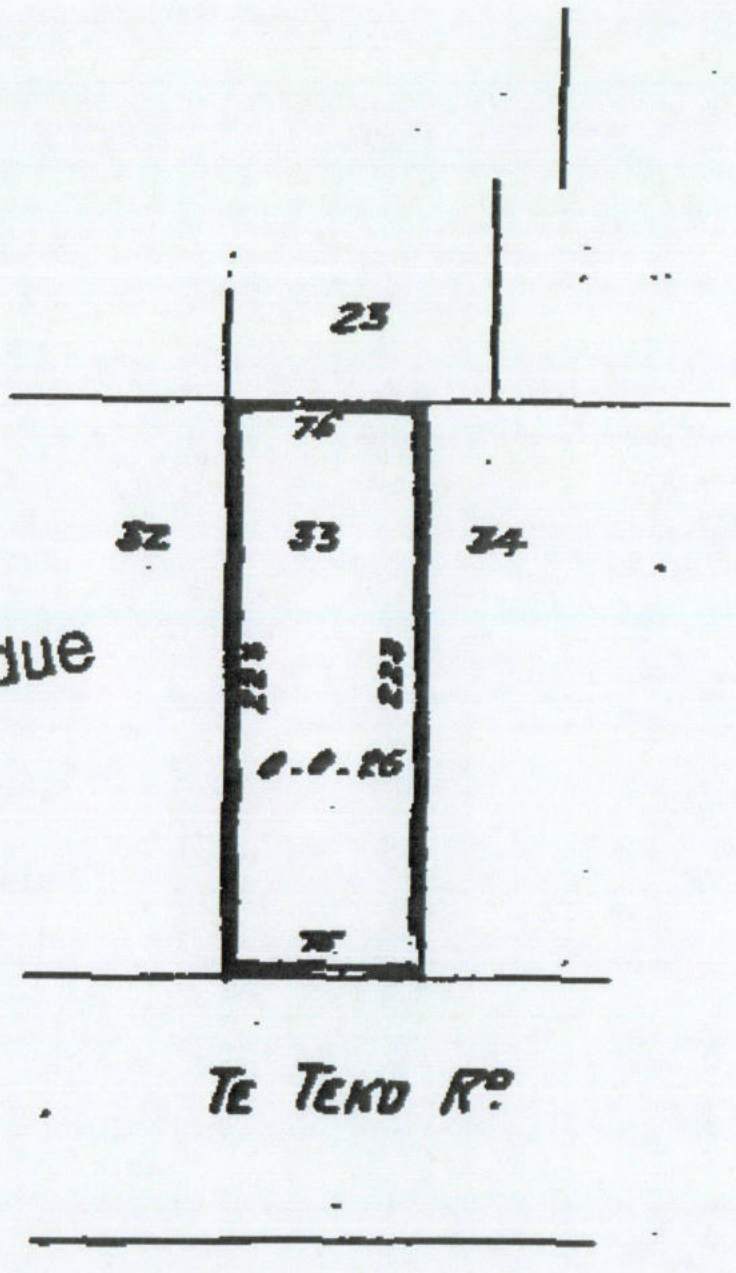

Image Quality due to Condition of Original

WHAKATĀNE
District Council

RID DOCUMENT

Date:	11 December 2015
Valuation Number:	07107 885 00
Location:	10 DOMAIN ROAD
Legal Description:	LOT 33 DP 556
Area (Ha):	0.0658
Valuation Date:	1 September 2013

	Normal Values	**Special Values** (if applicable)
Land Value:	175,000	
Improve Value:	185,000	
Capital Value:	360,000	
Tree Value:	0	

Contiguous Property:

2016 Year's Assessed Rates:	**3,627.71**
Instalment 1:	21 Aug 2015
Instalment 2:	20 Nov 2015
Instalment 3:	26 Feb 2016
Instalment 4:	20 May 2016

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

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Qube | Web | Ozone LIVE

Home | Workspace

maintain valuation details (view only) - rt2000

search (f2) | new (f3) | cancel (f7) | delete | save (f10) | change (f10) | tasks > | forms > | links / tags > (f8)

LIVE

Valno [redacted] 885 00

Status LIVE

Cancelled

Revised 01 Sep 2013

FRASER FAMILY INVESTMENTS LIMITED

	Parcel	Sue	Legals	Key	Certificate Of Title
1	0830/59	4397572	LOT 33 DP 556	NO	

Road DOMAIN ROAD House 10 Unit

Legals LOT 33 DP 556

Values		Improvements	
Capital	360,000	DWG OBS OI	
Land	175,000		
Improve	185,000		
Trees	0	Area	0.0658
Cert Of Title	SA154/114	Group Code	
Dwellings	1		

	21 MAR 2006	26 JUN 2014
	01:18p.m.	10:08a.m.
	x Datacom Solu	x Dylan McIntyr
NPD Cancel		

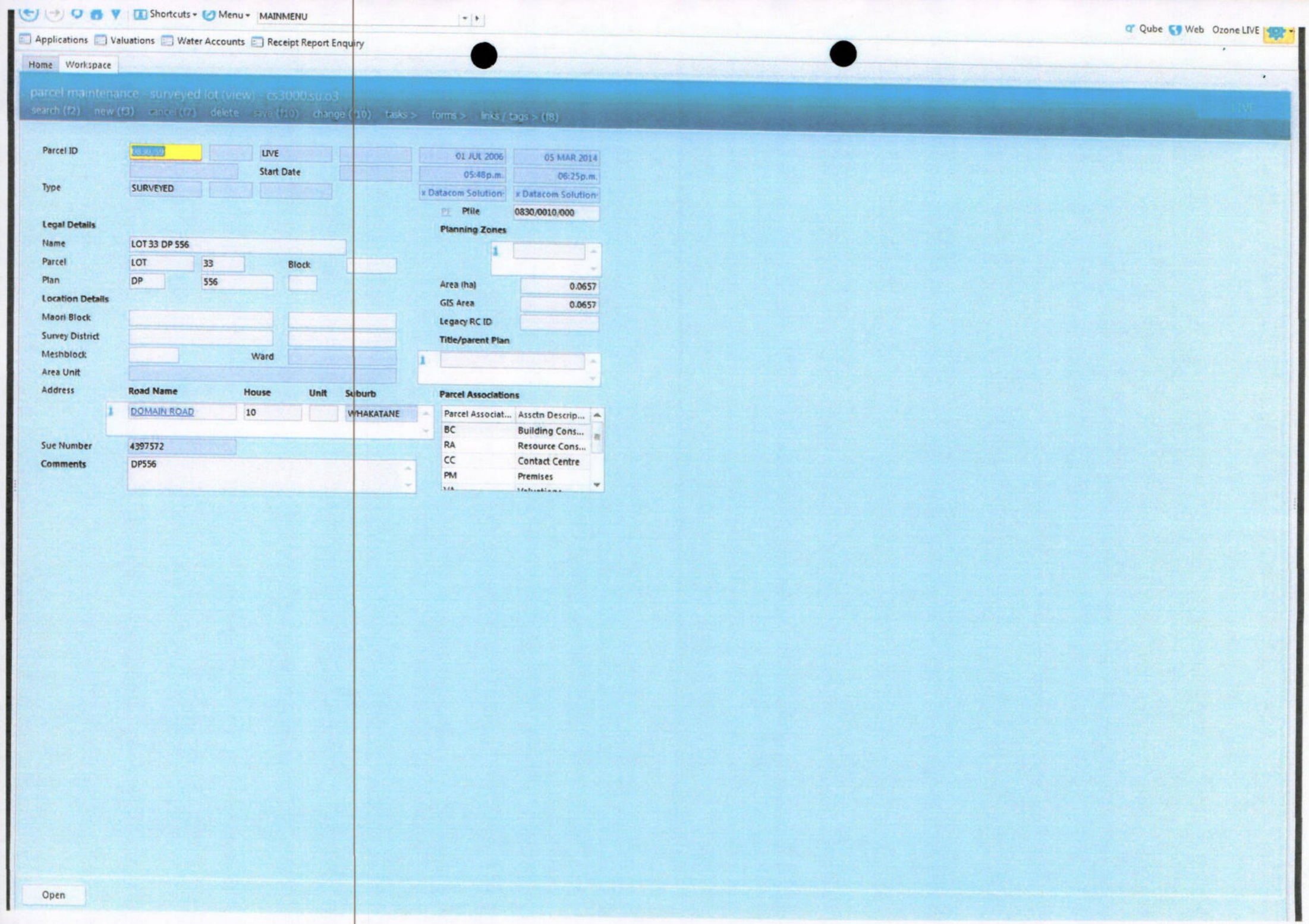
OP Occport
DC D/credit
DB D/debit
PV Parent
DM Debt Management

Summary	Year 2016
CONTIG	
Assessd	3,627.71
To Inve	1,813.87
To Clear	2,811.49

Balances	
Rates	997.62
WA Water	92.64
Total	1,090.26

Open

Next > >


Shortcuts
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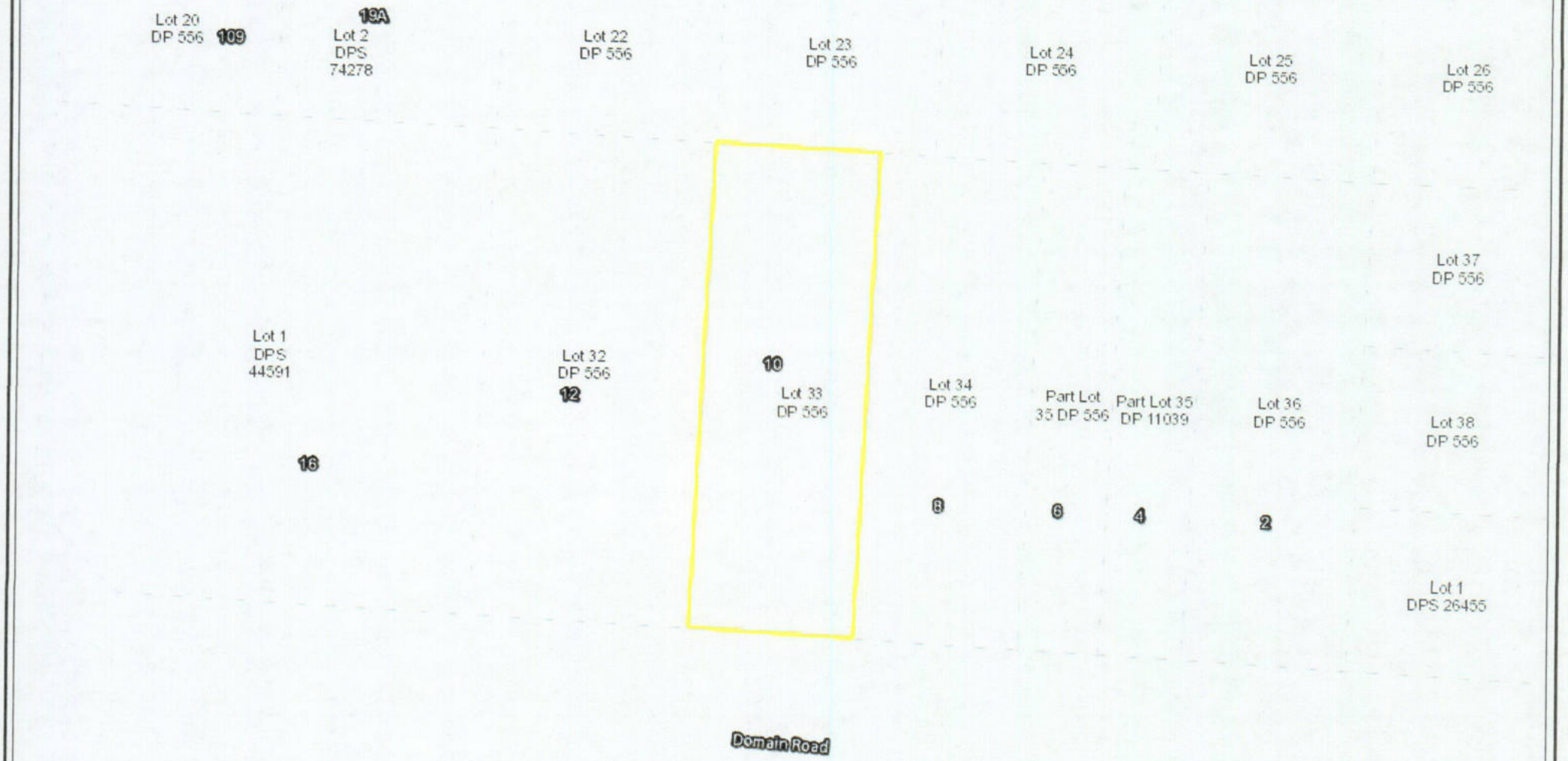
Workspace
parcel maintenance - surveyed lot (view) - cs3000.su.o3
search (f2) new (f3) cancel (f7) delete save (f10) change (f10) tasks > forms > links / tags > (f8)
Parcel ID
LIVE
01 JUL 2006
05 MAR 2014
Start Date
05:48p.m.
06:25p.m.
Type
SURVEYED
x Datacom Solution
x Datacom Solution
Pfile
0830/0010/000
Legal Details
Planning Zones
Name
LOT 33 DP 556
Parcel
LOT
33
Block
Plan
DP
556
Area (ha)
0.0657
GIS Area
0.0657
Location Details
Legacy RC ID
Maori Block
Survey District
Title/parent Plan
Meshblock
Ward
Area Unit
Address
Road Name
House
Unit
Suburb
Parcel Associations
DOMAIN ROAD
10
WHAKATANE
Parcel Associat...
Asscttn Descrip...
BC
Building Cons...
RA
Resource Cons...
CC
Contact Centre
PM
Premises
Sue Number
4397572
Comments
DP556
Open

10 Domain Road - Legal Description Map

Date Printed: 11 December 2015

Prepared By:



SCALE 1: 500

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

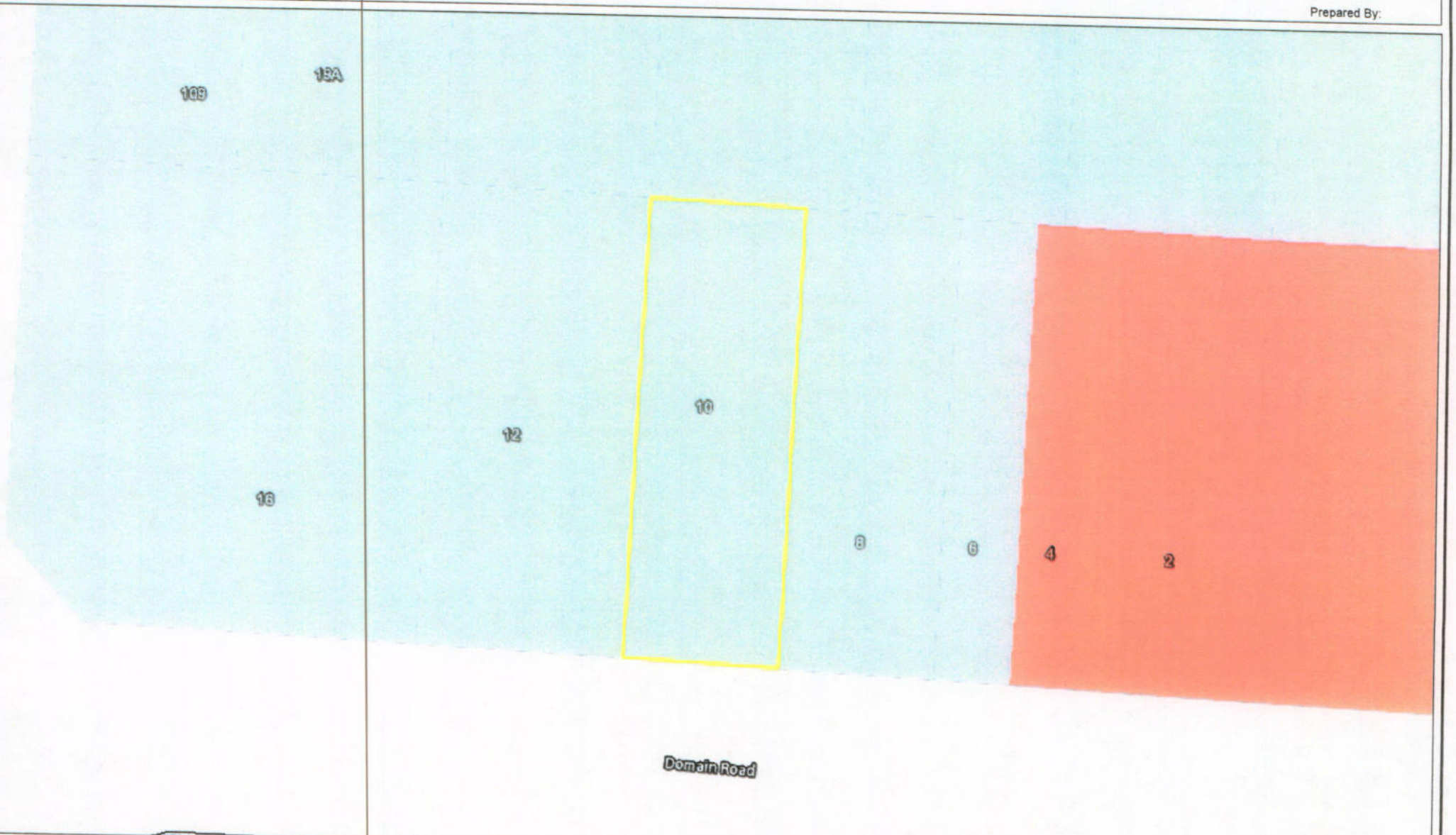
Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

WHAKATĀNE District Council

10 Domain Road - Operative District Plan Map

Date Printed: 11 December 2015

Prepared By:



SCALE 1: 500

0.0 0 0.0 Miles

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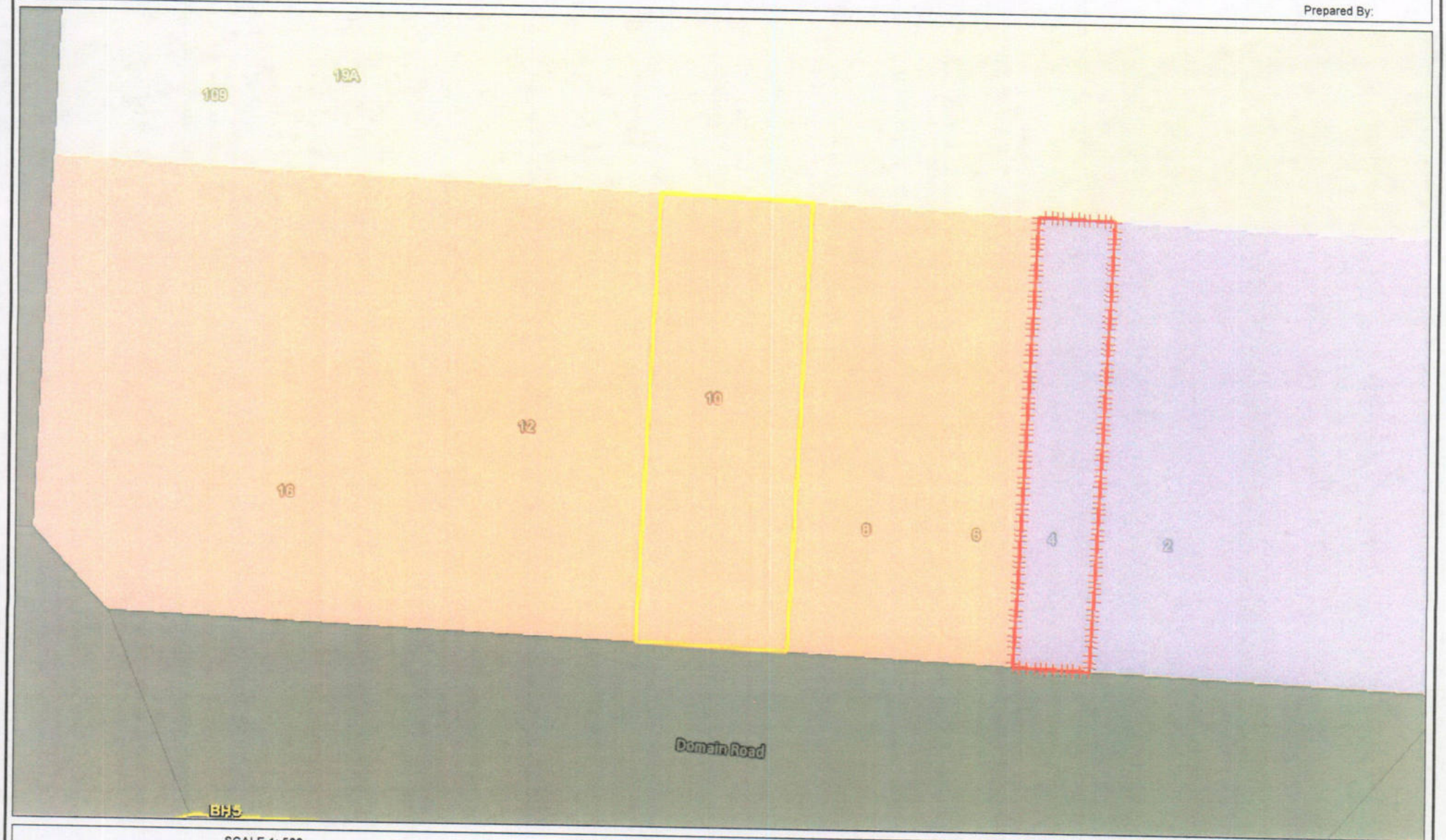
WHAKATĀNE District Council

10 Domain Road - Proposed District Plan Map

Date Printed: 11 December 2015

Prepared By:



SCALE 1: 500

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

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10 Domain Road - Underground Services Map

Date Printed: 11 December 2015

Prepared By:

SCALE 1: 500

0.0 0 0.0 Miles

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

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WHAKATANE District Council

10 Domain Road - Water Meter Location Map

Date Printed: 11 December 2015

Prepared By:

SCALE 1: 250

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

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WHAKATĀNE District Council

0830/6010 EKE63210

WHAKATĀNE
District Council

14 January 2015

MB Fraser
C/- Fraser Family Trust
18 Sullivan Street
Whakatāne 3120

Dear Sir/Madam

RE: COMPLIANCE SCHEDULE 468 – EASTBAY PODIATRY

Following receipt of a Building Warrant of Fitness from your IQP, we have generated a Compliance Schedule detailing the specified systems within your building and their associated monitoring and maintenance requirements. A copy is attached for your records. Please ensure a copy is kept on site.

Please feel free to contact me at Paul.Howells@whakatane.govt.nz should you require any further assistance, advice or support.

Kind regards

PP:

Paul Howells
BUILDING MONITORING OFFICER

CC: Grenville Thomson and Associates Ltd

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158 New Zealand

COMPLIANCE SCHEDULE NO. 468

Section 100, Building Act 2004
Issued by: Whakatane District Council
Printed on: 14 Jan 2015

GIS ID NO: 0830/0010/000

WHAKATĀNE
District Council

BUILDING

Premises:
EASTBAY PODIATRY

Intended Use:
Podiatry Clinic

Location:
10 DOMAIN ROAD

Intended Life:
Indefinite but not less than 50 years

Purpose Group:

Legal Description:
LOT 33 DP556

Fire Hazard Category:

Council Charges
The Council's total charge's payable on the uplifting of this compliance schedule in accordance with the attached details, are: **$ NIL**

OWNER

Name of owner:
FRASER, MATTHEW BRUCE

Telephone Number/s
day 0064 021 530830

Contact Person:
FRASER, MATTHEW BRUCE

Mailing address:
C/O FRASER FAMILY TRUST
18 SULLIVAN STREET
WHAKATANE 3120

SPECIFIED SYSTEMS

This is to state that compliance schedule 468 specifies inspection, maintenance, and reporting procedures of following systems and features of the building.

SS1 Automatic systems for fire suppression (for example sprinkler systems)

SS14/2 Signs relating to, a system or feature specified in any of clauses 1 to 13.

SS15/2 Final exits

SS15/4 Signs for communicating information intended to facilitate evacuation.

SS2 Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit).

SS7 Automatic back-flow preventer connected to a potable water supply

NOTES

The maximum number of occupants that can safely use this building is:

The compliance schedule and the written reports obtained with the compliance schedule are to be kept at:

10 DOMAIN ROAD

Signed by *or* on behalf of the Council.

Paul Howells	Monitoring Officer-Building	Reissue Date 22/03/2013 Anniversary Date:07/05
Name	Position	Date

SS1 – Automatic Systems for Fire Suppression

Type 6
Type 7
Deluge System

Make
Type
Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4541
In accordance with NZS 4515
In accordance with AS 1851
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency / Frequency
Automatic systems for fire suppression require regular inspection and testing to ensure the systems will operate as required by the performance standard in the event of a fire.

The interface with the emergency warning system requires monthly inspections.

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with the performance and inspection standard or document, and to ensure the system will operate as required in the event of a fire.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, fau[illegible] found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS14/2 - Signs Relating to, a System or Feature specified in any of Clauses 1 to 13

Sign instruction on how to operate a fire alarm call point
Sign showing location of automatic door for accessibility
Sign advising not to sure the lift in the event of fire
Sign indicating the lift's rated load in persons and kilograms
Sign showing location of lift for accessibility
International symbol for deafness

Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4121
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Signage should be inspected in accordance with the published Standard or the performance specification of the associated specified system.

Monthly inspections of illuminated signs to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.
iv) Illuminated.

Annual inspections of signs not required to be illuminated to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.

Maintenance
Responsive maintenance should be carried out in accordance with the nominated performance and inspection Standard for the associated system, and to ensure signs remain correctly positioned and legible.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS15/2 – Final Exits

An exit door from the building to the street
An exit gate at the base of an external stair
An exit gate between an enclosed yard of a building and the street
A door between two evacuation zones of a building with staged evacuation
A door between two buildings where either building is a safe place for the adjacent building

Location: *refer to attached plan*

Performance Standard
In accordance with Acceptable Solutions C/AS1 – C/AS7 Protection from Fire
In accordance with NZBC F8
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Final exits require regular inspection to ensure occupants are not prevented from leaving the building in the event of an emergency.

Daily, when the building is in use, and monthly inspections by owner to ensure the doors are not locked, barred and blocked.

And that door-locking devices:

i) Are clearly visible
ii) Are easily operated without a key or other security device.
iii) Do not prevent or override the direct operation of panic bolts fitted to any door.

Maintenance
Responsive maintenance should be carried out to ensure occupants are not prevented from leaving the building in the event of an emergency.

In particular, the final exits should be maintained to ensure they are:

i) Cleary identified
ii) Free of obstructions
iii) Unlocked
iv) Easily-used.

Persons Responsible
Daily and monthly inspections shall be undertaken by the owner
Annual inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS15/4 – Signs for Communicating Information intended to Facilitate Evacuation

(Emergency lighting that also forms an exit sign needs to have its illumination aspect checked under SS4)

Exit Sign
Directional sign
No exit sign

Location: *refer to attached plan*

Performance Standard
In accordance with F8
In accordance with NZS 4121
In accordance with AS 2293
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Signs require regular inspection to ensure they are displayed to facilitate evacuation in an event of an emergency.

Monthly inspections of illuminated signs to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.
iv) Illuminated.

Annual inspections of signs not required to be illuminated to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.

Maintenance
Responsive maintenance should be carried out in accordance with the nominated performance and inspection Standard, and to ensure signs remain correctly positioned and legible and where appropriate ensure the escape route is identified.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS2 – Emergency Warning Systems

Type 2
Type 3
Type 4
Type 5
Other emergency warning system warning occupants of a potentially hazardous situation

Make
Type
Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4512
In accordance with AS 1851
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Emergency warning systems require regular inspection and testing to ensure the system will operate as required by the performance standard in the event of fire or other danger.

The interface with the following specified systems requires monthly inspections:

Sprinkler system
Auto doors
Access controlled doors
Fire/smoke doors
Escape route pressurization
Lifts
Escalator
Mechanical ventilation
Mechanical smoke control
Natural smoke control
Smoke curtain

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with NZS 4512 and to ensure the system will operate as required in the event of a fire or other danger.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

Security / Smoke alarm *alternative solution*

Maintenance

Systems require regular inspection to ensure they remain fit for purpose and require inspections to be completed by the building owner or representative, the security contractor and an annual inspection by an IQP.

Inspections

Monthly – By owner or representative

- Check that security system is operational
- Check that no smoke/heat detectors are isolated or disabled
- Visually inspect all smoke/heat detectors for damage or removal
- Check that sounders operate
- Check that monitoring connection is operational (if connected)

Six monthly – By security alarm maintenance contractor

- Inspect each battery for tight and clean terminals
- Test battery by applying a load equal to the Ampere Hour rating of the battery for 10 seconds and ensuring each battery does not drop below 10 volts (80% of nominal 12v) with chargers turned off
- Test the operation of all sounders
- Inspect system configuration and wiring to ensure smoke/heat detection are functional

Annual – By IQP

- Inspect the location and visual condition of all smoke/heat detectors to ensure that they can reliably detect products of combustion
- Clean and test (using test smoke) at least 20% of smoke detectors on each circuit
- Check and confirm that a "fire signal" is received by the remote monitoring centre if connected.
- Test and measure the operation of all alerting sounders to ensure a minimal sound level as per original specifications
- Verify that the monthly owners checks have been carried out
- Verify that the six monthly service checks have been carried out
- Log location of detectors tested.

Performance Standards

Specifically designed inspection and maintenance document

Reporting

The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS7 – Automatic Backflow Preventers

Reduced Pressure Zone devices
Double Check Valve Assemblies
Pressure Type Vacuum Breakers
Atmospheric Vacuum Breakers

Location: *refer to attached plan*

Performance Standard
In accordance with AS/NZS 2845.3
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Automatic backflow preventers require regular testing to ensure they provide protection to the drinking water supply.

RPZ & D/C & Pressure Vacuum Breakers
Annual inspections by an independent qualified person/licensed building practitioner in accordance with AS/NZS 2845

Atmospheric Vacuum Breakers
Annual inspections by an independent qualified person/licensed building practitioner to achieve the required results:

i) Operate the device by turning on the fixture or equipment and observe the operation. The poppet or float must close on increase in pressure, and

ii) Operate the device by turning off the fixture or equipment and observe the operation. The poppet or float must open on decrease in pressure.

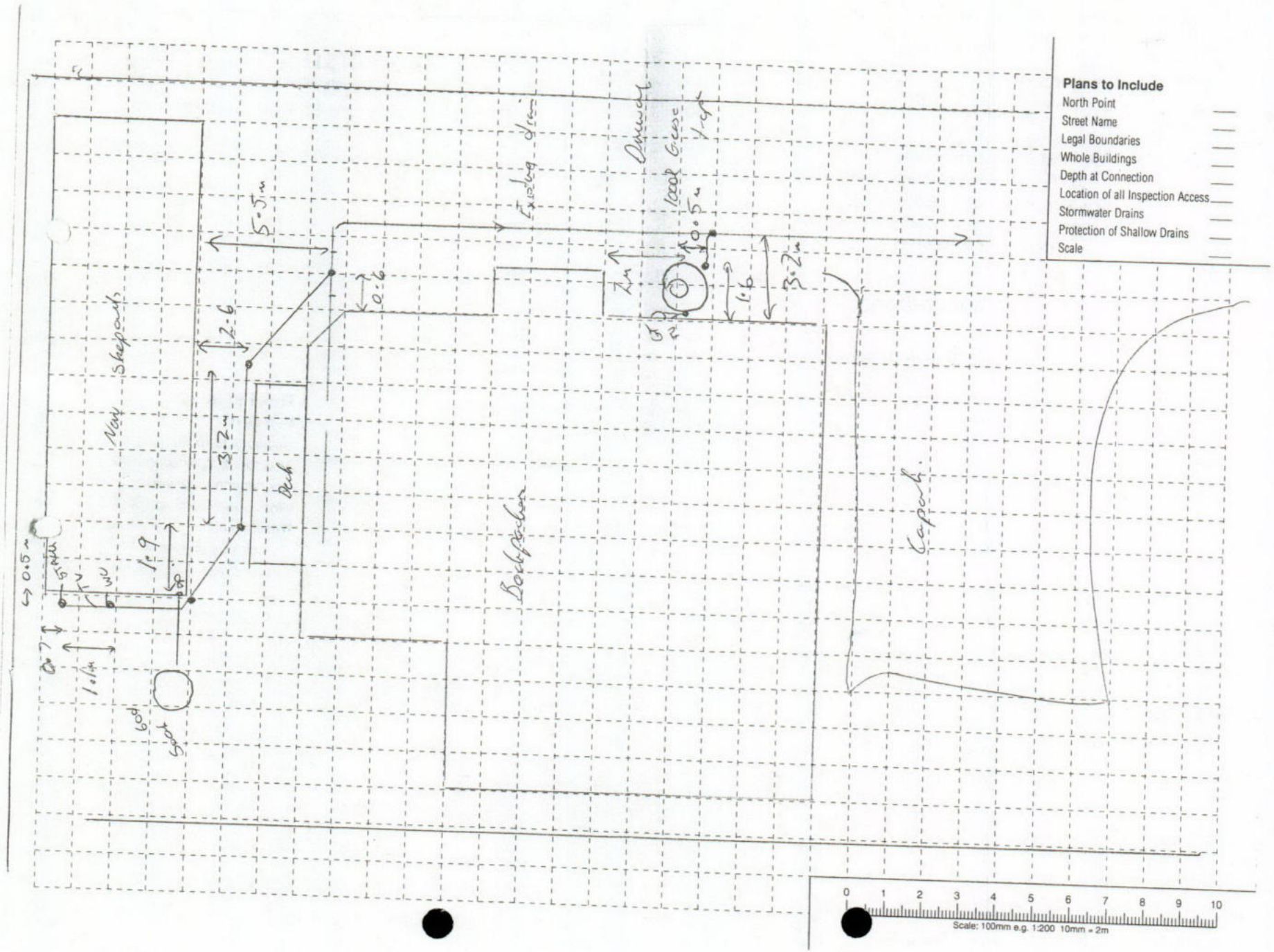
Non-Testable Automatic Vacuum Breaker
Annual inspections by an independent qualified person/licensed building practitioner and should be replaced or repaired if leaking or displaying any other fault.

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with AS/NZS 2845 and ensure the backflow preventer provides protection to the drinking water supply.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually


Plans to Include
North Point
Street Name
Legal Boundaries
Whole Buildings
Depth at Connection
Location of all Inspection Access
Stormwater Drains
Protection of Shallow Drains
Scale
Existing drain
Driveway
1000L Grease
5.5m
2.6
0.6
7m
3.2m
1.6
3.2m
Rock
Boundary
Carport
Shed
1.9
0.7
1.1m
600
Spot
0.5m
0 1 2 3 4 5 6 7 8 9 10
Scale: 100mm e.g. 1:200 10mm = 2m

APPLICATION FOR THE ISSUE OF A BUILDING PERMIT:

The Town Clerk,
WHAKATANE.

I, JAMES PITHIE of 18 Simpkins Street, Whakatane, hereby make application for a PERMIT to erect,
(State fully the nature of the work.) Add to and convert a single unit dwelling into a two unit dwelling

on (Lot, Section etc.) at 16 DOMAIN ROAD, WHAKATANE,

..... Val. No.....

VALUE OF PROPOSED WORK £600 -0 - 0

Builder's Name J. PITHIE Address 18 SIMPKINS Street, Whakatane.

Owner's Name Whakatane Board Mills Limited Address ~~Street~~, Whakatane.

Plans and Specifications : (Plans to be drawn to scale and Specifications to be typed.) I deposit herewith, in Duplicate, the drawings and specification in reference to the abovementioned work.

Drainage Plan : To be submitted in duplicate showing details of lay-out to conform to Health Department requirements.

Site Plan : I also deposit herewith, a plan (to scale) in duplicate, of the proposed building with measurements from the boundaries together with existing structures thereon.

Floor space : (Area in square Feet.)

Area of Building (Excluding porches and verandahs) _____sq. ft.

Area of porches and verandahs _____sq. ft.

Area of Basements. _____sq. ft.

TOTAL AREA : ==========sq. ft

SIGNED : J Pithie APPLICANT 15/7/1952
(State whether ~~Owner~~, ~~Occupier~~ or Builder.)

FOR OFFICE USE ONLY :

BUILDING INSPECTOR'S REPORT.

Approved subject to the following conditions : -

1. ~~Bituminous or Tile~~ Fibrolite roofing only permitted.
2. Concrete floors, brick or concrete block walls and metal roofing prohibited.
3. ~~Concrete paths or terraces prohibited.~~
4. Galvanised iron spouting and downpiping NOT permitted.
5. Use of treated tawa only is permitted.
6. All pinus timbers must be of good quality and wherever treated timber is called for, such timber shall be treated by a process approved by the Council.

Date Approved 21/8/1952 G.O. Lysaght

Building Inspector for the
WHAKATANE BOROUGH COUNCIL.

Fee: £5 : 0 : 0 Receipt No. D1237 Date Paid 29/8/1952

PERMIT NO. 225 Date issued: 29/8/1952.

726

NEW CONVERSION

PERMIT NO (

WHAKATANE BOROUGH COUNCIL.

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR

PLUMBING WORK (SANITARY) CARRIED OUT

I, the undersigned ..Board Mills Ltd..... hereby make application for permission to have the work prescribed herein, and set out in the plan on the reverse hereof, or attached hereto, carried out in the premises, situated in ..Ohope..... Street of which I am the ..Owner..... 16+16A Road

Owner, Occupier, Agent.

I authorise Mr. ..D.V. McCoy..... Registered drainlayer/Sanitary plumber to carry out this work.

Date ...../...../.....

..D. V. McCoy.....
SIGNATURE.

..Ohope..... ADDRESS.

Estimated Cost : Plumbing ..2.....
: Drainage ..600.....
: Total : .....

Fee ..£1-0-0..

Description of Work as per plan on back.

..Connect septic tank to main sewer.....

FOR OFFICE USE ONLY :

Description of Property ... .

Assessment No ..... Rate Book .....

Amount Paid ..£1..... Date Received ...6...3...59.....

Receipt No ..G631.....

SCALE OF FEES :

Not exceeding £5					1/-
Exceeding £5	but no	exceeding		£10	2/6
" £10	"	"	"	£25	5/-
" £25	"	"	"	£50	10/-
" £50	"	"	"	£100	£1. 0.0
" £100	"	"	"	£150	£1.10. 0
" £150	"	"	"	£200	£2. 0. 0
" £200	"	"	"		£2 plus 10/- for every £100 or part thereof in excess of £200.

18

Application No.

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR BUILDING PERMIT

16-11-54

RECEIVED.....
PERMIT NO.....BUILDING FEE.....
DATE OF ISSUE.....PL.DRAIN.FEE.....
BUILDING CONTROLLER'S APPROVAL NO.....
TOTAL.....
DATE.....19 .

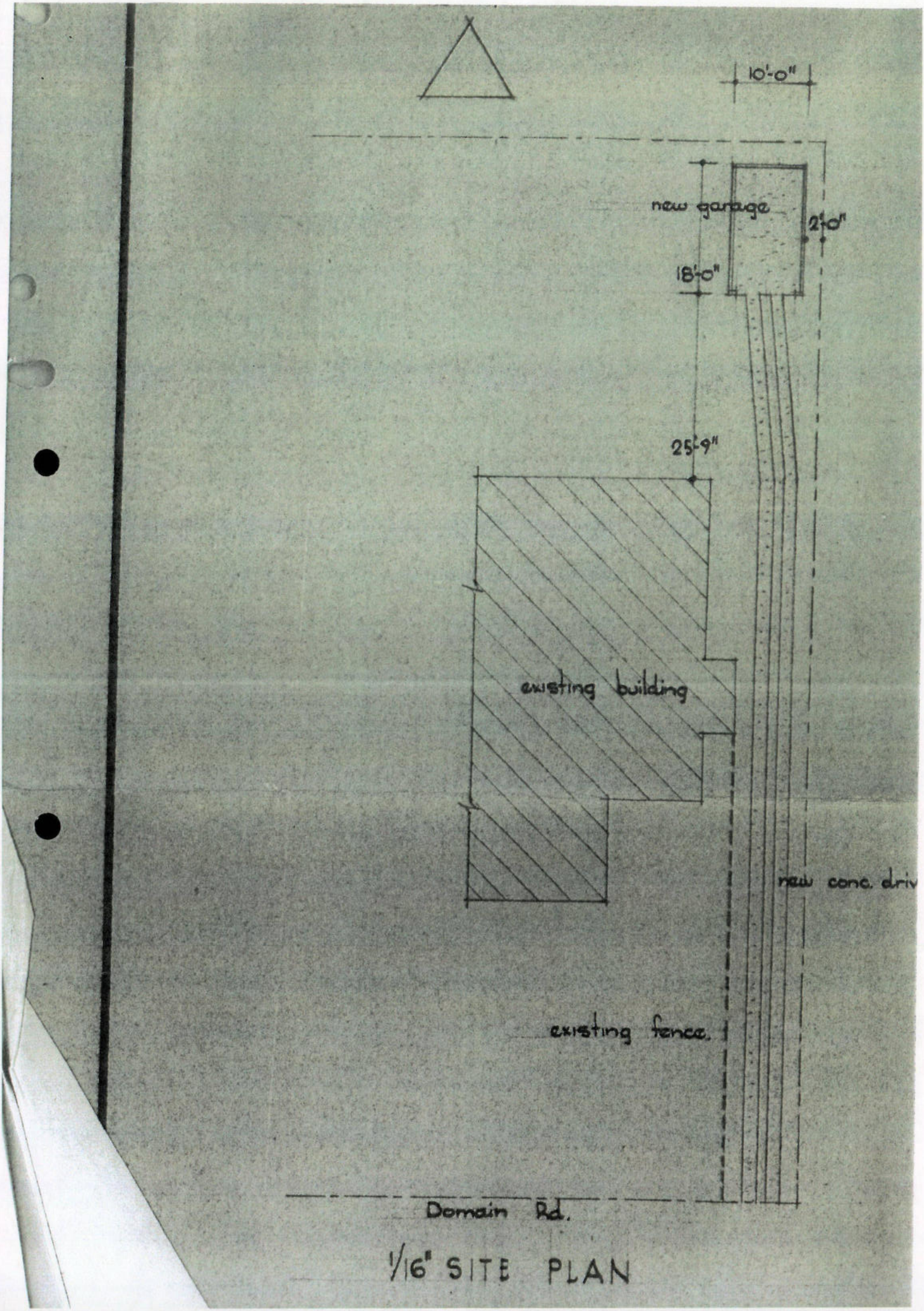
1023 E1
16/11/54

TO:
The Building Inspector,
Whakatane Borough Council.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section) to be drawn in on back of Application form.

Owner's Name and address....WHAKATANE BOARD MILLS LIMITED
Name & Address of Builder...J. Pithie, Whakatane Board Mills Limited
Address of Proposed Work....10 Domain Road, Whakatane
Nature of Work.....Erection of garage in timber
.....
Estimated Value of Work : Building..£180..0..0.....Pl.Drain.....
Allot No....~~---~~271.....Lot..33 ~~D.P.556~~..Val. Roll No..~~71.0/~~425.....
Area of Section....---.....Width of Frontage.....----.....
Area of Building.....180.....Sq. ft. Distance from Bottom to top plate....7.ft.....
Name of Licensed Plumber to be employed.....S..S..Shapley.....

	SIZE OF TIMBER.	TYPE OF TIMBER.	SPACING
Foundations	Concrete		
Stringers	--		
Bottom plates	4" x 2"	B.H.R.	
Intermediate plates	--		
Top plates	4" x 2"	B.T. Pine	
Floor joists	--		
Ceiling joists	--		
Rafters	4" x 2"	B.T. Pine	
Perlins	3" x 2"	B.T.Pine	
Studs	4" x 2"	B.T. Pine	
Bracing	4" x 2"	B.T. Pine	
Flooring	Concrete		
Outside Sheathing	6" x 1"	B.T. Pine	
Internal Lining	~~26~~ ----		
Roofing	26 gauge Galvanised Iron		
Piles	--		
Chimney	--		
Win			
Pl			



1/16" SITE PLAN

Application No.

WHAKATANE BOROUGH COUNCIL.

APPLICATION FOR BUILDING PERMIT.

RECEIVED.....
PERMIT NO .....BUILDING FEE .....
DATE OF ISSUE .....PL.DRAIN.FEE.....
BUILDING CONTROLLER'S APPROVAL NO.....
TOTAL .....
DATE .....19 .

£1

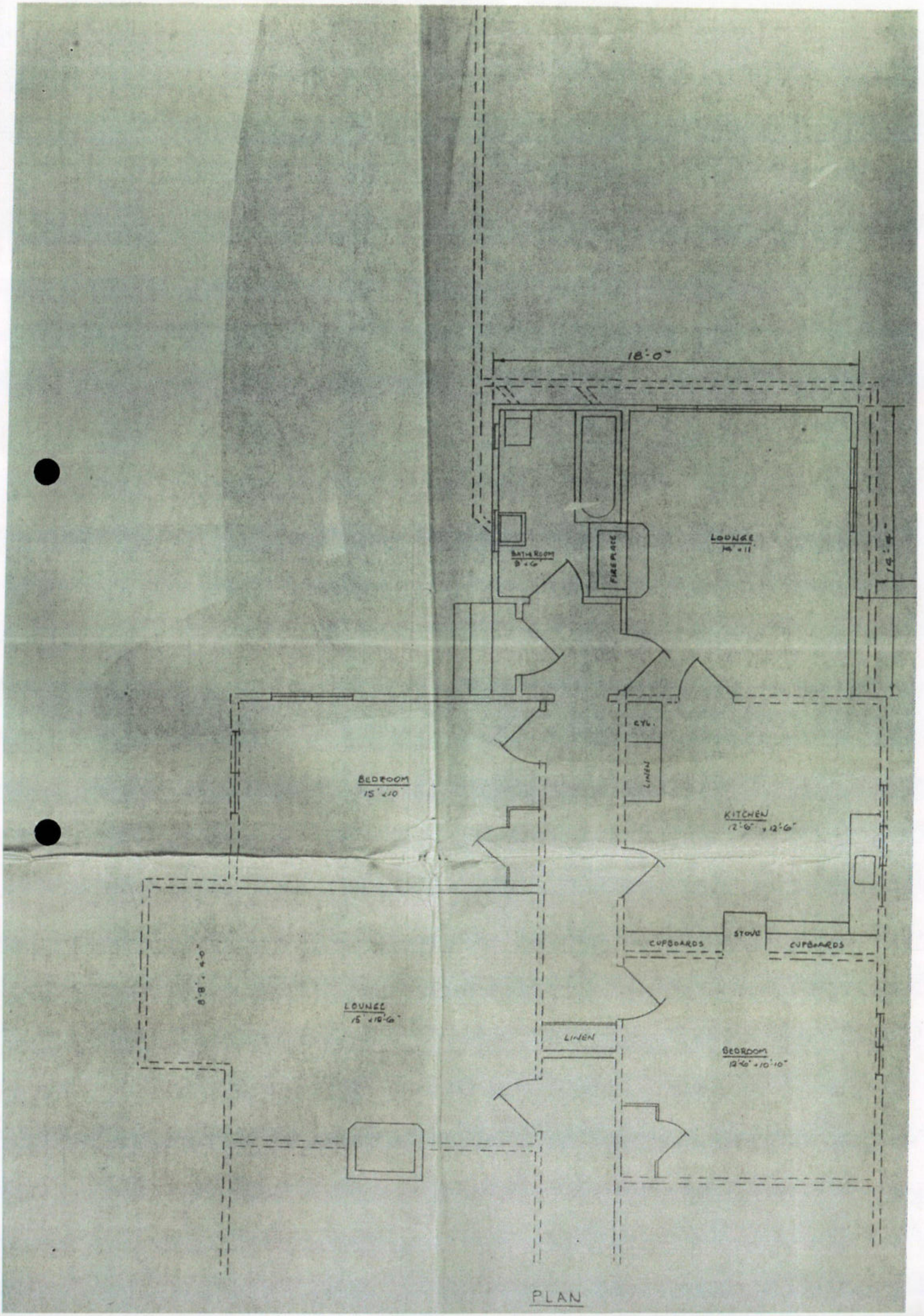
1482A.

TO :
The Building Inspector,
Whakatane Borough Council. 10 Domain. 11/4/62.

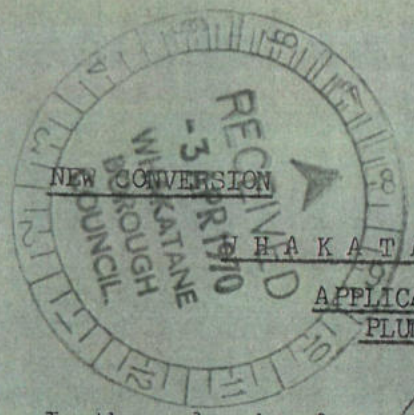
I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section) to be drawn in on back of Application form.

Owner's Name and address ....Whakatane Board Mills.....
Name & Address of Builder ....A. Pithie 10 Domain Mills.....
Address of Proposed Work ....Mill 10 Domain Rd: Whakatane.....
Nature of Work ....Additions to Flat Mill.....
.....
Estimated Value of Work : Building ....£200-0-0....Pl.Drain.....
Allot No....271..... Lot ....33 D.P.556.....Val.Roll No..710/425.....
Area of Section ....0-0-26.....Width of Frontage .....
Area of Building ....60.....Sq.ft. Distance from bottom to top plate ....8'-6".....
Name of Licensed Plumber to be employed ....S.A. Shaw.....

	SIZE OF TIMBER.	TYPE OF TIMBER.	SPACING.
Foundations			
Stringers			
Bottom plates			
Intermediate plates			
Top plates			
Floot joists			
Ceiling joists			
Rafters			
Perlins			
Studs			
Bracing			
Flooring			
Outside Sheathing			
Internal Lining			


18'-0"
LOUNGE
14' x 11'
BATH ROOM
8' x 6'
FIRE PLACE
14'-4"
CYL.
LINEN
BEDROOM
15' x 10'
KITCHEN
12'-6" x 12'-6"
CUPBOARDS
STOVE
CUPBOARDS
8'-8" x 4'-0"
LOUNGE
15' x 12'-6"
LINEN
BEDROOM
12'-6" x 10'-10"

PLAN



NEW CONVERSION

PERMIT NO. 2174

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK (SANITARY) CARRIED OUT

I, the undersigned ...The Board Mills Ltd..... hereby make application for permission to have the work prescribed herein, and set out in the plan on the reverse hereof, or attached hereto, carried out in the premises, situated in ...Domain Rd... Street of which I am the

.....Owner Owners.....
owner

I authorise Mr S.S.Sharley Ltd. Registered Drain layer/Sanitary Plumber to carry out this work.

Date 17/2/70

.....
Signature

.....
Address

Estimated Cost: Plumbing .....
Drainage .....
Total ..... Fee $1.50

Description of work as per plan on back.

.....Replace bath chasing.....

.....

FOR OFFICE USE ONLY

Description of Property .....

Assessment No. ..... Rate Book .....

Amount Paid. $1.50 Date Received 3.4.70

Receipt No. 73065/G

SCALE OF FEES:

Below $10		no charge
$10 - $100	=	$1.50
$100 - $200	=	$3.00
$200 - $400	=	$6.00
$400 - $600	=	$8.00 plus $2.00 for every $200 or part thereof in excess of $600

Application No.

WHAKATANE BOROUGH COUNCIL.

APPLICATION FOR BUILDING PERMIT.

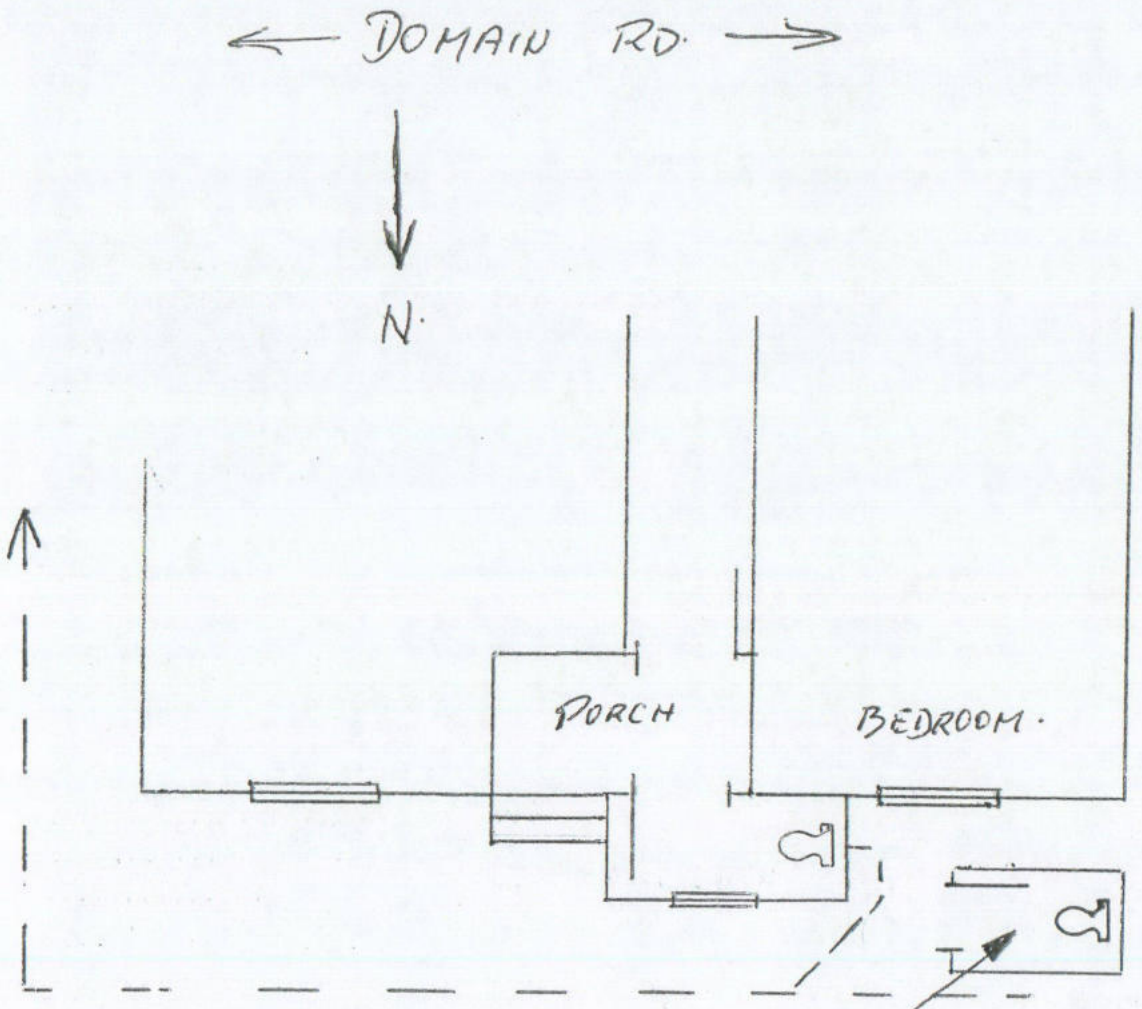
RECEIVED..... R/N 8580
3/5/72 PERMIT NO 4032 ..BUILDING FEE .$4.....
DATE OF ISSUE 22/5/72 PL.DRAIN.FEE..$1.....
BUILDING CONTROLLER'S APPROVAL NO.....
TOTAL .....
DATE .....19 .

The Building Inspector,
Whakatane Borough Council.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section) to be drawn in on back of application form.

Owner's Name and address N.Z. FOREST PRODUCTS LTD. P.B. WHAKATANE.
Name & Address of Builder J. ST.CLAIR PERRY 40 McCARVEY RD. "
Address of Proposed Work FLAT 10A DOMAIN RD "
Nature of Work ADDITION TO FLAT OF A W.C. TO REAR OF BUILDING. $4 $1
Estimated Value of Work : Building $ 797-00 Pl.Drain. $ 125-00
Lot No DPS 556 Lot 33 Val.Roll No. 710/425
Area of Section Width of Frontage
Area of Building 24 S.F. Sq.ft. Distance from bottom to top plate 8'-0"
Name of Licenced Plumber to be employed D. IRETON.

	SIZE OF TIMBER.	TYPE OF TIMBER.	SPACING.
Foundations	CONCRETE.		
Bearers	/		
Bottom plates	4x2.	BT. No1 Rad	
Intermediate plates	4x2.	BT. No1 Rad.	
Top plates	4x2	BT. No1 Rad.	~~18" c.c~~
Floor joists	4x2	TAN. No.1 RAD.	18" c.c.
Ceiling joists	/		
Rafters	3x2.	B.T. No1. Rad.	18" c.c.
Purlins	3x2.	" " "	24" c.c.
Studs	4x2.	" " "	18" c.c.
Bracing			
Flooring	4x1	T. Rad T&G.	
Outside Sheathing	9x1	Tan. Rad B/B.	
Internal Lining	3/16	Asbestos Hardboard.	
Roofing			



RED = NEW WORK.
BLUE = EXISTING.

DEMOLISH COMPLETELY.
(DAMAGED PAN REQUIRES URGENT REPLACEMENT)

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR BUILDING PERMIT

BUILDING CONTROLLER'S APPROVAL .....

PERMIT NO. G43755

DATE OF ISSUE: 25/9/74.

FEES: 8.-

RECEIPT NO. 1508

DATE: 24/9/74

TO: Building Inspector,
Whakatane Borough Council.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME & ADDRESS: N.Z. FOREST PRODUCTS LIMITED, WHAKATANE BOARD MILLS DIVISION

BUILDER'S NAME & ADDRESS: PRIVATE BAG, WHAKATANE

ADDRESS OF PROPOSED WORK: 10 DOMAIN ROAD

NATURE OF WORK: EXTEND EXISTING SINGLE GARAGE TO MAKE DOUBLE GARAGE

ESTIMATED VALUE OF WORK - BUILDING: $1425

PLUMBING & DRAINAGE: -

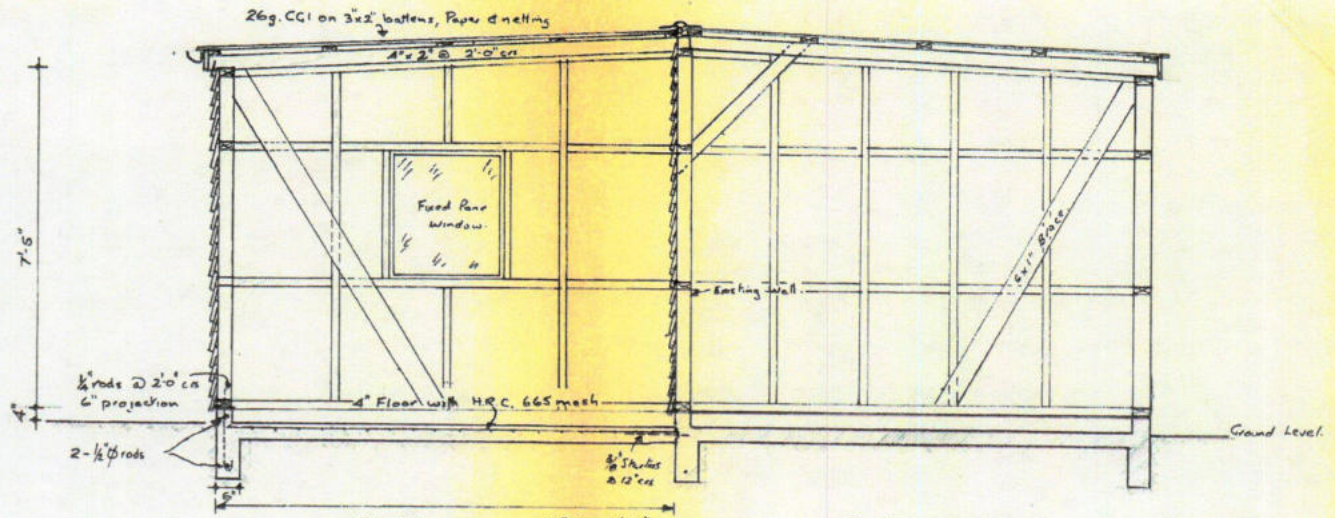
ALLOT.NO. 271 LOT: 33 D.P.S. 556 VAL.ROLL NO 710/425

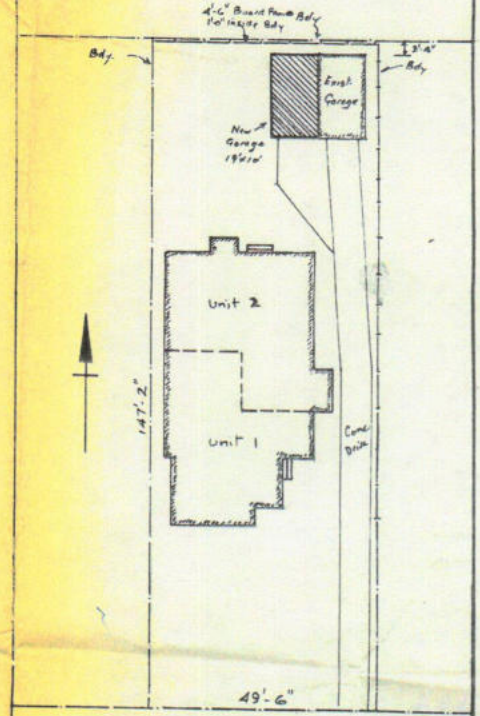
AREA OF BUILDING: 380 sq.ft.

DISTANCE FROM BOTTOM TO TOP PLATE: 7ft5ins

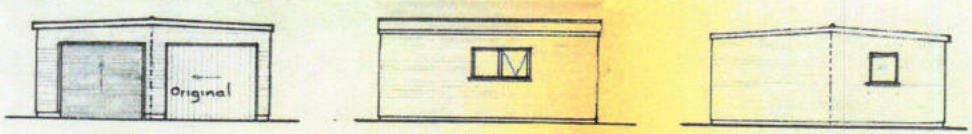
NAME OF LICENSED PLUMBER TO BE EMPLOYED: n.a.

	SIZE OF TIMBER	TYPE OF TIMBER	SPACING
Foundations:		REINFORCED CONCRETE	
Stringers:	N/A		
Bottom plates:	4" X 2"	TANALISED PINE	
Intermediate plates:	4" X 2"	BORIC PINE	
Top plates:	4" X 2"	BORIC PINE	
Floor joists:	N/A		
Ceiling joists:	N/A		
Rafters:	4" X 2"	BORIC PINE	2'0"
Purlins:	3" X 2"	BORIC PINE	2' 6"
Studs:	4" x 2"	BORIC PINE	2'.0"
Bracing:	6" x 1"	BORIC PINE	
Flooring:	4"	REINFORCED CONCRETE	
Cutside Sheathing:	6"	B.B. WEATHERBOARD	

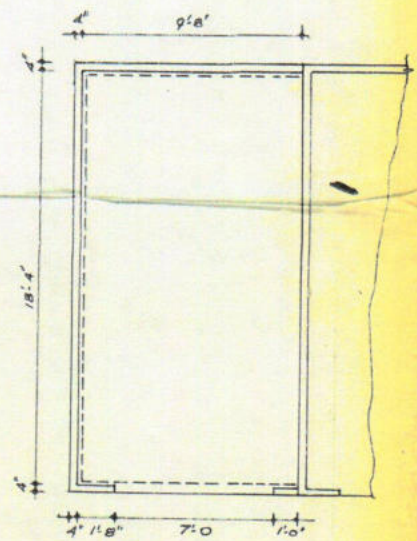




DOMAIN ROAD



Elevations ~ 1/8 in to 1'-0"



Floor Plan ~ 1/4" to 1'-0"

Site Plan.
Scale: 20ft to 1in.
10, Domain Rd,
Lot 33 - Allot 271
DP 556. Roll 710/425.

REV.	BY	DATE	APP'D	DATE

N.Z. FOREST PRODUCTS *Limited*
WHAKATANE BOARD MILLS DIVISION
NEW ZEALAND

DEPARTMENT ~ HOUSING.
TOWN HOUSE Nº 108.
Site plan, Floor Plan, Section & Elevations of Garage.

SCALE	AS SHOWN	DAY	MTH.	YR.
DRAWN	RCH	12	9	74
CHECKED				
APP'D.				
APP'D.				

DRAWING No.	TITLE
REFERENCE DRAWINGS	
BILLS OF MAT.	

DRAWING NUMBER: C-18-2010 REV.
E.A. No.

WHAKATANE DISTRICT COUNCIL

The Building Inspector,
WHAKATANE DISTRICT COUNCIL.

Date: 13.2.78

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (Plan to show position of building with regard to Section).

Owner's Name: N.Z. Forest Products Ltd Address: Private Bag
Builder's Name: Whakatane Board Mills Division Address: WHAKATANE

Location of Proposed Works: ~~109~~ 10A Domain Rd

Purpose for which building is to be used: Laundry

Estimated Value:

Building	$ 1650	Fee: $ 9.00
Plumbing and/or Drainage:	$ 300	Fee: $ 6.00
Water Supply Connection:		Fee: $ 15.00
Building Research Levy (50c per $1000 of total value applies when value is $3000 or over)	$ 1950	Fee: $
Total Fees:		$ 15.00

Survey District WHAKATANE V/Roll No; 710/425 Block No.

Area of Section 676.18m^2 Lot No. (See rate demand) 33

D.P. 556

No. of Persons to be accommodated: Male - Female -

Area of Building 1.9 sq.metres Ceiling Height 2450mm

Area of other residential, commercial or industrial buildings on land: 178.14 sq. metres.

APPROVED:
Building Inspector.

Signature of Builder.

pp R.C. HOULTON
Signature of Owner.

++

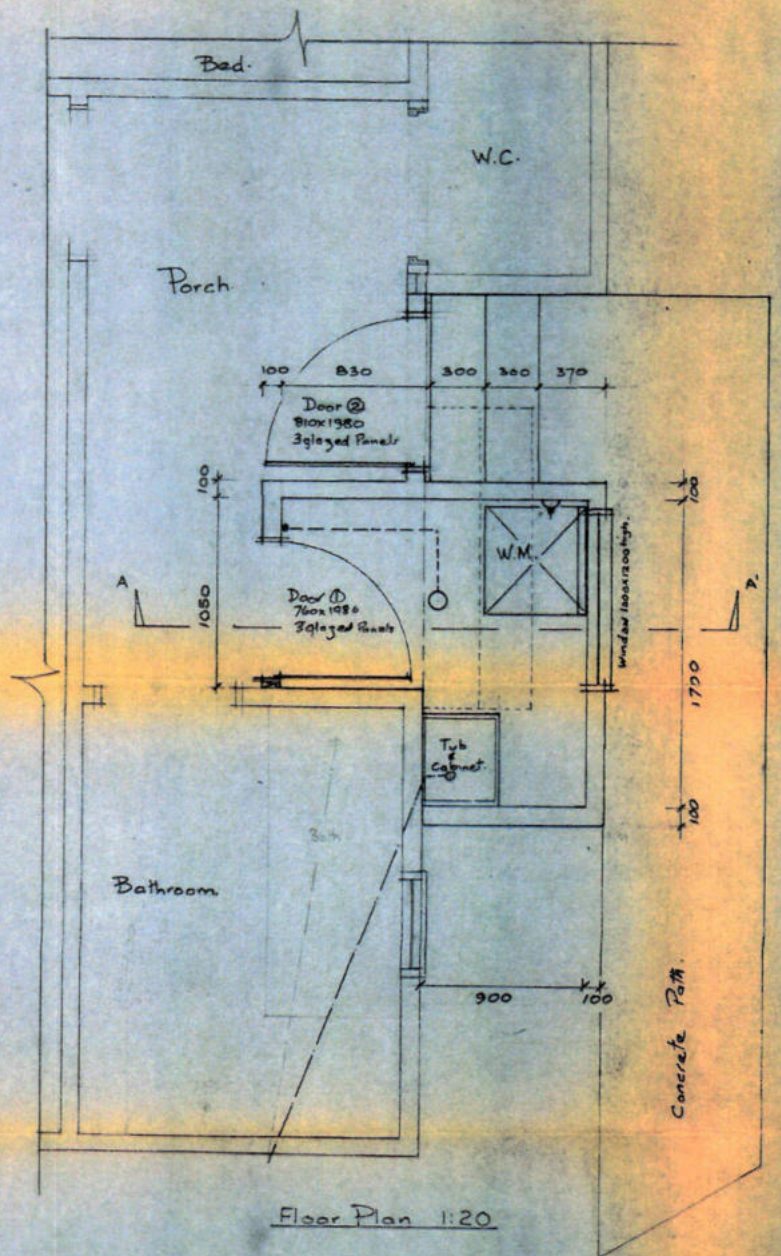
OFFICE USE ONLY

Received: 14/2/78 Permit No. H 140259 Fee: 15 00

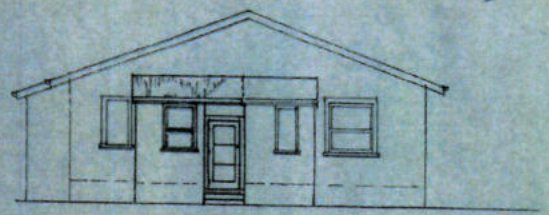
Issued: 2/3/78. Receipt No. 123610 - BP
123609 - DD

++

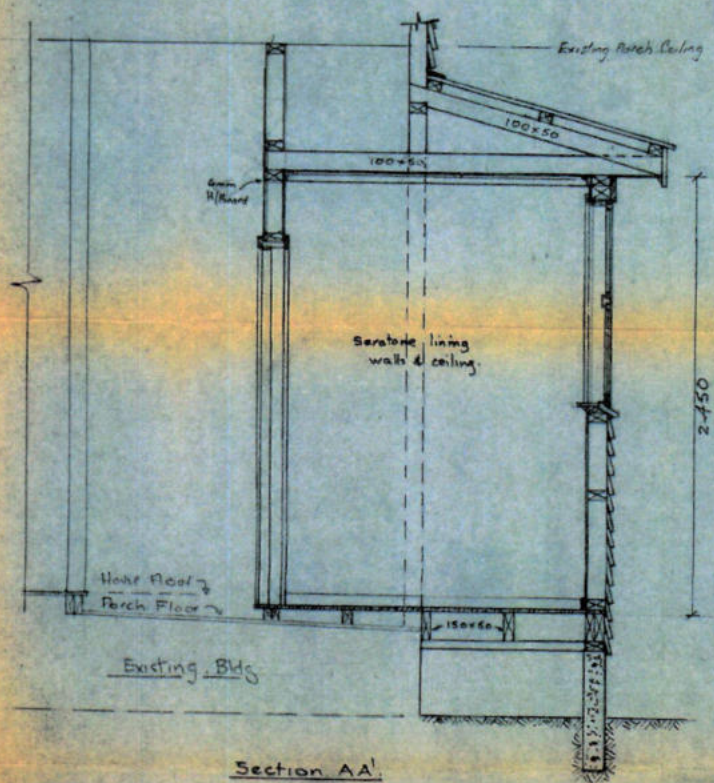
See Back for Fees payable and other information concerning drainage and plumbing permits, water connections, footpath deposits and Building Research Levy.



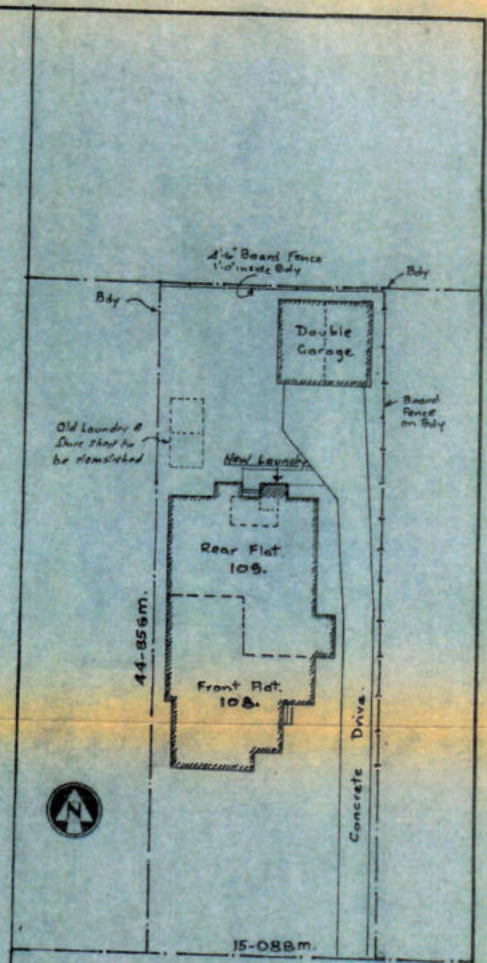
Floor Plan 1:20



North Elevation 1:100.



Section AA'
1:20.



DOMAIN ROAD

Site Plan
10, Domain Road.
Lot 33 _ Allot. 271.
DP. 556 Roll. 710/425.

REV.	BY	DATE		APP'D	DATE

N.Z. FOREST PRODUCTS Limited
WHAKATANE BOARD MILLS DIVISION
NEW ZEALAND

DEPARTMENT ~ HOUSING

Town House Unit No 109.
New Laundry - Site Plan, Floor Plan, Elevation & Section.

		DAY	MTH.	YR.
SCALE	1:20			
DRAWN	R.C.H.	24	1	78
CHECKED				
APP'D.				
APP'D.				

DRAWING NUMBER C-18-2012: REV.

E.A.No. 9204.

DRAWING No.	TITLE
	REFERENCE DRAWINGS
	BILLS OF MAT.

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR CHIMNEY PERMIT.

PERMIT NO: K082914
Date of Issue: 7.5.82

Building Controller's Approval: [signature]

Fees: 8-00
Receipt No: 3337
Date: 27.4.82

OK

TO: The Building Inspector,
WHAKATANE DISTRICT COUNCIL.

I HEREBY APPLY for permission to erect a chimney for a Kent Log Fire at 10 Domain Rd
(Address)
Lot No: 33 DPS 556 Val/Roll No. 7100:425:00.

Type or make: Kent Log Fire
Fuel Oil Storage - litres : N.L
Estimated Value: $~~825~~ 825-00

Applicant: R.J. Pickering
Address: 10 Domain Rd
Whakatane
Date: 5/4/82

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO: A04721

DATE OF ISSUE: 30.6.82

BUILDING CONTROLLER'S APPROVAL: W Rycherley

FEES: 5-00- B/P: $ 11

RECEIPT NO: 562 P&D: $

DATE: 28 6 82 BRL: $

TO: Building Inspector
WHAKATANE DISTRICT COUNCIL

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME AND ADDRESS: Roger John Pickering
10 Domain Rd Whakatane

BUILDER'S NAME AND ADDRESS: As Above.

ADDRESS OF PROPOSED WORK: 10 Domain Rd Whakatane

NATURE OF WORK: To Build a Carport on to Exsisting shed.

ESTIMATED VALUE OF WORK:

BUILDING: 500-00.

PLUMBING & DRAINAGE:

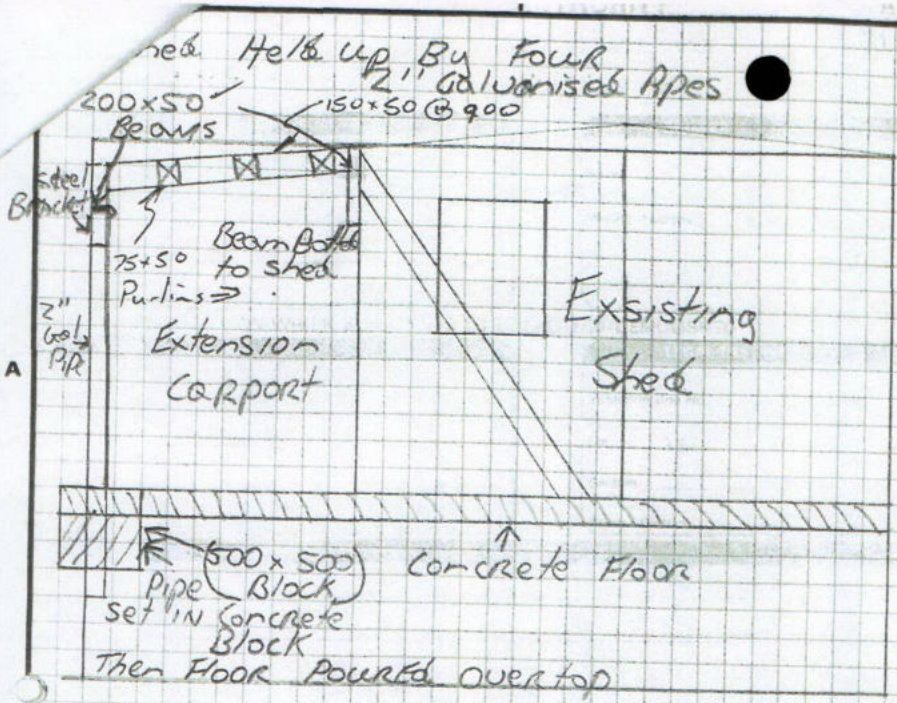
ALLOT. NO: / LOT: 33

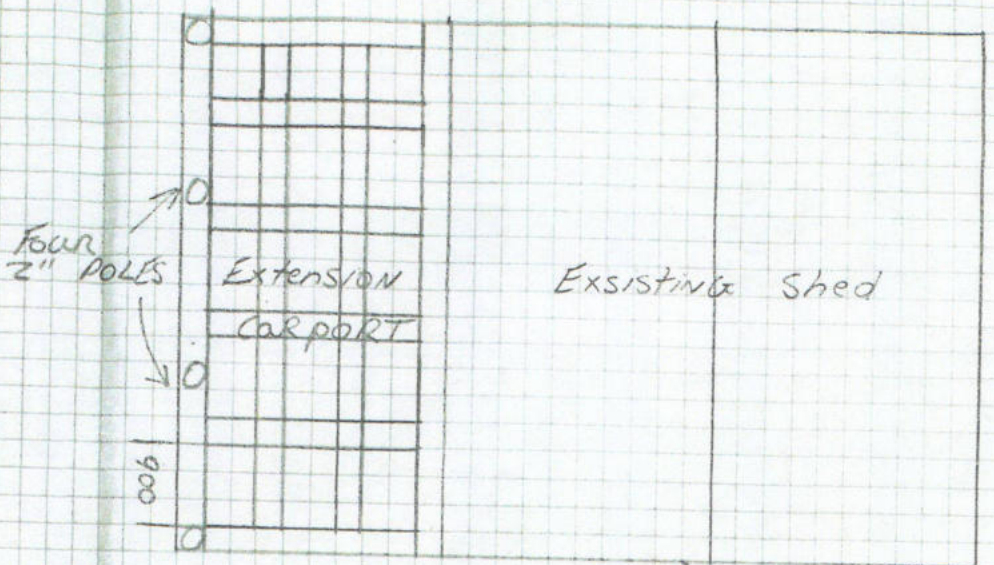
D.P.S. 556. VAL. ROLL NO: 7100.425.00.

AREA OF BUILDING: 16.46. Sq. Metres

DISTANCE FROM BOTTOM TO TOP PLATE:

NAME OF LICENSED PLUMBER TO BE EMPLOYED:





ISSUE	REVISION	BY	DATE	APP	

DEPT:

TITLE

IF IN DOUBT REFER TO THE DESIGN OFFICE

SCALE		DATE
DRAWN		
CHKD.		

N.Z. FOREST PRODUCTS LIMITED
WHAKATANE BOARD MILLS DIVISION NEW ZEALAND

DRAWING NUMBER

WE

REV

NEW CONVERSION

PERMIT NO (276)

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK (SANITARY) CARRIED OUT

To the Engineer

I, the undersigned D.G.H. AUSTIN hereby apply for a permit for the work prescribed herein and set out on the plans attached hereto, to be carried out on the premises situated in 10 DOMAIN ~~street~~ or road.

Description of Property Lot 33 DP 556

Assessment No 7100-425-00 Date Received 5/6/84

Amount Paid 18 00 Receipt No 694

Name and address of person for whom work is to be carried out:

Signature

Address

Name and address of craftsman plumber or registered drainlayer or other person entitled to do work:

NISBET PLUMBING

Name

Address

Estimated value of: Plumbing

Drainage

Total 600 Fee 18

Description of work as per plan on back NEW WATER CYLINDER -AR PANNELS, HEADER TANK, PIPING ALTERED FOR NEW KITCHEN & BATHROOMS + NEW SINK DRAIN PIPE

SCALE OF FEES:

Not Exceeding			$25	fees $1.50
Exceeding	$25	to	50	6.00
	50		100	10.00
	100		400	15.00
	400		600	18.00
	600		1,000	25.00

Exceeding $1,000 - $25 plus $2 for every $500 in excess of $1,000.

The amount of fees [illegible]

PERMIT NO (163)

NEW CONVERSION

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK (SANITARY) CARRIED OUT

To the Engineer

I the undersigned _____ hereby apply for a permit for the work prescribed herein and set out on the plans attached hereto, to be carried out on the premises situated in _____ _____ street or road.

Description of Property: 33 (Lot No) 556 (DPS) — (Block)

Valuation Roll No 7107/885/00

Receipt No 5676 Date Received 22.5.86 Amount Paid $30

Name and address of person for whom work is to be carried out:

D & L Austin
(Name)
10 Domain Rd
(Address)
Whakatane

Name and address of craftsman plumber or registered drainlayer or other person entitled to do work:

Nisbet
(Name)
3 Ada Vale R
(Address)
Whakatane

Estimated value of : Plumbing 500
Drainage _____
Total _____ Fee $30

Description of work as per plan on back _____

SCALE OF FEES:

0	to	$100.00	fee	$20.00
$100	"	$400.00	"	$30.00
$400	"	$600.00	"	$40.00
$600	"	$1000.00	"	$60.00

Exceeding $1000 - $60 plus $5 for every

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO: 032866

DATE OF ISSUE: 27-5-8

BUILDING CONTROLLER'S APPROVAL:

FEES: 46-00

RECEIPT NO:

DATE: 22/5/86

B/P: $ 16-00 -5677

P&D: $ 30-00 -5676

BRL: $

TOTAL VALUE $ 46-00

TO: Building Inspector
WHAKATANE DISTRICT COUNCIL

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME AND ADDRESS: D & H & L E AUSTIN

10 DOMAIN ROAD WHAKATANE

BUILDER'S NAME AND ADDRESS: ~~N/A~~ AS ABOVE

ADDRESS OF PROPOSED WORK: 10 DOMAIN ROAD

NATURE OF WORK: INTERNAL ALTERATIONS AND RE GLAZING

ESTIMATED VALUE OF WORK:

BUILDING: $ 1000-00 alteration to dwelling

PLUMBING & DRAINAGE: $ 500 - 130

BUILDING RESEARCH LEVY: $ NIL
($1 per $1,000 when $10,000 or over)

ALLOT NO ~~33~~

LOT: 33

D.P.S. 556

VAL. ROLL NO: 07107 885 00

BLOCK NO:

AREA OF BUILDING: NA . Sq. Metres

DISTANCE FROM BOTTOM TO TOP PLATE: 3050mm

NAME OF LICENSED PLUMBER TO BE EMPLOYED SAM NISBET

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. 031335

WHAKATANE DISTRICT COUNCIL

No.

Inspector: M

File No. PRIVATE BAG 1002 WHAKATANE

Receipt No. 73754

Date Permit Issued 12 / 03 / 92

OWNER

Name: M J Mills

Mailing Address: 10 Domain Road

Whakatane

BUILDER

Name: Owner

Mailing Address:

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.: As above

Street Name:

Town/District:

Riding: Urban

LEGAL DESCRIPTION

Valuation Roll No.: 7107/885/00

Lot: 33 D.P.: 556

Section: Block:

Survey District:

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

DWELLING ADDITION

FLOOR AREA

Whole Sq. Metres:

DWELLING UNITS

Number Erected:

ESTIMATED VALUES $

Building	5,200
Plumbing	
Drainage	
G.S.T.	
TOTAL	5,200

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [X] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	112 00	Water Connection	
Street Damage Deposit		Planning	11 50
Building Research Levy			
Plumbing			
Drainage			
Sewer Connection			
Vehicle Crossing Levy		G.S.T.	
M.S. Plumbing		TOTAL:	123 50

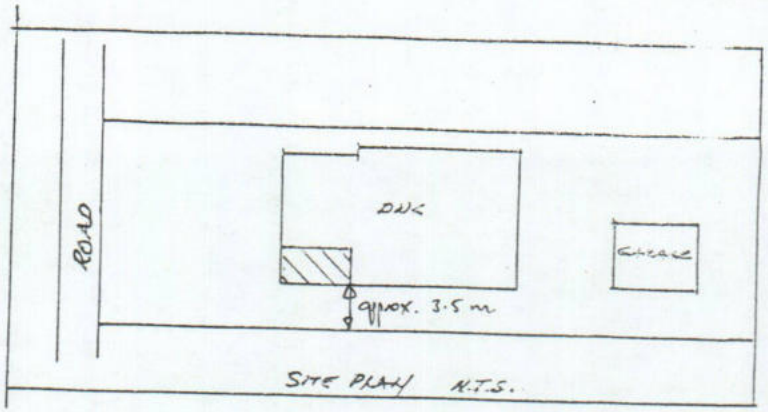
Receipt No. 73754

Date of Payment 28 / 2 / 92

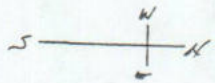
Authorised Officer V Narayan

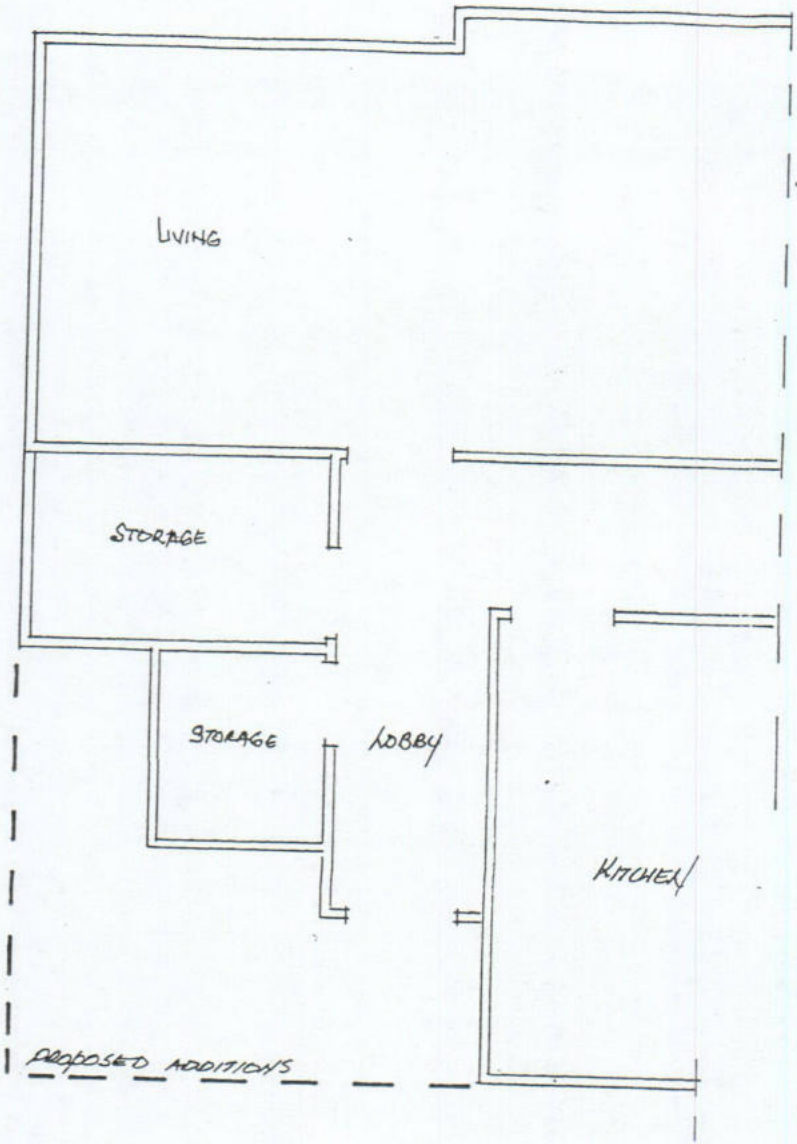
Special Conditions: NIL

Date Inspected	REMARKS (e.g. stage reached with work)



SITE PLAN N.T.S.





WHAKATANE
DISTRICT COUNCIL
11 MAR 1992

EXISTING FLOOR PLAN & PROPOSED ADDITION

			SHEET
DRAWN RLR	CHECKED	SCALES 1:50	SERIES OF
TRACED	DATE FEB 92		REF

COPY

CODE COMPLIANCE CERTIFICATE 3046

Section 43, Building Act 1991

BUILDING CONSENT NO: 3046 **PIM NO: 3046**

APPLICANT

M J Mills
10 Domain Road
Whakatane

PROJECT LOCATION

Site Address: 10 Domain Road
Whakatane
Legal Description: LOT 33
Valuation Number: 7107/885/00/

PROJECT

Altered, Repaired, Extended, Converted

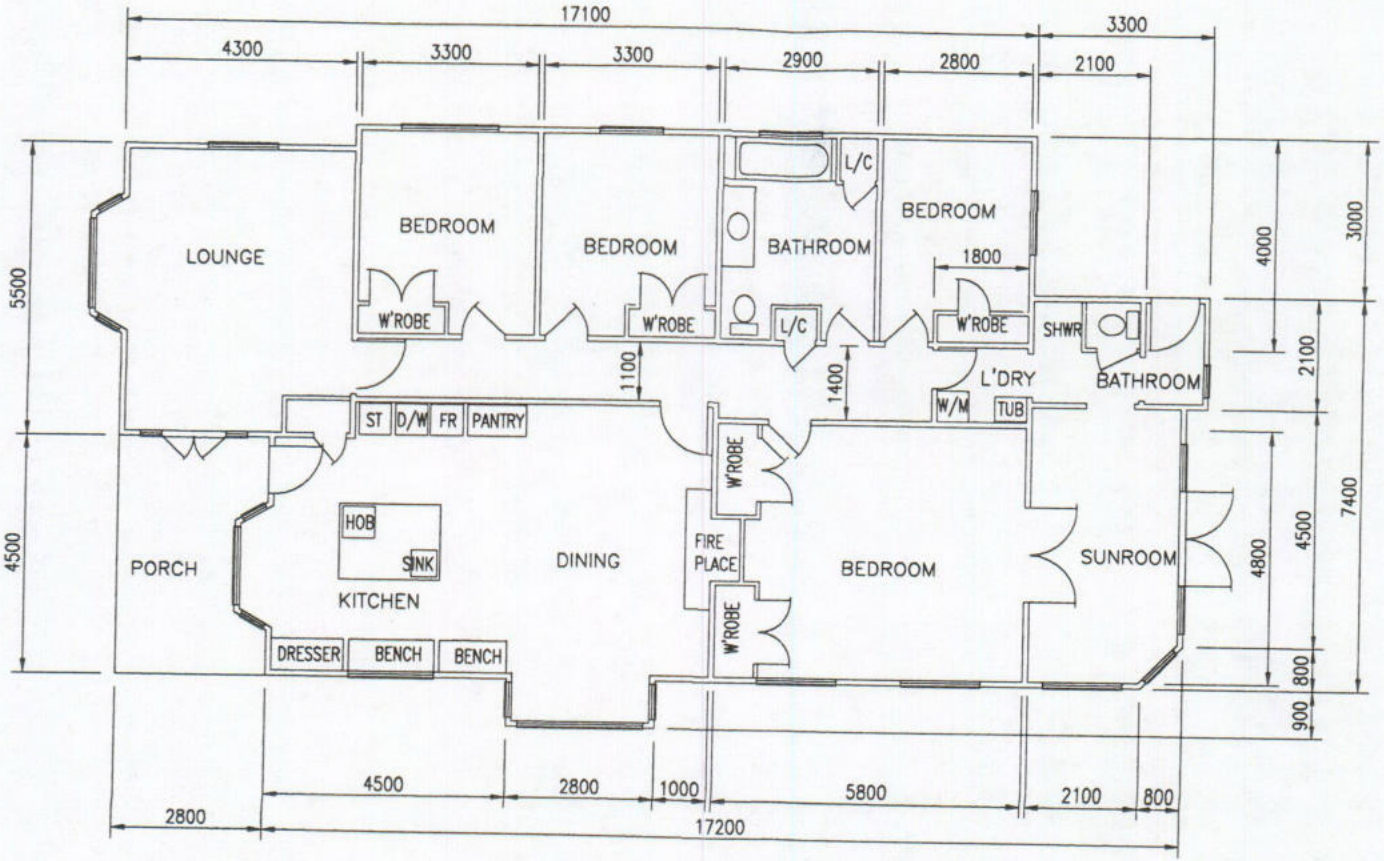
Intended Use: SUNROOM ADDN ONTO DWELLING
Greater than 50 years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: Vidya

Position: EHO DATE: Fri Mar 31 1995



WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Officer
Date 31/3/98

				DESIGN	TITLE		
				DRAWN DL GOODWIN	FLOOR PLAN OF HOUSE FOR MR & MRS MJ & RD MILLS 10 DOMAIN ROAD 7107/885 LOT 33 DP 556		
				CHECKED			
				APPRD.			
No	DRN	DATE	REVISION	DATE	SCALE 1:100	DRG. No.	SHT REV

CODE COMPLIANCE CERTIFICATE 10888

Section 43, Building Act 1991

BUILDING CONSENT NO: 10888 **PIM NO: 10888**

APPLICANT

SL Christie
10 Domain Road
Whakatane

PROJECT LOCATION

Site Address: 10 Domain Road
Whakatane
Legal Description: LOT 33
Valuation Number: 7107/885/00/

PROJECT

Altered, Repaired, Extended, Converted

Intended Use: BACKPACKERS ACCOMODATION
Greater than 50 years

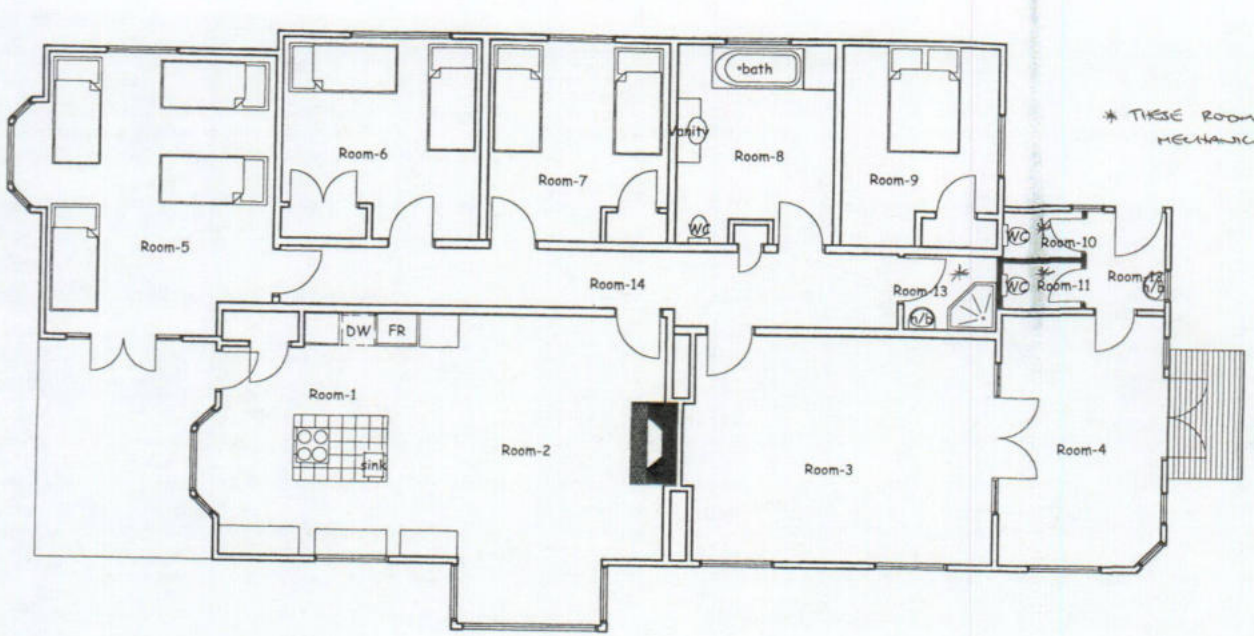
Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

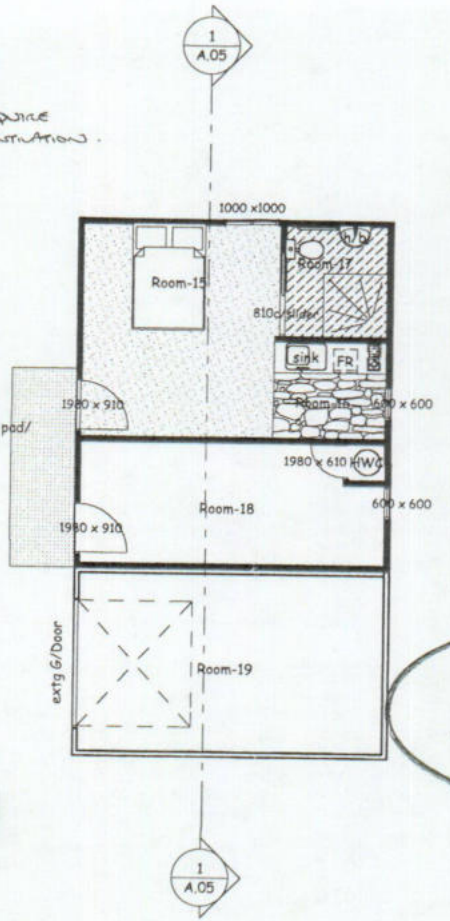
Name: .....

Position: Customer Services Officer DATE: Tue Apr 29 2003

ALL WORK TO COMPLY WITH THE NZ BUILDING CODE



* THESE ROOMS REQUIRE MECHANICAL VENTILATION.



Flooring Key

Ceramic Tiled Floor

Carpet

Whakatane District Council

The following classifications apply to this site.

Wind Zone: LOW

Corrosion Zone: 1

Earthquake Zone: A

WDC

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date

Room Schedule	
Room 1	Kitchen
Room 2	Dining Room
Room 3	Lounge
Room 4	Office
Room 5	Bedroom 1
Room 6	Bedroom 2
Room 7	Bedroom 3
Room 8	Bathroom
Room 9	Bedroom 4
Room 10	W.C.
Room 11	W.C.
Room 12	Washroom
Room 13	Showerroom
Room 14	Hallway
Room 15	Accessible unit Bedroom

Room Schedule	
Room 16	Accessible Unit kitchen
Room 17	Accessible Unit Showerroom
Room 18	Office
Room 19	Garage

PLAN: FLOOR PLAN LAYOUT PROPOSED

NOTE: The proposed building rennovations to be carried out at:
"LLOYDS LODGE 10 DOMAIN ROAD WHAKATANE"
shall fully comply with the FIRE REPORT as prepared by:
"MACDONALD BARNETT PARTNERS LTD" ref 8585MRS and dated 17 October 2002
in respect to the provision of a SPRINKER SYSTEM and other compoents.
THE PLANS PREPARED BY TAYLOR DESIGN reference 22103 sheets
AB.01, SW.01, A.01-A.06, E.01-E.04 S.01 dated 04.12.02 have been prepared on the basis that compliance is in accordance with the above FIRE REPORT.
NON COMPLIANCE with any aspect of this report will nullify these documents

09.12.02 CONSTRUCTION ISSUE A

Proposed Rennovations
to
Lloyds Lodge
10 Domain Road
WHAKATANE

CAD Ref: 22103 A.01 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,
The design and drawings shown on this sheet are not to be reproduced without the written authority of Taylor Design and their copyright. Figured dim on site dimensions take precedence. Do Not Scale.

Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue

24.2.09.74
0830/0010/000

31 August 2009

ERC Consulting
12 Domain Road
WHAKATANE

Attention: Ted Hipkiss

Dear Sir

RESOURCE CONSENT APPLICATION — OPERATE BACKPACKERS ACCOMMODATION AND A PODIATRIST CLINIC, MATTHEW FRASER & ERIN BEELER, 10 DOMAIN ROAD, WHAKATANE

I am pleased to advise you that the decision in respect to your land use consent application has been made and the consent has been granted.

The Council's resolution and the conditions of consent are set out below. You must comply with all of the conditions of this consent when you undertake the activity. Compliance with the conditions will be checked by the Council's Monitoring Officer.

If this proposal requires a building consent you should be aware that your building consent application cannot be approved by the planning department until the objection period for this consent has expired, or you have confirmed that you accept all of the conditions of this consent.

Please direct all correspondence regarding compliance and completion of conditions to Council's Monitoring Officer Jessica Hunter-Smith (jessicah@whakatane.govt.nz).

Please read the consent conditions carefully and ensure you understand what is required of you. Please ensure that any contractor or person acting on your behalf is provided with a copy of the consent conditions and also understands there requirements.

Please note that this consent will expire if not given effect to within five years from the date of this letter. Under some circumstances this five year period may be extended if an application for an extension is made before the consent lapses and in accordance with Section 125 of the Resource Management Act 1991.

In accordance with Sections 357A and 357B of the Resource Management Act 1991, you have the right to submit to the Council an objection to any of the conditions of approval or the additional administrative charges. An objection must be lodged with the Whakatane District Council within 15 working days of receipt of the Council's decision. If you are in any way not satisfied with the decision of the Council on your objection, you have the right to appeal to the Environment Court. Any appeal is required to be lodged with the Environment Court within fifteen working days of receiving the decision on your objection.

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3158 New Zealand
Telephone +64 7 306 0500 Facsimile + 64 7 307 0718 Email information@whakatane.govt.nz Website www.whakatane.govt.nz

An invoice for the additional fees payable for the processing of the resource consent will be forwarded to you shortly.

If you have any further enquiries about this resource consent or its conditions please contact Carolyn Campbell (Planner), at this office.

Yours faithfully

Jeff Farrell
MANAGER
DEVELOPMENT AND COMPLIANCE

RESOURCE CONSENT APPLICATION — OPERATE BACKPACKERS ACCOMMODATION AND A PODIATRIST CLINIC, MATTHEW FRASER & ERIN BEELER, 10 DOMAIN ROAD, WHAKATANE

On 31 August 2009 the Manager Development and Compliance, under delegated authority, resolved as follows:

"1. ***THAT*** *pursuant to Sections 34A, 104 and 108 of the Resource Management Act 1991, and Rule 3.8.1.1.18 of the Proposed Whakatane District Plan, the Whakatane District Council grants consent as a discretionary activity to operate backpackers accommodation and a podiatry clinic on land legally described as Lot 33 DP 556, situated at 10 Domain Road Whakatane, subject to the following conditions:*

(a) The proposed activity shall be carried out in general accordance with Plan Number BP/2 titled "Backpacker Hostel with Proposed Podiatry Clinic" and Plan Number BP/5 titled "Amended Car Park Layout" received on 21 August 2009 prepared by ERC Consulting and information submitted as part of this application except where modified by any other condition of this consent.

(b) That this resource consent replaces the earlier resource consent 24.2.02.67.

(c) That the backpackers' accommodation shall be limited to accommodate a maximum of 15 persons at any one time.

(d) That the dwelling unit at the rear of the property can only be used in conjunction with the backpackers' accommodation and cannot be rented out separately.

(e) That all of the nominated parking spaces shall be marked on site to clearly demarcate their position as shown on Plan Number BP/5 titled "Amended Car Park Layout". The four car parks in the front yard shall include one disabled park and shall be marked prior to the podiatry activity commencing on the site.

(f) That all on-site parking and manoeuvring areas shall be formed and constructed to a minimum two-coat chip seal standard on a minimum 100 mm compacted basecourse layer (basecourse thickness to be adjusted in accordance with subgrade conditions), including edging and approved stormwater control.

(g) That stormwater from parking and vehicle manoeuvring areas shall be collected before it crosses the property boundary and disposed of into soakholes constructed within the property. The soakholes shall be designed to dispose of surface water resulting from a storm having a 10% (1 in 10 year) probability of occurring annually.

(h) That the podiatrist activity shall be restricted to the hours of 9:30am to 3:30pm daily.

(i) That the fence along the front boundary screening the car park from the street shall be maintained to the satisfaction of the Director Works and Services.

Condition amended by 5357A - see decision dated 25 Sep 09.

(j) ~~That all signage shall be located within the property boundary and shall comply with all of the requirements of Rule 4.3.16 of the Proposed Whakatane District Plan.~~

(k) That pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review the conditions of this consent to deal with any adverse effects on the environment relating to noise and car parking. A review may be initiated if Council receives frequent substantiated complaints as a result of operation of the backpackers' hostel. Council may initiate a review six months after commencement of the business, and every six months thereafter for a period of two years and then on an annual basis.

(l) That the provision of food to any guest or resident is expressly prohibited unless the premises has been upgraded to comply with the provisions of the Food Hygiene Regulations 1974 and registration obtained pursuant to this legislation.

(m) That the consent holder shall comply with the conditions for Trade Premises connected to the sanitary sewer, pursuant to the Whakatane District Council Trade Waste Bylaw.

(n) That a monitoring fee of $200.00 shall be paid to the Council as a single charge for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act 1991.

2. **THAT** pursuant to Section 36 of the Resource Management Act 1991, an additional administrative charge (to be invoiced separately) shall be paid to the Council in relation to the receiving, processing and granting of this resource consent.

Advice Notes

1. The applicant is advised that if food is to be provided incidental to the accommodation, a kitchen complying with the Food Health Regulations 1974 is required to be provided.

2. *Some of the conditions from the original consent have been brought over to this consent, and some conditions have been revised.*

Reasons for the decision

1. *The proposed activity is a discretionary activity in the Residential 1 Zone of the Proposed Whakatane District Plan. The proposal has this status under Rule 3.8.1.1.18 as there are more than five guests in this accommodation facility. This new consent allows for a second business activity on the site, being the podiatry clinic.*

2. *The Council is satisfied that the proposal is not contrary to the policies and objectives, LRS1, BE2, BE3, BE4, BE6, BE7, contained in the Proposed Whakatane District Plan. While the addition of the podiatry clinic does intensify the commercial use of this residential zone, this is compatible with the existing situation where many properties on Domain Road in this area have commercial uses. The adjacent property to the east has a business zoning, and can be expected to be redeveloped soon. The property to the west already operates as a business under resource consent.*

3. *The principal issues that were in contention related to parking and amenity. A disabled parking space has now been provided, and all parks will be marked on site. The parking requirement of the podiatry clinic has been deemed to be accommodated within the existing parking spaces. The clinic will operate during specified daytime hours, while the backpacker parking will tend to be required outside of these hours so the effect of the additional business will be minor. The rear dwelling unit has reduced amenity, but is acting as an additional bedroom and is not increasing the scale of the activity on the site. The Council has reserved the right to review parking and noise in the future, should these matters become an issue.*

4. *The main findings of fact in relation to this consent were that the occupancy of the site will not increase. While a dwelling unit has been added since the last resource consent, no additional people will use the site. The backpackers accommodation will drop from 20 to 15 people as a maximum as one entire bedroom will be converted for use as a podiatry clinic. This will actually reduce the occupation of the site as the podiatry clinic patients will only be at the site for short periods.*

5. *The Council is satisfied that any adverse environmental effects that may actually, or potentially, result from the activity are likely to be minor or are avoided, remedied or mitigated by the conditions of this resource consent. The hours of the podiatry clinic will be limited so as not to conflict with the backpacker operation. The use of the rear dwelling unit will be tied to the backpacker operation so it cannot be used as a stand-alone dwelling. The size and location of the car parks has been adjusted to provide a disabled park and manoeuvring from all parks, such that vehicles will exit the site in a forwards direction. The fence screening the car parks from the street is to be maintained to ensure visual amenity in this area.*

6. *The Council is satisfied that all parties potentially affected by the proposal have provided written consent to the proposed activity. There were no special*

circumstances in terms of Section 94C of the Resource Management Act 1991 which warranted the public notification of this proposal.

7. *The Council is satisfied that this proposal is in accordance with Part II matters of the Resource Management Act 1991, as it does not involve a change in land use so will not adversely affect the ability of this land to meet the needs of future generations. The Council is satisfied that this activity is an efficient use of land and the amenity values and environmental quality of this area will not be adversely affected.*

Jeff Farrell
MANAGER
DEVELOPMENT AND COMPLIANCE

24.2.02.67
0830/0010/000

19 July 2002

Ms P Christie
Bay of Plenty Postal Agency
MAKETU

Dear Madam

RESOURCE CONSENT – LAND USE – PROPOSED BACKPACKERS' HOSTEL, P CHRISTIE, 10 DOMAIN ROAD, WHAKATANE

On 18 July 2002, the District Planner, under delegated authority, resolved as follows:

"1. *THAT pursuant to Sections 34(4), and 105 and after consideration of Sections 104, 108 of the Resource Management Act 1991, Rules 5.4 to 5.17, 11 and 13 of the Transitional Whakatane District Plan, Council grants consent, as a discretionary activity, to the establishment and operation of a backpackers' hostel from a property legally described as Lot 33 DPS 556, situated at 10 Domain Road Whakatane, subject to the following conditions:*

(a) *The proposed activity shall be carried out in general accordance with the plans and information submitted as part of this application.*

(b) *That all conditions shall be completed to the satisfaction of Council.*

(c) *That the proposed parking plan dated 4 July 2002 shall be implemented.*

(d) *That the proposed backpackers' hostel shall be limited to accommodate a maximum of 20 persons at any one time.*

(e) *That pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review the conditions of this consent to deal with any adverse effects on the environment relating to noise and car parking. A review may be initiated if Council receives frequent substantiated complaints as a result of operation of the backpackers' hostel. Council may initiate a review six months after commencement of the business, and every six months thereafter for a period of two years and then on an annual basis.*

(g) *That all on-site parking and manoeuvring areas shall be formed and constructed to a minimum two-coat chip seal standard on a minimum 100 mm compacted basecourse layer (basecourse thickness to be adjusted in accordance with subgrade conditions), including edging and approved stormwater control.*

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3080 New Zealand

(h) *That all nominated parking spaces shall be marked on site to clearly demarcate their position.*

(i) *That stormwater from parking and vehicle manoeuvring areas shall be collected before it crosses the property boundary and disposed of into soak-holes constructed within the property. The soakholes shall be designed to dispose of surface water resulting from a storm having a 10% (1 in 10 year) probability of occurring annually. Calculations providing for the disposal and control of stormwater from the site shall be submitted for approval prior to any works being carried out on the site.*

(j) *That a landscape plan be prepared by a suitably qualified person and submitted for approval to the Manager Parks and Recreation prior to operations commencing on site. The plan must provide:*

(i) *The plant species, their number and size;*
(ii) *Their location;*
(iii) *A landscape management plan for the site.*

(k) *That all signage shall be in accordance with the relevant District Planning document.*

(l) *That the provision of food to any guest or resident must be expressly prohibited unless the premises has been upgraded to comply with the provisions of the Food Hygiene Regulations 1974 and registration obtained pursuant to this legislation.*

(m) *That a monitoring fee of $72.00 shall be paid to Council (as an annual charge for two years) for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by Council in terms of Section 36 of the Resource Management Act 1991*

2. ***THAT*** *pursuant to Section 36 of the Resource Management Act 1991 an additional administrative charge of $512.83 (inclusive of GST) shall be paid to Council in relation to the receiving, processing and granting of this resource consent.*

Advice notes

1. *The applicant is advised that if food is to be provided incidental to the accommodation, a kitchen complying with the Food Health Regulations 1974 is required to be provided.*

2. *The applicant is advised that compliance with Council's Trade Waste Bylaw will be required.*

3. *That prior to operations commencing on site, the building is to be upgraded to comply with the relevant provisions of the Building Code, in respect of the change in use. As examples, compliance with fire safety, disabled persons welfare, personal hygiene requirements, etc, will be needed. A building consent to cover such work will be needed and must be obtained prior to any building work being commenced.*

Reasons

1. *The proposal to establish and operate a backpackers' hostel is a discretionary activity in the Residential B Zone of the Transitional Whakatane District Plan. Council is satisfied that any adverse environmental effects that may actually, or could potentially, result from the land use are likely to be minor or are avoided, remedied or mitigated by the conditions of this resource consent.*

2. *Council is satisfied that the proposal is not contrary to the relevant Objective, Polices and Rules (5.4-5.17, 11 and 13) of the Transitional Whakatane District Plan. In particular, Council is satisfied that the proposed use of the dwelling as a backpackers' hostel will not unduly interfere with the amenity of the surrounding residential zone.*

3. *Council is satisfied that the proposed use will have a minor effect on the environment and that all parties identified by Council as being affected by this proposal have given their written consent. There were no special circumstances in terms of Section 94(5) of the Resource Management Act 1991, which warranted the public notification of this proposal.*

4. *Council is satisfied that the proposal is in accordance with Part II of the Resource Management Act 1991, particularly as it relates to the sustainable management of the land resource and maintaining the amenity value of the surrounding area."*

In accordance with Section 357 of the Resource Management Act 1991, you have the right to submit to Council an objection to any of the above conditions of approval. If you are in any way not satisfied with the decision of Council on this application you have the right to appeal to the Environment Court. Any appeal is required to be lodged with the Environment Court within fifteen working days of receiving this decision.

If you have any further enquiries, please contact Tim Fergusson (Planner) at this office.

Yours faithfully

David Bewley
DISTRICT PLANNER

RC\02\67L1907

8859

WHAKATĀNE District Council — Application for Land Information Memorandum

Address all correspondence to :
LIM Co-Ordinator Whakatane District Council Private Bag 1002 Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

First Name	EDGE Realty Ltd	**Surname**	
House/Unit Number	259	**Street**	The Strand
RD Number		**Suburb/Area**	
Town	Whakatane	**Post Code**	
Home Phone		**Mobile Phone**	021 982 670
Email Address	mary@edgerealty.co.nz		

Postal Address (if different from Physical address)

How would you like to receive your LIM?

☐ Post ☒ Collect ☐ Email ☐ Email to Solicitor (email address required)

Solicitors Email Address	

Please issue a Land Information Memorandum for the following property:

Street Address/Location	10 Domain Road, Whakatane.		
Legal Description:			
Lot	33	**DP(S)**	556
or Flat		**DP(S)**	
Valuation Roll No (if Known)	07107 885 00		

Property category (please tick appropriate box)

☐ Residential ☐ Rural / Lifestyle ☒ Commercial ☐ Industrial ☐ Vacant Land

Owned by:	Fraser Family Investments Ltd
Proposed Purchasers:	Jolene HANNAH, Jason Paul LOUGHER and Barry John MORGAN and/or nominee
Settlement date:	31 March 2016
Signed / Date	10 – 12 – 15

Fee: Residential Property/Rural Property used predominantly for farming and rural purposes $200 (including GST)

OR Business/Rural Property used for commercial or industrial use $300 (including GST)

Please refer to Information page overleaf

For Office Use only	**Date received**		**Receipt No**	96347.

WHAKATANE DISTRICT COUNCIL
A1036349
11 DEC 2015
Kara

SCANNED

Application for Land Information Memorandum

WHAKATĀNE District Council

Address all correspondence to :
LIM Co-Ordinator Whakatane District Council Private Bag 1002 Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

First Name	EDGE Realty Ltd	**Surname**	
House/Unit Number	259	**Street**	The Strand
RD Number		**Suburb/Area**	
Town	Whakatane	**Post Code**	
Home Phone		**Mobile Phone**	021 982 670
Email Address	mary@edgerealty.co.nz		

Postal Address (if different from Physical address)

How would you like to receive your LIM?

☐ Post ☒ Collect ☐ Email ☐ Email to Solicitor (email address required)

Solicitors Email Address	

Please issue a Land Information Memorandum for the following property:

Street Address/Location	10 Domain Road, Whakatane.		
Legal Description:			
Lot	33	**DP(S)**	556
or Flat		**DP(S)**	
Valuation Roll No (if Known)	07107 885 00		

Property category (please tick appropriate box)

☐ Residential ☐ Rural / Lifestyle ☒ Commercial ☐ Industrial ☐ Vacant Land

Owned by:	Fraser Family Investments Ltd
Proposed Purchasers:	Jolene HANNAH, Jason Paul LOUGHER and Barry John MORGAN and/or nominee
Settlement date:	31 March 2016
Signed / Date	10 – 12 – 15

Fee: Residential Property/Rural Property used predominantly for farming and rural purposes $200 (including GST)

OR Business/Rural Property used for commercial or industrial use $300 (including GST)

Please refer to Information page overleaf

For Office Use only	**Date received**		**Receipt No**	96347.

WHAKATANE DISTRICT COUNCIL
11 DEC 2015

LIM TIMEFRAME/COST RECOVERY

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

Physical Address			
House/Unit Number	10	Street	Domain
RD Number		Suburb/Area	
Town	Whakatane		
Lodgement Date	11/12/15		
DUE DATE	18/12/15		

Department	Date to Dept	Actual Date	Time & Initials to complete / review draft	Time spent on editing	Time spent to finalise document
LIM Co-ordinator	11/12/15	11/12/15			
Planning		14/12/15	LW 20.		
Building		15.12.15	PH 20		
Environmental Health/Liquor Licensing					

Other Notes:

Paul- Not sure if the EQPB 165 condition is correct.
LL- 2009-7630-00 ✓
24.2.02.67 - can not find letter in file or b Drive
Paul- can not find current Building warrant of fitness
→ file updated. Liam.

INSTRUCTIONS FOR COMPLETION OF LIM
1. Valuation number is written as, eg. 1234/122.00A
2. GIS Number is written as, eg, 1245/1234/123

PROPERTY ADDRESS	
Valuation number	
GIS No	

DRAFT COMPLETION CHECKLIST – HAVE YOU DONE THE FOLLOWING?	YES	NO	COMMENTS
Printed LIM Maps?			
Printed Legends for Maps?			
Noted any culture / community facility sites?			
Printed and included the RID and Parcel screenshots?			
Checked the Flood Spreadsheet?			
Checked the Minimum Floor Height is correct?			
Filled out the Building and Planning sections?			
Copied and included RC and BC plans?			
Entered the correct amount of time you spent on this draft?			
Updated the LIM Spreadsheet?			

You may now send this draft to the next department.

Land Information Memorandum

WHAKATĀNE District Council

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE	
GIS NO	*0830/0010/000*
VALUATION NUMBER	*07107/885.00*

1 NAME OF PROPRIETOR

Fraser Family Investments Limited

2 LOCATION

10 Domain Road

3 LEGAL DESCRIPTION

Lot 33 Deposited Plan 556

4 PHYSICAL DESCRIPTION

House/Unit Number	*10*	**Street**	*Domain Road*
RD Number		**Suburb/Area**	
Town	*Whakatāne*	**Post Code**	*3120*

5 AREA

658m^2 (more or less)

6 ZONING

Residential 1 under the Operative Whakatane District Plan and Mixed Use under the Proposed Whakatane District Plan.

ATTACHMENTS

(as amended by decision as 4 Dec 2015)

- *Certificate of Title*
- *Keys to Map*
- *Legal Description Map*
- *District Plan Map(s)*
- *Underground Services Map*
- *Drainage Plan*
- *Permit(s) and Consent(s)*
- *Floor Plan(s)*
- *Resource Consent decision letter(s)*

7 SPECIAL FEATURES	COMMENTS
• Potential erosion	*No information available*
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Falling debris	*No information available*
• Subsidence	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*

• Inundation	*No information available*
• High winds	*No information available*
• Fill (compacted/uncompacted)	*No information available*
• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*No information available*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.*
• Sewer	*This property is connected to the public water/sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30.6.2016	*$3,627.71*
• Number of instalments	*4*
• Date of next instalment	*26 February 2016*
• Current balance or arrears	*$997.62*
• Date of valuation	*September 2013*
• Land value	*$175,000*
• Capital value	*$360,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$173.79*
• Last reading date	*2 November 2015*
• Consumption	*4m^3*
• Amount	*$92.64*

• Arrears outstanding	$92.64

11 BUILDINGS

(a) Details of Building Permits

The property file does not contain plans, specifications or a copy of the building permit/consent for the dwelling on this property. The lack of Council records does not necessarily mean that a building permit or a building consent was not obtained at the time rather that the Council has no records on file.

Date	Permit No	Project
29 August 1952	225	Add to and Convert Single Unit Dwelling Into a Two Unit Dwelling
6 March 1959	726	Plumbing and Drainage
16 November 2059	1023	Garage
11 April 1962	1482A	Addition
17 February 1790	2174	Plumbing and Drainage
22 May 1972	E41032	Addition of WC to Rear of Building
25 September 1974	G43755	Extend Single Garage to Double Garage
13 February 1978	H140259	Laundry
7 May 1982	K052914	Chimney Permit
30 June 1982	A04721	Building Carport on Existing Shed
6 June 1984	276	Plumbing and Drainage
22 May 1986	163	Plumbing and Drainage
22 May 1986	D032866	Internal Alterations and Re-glazing
12 March 1992	H031335	Dwelling Addition

(b) Details of Building Consents

Date	Consent No	Project	Date Code Compliance Certificate Issued
16 May 1994	3045	Sunroom Addition	31 March 1995
8 January 2002	10888	Backpackers Accommodation	29 April 2003

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Compliance Schedule 468, copy attached

Building Warrant of Fitness expires 7 May 2018 ✓

The building on this site is included in Council's list of buildings for assessment in respect to its earthquake status. No assessment of the building has been currently undertaken. Such an assessment would have to be carried out in accordance with the Council's Earthquake-prone Building Policy (available www.whakatane.govt.nz *). An independent seismic evaluation of the building would support informed decision making.*

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

24.2.09.74 Resource Consent Land Use dated 31 August 2009 - (copy of decision letter attached)

~~*00.0.00.00 Resource Consent Subdivision /Land Use dated - (copy of decision letter attached)*~~ Copy attached

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land	
No information available	
(d) Details of Conditions Affecting the Use of Land	
No information available	
Minimum Floor Level	*In accordance with the requirements set out in the New Zealand Building Code.*

13	**INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS**
(a) Requiring Authority	
No information available	
(b) Heritage Protection Authority	
No information available	
14	**INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004**
No information available	
15	**SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER**
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advise on, the planning provisions of the Operative and Proposed Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services.. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2015-2025.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose**

David Bewley
General Manager Planning, Regulatory and Corporate Services

LIM

FILE NOTE

In viewing this Land Information Memorandum (LIM), please note that:

1. This LIM was issued on 19 March 1998 and that the information can only be relied upon as being accurate on the date of issue; and

2. That other information may have become known to the Council since the date of issue and that circumstances regarding the land and building(s) on that land may have changed since the issue of the LIM.

If you intend to rely on information contained in a LIM about this property, it is strongly recommended that you apply to the Whakatane District Council for an updated LIM.

Whakatane District Council

Your ref:

Our ref: 7107/885
0830/0010/000

19 March 1998

M and R Mills
10 Domain Road
WHAKATANE

Dear Sir and Madam

LAND INFORMATION MEMORANDUM -
10 DOMAIN ROAD, WHAKATANE

Please find attached a Land Information Memorandum for the above property.

Yours faithfully

Ellen Stenton
PLANNING ASSISTANT

98\2\L\EES1903A

Address all letters to:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3080, NEW ZEALAND.

TELEPHONE: +64-7-307-980
FAX: +64-7-307-071

Whakatane District Council

Your ref:

Our ref: 7107/885
GIS No: 0830/0010/000

LAND INFORMATION MEMORANDUM

1.	**OWNERS:**	**R and D S Angell, M T K Gray**
2.	**LOCATION:**	**10 Domain Road, Whakatane**
3.	**LEGAL DESCRIPTION:**	**Lot 33 DP 556**
4.	**PHYSICAL DESCRIPTION**	**Dwelling**
5.	**AREA:**	**658 m²**
6.	**ZONING:**	**Residential B** **Transitional Whakatane District Plan**

7. **SPECIAL FEATURES** *(includes, but not limited to):*

- easements

Details:

No known easements.

8. **STORMWATER/SEWER/WATER**

Stormwater

No public stormwater reticulation main available to connect to.

Sewer

Property connected to sewer main on Domain Road.

Water - metered supply

Address all letters to:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3080, NEW ZEALAND.
TELEPHONE: +64-7-307-980
FAX: +64-7-307-071

9. **RATES**

Rates for year ending 30 June 1998: $1 011.72

No. of instalments: 4 **Arrears outstanding:** $-

Valuations:

Date of Valuation: 01 September 1995

LV: $42 000 **CV:** $150 000

10. **BUILDINGS**

(a) **Details of Building Consents**

Date	Permit No	Project
25.09.74	G43755	Garage
29.11.66	2632A	Addition and alterations
02.03.78	H140259	Laundry
15.09.66	2593A	Sign
07.05.82	K082914	Kent log fire
29.10.54	694	Addition
30.06.82	A04721	Carport
18.11.48	60	Business garage
27.05.86	D032866	Alteration to dwelling
12.03.92	H631335	Dwelling addition
22.05.72	F41032	Addition
11.06.62	1482A	Addition
16.11.59	1023A	Garage
29.08.52	225	Convert to five units

11. **ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT**

As part of the process of reviewing the commercial and industrial provisions of the District Plan, residents in Simpkins Street were surveyed by Council on a number of options. A copy of that information is attached. The Business Plan change is due for public in the middle of 1998.

(a) **Attachments**

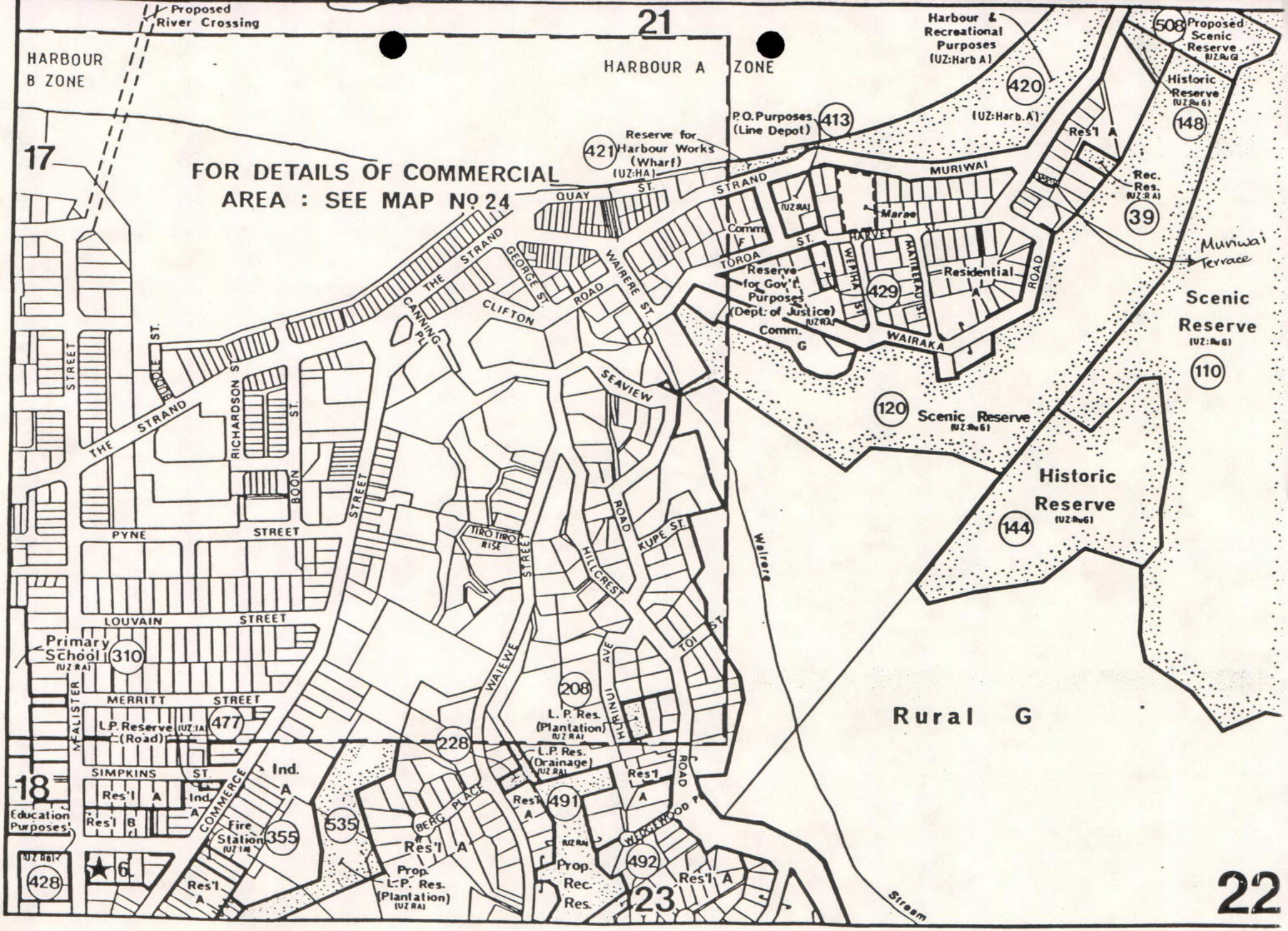
Summary of land uses in zone
Planning map

15. **VERIFICATION OF CONSENTS**

A Council officer has not been to the site to verify that the consents held in our file match the buildings on the property. You are advised to peruse our file. Mrs Ellen Stenton (Planning Assistant) will hold the file for five working days. Please contact her to arrange a suitable time to view the file (phone 07-307-9840).

Diane Turner
EXECUTIVE OFFICER –
ENVIRONMENTAL SERVICES

19 March 1998
98\2\L\EES1903A


Proposed River Crossing
21
HARBOUR B ZONE
HARBOUR A ZONE
17
FOR DETAILS OF COMMERCIAL AREA : SEE MAP No 24
Harbour & Recreational Purposes (UZ:Harb A)
420
508 Proposed Scenic Reserve (UZ:Ru G)
Historic Reserve (UZ:Ru 6) 148
P.O. Purposes (Line Depot) 413
421 Reserve for Harbour Works (Wharf) (UZ:HA)
(UZ:Harb A)
Res'l A
MURIWAI
Rec. Res. (UZ:R A) 39
Muriwai Terrace
Scenic Reserve (UZ:Ru 6) 110
Marae
Residential A
Reserve for Gov't Purposes (Dept. of Justice) (UZ:RA)
Comm. G
Comm F
(UZ:RA)
QUAY ST.
STRAND
THE STRAND
GEORGE ST.
CLIFTON ROAD
WAIRERE ST.
CANNING PL
TOROA ST.
WEPIHA ST.
HARVEY ST.
MATHER ADJST.
WAIRAKA ROAD
BUDDLE ST.
RICHARDSON ST.
BOON STREET
PYNE STREET
SEAVIEW ROAD
TIRO TIRO RISE
HILLCREST ROAD
KUPE ST.
TOI ST.
LOUVAIN STREET
Primary School 310 (UZ RA)
MERRITT STREET
L.P. Reserve (Road) (UZ:1A) 477
MCALISTER STREET
SIMPKINS ST.
Res'l A
Res'l B
Ind. A
Ind. A
COMMERCE
Fire Station (UZ 1A)
355
535
18
Education Purposes
428
6
Res'l A
Prop. L.P. Res. (Plantation) (UZ RA)
BERG PLACE
228
208
L.P. Res. (Plantation) (UZ RA)
L.P. Res. (Drainage) (UZ RA)
WAIEWE STREET
HILLCREST AVE
Res'l A
491
Prop. Rec. Res.
(UZ RA)
WILDERWOOD ROAD
492
Res'l A
23
Rural G
Historic Reserve (UZ:Ru 6) 144
120 Scenic Reserve (UZ:Ru 6)
Waiwera
Stream
22

```
ASSESSMENT:   Quick-query  All-query  Toggle  Output  Next  Previous  ...
Display the previous parcel in the current list
--------------------------- Property Enquiry -------------------------------
  Property ID: 0830/0010/000                                          26737
   Assessment: 07107/885.00
    Situation: 10 DOMAIN ROAD, WHAKATANE
    Occupiers: ANGELL, ROSALIE & DAUBNEY SHARYON
               GRAY, MAXWELL THOMAS KIMBALL
 Improvements:
 No Dwellings:   1
         Area:     0.0658
        Legal: LOT 33 D P 556
           CT:              Unit:          X-lease:
Apportionment: 0   Non-Applicable

    Available:  RT
  Major Class:
  1=People           5=Rates Financial   9=VALNZ Master     F4=Text
  2=Water Billing    6=Applications      F1=Dogs            F5=Documents
  3=Use of Land      7=Full Legal Descr. F2=Licences        F6=Rates Compare
  4=Classifications  8=Related Parcels   F3=Other Addresses
72 of 73 Parcels found.
```

INTRODUCTION

A Land Information Memorandum (LIM) is a report that is prepared by a Territorial Authority (in this case, the Whakatane District Council), in relation to matters affecting land and buildings on a particular property.

WHO MAY REQUEST OR REQUIRE A LIM?

(i) Property buyers and sellers

(ii) Real estate agents

(iii) Valuers

(iv) Barristers and solicitors

(v) Lenders and insurers

WHAT WILL BE IN A LIM?

Included in a LIM will be the following information:

(a) Any special feature of the land including potential erosion, falling debris, sinking, slipping, silting or build-up of land, flooding, or likely hazardous pollutants known to the Council.

(b) Private and public drains and easements known to Council.

(c) Government valuation of the property and rates struck and owing for the current year. (**Note:** *This will also include water rates where applicable.)*

(d) Council consents, certificates, notices, orders and requisitions affecting the land and any buildings on that land.

(e) Zoning of the property and a summary sheet advising how the land can be used.

(f) Certificates issued by a building certifier.

(g) Any information that has been submitted to Council by other outside statutory organisations or network utility operators relating to the site or general locality.

HOW DO YOU REQUEST A LIM?

All requests for a LIM must be in writing. A request form is on the back of this form for your use.

Fill in the form, attach a cheque for the amount of $135.00 (including GST) and ***either*** deliver to:

The Planning Section,
Environmental Services Department
Ground Floor
Whakatane District Council
Commerce Street
WHAKATANE

or mail to:

The General Manager
Whakatane District Council
Private Bag
WHAKATANE

ATTENTION: District Planner

HOW LONG WILL A LIM TAKE TO PROCESS?

The Whakatane District Council has ten (10) working days from date of receipt to action and complete a LIM. Please note, however, should you not send the required fee or incorrect or insufficient information or fee, Council will advise you of this, and your LIM will not proceed until such time as all information requested has been received by Council.

Further information: Should you have any queries, please contact

The Planning Assistant,
Environmental Services Department,
Whakatane District Council

For office use:			
Date received:		Invoice No:	
Receipt No:		Property file No:	

WHAKATANE DISTRICT COUNCIL

The General Manager
Whakatane District Council,
Private Bag 1002, WHAKATANE

Telephone: (07) 307 9800
Fax: (07) 307 0718
Env Svcs Fax: (07) 308-5804

MISC\FORMS\ES\LIM-APPN

Whakatane District Council

Environmental Services Department

APPLICATION FOR LAND INFORMATION MEMORANDUM

Please issue a Land Information Memorandum for the following property:

Property details:

Street address or location: 10 Domain Road
Whakatane

Legal description: Lot ~~33 DP 55~~ DP(S) 556

or Flat _____ DP(S) _____

Valuation Roll No *(if known):* 07107/885.00

Area of Land: 0.0658

Property category *(please tick appropriate box)*

- [x] Residential
- [ ] Rural
- [ ] Commercial
- [ ] Industrial
- [ ] Vacant land

Owned by: Angell Rosalie . Daubney Sharyon (Trust)
Gray Thomas Kimball

Proposed Purchasers: _____

Settlement date: _____

Deposit: A deposit of $135 (GST inclusive) is payable on application.

Address for service is: 10 Domain Road
Whakatane Phone: 3084800

Signed: R. Mills Dated: 11/3/98

7107 - 885.

GIS ref: 0830/0010/000

LAND INFORMATION MEMORANDUM

1. **OWNERS:** R & D S Angell, M T K Gray.
2. **LOCATION:** 10 Domain Rd. Wh.
3. **LEGAL DESCRIPTION:** Lot 33 DP ~~8~~ ~~4~~ 556.
4. **PHYSICAL DESCRIPTION (eg, vacant section, front unit):** dwelling.
5. **AREA:** 658 m^2
6. **ZONING:** Resid B. T. W D Plan.
7. **SPECIAL FEATURES (Includes, but not limited to):** *(tick as applicable)*

- ☐ *potential erosion*
- ☐ *avulsion (The sudden removal of land, by the change in a river's course, or by flooding, to another person's land).*
- ☐ *falling debris*
- ☐ *subsidence*
- ☐ *slippage*
- ☐ *alluvion (The deposit of earth, sand, etc, left during a flood)*
- ☐ *inundation*
- ☐ *high winds*
- ☐ *fill (compacted/uncompacted)*
- ☐ *hazardous contaminants, including dangerous goods*
- ☐ *historic sites*
- ☐ *drainage restrictions*
- ☑ *reserves (existing/proposed)*
- ☑ *easements*
- ☐ *other legal restrictions (eg, building line restrictions)*
- ☐ *other*

Details:

No known easements.

8. **STORMWATER/SEWER/WATER/TRADE WASTE**

Stormwater (~~Public~~/~~Private~~)

No public stormwater reticulation main available to connect to.

Sewer (~~Public~~/~~Private~~)

Property connected to sewer main on Dawson Road.

Water - uniform annual charge ☐

- metered supply ☑

Trade Waste Consent - Yes ☐

- No ☐

9. **RATES** 1011-72

Rates for year ending 30 June 1998 **No. of instalments:** 4

Arrears outstanding: $ —

Valuations: **Date of Valuation:** 01-09-95

LV: $ 42000 **VI: $** — **CV: $** 150000

10 **BUILDINGS**

10(a) **Details of Building Permits**

Date	Permit No	Project
25-9-74	G43735	Garage.
29-11-66	2632 A	addition & alteration
2-3-78	H140259	Lounge
15-9-66	2593 B	Sign.
7-5-82	K082414	Rest Lng Fire
29-10-56	694	Addition
30-6-82	A 04721	carport.
18-11-48	60	Garage. Business
27-5-86	D 032866	alteration to dwelling
12-3-92	H 031335	Dwelling adds.
22-5-72	E 41032	addition
11-[illegible]-62	1482 A	addition.
16-11-54	1023 A	garage.

& see attached sheet

10(b)

Date	Consent No	Project
24-2-95	3046	Sunroom.

10(c) **Details of any other Certificate/Notice/Order or Requisition Affecting Buildings**

10(d) **Certificate Issued by a Building Certifier Pursuant to the Building Act 1991**

Yes ☐ *(attach copy)* No ☐

11. **USE OF LAND**

11(a) **Details of Resource Consents (Subdivision/Land Use) or Certifications of Compliance Issued for Land**

11(b) **Details of any other Certificate/Notice/Order or Requisition Affecting the Use of the Land**

11(c) **Details of Conditions Affecting the Use of Land**

12. **INFORMATION NOTIFIED TO COUNCIL BY ANY STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS**

12(a) **Requiring Authority**

12(b) **Heritage Protection Authority**

13. **INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE BUILDING ACT 1991**

☐ *Gas*

☐ *Electricity*

☐ *Water*

☐ *Drainage*

14. **ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT**

As part of the process of reviewing the Commercial and Industrial provisions of the District Plan, residents in Simpkins Street were surveyed by Council on a number of options. A copy of that information is attached. The Business Plan change is due for public in the middle of 1998.

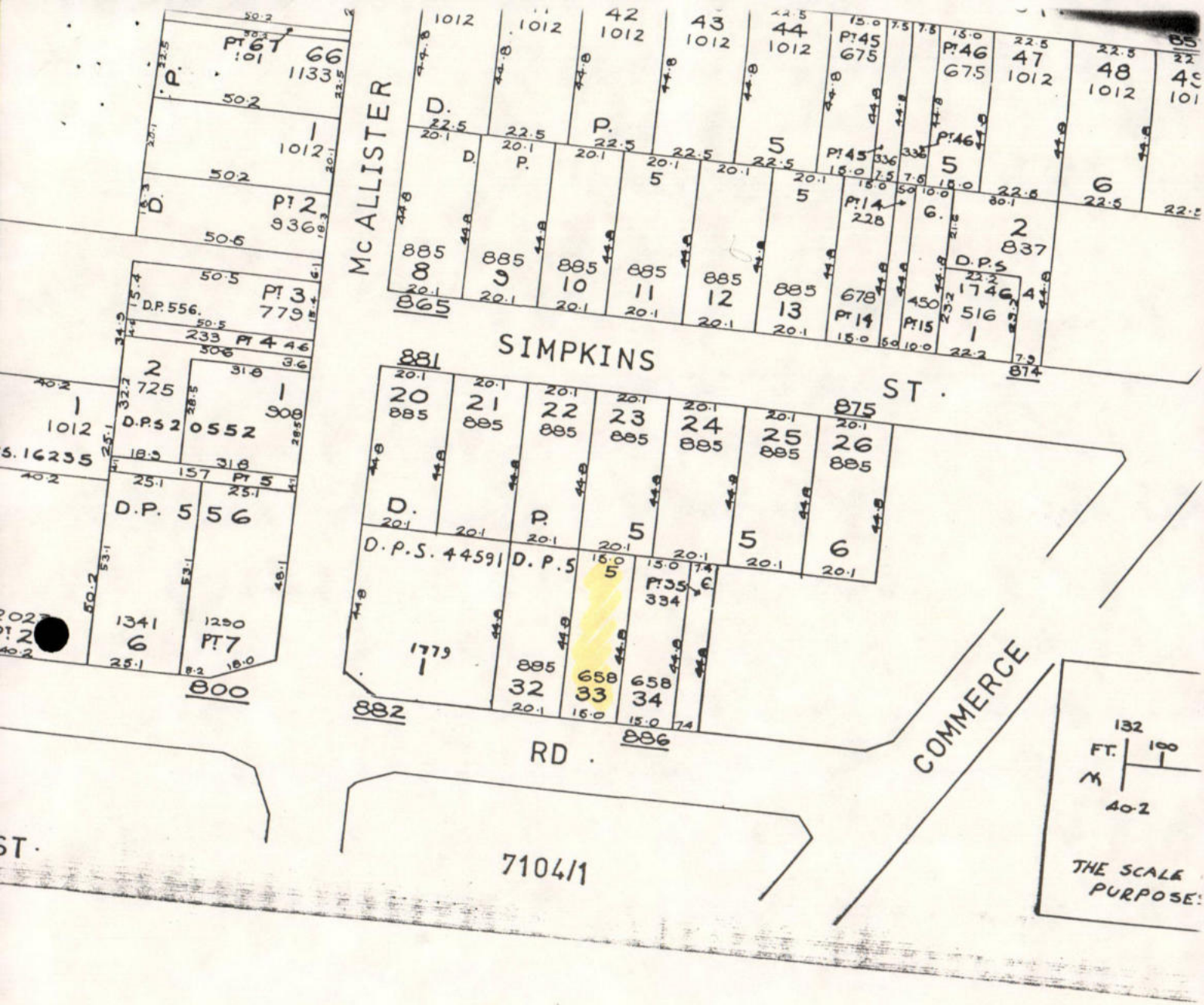
14(a) ***Attachments***

Summary of land uses in zone	☑
Planning map	☑
Copies of Resource Consents	☐
Other	☐

COST RECOVERY:

	Time (Min)	Cost	Code	Initial	Date
Processing					
Rates					
Engineering					
Dangerous Goods					
Environmental Health					
Building	60			57	17/3/98
Planning					
Drawing Office	20			AMB	16/3/98
TOTAL					

David Bewley
DISTRICT PLANNER


McALLISTER
SIMPKINS
ST.
COMMERCE
RD.
ST.
7104/1
865
881
875
874
800
882
886
D.P.S. 44591
D.P.S. 20552
D.P. 556.
D.P. 5 56
132
FT.
100
M
40-2
THE SCALE
PURPOSE

Details of Building Permits.

Date	Permit No	Project.
25-9-74	G 43755	Garage.
29-11 66	2632A	Addition & Alterations.
2-3-78	H 140259	Laundry.
15-4-66	2593A	Sign
7-5-82.	K 082914	Rent Boy Fire
29-10-54	694	Addition
30-6 82.	A 04721	Carport.
18-11-48	60	Bussiness Garage.
27-5 86	D 032866	Alteration to Dwelling
12-3 92	H 031335	Dwelling addition.
22-5-72	E 41032	Addition
11-6-62	1482A	Addition
16-11 54	1023A	Garage.
29-8-52	225.	Convert to two Unit

Application for Land Information Memorandum

WHAKATĀNE District Council

Address all correspondence to :
LIM Co-Ordinator Whakatane District Council Private Bag 1002 Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

First Name	EDGE Realty Ltd	**Surname**	
House/Unit Number	259	**Street**	The Strand
RD Number		**Suburb/Area**	
Town	Whakatane	**Post Code**	
Home Phone		**Mobile Phone**	021 982 670
Email Address	mary@edgerealty.co.nz		

Postal Address (if different from Physical address)

How would you like to receive your LIM?

☐ Post ☒ Collect ☐ Email ☐ Email to Solicitor (email address required)

Solicitors Email Address	

Please issue a Land Information Memorandum for the following property:

Street Address/Location	10 Domain Road, Whakatane.		
Legal Description:			
Lot	33	**DP(S)**	556
or Flat		**DP(S)**	
Valuation Roll No (if Known)	07107 885 00		

Property category (please tick appropriate box)

☐ Residential ☐ Rural / Lifestyle ☒ Commercial ☐ Industrial ☐ Vacant Land

Owned by:	Fraser Family Investments Ltd
Proposed Purchasers:	Jolene HANNAH, Jason Paul LOUGHER and Barry John MORGAN and/or nominee
Settlement date:	31 March 2016
Signed / Date	10 – 12 – 15

Fee: **Residential Property/Rural Property used predominantly for farming and rural purposes $200 (including GST)**

OR Business/Rural Property used for commercial or industrial use $300 (including GST)

Please refer to Information page overleaf

For Office Use only	**Date received**		**Receipt No**	96347.

WHAKATANE DISTRICT COUNCIL
11 DEC 2015
Kara

WHAKATĀNE District Council

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

DATE OF ISSUE	*15 DECEMBER 2015*
GIS NO	*0830/0010/000*
VALUATION NUMBER	*07107/885.00*

1 NAME OF PROPRIETOR

Fraser Family Investments Limited

2 LOCATION

10 Domain Road

3 LEGAL DESCRIPTION

Lot 33 Deposited Plan 556

4 PHYSICAL DESCRIPTION

House/Unit Number	*10*	**Street**	*Domain Road*
RD Number		**Suburb/Area**	
Town	*Whakatāne*	**Post Code**	*3120*

5 AREA

658m^2 (more or less)

6 ZONING

Residential 1 under the Operative Whakatane District Plan and Mixed Use under the Proposed Whakatane District Plan (As amended by decisions as 4 December 2015).

ATTACHMENTS

- *Certificate of Title*
- *Legal Description Map*
- *Underground Services Map*
- *Permit(s) and Consent(s)*
- *Resource Consent decision letter(s)*
- *Keys to Map*
- *District Plan Map(s)*
- *Drainage Plan*
- *Floor Plan(s)*

7 SPECIAL FEATURES	**COMMENTS**
• Potential erosion	*No information available*
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Falling debris	*No information available*
• Subsidence	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*
• Inundation	*No information available*
• High winds	*No information available*
• Fill (compacted/uncompacted)	*No information available*

• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*No information available*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.*
• Sewer	*This property is connected to the public water/sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30.6.2016	*$3,627.71*
• Number of instalments	*4*
• Date of next instalment	*26 February 2016*
• Current balance or arrears	*$997.62*
• Date of valuation	*September 2013*
• Land value	*$175,000*
• Capital value	*$360,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$173.79*
• Last reading date	*2 November 2015*
• Consumption	*4m^3*
• Amount	*$92.64*
• Arrears outstanding	*$92.64*
11 BUILDINGS	
(a) Details of Building Permits	

The property file does not contain plans, specifications or a copy of the building permit/consent for the dwelling on this property. The lack of Council records does not necessarily mean that a building permit or a building consent was not obtained at the time rather that the Council has no records on file.

Date	Permit No	Project
29 August 1952	*225*	*Add to and Convert Single Unit Dwelling Into a Two Unit Dwelling*
6 March 1959	*726*	*Plumbing and Drainage*
16 November 2059	*1023*	*Garage*
11 April 1962	*1482A*	*Addition*
17 February 1790	*2174*	*Plumbing and Drainage*
22 May 1972	*E41032*	*Addition of WC to Rear of Building*
25 September 1974	*G43755*	*Extend Single Garage to Double Garage*
13 February 1978	*H140259*	*Laundry*
7 May 1982	*K052914*	*Chimney Permit*
30 June 1982	*A04721*	*Building Carport on Existing Shed*
6 June 1984	*276*	*Plumbing and Drainage*
22 May 1986	*163*	*Plumbing and Drainage*
22 May 1986	*D032866*	*Internal Alterations and Re-glazing*
12 March 1992	*H031335*	*Dwelling Addition*

(b) Details of Building Consents

Date	Consent No	Project	Date Code Compliance Certificate Issued
16 May 1994	*3045*	*Sunroom Addition*	*31 March 1995*
8 January 2002	*10888*	*Backpackers Accommodation*	*29 April 2003*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Compliance Schedule 468, copy attached

Building Warrant of Fitness expires 7 May 2016

The building on this site is included in Council's list of buildings for assessment in respect to its earthquake status. No assessment of the building has been currently undertaken. Such an assessment would have to be carried out in accordance with the Council's Earthquake-prone Building Policy (available www.whakatane.govt.nz). An independent seismic evaluation of the building would support informed decision making.

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

24.2.09.74 Resource Consent Land Use dated 31 August 2009 - (copy of decision letter attached)

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land

No information available

(d) Details of Conditions Affecting the Use of Land

No information available

Minimum Floor Level	*In accordance with the requirements set out in the New Zealand Building Code.*

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER

(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956

No information available

(bb) Information on:

(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advise on, the planning provisions of the Operative and Proposed Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services.. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2015-2025.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose**

David Bewley
General Manager Planning, Regulatory and Corporate Services

LIM Operative District Plan Legend

Zone

WDC ID

- BUS1
- BUS2
- BUS3
- BUS4
- CPZ
- RES1
- RESERVE
- RUR1
- RUR2
- RUR3
- RUR4

Character Area

Name

- Strand Character Area
- WHK River Greenway concept
- Natural Hazard Area
- Outstanding Natural Landscape Feature Final
- Outstanding Natural Landscape Feature
- Key Urban Spaces
- Designation
- Cultural Heritage

Inundation Risk Zone 2008

- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone
- Individual Inundation Compoments

Misc Features

Label

- 25 m Contour
- 35 m Contour
- Amenity Building Line
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Verandah Street
- Limited Access Road
- Escarpment
- Town Centre Boundary
- Rangitaiki River Floodway Area
- Rangitaiki River Floodway Line
- Omeheu Spray Irrigation Scheme
- Edgecumbe Dairy Factory Rule

Network Utility

- High Voltage Transmission Line
- Natural Gas Pipeline
- Stormwater Drain
- Natural Hazard Line

Erosion Risk Zones 2008

Code

- 2060ERZ
- 2100ERZ
- CERZ

LIM Proposed District Plan Legend

Coastal Hazards

- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- Current Erosion Risk Zone
- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone
- Variable ERZ Levels

Landscape Natural & Cultural Features

- Significant Specimen Trees
- Ridgeline
- Esplanade Water Body
- Cultural & Built Heritage Sites
- Cultural & Built Heritage Sites
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Significant Indigenous Biodiversity Site

Hazards

- Natural Hazard (NHaz4)
- Natural Hazard
- Overland Flow Paths
- Mill Waste Contaminated Site

Misc Features

- 25 m Contour
- 35 m Contour
- Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
- 300 m oxidation pond buffer
- Omeheu Spray Irrigation Scheme
- Proposed Road

Built Features

- Amenity Building Line
- Indicative service lane
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Limited Access Road
- Railway
- State Highway
- District Arterial Roads
- Proposed Designation
- Designation
- Town Centre Boundary
- 12m Height Restriction
- Key Urban Space
- Strand Character Area
- River Greenway Concept
- Gas Transmission Pipeline Corridor
- High Voltage Electrical Transmission Line
- High Voltage Electrical Transmission Corridor

Planning Zones

- Active Reserve
- Business Centre
- Coastal Protection (CPZ)
- Commercial
- Community and Cultural
- Deferred Residential
- Education
- Industrial
- Large Format Retail
- Light Industrial
- Mixed Use
- Residential
- Rural Coastal
- Rural Foothills
- Rural Ohiwa
- Rural Plains
- Urban Living
- StatutoryAcknowledgements

LIM Services Legend

Water Supply

- B — Back Flow Preventer
- H — Hydrant
- M — Bulk Meter
- ? — Customer Meter
- A — Air Release
- PC — Control Valve
- IS — Isolation Valve
- IS — Isolation Valve Closed
- q — Non Return Valve
- Pump Station
- B — Bore (Source)
- B — Bore BOPRC
- ! — Node
- Toby
- Connection
- Main
- Rider Main
- Reservoir
- Scheme

Waste Water

- A — Valve
- Pump Station
- ! — Node
- ! — Miscellaneous
- R — Manhole
- < — Outlet
- Connection
- Main
- Riser Main
- Facility
- Scheme

Storm Water

- = — Inlet
- R — Manhole
- ! — Miscellaneous
- ! — Node
- Pump Station
- Open Drain
- Dam
- Connection
- Main
- Rising Main
- Soakage Area
- Scheme

WHAKATĀNE
District Council

Valuation Number: 07107/885.00
GIS Number: 0830/0010/000

15 December 2015

Edge Realty Ltd
259 The Strand
Whakatane

Delivery Method; Collect

LAND INFORMATION MEMORANDUM — 10 DOMAIN ROAD

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 15 December 2015 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully

Kara Dowthwaite
LIM CO-ORDINATOR

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

Land Information Memorandum

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE	*15 DECEMBER 2015*
GIS NO	*0830/0010/000*
VALUATION NUMBER	*07107/885.00*

1 NAME OF PROPRIETOR

Fraser Family Investments Limited

2 LOCATION

10 Domain Road

3 LEGAL DESCRIPTION

Lot 33 Deposited Plan 556

4 PHYSICAL DESCRIPTION

House/Unit Number	*10*	**Street**	*Domain Road*
RD Number		**Suburb/Area**	
Town	*Whakatāne*	**Post Code**	*3120*

5 AREA

658m^2 (more or less)

6 ZONING

Residential 1 under the Operative Whakatane District Plan and Mixed Use under the Proposed Whakatane District Plan (As amended by decisions as 4 December 2015).

ATTACHMENTS

- *Certificate of Title*
- *Keys to Map*
- *Legal Description Map*
- *District Plan Map(s)*
- *Underground Services Map*
- *Drainage Plan*
- *Permit(s) and Consent(s)*
- *Floor Plan(s)*
- *Resource Consent decision letter(s)*

7 SPECIAL FEATURES	**COMMENTS**
• Potential erosion	*No information available*
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Falling debris	*No information available*
• Subsidence	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*
• Inundation	*No information available*
• High winds	*No information available*
• Fill (compacted/uncompacted)	*No information available*

• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*No information available*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.*
• Sewer	*This property is connected to the public water/sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30.6.2016	*$3,627.71*
• Number of instalments	*4*
• Date of next instalment	*26 February 2016*
• Current balance or arrears	*$997.62*
• Date of valuation	*September 2013*
• Land value	*$175,000*
• Capital value	*$360,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$173.79*
• Last reading date	*2 November 2015*
• Consumption	*4m^3*
• Amount	*$92.64*
• Arrears outstanding	*$92.64*
11 BUILDINGS	
(a) Details of Building Permits	

The property file does not contain plans, specifications or a copy of the building permit/consent for the dwelling on this property. The lack of Council records does not necessarily mean that a building permit or a building consent was not obtained at the time rather that the Council has no records on file.

Date	Permit No	Project
29 August 1952	*225*	*Add to and Convert Single Unit Dwelling Into a Two Unit Dwelling*
6 March 1959	*726*	*Plumbing and Drainage*
16 November 2059	*1023*	*Garage*
11 April 1962	*1482A*	*Addition*
17 February 1790	*2174*	*Plumbing and Drainage*
22 May 1972	*E41032*	*Addition of WC to Rear of Building*
25 September 1974	*G43755*	*Extend Single Garage to Double Garage*
13 February 1978	*H140259*	*Laundry*
7 May 1982	*K052914*	*Chimney Permit*
30 June 1982	*A04721*	*Building Carport on Existing Shed*
6 June 1984	*276*	*Plumbing and Drainage*
22 May 1986	*163*	*Plumbing and Drainage*
22 May 1986	*D032866*	*Internal Alterations and Re-glazing*
12 March 1992	*H031335*	*Dwelling Addition*

(b) Details of Building Consents

Date	Consent No	Project	Date Code Compliance Certificate Issued
16 May 1994	*3045*	*Sunroom Addition*	*31 March 1995*
8 January 2002	*10888*	*Backpackers Accommodation*	*29 April 2003*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Compliance Schedule 468, copy attached

Building Warrant of Fitness expires 7 May 2016

The building on this site is included in Council's list of buildings for assessment in respect to its earthquake status. No assessment of the building has been currently undertaken. Such an assessment would have to be carried out in accordance with the Council's Earthquake-prone Building Policy (available www.whakatane.govt.nz *). An independent seismic evaluation of the building would support informed decision making.*

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

24.2.09.74 Resource Consent Land Use dated 31 August 2009 - (copy of decision letter attached)

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land

No information available

(d) Details of Conditions Affecting the Use of Land

No information available

Minimum Floor Level	*In accordance with the requirements set out in the New Zealand Building Code.*

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER

(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956

No information available

(bb) Information on:

(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advise on, the planning provisions of the Operative and Proposed Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services.. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2015-2025.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose**

David Bewley
General Manager Planning, Regulatory and Corporate Services

LIM Operative District Plan Legend

Zone

WDC ID

- BUS1
- BUS2
- BUS3
- BUS4
- CPZ
- RES1
- RESERVE
- RUR1
- RUR2
- RUR3
- RUR4

Misc Features

Label

- 25 m Contour
- 35 m Contour
- Amenity Building Line
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Verandah Street
- Limited Access Road
- Escarpment
- Town Centre Boundary
- Rangitaiki River Floodway Area
- Rangitaiki River Floodway Line
- Omeheu Spray Irrigation Scheme
- Edgecumbe Dairy Factory Rule

Character Area

Name

- Strand Character Area
- WHK River Greenway concept
- Natural Hazard Area
- Outstanding Natural Landscape Feature Final
- Outstanding Natural Landscape Feature
- Key Urban Spaces
- Designation
- Cultural Heritage

Inundation Risk Zone 2008

- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone
- Individual Inundation Compoments

Network Utility

- High Voltage Transmission Line
- Natural Gas Pipeline
- Stormwater Drain
- Natural Hazard Line

Erosion Risk Zones 2008

Code

- 2060ERZ
- 2100ERZ
- CERZ

LIM Proposed District Plan Legend

Coastal Hazards

- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- Current Erosion Risk Zone
- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone
- Variable ERZ Levels

Landscape Natural & Cultural Features

- Significant Specimen Trees
- Ridgeline
- Esplanade Water Body
- Cultural & Built Heritage Sites
- Cultural & Built Heritage Sites
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Y Y Significant Indigenous Biodiversity Site

Hazards

- Natural Hazard (NHaz4)
- Natural Hazard
- Overland Flow Paths
- Mill Waste Contaminated Site

Misc Features

- 25 m Contour
- 35 m Contour
- Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
- 300 m oxidation pond buffer
- Omeheu Spray Irrigation Scheme
- Proposed Road

Built Features

- Amenity Building Line
- Indicative service lane
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Limited Access Road
- Railway
- State Highway
- District Arterial Roads
- Proposed Designation
- Designation
- Town Centre Boundary
- 12m Height Restriction
- Key Urban Space
- Strand Character Area
- River Greenway Concept
- Gas Transmission Pipeline Corridor
- High Voltage Electrical Transmission Line
- High Voltage Electrical Transmission Corridor

Planning Zones

- Active Reserve
- Business Centre
- Coastal Protection (CPZ)
- Commercial
- Community and Cultural
- Deferred Residential
- Education
- Industrial
- Text
- Large Format Retail
- Light Industrial
- Mixed Use
- Residential
- Rural Coastal
- Rural Foothills
- Rural Ohiwa
- Rural Plains
- Urban Living
- StatutoryAcknowledgements

LIM Services Legend

Water Supply

- B Back Flow Preventer
- Hydrant
- M Bulk Meter
- ? Customer Meter
- A Air Release
- Control Valve
- Isolation Valve
- Isolation Valve Closed
- q Non Return Valve
- Pump Station
- Bore (Source)
- Bore BOPRC
- ! Node
- Toby
- Connection
- Main
- Rider Main
- Reservoir
- Scheme

Waste Water

- A Valve
- Pump Station
- ! Node
- ! Miscellaneous
- R Manhole
- < Outlet
- Connection
- Main
- Riser Main
- Facility
- Scheme

Storm Water

- = Inlet
- R Manhole
- ! Miscellaneous
- ! Node
- Pump Station
- Open Drain
- Dam
- Connection
- Main
- Rising Main
- Soakage Area
- Scheme

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**SA154/114**
Land Registration District	**South Auckland**
Date Issued	29 October 1908

Prior References
SA61/200

Estate	Fee Simple
Area	658 square metres more or less
Legal Description	Lot 33 Deposited Plan 556

Proprietors
Fraser Family Investments Limited

Interests
9335622.3 Mortgage to Bank of New Zealand - 21.3.2013 at 9:08 am

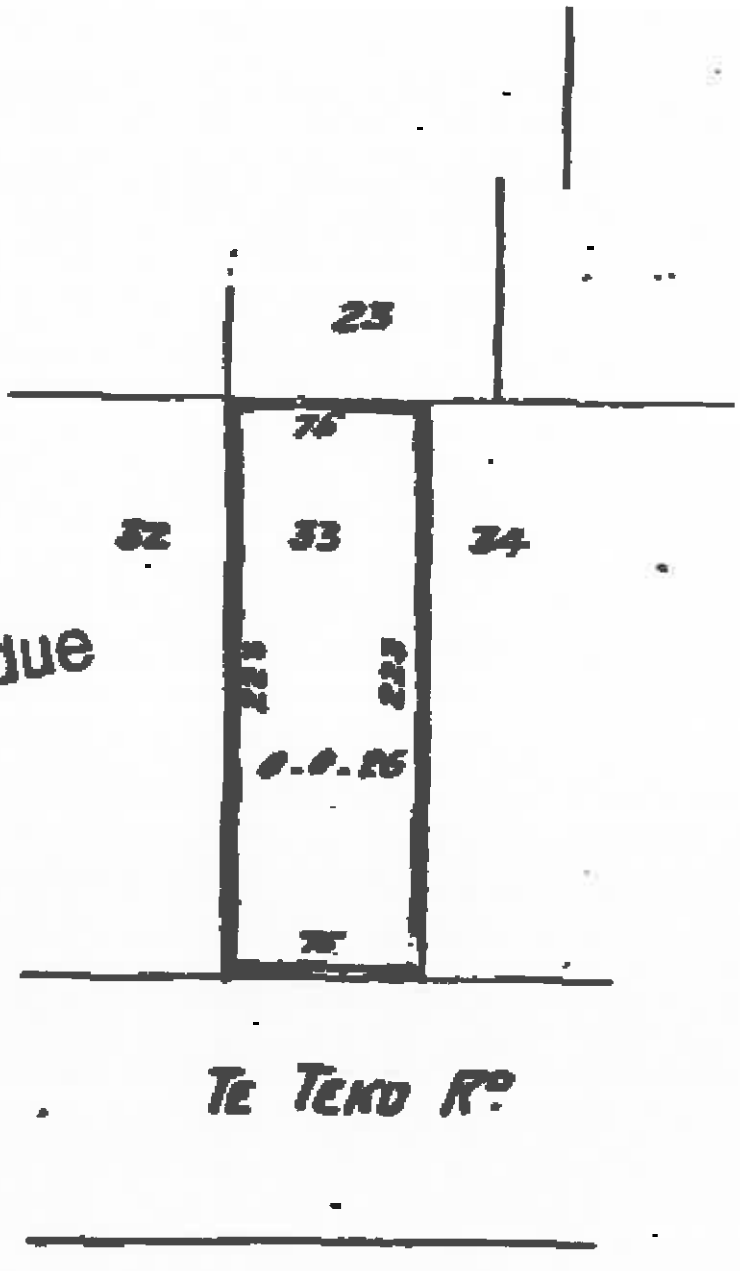


Image Quality due to Condition of Original

WHAKATĀNE
District Council

RID DOCUMENT

Date: 11 December 2015

Valuation Number: 07107 885 00

Location: 10 DOMAIN ROAD

Legal Description: LOT 33 DP 556

Area (Ha): 0.0658

Valuation Date: 1 September 2013

	Normal Values	**Special Values** (if applicable)
Land Value:	175,000	
Improve Value:	185,000	
Capital Value:	360,000	
Tree Value:	0	

Contiguous Property:

2016 Year's Assessed Rates: **3,627.71**

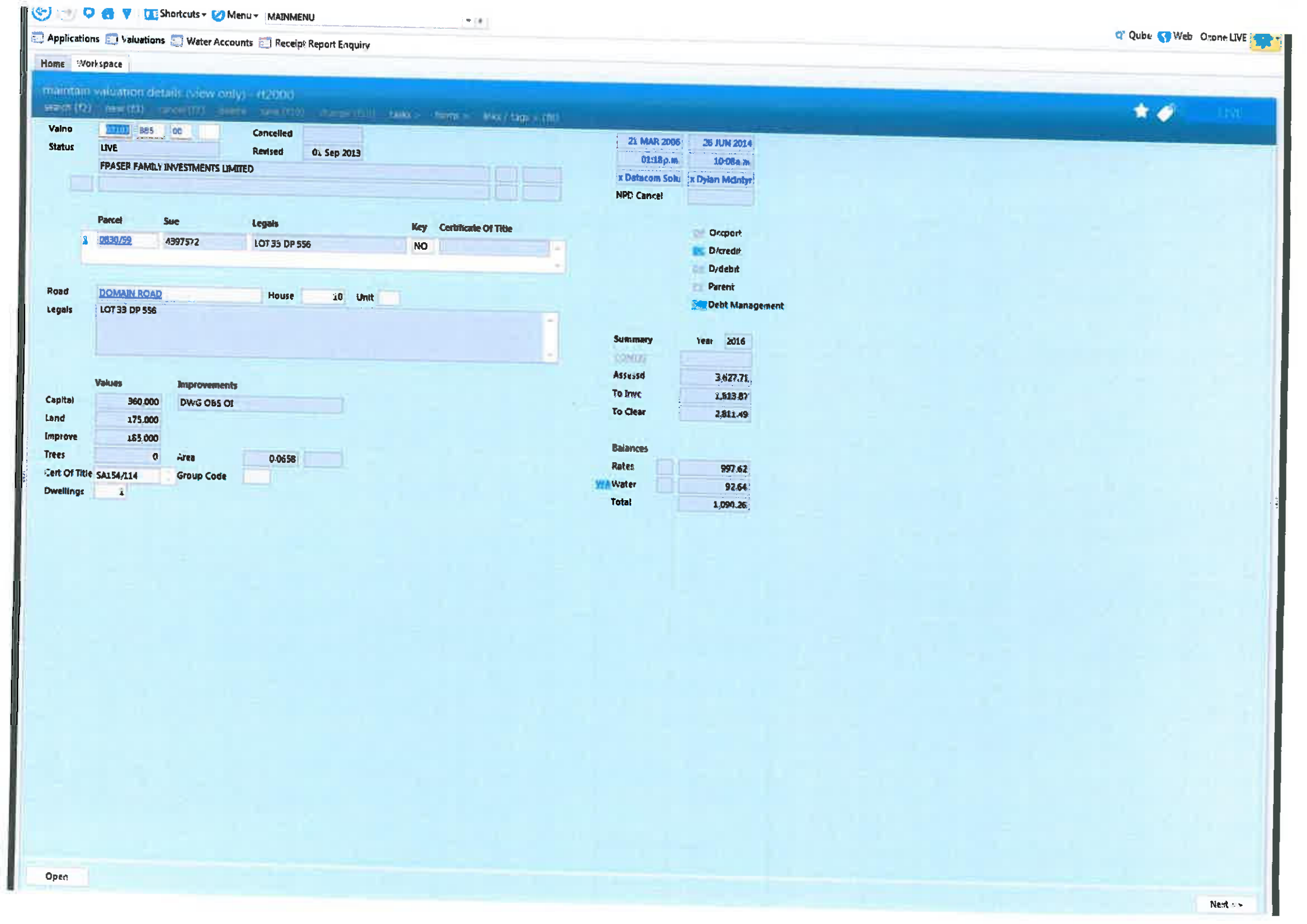
Instalment 1: 21 Aug 2015

Instalment 2: 20 Nov 2015

Instalment 3: 26 Feb 2016

Instalment 4: 20 May 2016

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand


Shortcuts
Menu
MAINMENU
Applications
Valuations
Water Accounts
Receipt Report Enquiry
Qube
Web
Ozone LIVE
Home
Workspace
maintain valuation details (view only) - 42000
Valno
885
00
Cancelled
Status
LIVE
Revised
01 Sep 2013
FRASER FAMILY INVESTMENTS LIMITED
21 MAR 2006
26 JUN 2014
01:18p.m.
10:08a.m.
x Datacom Solu
x Dylan McIntyr
NPD Cancel
Parcel
Sue
Legals
Key
Certificate Of Title
0830/59
4397572
LOT 33 DP 556
NO
Occport
D/credit
D/debit
Parent
Debt Management
Road
DOMAIN ROAD
House
10
Unit
Legals
LOT 33 DP 556
Summary
Year
2016
Assessd
3,627.71
To Invc
1,513.87
To Clear
2,811.49
Values
Improvements
Capital
360,000
DWG OBS OI
Land
175,000
Improve
185,000
Trees
0
Area
0.0658
Cert Of Title
SA154/114
Group Code
Dwellings
1
Balances
Rates
997.62
Water
92.64
Total
1,090.26
Open
Next

Shortcuts Menu MAINMENU

Qube Web Ozone LIVE

Applications Valuations Water Accounts Receipt Report Enquiry

Home Workspace

parcel maintenance - surveyed lot (view) [redacted]

search (f2) new (f3) cancel (f7) delete view (f10) change (f10) tasks forms reqs / tags + (f8) LIVE

Parcel ID	[redacted]		LIVE		01 JUL 2006	05 MAR 2014
			Start Date		05:48p.m.	05:25p.m.
Type	SURVEYED				x Datacom Solution	x Datacom Solution
					Pfile	0830/0010/000

Legal Details

Name	LOT 33 DP 556			
Parcel	LOT	33	Block	
Plan	DP	556		

Location Details

Maori Block			
Survey District			
Meshblock		Ward	
Area Unit			

Planning Zones

1	

Area (ha)	0.0657
GIS Area	0.0657
Legacy RC ID	

Title/parent Plan

1	

Address

	Road Name	House	Unit	Suburb
1	[redacted]OMAIN ROAD	10		WHAKATANE

Parcel Associations

Parcel Associat..	Assctn Descrip...
BC	Building Cons...
RA	Resource Cons...
CC	Contact Centre
PM	Premises

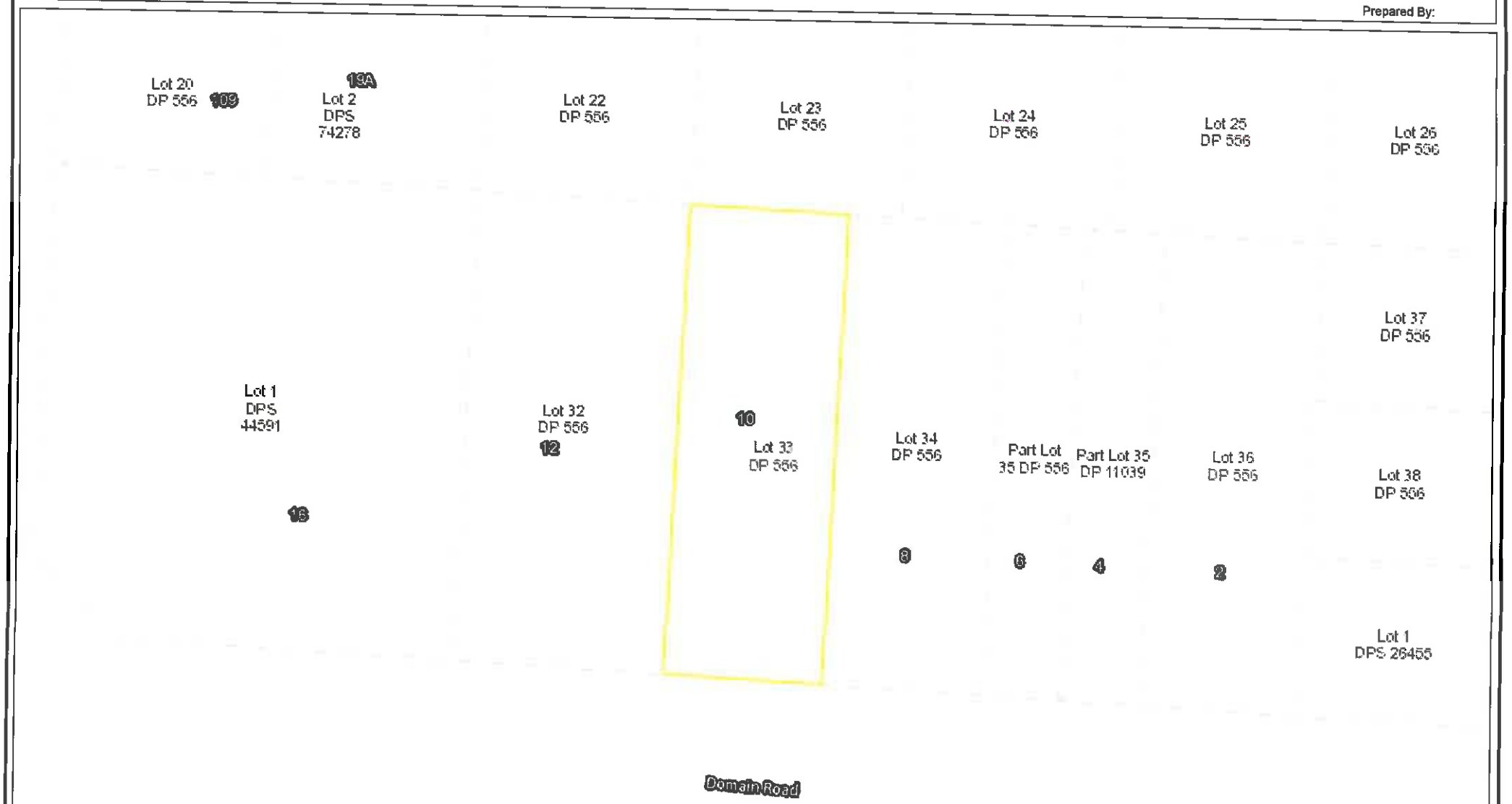
Sue Number	4397572
Comments	DP556

Open

10 Domain Road - Legal Description Map

Date Printed: 11 December 2015

Prepared By:



SCALE 1: 500

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

10 Domain Road - Operative District Plan Map

Date Printed: 11 December 2015

Prepared By:

SCALE 1: 500

0.0 0

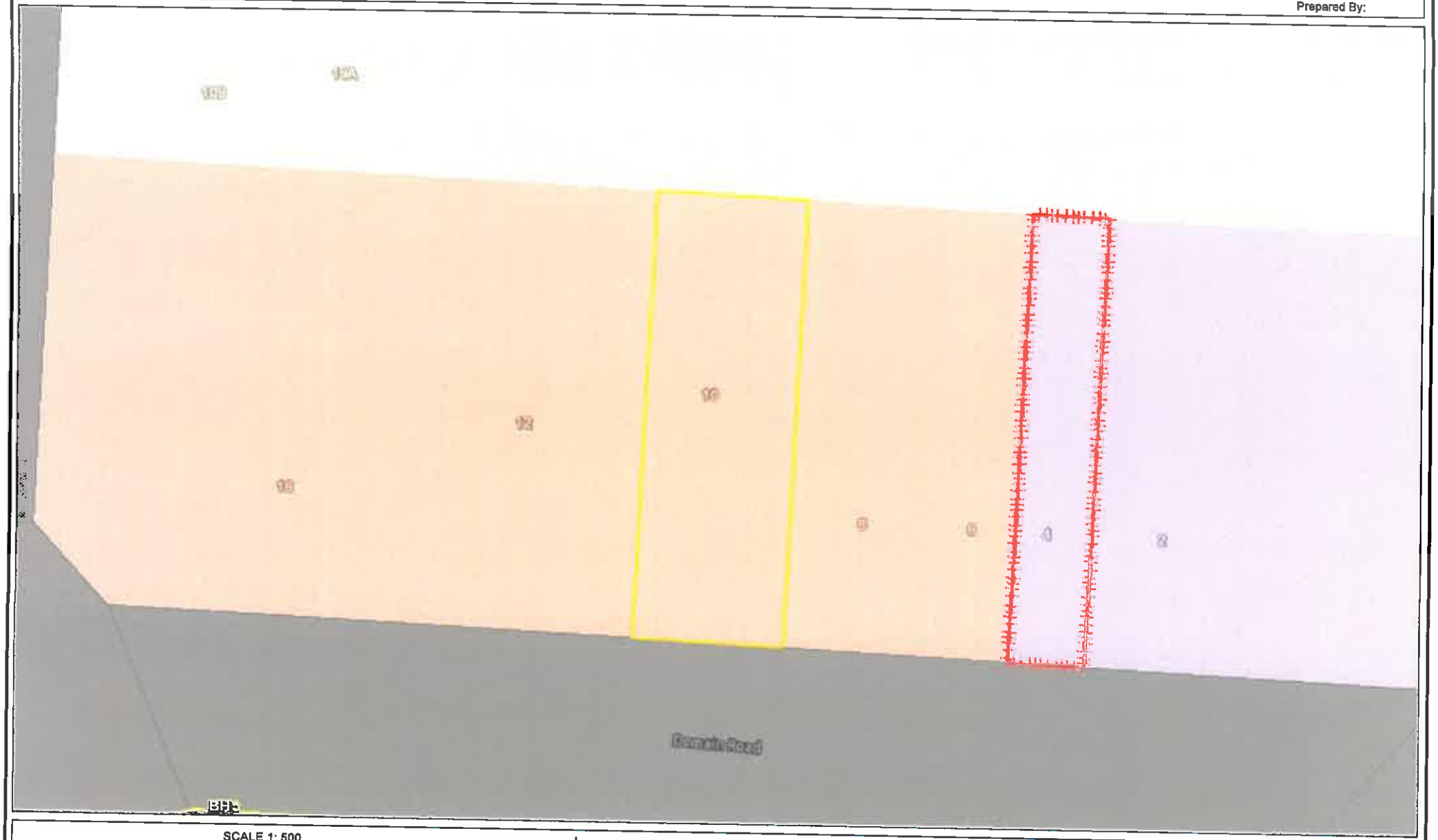
Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

10 Domain Road - Proposed District Plan Map

Date Printed: 11 December 2015

Prepared By:



SCALE 1: 500

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

10 Domain Road - Underground Services Map

Date Printed: 11 December 2015

Prepared By:

SCALE 1: 500

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

10 Domain Road - Water Meter Location Map

Date Printed: 11 December 2015

Prepared By:

SCALE 1: 250

0.0 0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles

Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

0830/6010 (HL663.10)

WHAKATĀNE
District Council

14 January 2015

MB Fraser
C/- Fraser Family Trust
18 Sullivan Street
Whakatāne 3120

Dear Sir/Madam

RE: COMPLIANCE SCHEDULE 468 – EASTBAY PODIATRY

Following receipt of a Building Warrant of Fitness from your IQP, we have generated a Compliance Schedule detailing the specified systems within your building and their associated monitoring and maintenance requirements. A copy is attached for your records. Please ensure a copy is kept on site.

Please feel free to contact me at Paul.Howells@whakatane.govt.nz should you require any further assistance, advice or support.

Kind regards

PP:

Paul Howells
BUILDING MONITORING OFFICER

CC: Grenville Thomson and Associates Ltd

COMPLIANCE SCHEDULE NO. 468

Section 100, Building Act 2004
Issued by: Whakatane District Council
Printed on: 14 Jan 2015

GIS ID NO: 0830/0010/000

WHAKATĀNE District Council

BUILDING

Premises:
EASTBAY PODIATRY

Intended Use:
Podiatry Clinic

Location:
10 DOMAIN ROAD

Intended Life:
Indefinite but not less than 50 years

Purpose Group:

Legal Description:
LOT 33 DP556

Fire Hazard Category:

Council Charges
The Council's total charge's payable on the uplifting of this compliance schedule in accordance with the attached details, are: **$ NIL**

OWNER

Name of owner:
FRASER, MATTHEW BRUCE

Telephone Number/s
day 0064 021 530830

Contact Person:
FRASER, MATTHEW BRUCE

Mailing address:
C/O FRASER FAMILY TRUST
18 SULLIVAN STREET
WHAKATANE 3120

SPECIFIED SYSTEMS

This is to state that compliance schedule 468 specifies inspection, maintenance, and reporting procedures of following systems and features of the building.

SS1 Automatic systems for fire suppression (for example sprinkler systems)

SS14/2 Signs relating to, a system or feature specified in any of clauses 1 to 13.

SS15/2 Final exits

SS15/4 Signs for communicating information intended to facilitate evacuation.

SS2 Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit).

SS7 Automatic back-flow preventer connected to a potable water supply

NOTICE

The compliance schedule and the written reports obtained with the compliance schedule are to be kept at:

10 DOMAIN ROAD

Signed by *or* on behalf of the Council.

Paul Howells	Monitoring Officer-Building	Reissue Date 22/03/2013 Anniversary Date:07/05
Name	Position	Date

SS1 – Automatic Systems for Fire Suppression

Type 6
Type 7
Deluge System

Make
Type
Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4541
In accordance with NZS 4515
In accordance with AS 1851
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency / Frequency
Automatic systems for fire suppression require regular inspection and testing to ensure the systems will operate as required by the performance standard in the event of a fire.

The interface with the emergency warning system requires monthly inspections.

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with the performance and inspection standard or document, and to ensure the system will operate as required in the event of a fire.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, fau ... found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS14/2 - Signs Relating to, a System or Feature specified in any of Clauses 1 to 13

Sign instruction on how to operate a fire alarm call point
Sign showing location of automatic door for accessibility
Sign advising not to sure the lift in the event of fire
Sign indicating the lift's rated load in persons and kilograms
Sign showing location of lift for accessibility
International symbol for deafness

Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4121
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Signage should be inspected in accordance with the published Standard or the performance specification of the associated specified system.

Monthly inspections of illuminated signs to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.
iv) Illuminated.

Annual inspections of signs not required to be illuminated to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.

Maintenance
Responsive maintenance should be carried out in accordance with the nominated performance and inspection Standard of the associated system, and to ensure signs remain correctly positioned and legible.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS15/2 – Final Exits

An exit door from the building to the street
An exit gate at the base of an external stair
An exit gate between an enclosed yard of a building and the street
A door between two evacuation zones of a building with staged evacuation
A door between two buildings where either building is a safe place for the adjacent building

Location: *refer to attached plan*

Performance Standard
In accordance with Acceptable Solutions C/AS1 – C/AS7 Protection from Fire
In accordance with NZBC F8
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Final exits require regular inspection to ensure occupants are not prevented from leaving the building in the event of an emergency.

Daily, when the building is in use, and monthly inspections by owner to ensure the doors are not locked, barred and blocked.

And that door-locking devices:

i) Are clearly visible
ii) Are easily operated without a key or other security device.
iii) Do not prevent or override the direct operation of panic bolts fitted to any door.

Maintenance
Responsive maintenance should be carried out to ensure occupants are not prevented from leaving the building in the event of an emergency.

In particular, the final exits should be maintained to ensure they are:

i) Cleary identified
ii) Free of obstructions
iii) Unlocked
iv) Easily-used.

Persons Responsible
Daily and monthly inspections shall be undertaken by the owner
Annual inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS15/4 – Signs for Communicating Information intended to Facilitate Evacuation

(Emergency lighting that also forms an exit sign needs to have its illumination aspect checked under SS4)

Exit Sign
Directional sign
No exit sign

Location: *refer to attached plan*

Performance Standard
In accordance with F8
In accordance with NZS 4121
In accordance with AS 2293
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
ıns require regular inspection to ensure they are displayed to facilitate evacuation in an event of an emergency.

Monthly inspections of illuminated signs to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.
iv) Illuminated.

Annual inspections of signs not required to be illuminated to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.

Maintenance
Responsive maintenance should be carried out in accordance with the nominated performance and inspection Standard, and to ensure signs remain correctly positioned and legible and where appropriate ensure the escape route is identified.

rsons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS2 – Emergency Warning Systems

Type 2
Type 3
Type 4
Type 5
Other emergency warning system warning occupants of a potentially hazardous situation

Make
Type
Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4512
In accordance with AS 1851
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Emergency warning systems require regular inspection and testing to ensure the system will operate as required by the performance standard in the event of fire or other danger.

The interface with the following specified systems requires monthly inspections:

Sprinkler system
Auto doors
Access controlled doors
Fire/smoke doors
Escape route pressurization
Lifts
Escalator
Mechanical ventilation
Mechanical smoke control
Natural smoke control
Smoke curtain

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with NZS 4512 and to ensure the system will operate as required in the event of a fire or other danger.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

Security / Smoke alarm *alternative solution*

Maintenance
Systems require regular inspection to ensure they remain fit for purpose and require inspections to be completed by the building owner or representative, the security contractor and an annual inspection by an IQP.

Inspections
Monthly – By owner or representative

- Check that security system is operational
- Check that no smoke/heat detectors are isolated or disabled
- Visually inspect all smoke/heat detectors for damage or removal
- Check that sounders operate
- Check that monitoring connection is operational (if connected)

Six monthly – By security alarm maintenance contractor

- Inspect each battery for tight and clean terminals
- Test battery by applying a load equal to the Ampere Hour rating of the battery for 10 seconds and ensuring each battery does not drop below 10 volts (80% of nominal 12v) with chargers turned off
- Test the operation of all sounders
- Inspect system configuration and wiring to ensure smoke/heat detection are functional

Annual – By IQP

- Inspect the location and visual condition of all smoke/heat detectors to ensure that they can reliably detect products of combustion
- Clean and test (using test smoke) at least 20% of smoke detectors on each circuit
- Check and confirm that a "fire signal" is received by the remote monitoring centre if connected.
- Test and measure the operation of all alerting sounders to ensure a minimal sound level as per original specifications
- Verify that the monthly owners checks have been carried out
- Verify that the six monthly service checks have been carried out
- Log location of detectors tested.

Performance Standards
Specifically designed inspection and maintenance document

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS7 – Automatic Backflow Preventers

Reduced Pressure Zone devices
Double Check Valve Assemblies
Pressure Type Vacuum Breakers
Atmospheric Vacuum Breakers

Location: *refer to attached plan*

Performance Standard
In accordance with AS/NZS 2845.3
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Automatic backflow preventers require regular testing to ensure they provide protection to the drinking water supply.

RPZ & D/C & Pressure Vacuum Breakers
Annual inspections by an independent qualified person/licensed building practitioner in accordance with AS/NZS 2845

Atmospheric Vacuum Breakers
Annual inspections by an independent qualified person/licensed building practitioner to achieve the required results:

i) Operate the device by turning on the fixture or equipment and observe the operation. The poppet or float must close on increase in pressure, and

ii) Operate the device by turning off the fixture or equipment and observe the operation. The poppet or float must open on decrease in pressure.

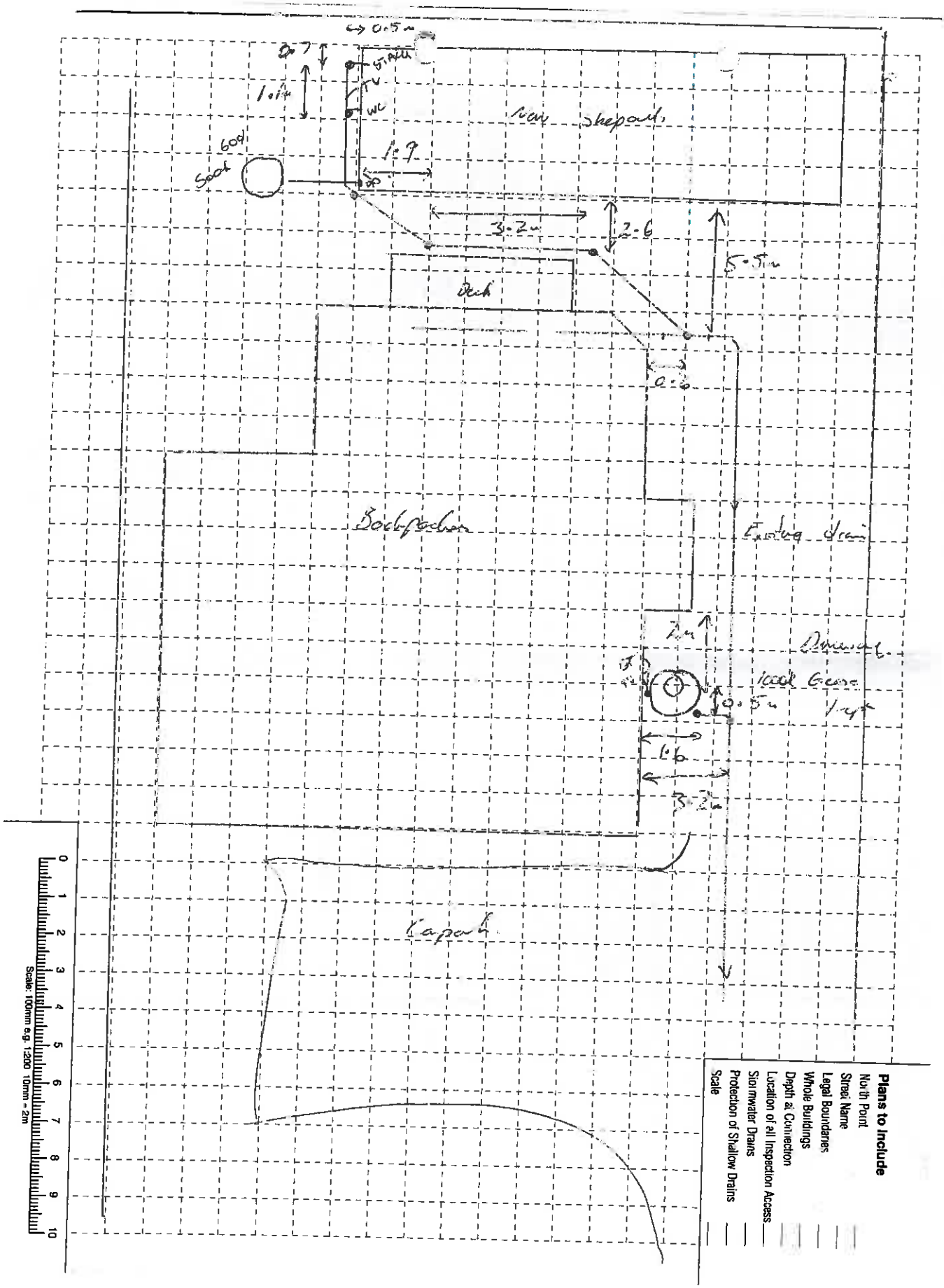
Non-Testable Automatic Vacuum Breaker
Annual inspections by an independent qualified person/licensed building practitioner and should be replaced or repaired if leaking or displaying any other fault.

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with AS/NZS 2845 and ensure the backflow preventer provides protection to the drinking water supply.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually



Plans to Include

- North Point
- Street Name
- Legal Boundaries
- Whole Buildings
- Depth at Connection
- Location of all Inspection Access
- Stormwater Drains
- Protection of Shallow Drains
- Scale

APPLICATION FOR THE ISSUE OF A BUILDING PERMIT:

The Town Clerk,
WHAKATANE.

I, JAMES PITHIE of 18 Simpkins Street, Whakatane, hereby make application for a PERMIT to erect,
(State fully the nature of the work.) Add to and convert a single unit dwelling into a two unit dwelling

on (Lot, Section etc.) at 16 POMAIN ROAD, WHAKATANE.

..... Val. No.....

VALUE OF PROPOSED WORK £600 - 0 - 0

Builder's Name J. PITHIE Address 18 SIMPKINS Street, Whakatane.

Owner's Name Whakatane Board Mills Limited Address ..... Street, Whakatane.

Plans and Specifications : (Plans to be drawn to scale and Specifications to be typed.) I deposit herewith, in Duplicate, the drawings and specification in reference to the abovementioned work.

Drainage Plan : To be submitted in duplicate showing details of lay-out to conform to Health Department requirements.

Site Plan : I also deposit herewith, a plan (to scale) in duplicate, of the proposed building with measurements from the boundaries together with existing structures thereon.

Floor space : (Area in square Feet.)

Area of Building (Excluding porches and verandahs) _____ sq. ft.

Area of porches and verandahs _____ sq. ft.

Area of Basements. _____ sq. ft.

TOTAL AREA : ~~_____~~ sq. ft

SIGNED : J Pithie APPLICANT 15/7/1952
(State whether ~~Owner~~, ~~Occupier~~ or Builder.)

-.-.-.

NEW CONVERSION

PERMIT NO 196

WHAKATANE BOROUGH COUNCIL.

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK (SANITARY) CARRIED OUT

I, the undersigned Wood Mills Ltd hereby make application for permission to have the work prescribed herein, and set out in the plan on the reverse hereof, or attached hereto, carried out in the premises, situated in Pine Bush Street of which I am the .....
Owner, Occupier, Agent.

I authorise Mr. D. McCoy Registered drainlayer/Sanitary plumber to carry out this work.

Date ...../...../.....

D. McCoy
SIGNATURE.

Owner
..... ADDRESS.

Estimated Cost : Plumbing . £20
: Drainage .....
: Total : .....

Fee £1-0-0

Description of Work as per plan on back.

Connect Pedestal Bath to Sewer

FOR OFFICE USE ONLY :

Description of Property ... .

Assessment No ..... Rate Book .....

Amount Paid £1 ..... Date Received 6.3.59

Receipt Nº £631 .....

SCALE OF FEES :

Not exceeding £5					1/-
Exceeding £5	but no	exceeding		£10	2/6
" £10	"	"	"	£25	5/-
" £25	"	"	"	£50	10/-
" £50	"	"	"	£100	£1. 0.0
" £100	"	"	"	£150	£1.10. 0
" £150	"	"	"	£200	£2. 0. 0
" £200	"	"	"		£2 plus 10/- for every £100 or part thereof in excess of £200.

Application No.

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR BUILDING PERMIT

16-11-59

RECEIVED.....
PERMIT NO.....BUILDING FEE.....
DATE OF ISSUE .....PL.DRAIN.FEE.....
BUILDING CONTROLLER'S APPROVAL NO.....
TOTAL.....
DATE.....19 .

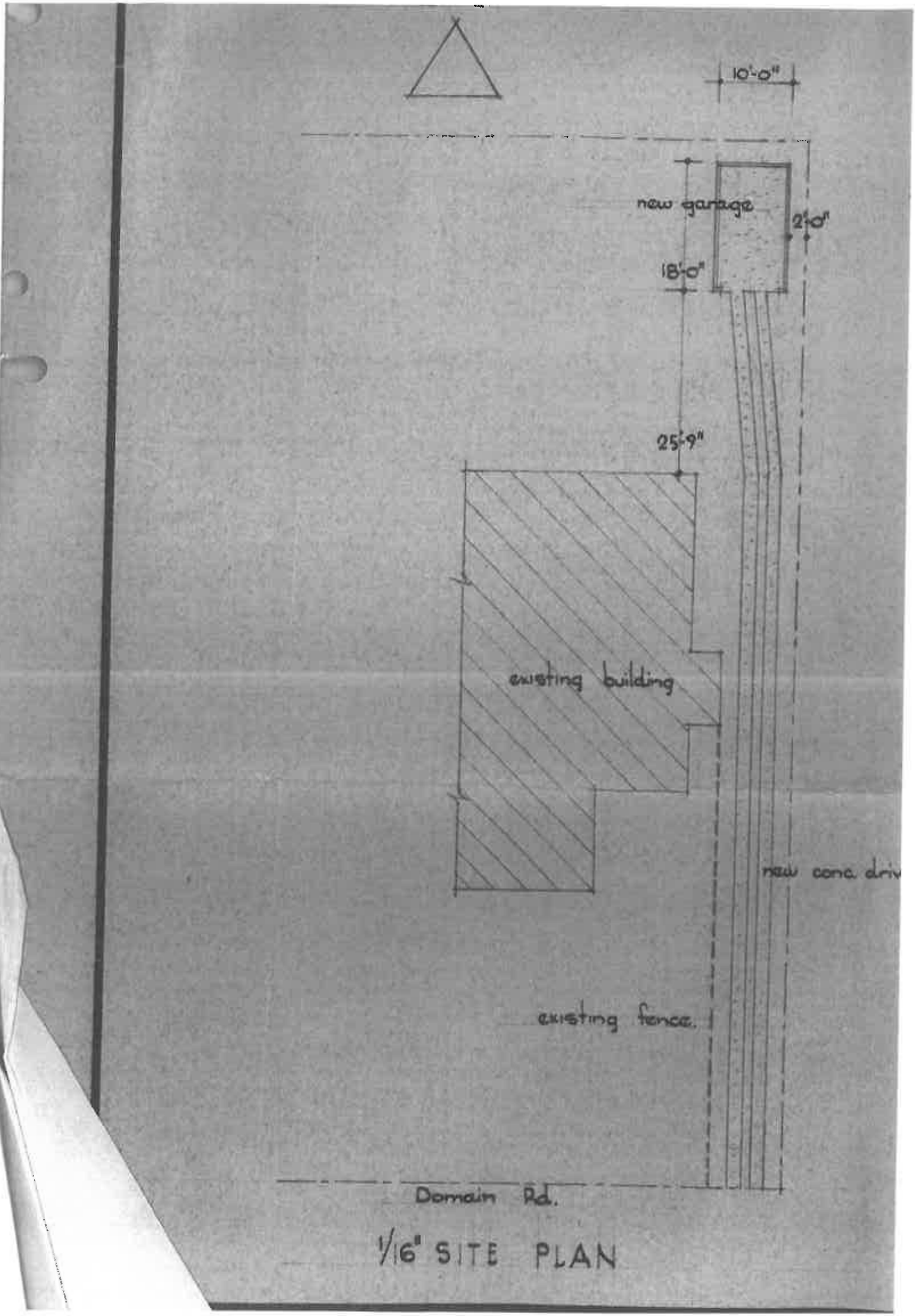
1023 EJ 16/11/59

TO:
The Building Inspector,
Whakatane Borough Council.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section) to be drawn in on back of Application form.

Owner's Name and address....WHAKATANE BOARD MILLS LIMITED.....
Name & Address of Builder...J. Pithie, Whakatane Board Mills Limited.....
Address of Proposed Work....10 Domain Road, Whakatane.....
Nature of Work.....Erection of garage in timber.....
.....
Estimated Value of Work : Building..£180..0..0.....Pl.Drain.....
Allot No....~~271~~.....Lot..~~33 DP 556~~..Val. Roll No..710/425.....
Area of Section.....Width of Frontage.....
Area of Building.....180.....Sq. ft. Distance from Bottom to top plate....7 ft.....
Name of Licensed Plumber to be employed.....S. S. Shapley.....

	SIZE OF TIMBER.	TYPE OF TIMBER.	SPACING
Foundations	Concrete		
Stringers	--		
Bottom plates	4" x 2"	R.H.R.	
Intermediate plates	--		
Top plates	4" x 2"	R.T. Pine	
Floor joists	--		
Ceiling joists	--		
Rafters	4" x 2"	R.T. Pine	
Perlins	3" x 2"	R.T.Pine	
Studs	4" x 2"	R.T. Pine	
Bracing	4" x 2"	R.T. Pine	
Flooring	Concrete		
Outside Sheathing	6" x 1"	R.T. Pine	
Internal Lining	~~26~~		
Roofing	26 gauge Galvanised Iron		
Piles	--		
Chimney	--		
Win			
Pl			



1/16" SITE PLAN

Application No.

WHAKATANE BOROUGH COUNCIL.

APPLICATION FOR BUILDING PERMIT.

RECEIVED.....
PERMIT NO .....BUILDING FEE .....
DATE OF ISSUE .....PL.DRAIN.FEE.....
BUILDING CONTROLLER'S APPROVAL NO.....
TOTAL .....
DATE .....19 .

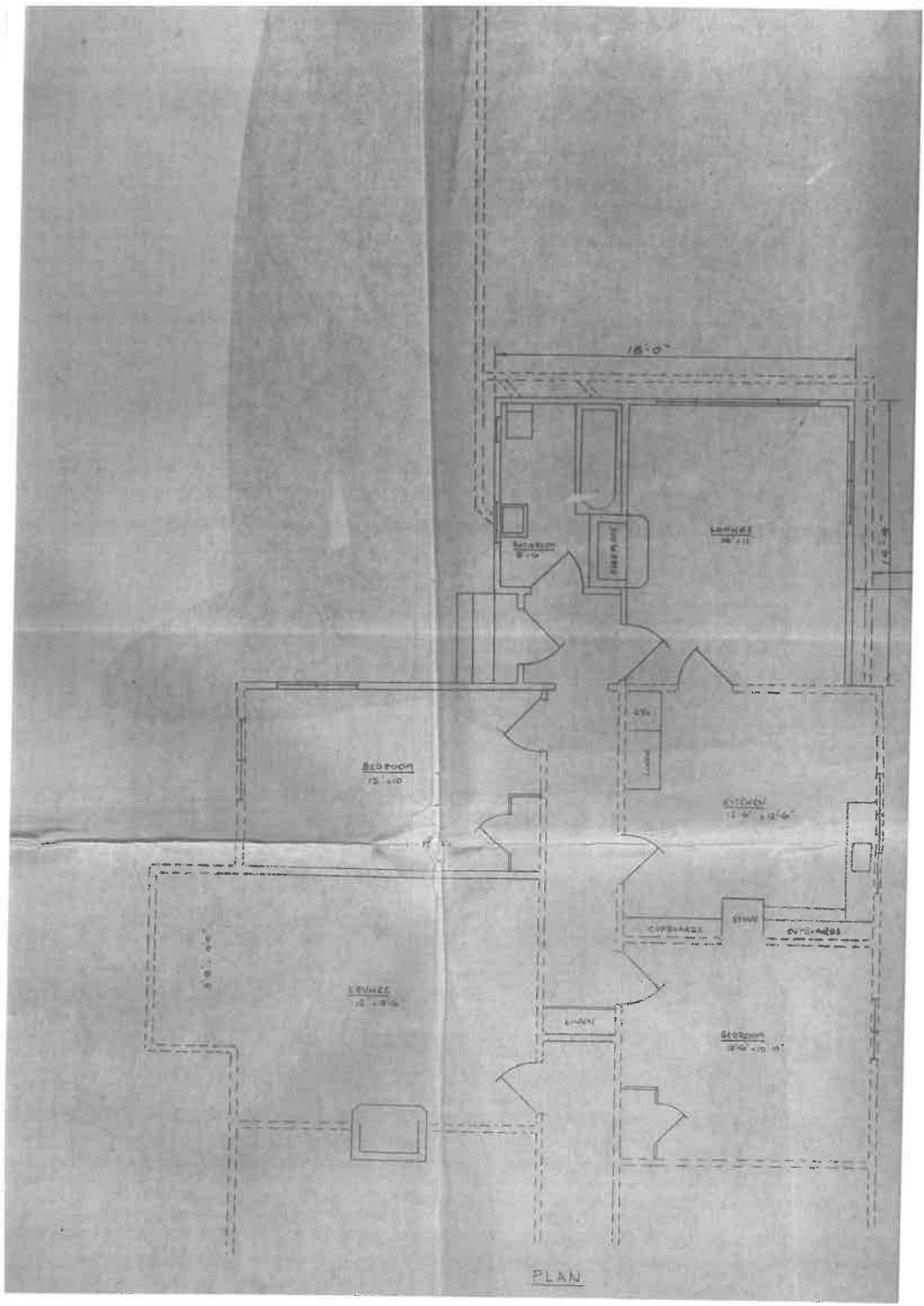
TO :
The Building Inspector,
Whakatane Borough Council.

10 Domain. 1H827 11/4/62.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section) to be drawn in on back of Application form.

Owner's Name and address ....Whakatane Board Mills.....
Name & Address of Builder ....J. Duthie 10 D. Mills.....
Address of Proposed Work ....No.10 Domain Rd. Whakatane.....
Nature of Work ....Addition to Flat No.2.....
.....
Estimated Value of Work : Building ....1200.-.-....Pl.Drain.....
Allot No....271..... Lot ..33..D.P.556.....Val.Roll No..710/425.....
Area of Section ...0-0-26.....Width of Frontage .....
Area of Building ....63.....Sq.ft. Distance from bottom to top plate ..8'-6".....
Name of Licensed Plumber to be employed ....A.A.Sheyes.....

	SIZE OF TIMBER.	TYPE OF TIMBER.	SPACING.
Foundations			
Stringers			
Bottom plates			
Intermediate plates			
Top plates			
Floor joists			
Ceiling joists			
Rafters			
Purlins			
Studs			
Bracing			
Flooring			
Outside Sheathing			
Internal Lining			



PLAN

NEW CONVERSION

PERMIT NO. 2174

MAKATANE BOROUGH COUNCIL

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK (SANITARY) CARRIED OUT

I, the undersigned ...The Board Mills Ltd... hereby make application for permission to have the work prescribed herein, and set out in the plan on the reverse hereof, or attached hereto, carried out in the premises, situated in ...Domain Rd... Street of which I am the ...owner...
owner

I authorise Mr ...Sharples Bros... Registered Drain layer/Sanitary Plumber to carry out this work.

Date ...17/2/70.../.....

.....
Signature

.....
Address

Estimated Cost: Plumbing .....
Drainage .....
Total ..... Fee ...$1-50

Description of work as per plan on back.

...Replace bath trap...

.....

FOR OFFICE USE ONLY

Description of Property .....

Assessment No. ..... Rate Book .....

Amount Paid. ...$1.50... Date Received ...3.4.70

Receipt No. ...7306...

SCALE OF FEES:

Below $10	no charge	
$10 - $100	=	$1.50
$100 - $200	=	$3.00
$200 - $400	=	$6.00
$400 - $600	=	$8.00 plus $2.00 for every $200 or part thereof in excess of $600

Application No.

WHAKATANE BOROUGH COUNCIL.

APPLICATION FOR BUILDING PERMIT.

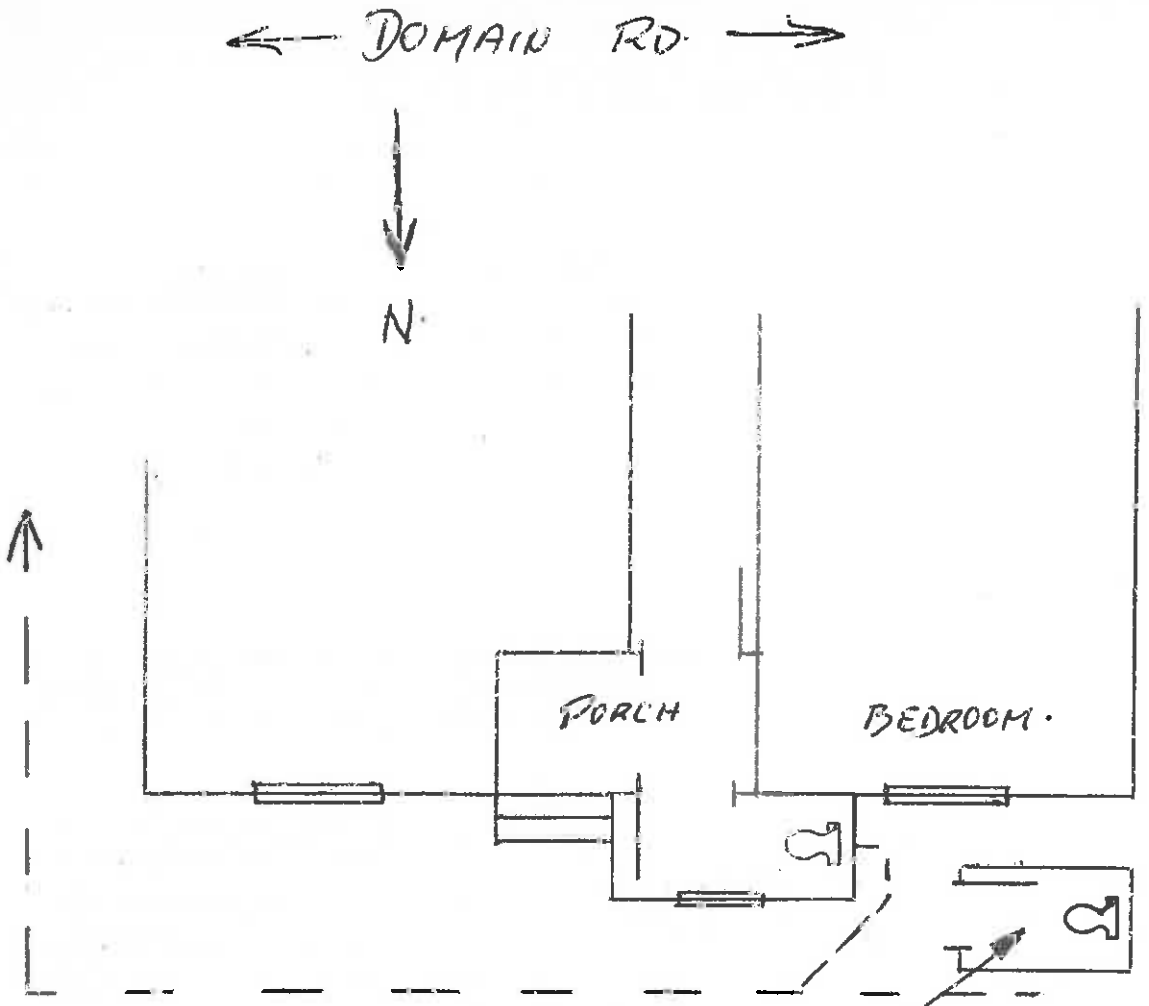
RECEIVED..... R/N 8550
3/8/72 PERMIT NO 4032 ..BUILDING FEE $4
DATE OF ISSUE 22/8/72 PL.DRAIN.FEE..$1
BUILDING CONTROLLER'S APPROVAL NO.....
TOTAL .....
DATE 19

The Building Inspector,
Whakatane Borough Council.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section) to be drawn in on back of application form.

Owner's Name and address N.Z. FOREST PRODUCTS LTD, P.B. WHAKATANE
Name & Address of Builder J. ST.C. HAIR PERRY 40 McGARVEY RD "
Position of Proposed Work FLAT 10A DOMAIN RD "
Nature of Work ADDITION TO FLAT OF A W.C. TO REAR OF BUILDING
Estimated Value of Work & Building $ 797-00 Fees $4 Fl.Drain $1
Section OR Sec. 56 Lot 33 Val.Roll No. 710/405
Area of Section ..... Width of Frontage .....
Area of Building 24 S.F. Sq.ft. Distance from bottom to top plate 8'0"
Name of Licensed Plumber to be employed D. IRETON.

	KIND OF TIMBER.	TREATMENT OF TIMBER.	SPACING.
Foundations	CONCRETE		
Piles	/		
Bottom plates	4x2	BT. No 1 Rad	
Intermediate plates	4x2	BT. No 1 Rad.	
Top plates	4x2	BT. No 1 Rad.	~~18"~~ C.C
Floor joists	4x2	TAN. No. 1 RAD	18" C.C.
Ceiling joists	/		
Rafters	4x2.	B.T. No 1. Rad.	18" CC
Purlins	3x2	" " "	24" CC
Studs	4x2.	" " "	18" C.C.
Bracing			
Flooring	4x1	T. Rad T&G.	
Outside Sheathing	9x1	Tan. Rad B/B.	
Internal Lining	3/16	Asbestos hardwall.	
Roofing		G.C. Iron.	



RED = NEW WORK
BLUE = EXISTING

DEMOLISH COMPLETELY.
(DAMAGED PAN REQUIRES URGENT REPLACEMENT)

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO. G43755

BUILDING CONTROLLER'S APPROVAL .....

DATE OF ISSUE: 25/9/74

FEES: 9.-

RECEIPT NO. 1508

DATE: 24/9/74

TO: Building Inspector,
Whakatane Borough Council.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME & ADDRESS: N.Z. FOREST PRODUCTS LIMITED
WHAKATANE BOARD MILLS DIVISION

BUILDER'S NAME & ADDRESS: PRIVATE BAG
WHAKATANE

ADDRESS OF PROPOSED WORK: 10 DOMAIN ROAD

NATURE OF WORK: EXTEND EXISTING SINGLE GARAGE TO MAKE DOUBLE GARAGE

ESTIMATED VALUE OF WORK - BUILDING: $1425

PLUMBING & DRAINAGE: -

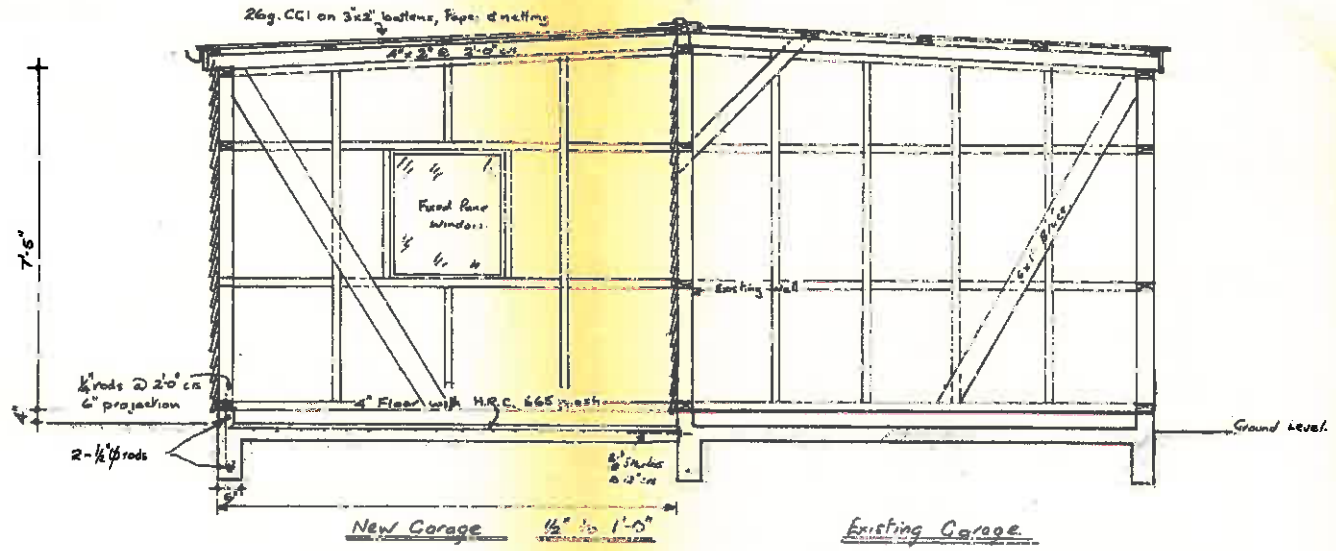
ALLOT.NO. 271 LOT: 33 D.P.S. 556 VAL.ROLL NO 710/425

AREA OF BUILDING: 380 sq.ft.

DISTANCE FROM BOTTOM TO TOP PLATE: 7ft5ins

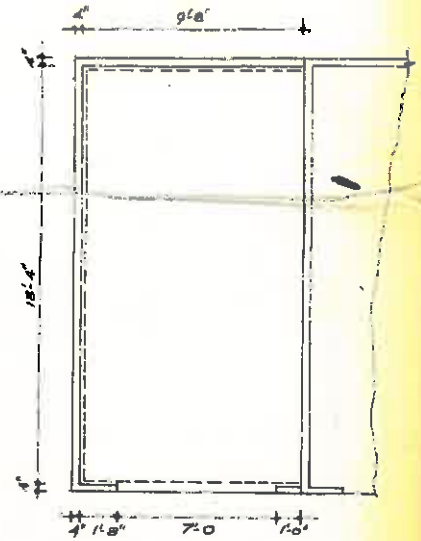
NAME OF LICENSED PLUMBER TO BE EMPLOYED: n.a.

	SIZE OF TIMBER	TYPE OF TIMBER	SPACING
Foundations:		REINFORCED CONCRETE	
Stringers:	N/A		
Bottom plates:	4" X 2"	TANALISED PINE	
Intermediate plates:	4" X 2"	BORIC PINE	
Top plates:	4" X 2"	BORIC PINE	
Floor joists:	N/A		
Ceiling joists:	N/A		
Rafters:	4" X 2"	BORIC PINE	2'0"
Purlins:	3" X 2"	BORIC PINE	2" 6"
Studs:	4" x 2"	BORIC PINE	2'.0"
Bracing:	6" x 1"	BORIC PINE	
Flooring:	4"	REINFORCED CONCRETE	
Outside Sheathing:	6"	B.B. WEATHERBOARD	
Internal Lining:	N/A		

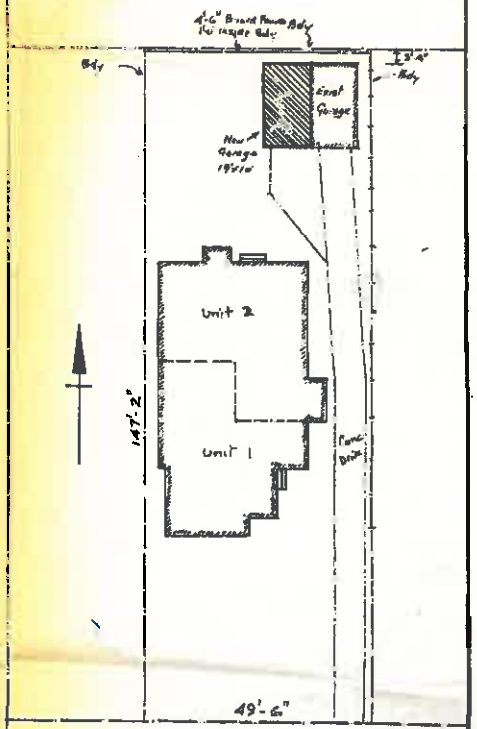


New Garage ½" = 1'-0" Existing Garage

Elevations @ ½" to 1'-0"



Floor Plan @ ¼" to 1'-0"



DOMAIN ROAD

Site Plan.
Scale 20 ft to 1 in.
10, Domain Rd,
Lot 33 - Allot 271
UP 856. Roll 710/425.

N.Z. FOREST PRODUCTS Limited
WHAKATANE BOARD MILLS DIVISION
NEW ZEALAND

DEPARTMENT ~ HOUSING.
TOWN HOUSE N° 108
Site plan, Floor Plan, Section & Elevations of Garage

SCALE AS SHOWN
DRAWN H.C.H
CHECKED
APPD
APP'D

DAY 12 MTH 9 YR 74

DRAWING NUMBER C-18-2010

E.A. No

REV | BY | DATE | APP'D | DATE

DRAWING No | TITLE
REFERENCE DRAWINGS
BILLS OF MAT

WHAKATANE DISTRICT COUNCIL

The Building Inspector,
WHAKATANE DISTRICT COUNCIL.

Date: 13.2.78

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (Plan to show position of building with regard to Section).

Owner's Name: N.Z. Forest Products Ltd Whakatane Board Address: Private Bag

Builder's Name: Mills Division Address: WHAKATANE

Location of Proposed Works: ~~199~~ 10A Domain Rd

Purpose for which building is to be used: Laundry

Estimated Value:

Building	$ 1650	Fee: $ 9.00
Plumbing and/or Drainage:	$ 300	Fee: $ 6.00
Water Supply Connection:		Fee: $ 15.00
Building Research Levy (50c per $1000 of total value applies when value is $3000 or over)	$ 1950	Fee: $
Total Fees:		$ 15.00

Survey District WHAKATANE V/Roll No; 710/425 Block No.

Area of Section 676.18m² Lot No. (See rate demand) 33

D.P. 556

No. of Persons to be accommodated: Male - Female -

Area of Building 1.9 sq.metres Ceiling Height 2450mm

Area of other residential, commercial or industrial buildings on land: 178.14 sq. metres.

APPROVED:
Building Inspector.

Signature of Builder.

DP RIC. HOULTON
Signature of Owner.

++

OFFICE USE ONLY

Received: 14/2/78 Permit No. H 140259 Fee: 15 00

Issued: 2/3/78. Receipt No. 123610 - BP

123609 - DD

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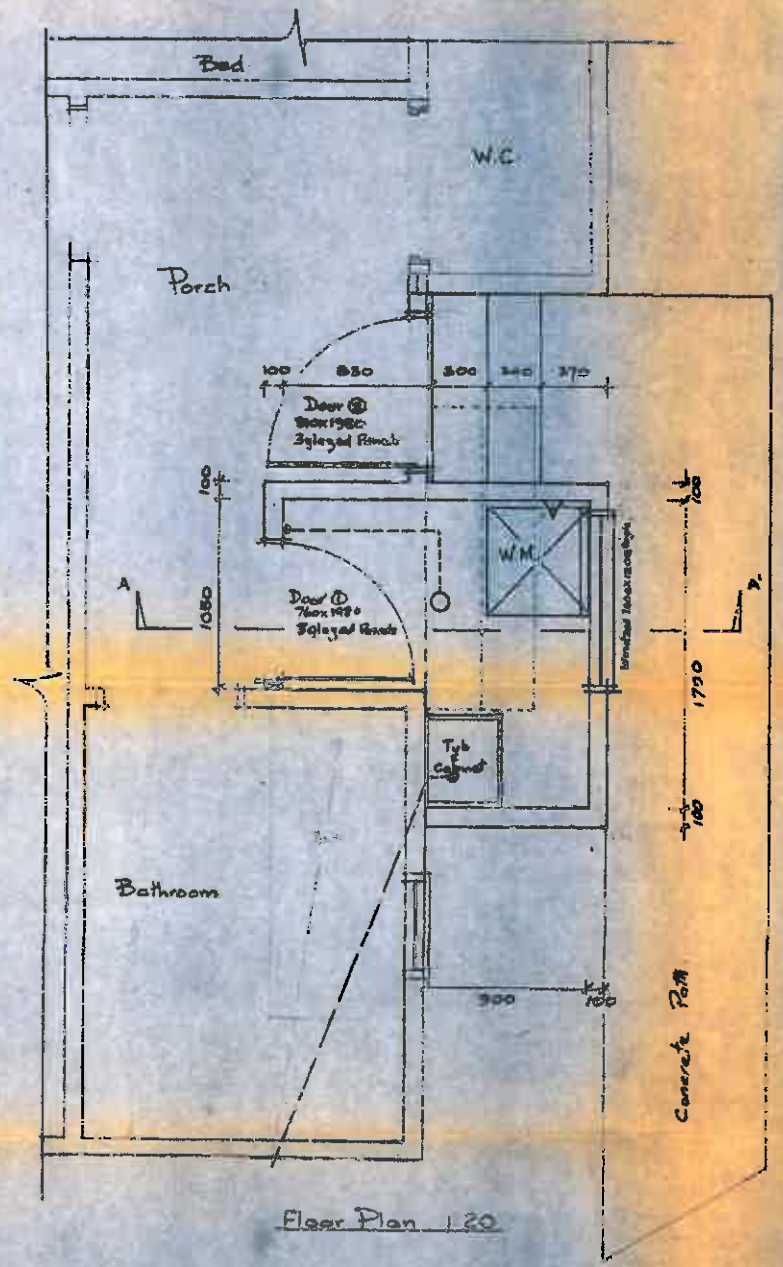
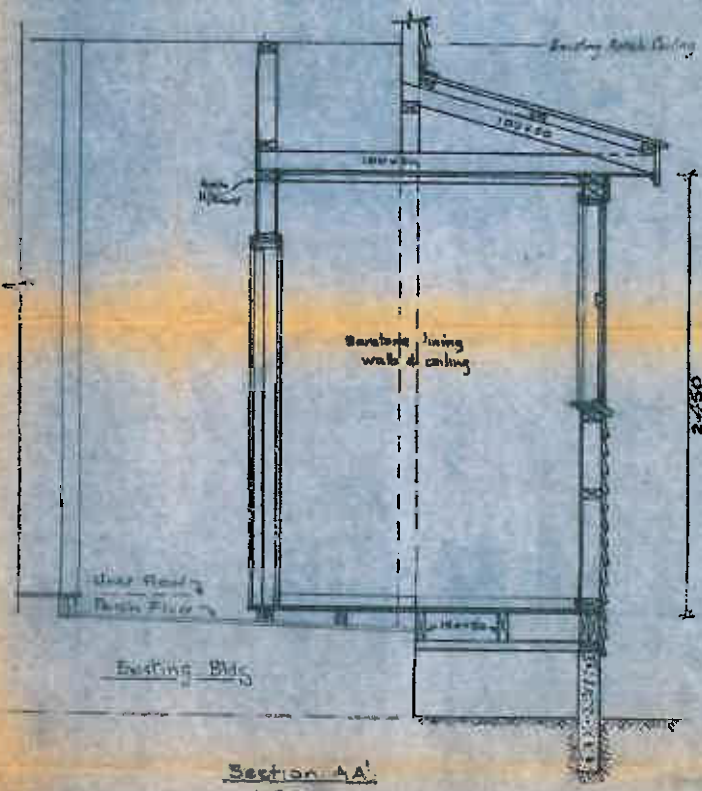
See Back for Fees payable and other information concerning drainage and plumbing permits, water connections, footpath deposits and Building Research Levy.

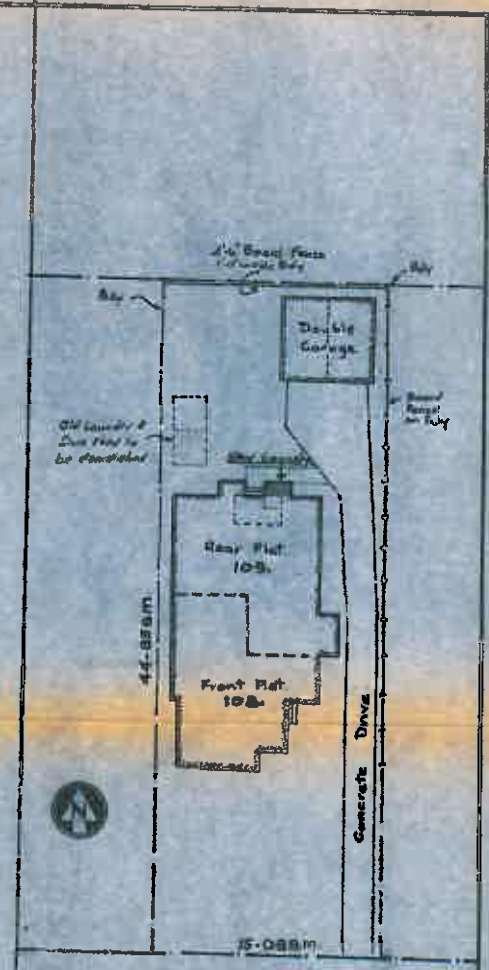


Floor Plan 1:20

North Elevation 1:100



Section AA'
1:20



DOMAIN ROAD

Site Plan
10, Domain Road,
Lot 33 _ Allot. 271.
DP 556 Roll 710/426.

REV	BY	DATE	APP'D	DATE

N.Z. FOREST PRODUCTS Limited
WHAKATANE BOARD MILLS DIVISION
NEW ZEALAND

DEPARTMENT ~ HOUSING

Town House Unit № 109.
New Laundry - Site Plan, Floor Plan, Elevation & Section.

SCALE	1:20	DAY	MTH	YR
DRAWN	R.C.H.	24	1	78
CHECKED				
APP'D				
APP'D				

DRAWING NUMBER
C - 18 - 2012.
EARL 9204

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR CHIMNEY PERMIT.

PERMIT NO: K082914

Date of Issue: 7.5.82

Building Controller's Approval: [signature]

Fees: 5-00

Receipt No: 3337

Date: 27.4.82

OK

TO: The Building Inspector,
WHAKATANE DISTRICT COUNCIL.

I HEREBY APPLY for permission to erect a chimney for a Kent Log FIRE at 10 Domain Rd
(Address)

Lot No: 33 DPS 556 Val/Roll No. 7100:425:00.

Type or make: Kent Log Fire

Fuel Oil Storage - litres : Nil

Estimated Value: ~~$825-00~~ $825-00

Applicant: R.J. Pickering

Address: 10 Domain Rd
Whakatane

Date: 5/4/82

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO: A 04721

DATE OF ISSUE: 30.6.82

BUILDING CONTROLLER'S APPROVAL: W Pycheley

FEES: 5-00- B/P: $ 11

RECEIPT NO: 562 P&D: $

DATE: 28 6 82 BRL: $

TO: Building Inspector
WHAKATANE DISTRICT COUNCIL

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME AND ADDRESS: Roger John Pickering
10 Domain Rd Whakatane

BUILDER'S NAME AND ADDRESS: As Above.

ADDRESS OF PROPOSED WORK: 10 Domain Rd Whakatane

NATURE OF WORK: To Build a Carport on to Existing Shed.

ESTIMATED VALUE OF WORK:

BUILDING: 500-00

PLUMBING & DRAINAGE:

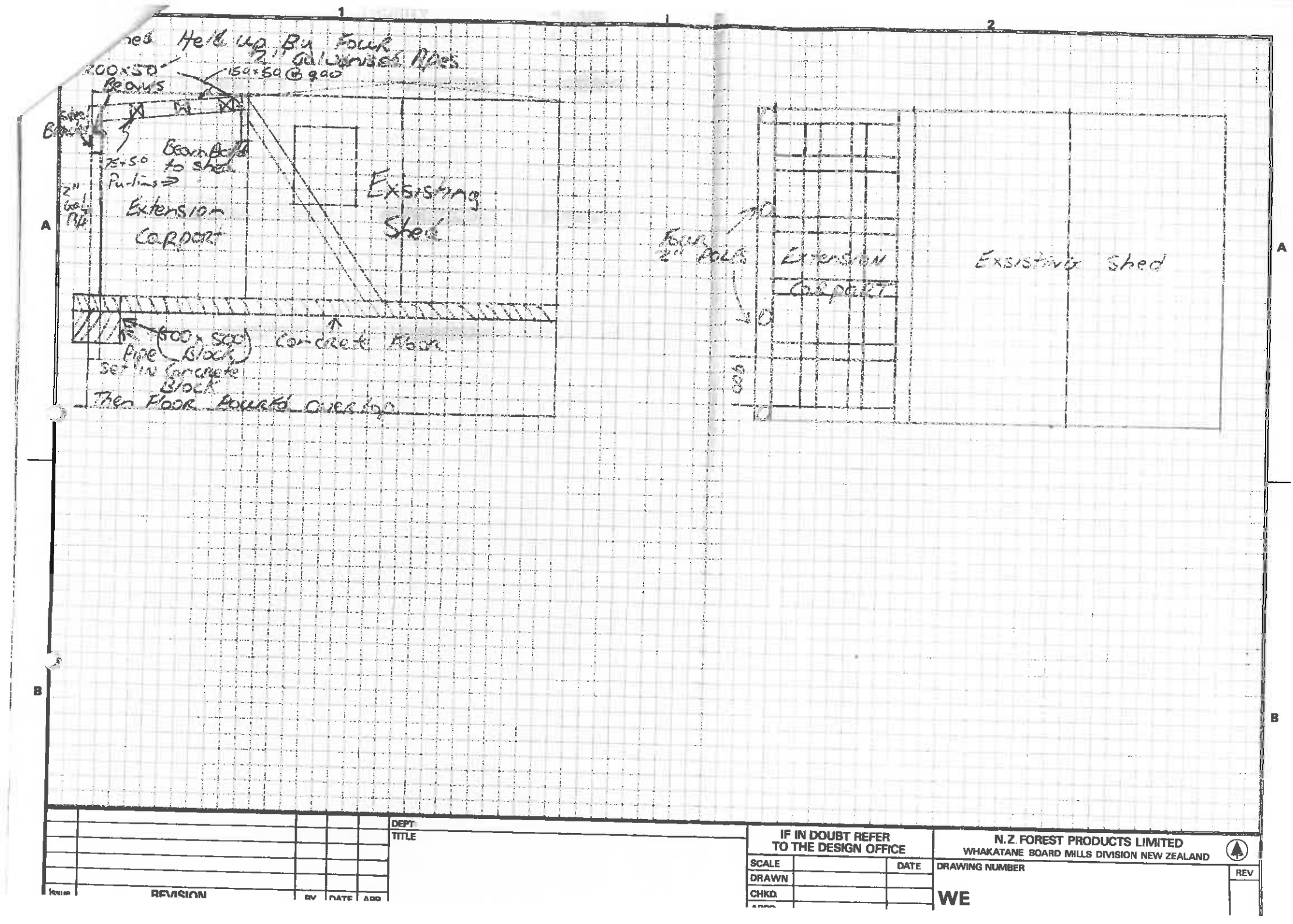
ALLOT. NO: / LOT: 33

D.P.S. 556. VAL. ROLL NO: 7100.425.00.

AREA OF BUILDING: 16 4 6. Sq. Metres

DISTANCE FROM BOTTOM TO TOP PLATE:

NAME OF LICENSED PLUMBER TO BE EMPLOYED:



					DEPT
					TITLE
ISSUE	REVISION	BY	DATE	APP	

IF IN DOUBT REFER TO THE DESIGN OFFICE

N.Z. FOREST PRODUCTS LIMITED
WHAKATANE BOARD MILLS DIVISION NEW ZEALAND

SCALE		DATE	DRAWING NUMBER
DRAWN			WE
CHKD.			
APPD.			

REV

NEW CONVERSION

PERMIT NO (276)

WHAKATANE DISTRICT COUNCIL
APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK (SANITARY) CARRIED OUT

To the Engineer

I, the undersigned D.G.H. AUSTIN hereby apply for a permit for the work prescribed herein and set out on the plans attached hereto, to be carried out on the premises situated in 10 DOMAIN ~~street~~ or road.

Description of Property Lot 33 DP 556

Assessment No 7100-4250 Date Received 5/6/84

Amount Paid $8.00 Receipt No 694

Name and address of person for whom work is to be carried out:

Signature

Address

Name and address of craftsman plumber or registered drainlayer or other person entitled to do work:

NISBET PLUMBING

Name

Address

Estimated value of: Plumbing

Drainage

Total 600 Fee 18

Description of work as per plan on back NEW WATER CYLINDER SOLAR PANNELS, HEADER TANK, PIPING ALTERED FOR NEW KITCHEN & BATHROOMS + NEW SINK DRAIN PIPE

SCALE OF FEES:

Not Exceeding		$25	fees	$1.50
Exceeding	$25	to 50		6.00
	50	100		10.00
	100	400		15.00
	400	600		18.00
	600	1,000		25.00

Exceeding $1,000 - $25 plus $2 for every $500 in excess of $1,000.

The amount of fees payable in respect of a permit is dependent on

PERMIT NO (163)

NEW CONVERSION

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK (SANITARY) CARRIED OUT

To the Engineer

I the undersigned _____ hereby apply for a permit for the work prescribed herein and set out on the plans attached hereto, to be carried out on the premises situated in _____ _____ street or road.

Description of Property: 33 (Lot No) 556 (DPS) — (Block)

Valuation Roll No 7107/885/00

Receipt No 5676 Date Received 22586 Amount Paid $30

Name and address of person for whom work is to be carried out:

D & L Austin
(Name)
10 Domain Rd
(Address)
Whakatane

Name and address of craftsman plumber or registered drainlayer or other person entitled to do work:

Nisbet
(Name)
3 Ada Vale R
(Address)
Whakatane

Estimated value of : Plumbing 500
Drainage _____
Total _____ Fee $30

Description of work as per plan on back _____

SCALE OF FEES:

0	to	$100.00	fee	$20.00
$100	"	$400.00	"	$30.00
$400	"	$600.00	"	$40.00
$600	"	$1000.00	"	$60.00

Exceeding $1000 - $60 plus $5 for every $500 in excess of $1000.

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO: 0032866

DATE OF ISSUE: 27-5-8

BUILDING CONTROLLER'S APPROVAL:

FEES: 46-00

RECEIPT NO:

DATE: 22/5/86

B/P: $ 16-00 -5677

P&D: $ 30-00 -5676

BRL: $

TOTAL VALUE $ 46-00

TO: Building Inspector
WHAKATANE DISTRICT COUNCIL

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME AND ADDRESS: D G H & L E AUSTIN

10 DOMAIN ROAD WHAKATANE

BUILDER'S NAME AND ADDRESS: AS ABOVE

ADDRESS OF PROPOSED WORK: 10 DOMAIN ROAD

NATURE OF WORK: INTERNAL ALTERATIONS AND RE GLAZING

ESTIMATED VALUE OF WORK:

BUILDING: $ 1000-00 alteration to dwelling

PLUMBING & DRAINAGE: $ 500 - 130

BUILDING RESEARCH LEVY: $ NIL
($1 per $1,000 when $10,000 or over)

ALLOT NO 33 LOT: 33

D.P.S. 556 VAL. ROLL NO: 07107 885 00

BLOCK NO: AREA OF BUILDING: NA . Sq. Metres

DISTANCE FROM BOTTOM TO TOP PLATE: 3050MM

NAME OF LICENSED PLUMBER TO BE EMPLOYED SAM NISBET

SIGNATURE OF APPL

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY WHAKATANE DISTRICT COUNCIL

Stats. No. 031335

Inspector: M [redacted] File No. PRIVATE BAG 1002 WHAKATANE

Receipt No. 73754

Date Permit Issued 12 03 92

OWNER

Name M J Mills

Mailing Address 10 Domain Road

Whakatane

BUILDER

Name Owner

Mailing Address

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. As above

Street Name

Town/District

Riding Urban

LEGAL DESCRIPTION

Valuation Roll No. 7107/885/00

Lot 33 D.P. 556

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

DWELLING ADDITION

FLOOR AREA

Whole Sq. Metres

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	5,200
Plumbing	
Drainage	
G.S.T.	
TOTAL	5,200

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [x] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	112 00	Water Connection	
Street Damage Deposit		Planning	11 50
Building Research Levy			
Plumbing			
Drainage			
Sewer Connection			
Vehicle Crossing Levy		G.S.T.	
M.S. Plumbing		TOTAL:	123 50

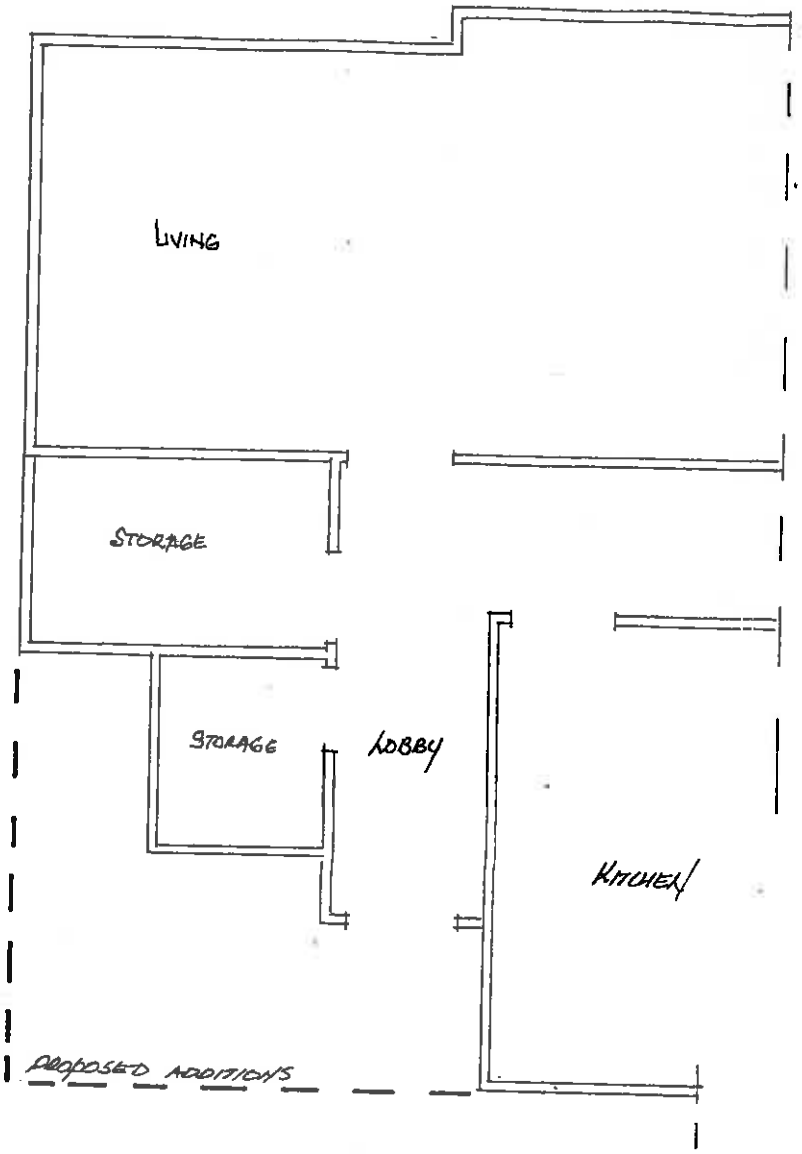
Receipt No. 73754

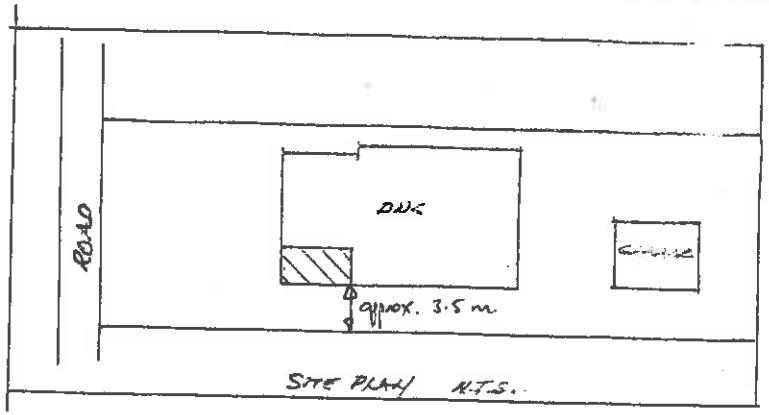
Date of Payment 28 / 2 / 92

Authorised Officer V Narayan

Special Conditions: NIL

Date Inspected	REMARKS (e.g. stage reached with work)





WHAKATANE
DISTRICT COUNCIL
11 MAR 1992

EXISTING FLOOR PLAN & PROPOSED ADDITION

DRAWN LLR	CHECKED	SCALES 1:50	SHEET
TRACED	DATE FEB 92		SERIES OF
			REF

COPY

CODE COMPLIANCE CERTIFICATE 3046

Section 43, Building Act 1991

BUILDING CONSENT NO: 3046

PIM NO: 3046

APPLICANT

M J Mills
10 Domain Road
Whakatane

PROJECT LOCATION

Site Address: 10 Domain Road
Whakatane
Legal Description: LOT 33
Valuation Number: 7107/885/00/

PROJECT

Altered, Repaired, Extended, Converted

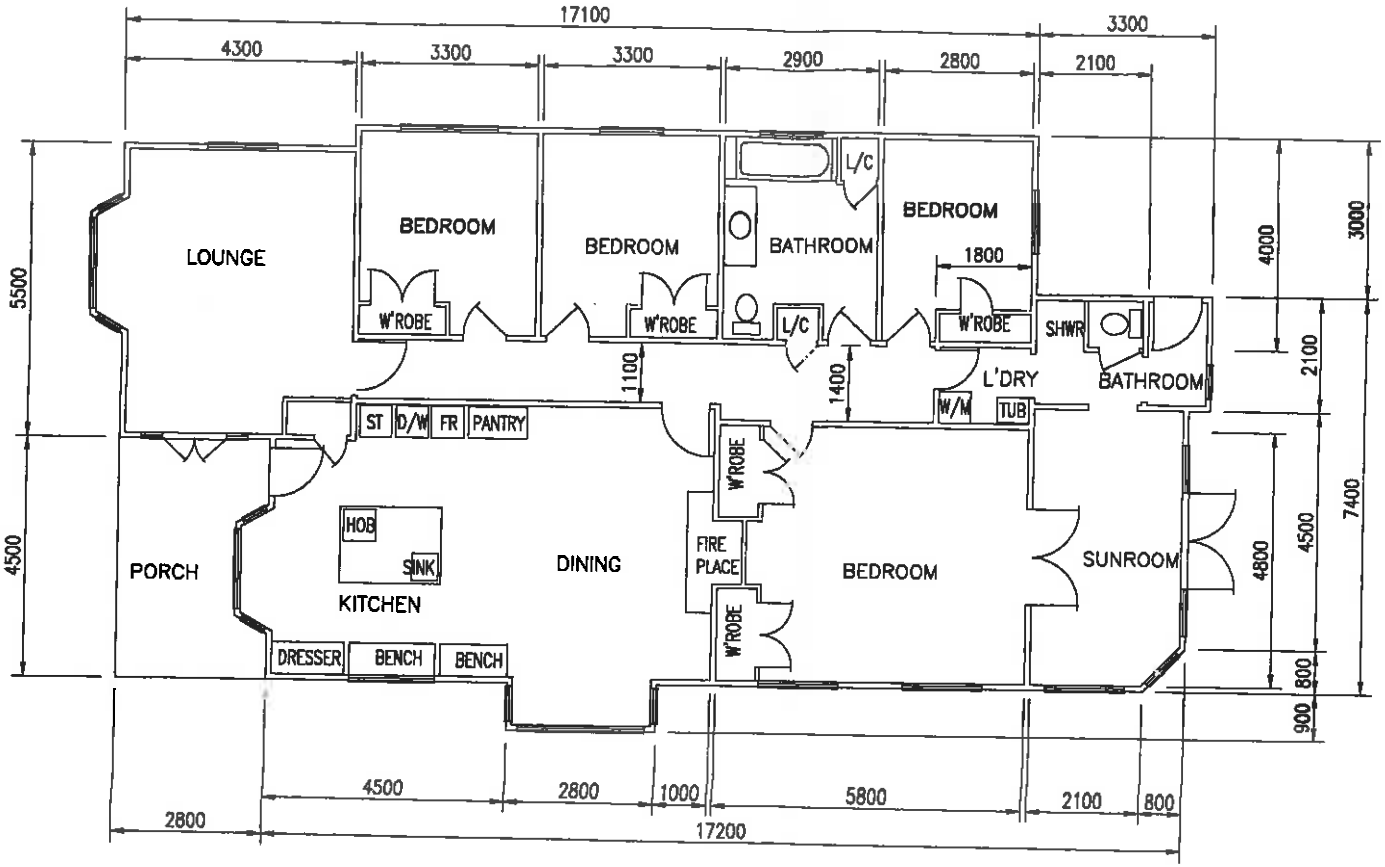
Intended Use: SUNROOM ADDN ONTO DWELLING
Greater than 50 years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: Vidya

Position: EBA DATE: Fri Mar 31 1995



WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Officer
Date 31/3/98

No	DRN	DATE	REVISION

DESIGN	
DRAWN	DL GOODWIN
CHECKED	
APPRD.	
DATE	

TITLE: FLOOR PLAN OF HOUSE FOR
MR & MRS MJ & RD MILLS
10 DOMAIN ROAD 7107/885
LOT 33 DP 556

SCALE 1:100

DRG. No.

SHT

REV

CODE COMPLIANCE CERTIFICATE 10888

Section 43, Building Act 1991

BUILDING CONSENT NO: 10888 **PIM NO: 10888**

APPLICANT

SL Christie
10 Domain Road
Whakatane

PROJECT LOCATION

Site Address: 10 Domain Road
Whakatane
Legal Description: LOT 33
Valuation Number: 7107/885/00/

PROJECT

Altered, Repaired, Extended, Converted

Intended Use: BACKPACKERS ACCOMODATION
Greater than 50 years

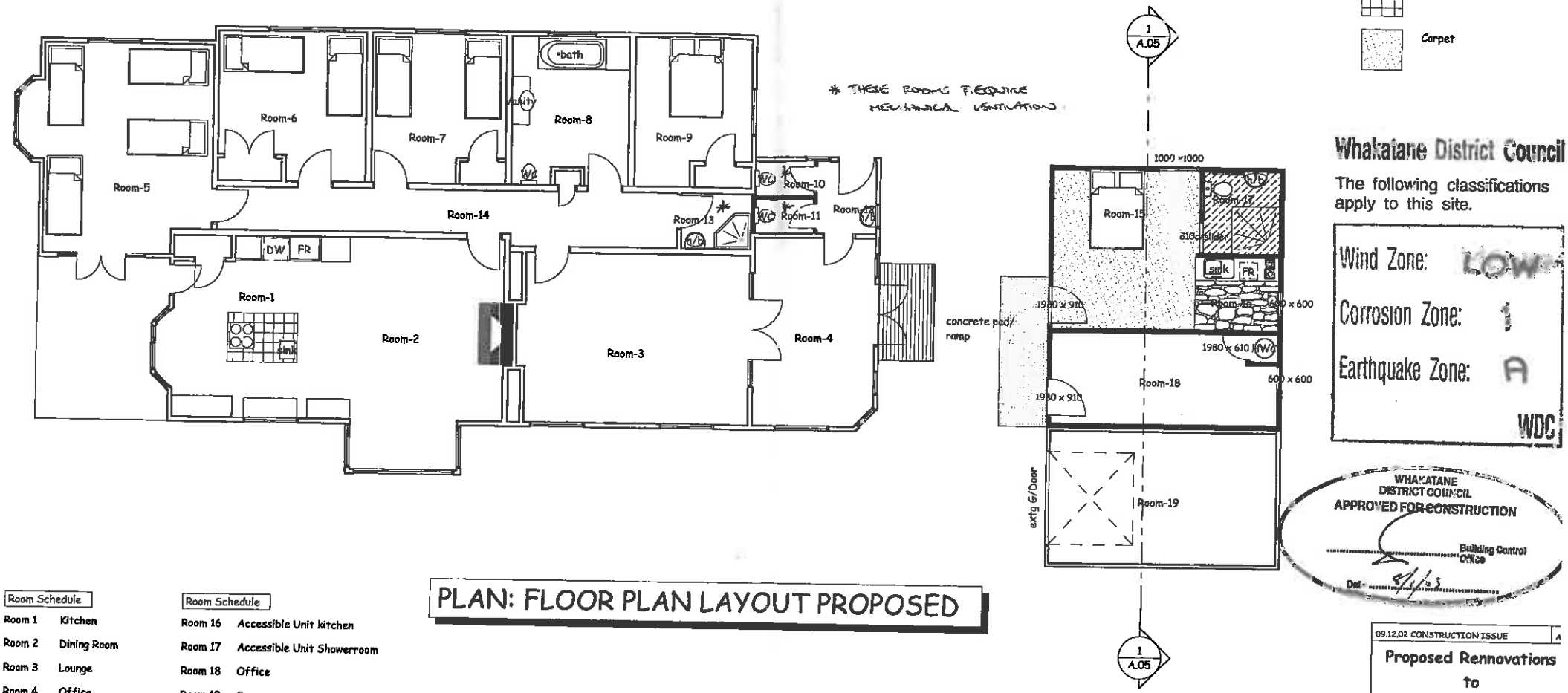
Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: .....

Position: Customer Services Officer ..... DATE: Tue Apr 29 2003

ALL WORK TO COMPLY WITH THE NZ BUILDING CODE



Room Schedule	
Room 1	Kitchen
Room 2	Dining Room
Room 3	Lounge
Room 4	Office
Room 5	Bedroom 1
Room 6	Bedroom 2
Room 7	Bedroom 3
Room 8	Bathroom
Room 9	Bedroom 4
Room 10	W.C.
Room 11	W.C.
Room 12	Washroom
Room 13	Showerroom
Room 14	Hallway
Room 15	Accessible unit Bedroom

Room Schedule	
Room 16	Accessible Unit kitchen
Room 17	Accessible Unit Showerroom
Room 18	Office
Room 19	Garage

PLAN: FLOOR PLAN LAYOUT PROPOSED

NOTE: The proposed building rennovations to be carried out at:
"LLOYDS LODGE 10 DOMAIN ROAD WHAKATANE"
shall fully comply with the FIRE REPORT as prepared by:
"MACDONALD BARNETT PARTNERS LTD" ref 8585MRS and dated 17 October 2002
in respect to the provision of a SPRINKER SYSTEM and other compoents.
THE PLANS PREPARED BY TAYLOR DESIGN reference 22103 sheets
AB.01, SW.01, A.01-A.06, E.01-E.04 S.01 dated 04.12.02 have been prepared on the basis that compliance is in accordance with the above FIRE REPORT.
NON COMPLIANCE with any aspect of this report will nullify these documents

09.12.02 CONSTRUCTION ISSUE A

Proposed Rennovations
to
Lloyds Lodge
10 Domain Road
WHAKATANE

CAD Ref: 22103 A.01 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand
P O Box 543, Whakatane.
Tel. 0-7-308 4097. Fax. 0-7-307 1002,

The design and drawings shown on this sheet are not to be reproduced without the written authority of Taylor Design and their copyright. Figured and on site dimensions take precedence. Do Not Scale.

Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue
1:100	A.01 A

24.2.09.74
0830/0010/000

31 August 2009

ERC Consulting
12 Domain Road
WHAKATANE

Attention: Ted Hipkiss

Dear Sir

RESOURCE CONSENT APPLICATION — OPERATE BACKPACKERS ACCOMMODATION AND A PODIATRIST CLINIC, MATTHEW FRASER & ERIN BEELER, 10 DOMAIN ROAD, WHAKATANE

I am pleased to advise you that the decision in respect to your land use consent application has been made and the consent has been granted.

The Council's resolution and the conditions of consent are set out below. You must comply with all of the conditions of this consent when you undertake the activity. Compliance with the conditions will be checked by the Council's Monitoring Officer.

If this proposal requires a building consent you should be aware that your building consent application cannot be approved by the planning department until the objection period for this consent has expired, or you have confirmed that you accept all of the conditions of this consent.

Please direct all correspondence regarding compliance and completion of conditions to Council's Monitoring Officer Jessica Hunter-Smith (jessicah@whakatane.govt.nz).

Please read the consent conditions carefully and ensure you understand what is required of you. Please ensure that any contractor or person acting on your behalf is provided with a copy of the consent conditions and also understands there requirements.

Please note that this consent will expire if not given effect to within five years from the date of this letter. Under some circumstances this five year period may be extended if an application for an extension is made before the consent lapses and in accordance with Section 125 of the Resource Management Act 1991.

In accordance with Sections 357A and 357B of the Resource Management Act 1991, you have the right to submit to the Council an objection to any of the conditions of approval or the additional administrative charges. An objection must be lodged with the Whakatane District Council within 15 working days of receipt of the Council's decision. If you are in any way not satisfied with the decision of the Council on your objection, you have the right to appeal to the Environment Court. Any appeal is required to be lodged with the Environment Court within fifteen working days of receiving the decision on your objection.

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3158 New Zealand
Telephone +64 7 306 0500 Facsimile + 64 7 307 0718 Email information@whakatane.govt.nz Website www.whakatane.govt.nz

An invoice for the additional fees payable for the processing of the resource consent will be forwarded to you shortly.

If you have any further enquiries about this resource consent or its conditions please contact Carolyn Campbell (Planner), at this office.

Yours faithfully

Jeff Farrell
MANAGER
DEVELOPMENT AND COMPLIANCE

RESOURCE CONSENT APPLICATION — OPERATE BACKPACKERS ACCOMMODATION AND A PODIATRIST CLINIC, MATTHEW FRASER & ERIN BEELER, 10 DOMAIN ROAD, WHAKATANE

On 31 August 2009 the Manager Development and Compliance, under delegated authority, resolved as follows:

"1. ***THAT*** *pursuant to Sections 34A, 104 and 108 of the Resource Management Act 1991, and Rule 3.8.1.1.18 of the Proposed Whakatane District Plan, the Whakatane District Council grants consent as a discretionary activity to operate backpackers accommodation and a podiatry clinic on land legally described as Lot 33 DP 556, situated at 10 Domain Road Whakatane, subject to the following conditions:*

(a) The proposed activity shall be carried out in general accordance with Plan Number BP/2 titled "Backpacker Hostel with Proposed Podiatry Clinic" and Plan Number BP/5 titled "Amended Car Park Layout" received on 21 August 2009 prepared by ERC Consulting and information submitted as part of this application except where modified by any other condition of this consent.

(b) That this resource consent replaces the earlier resource consent 24.2.02.67.

(c) That the backpackers' accommodation shall be limited to accommodate a maximum of 15 persons at any one time.

(d) That the dwelling unit at the rear of the property can only be used in conjunction with the backpackers' accommodation and cannot be rented out separately.

(e) That all of the nominated parking spaces shall be marked on site to clearly demarcate their position as shown on Plan Number BP/5 titled "Amended Car Park Layout". The four car parks in the front yard shall include one disabled park and shall be marked prior to the podiatry activity commencing on the site.

(f) That all on-site parking and manoeuvring areas shall be formed and constructed to a minimum two-coat chip seal standard on a minimum 100 mm compacted basecourse layer (basecourse thickness to be adjusted in accordance with subgrade conditions), including edging and approved stormwater control.

(g) That stormwater from parking and vehicle manoeuvring areas shall be collected before it crosses the property boundary and disposed of into soakholes constructed within the property. The soakholes shall be designed to dispose of surface water resulting from a storm having a 10% (1 in 10 year) probability of occurring annually.

(h) *That the podiatrist activity shall be restricted to the hours of 9:30am to 3:30pm daily.*

(i) *That the fence along the front boundary screening the car park from the street shall be maintained to the satisfaction of the Director Works and Services.*

Condition amended by 5357A - see decision dated 25 Sep 09.

(j) ~~*That all signage shall be located within the property boundary and shall comply with all of the requirements of Rule 4.3.16 of the Proposed Whakatane District Plan.*~~

(k) *That pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review the conditions of this consent to deal with any adverse effects on the environment relating to noise and car parking. A review may be initiated if Council receives frequent substantiated complaints as a result of operation of the backpackers' hostel. Council may initiate a review six months after commencement of the business, and every six months thereafter for a period of two years and then on an annual basis.*

(l) *That the provision of food to any guest or resident is expressly prohibited unless the premises has been upgraded to comply with the provisions of the Food Hygiene Regulations 1974 and registration obtained pursuant to this legislation.*

(m) *That the consent holder shall comply with the conditions for Trade Premises connected to the sanitary sewer, pursuant to the Whakatane District Council Trade Waste Bylaw.*

(n) *That a monitoring fee of $200.00 shall be paid to the Council as a single charge for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act 1991.*

2. ***THAT** pursuant to Section 36 of the Resource Management Act 1991, an additional administrative charge (to be invoiced separately) shall be paid to the Council in relation to the receiving, processing and granting of this resource consent.*

Advice Notes

1. *The applicant is advised that if food is to be provided incidental to the accommodation, a kitchen complying with the Food Health Regulations 1974 is required to be provided.*

2. *Some of the conditions from the original consent have been brought over to this consent, and some conditions have been revised.*

Reasons for the decision

1. *The proposed activity is a discretionary activity in the Residential 1 Zone of the Proposed Whakatane District Plan. The proposal has this status under Rule 3.8.1.1.18 as there are more than five guests in this accommodation facility. This new consent allows for a second business activity on the site, being the podiatry clinic.*

2. *The Council is satisfied that the proposal is not contrary to the policies and objectives, LRS1, BE2, BE3, BE4, BE6, BE7, contained in the Proposed Whakatane District Plan. While the addition of the podiatry clinic does intensify the commercial use of this residential zone, this is compatible with the existing situation where many properties on Domain Road in this area have commercial uses. The adjacent property to the east has a business zoning, and can be expected to be redeveloped soon. The property to the west already operates as a business under resource consent.*

3. *The principal issues that were in contention related to parking and amenity. A disabled parking space has now been provided, and all parks will be marked on site. The parking requirement of the podiatry clinic has been deemed to be accommodated within the existing parking spaces. The clinic will operate during specified daytime hours, while the backpacker parking will tend to be required outside of these hours so the effect of the additional business will be minor. The rear dwelling unit has reduced amenity, but is acting as an additional bedroom and is not increasing the scale of the activity on the site. The Council has reserved the right to review parking and noise in the future, should these matters become an issue.*

4. *The main findings of fact in relation to this consent were that the occupancy of the site will not increase. While a dwelling unit has been added since the last resource consent, no additional people will use the site. The backpackers accommodation will drop from 20 to 15 people as a maximum as one entire bedroom will be converted for use as a podiatry clinic. This will actually reduce the occupation of the site as the podiatry clinic patients will only be at the site for short periods.*

5. *The Council is satisfied that any adverse environmental effects that may actually, or potentially, result from the activity are likely to be minor or are avoided, remedied or mitigated by the conditions of this resource consent. The hours of the podiatry clinic will be limited so as not to conflict with the backpacker operation. The use of the rear dwelling unit will be tied to the backpacker operation so it cannot be used as a stand-alone dwelling. The size and location of the car parks has been adjusted to provide a disabled park and manoeuvring from all parks, such that vehicles will exit the site in a forwards direction. The fence screening the car parks from the street is to be maintained to ensure visual amenity in this area.*

6. *The Council is satisfied that all parties potentially affected by the proposal have provided written consent to the proposed activity. There were no special*

circumstances in terms of Section 94C of the Resource Management Act 1991 which warranted the public notification of this proposal.

7. *The Council is satisfied that this proposal is in accordance with Part II matters of the Resource Management Act 1991, as it does not involve a change in land use so will not adversely affect the ability of this land to meet the needs of future generations. The Council is satisfied that this activity is an efficient use of land and the amenity values and environmental quality of this area will not be adversely affected.*

Jeff Farrell
MANAGER
DEVELOPMENT AND COMPLIANCE

24.2.02 67
0830/0010/000

19 July 2002

Ms P Christie
Bay of Plenty Postal Agency
MAKETU

Dear Madam

RESOURCE CONSENT – LAND USE – PROPOSED BACKPACKERS' HOSTEL, P CHRISTIE, 10 DOMAIN ROAD, WHAKATANE

On 18 July 2002, the District Planner, under delegated authority, resolved as follows:

"1. *THAT pursuant to Sections 34(4), and 105 and after consideration of Sections 104, 108 of the Resource Management Act 1991, Rules 5.4 to 5.17, 11 and 13 of the Transitional Whakatane District Plan, Council grants consent, as a discretionary activity, to the establishment and operation of a backpackers' hostel from a property legally described as Lot 33 DPS 556, situated at 10 Domain Road Whakatane, subject to the following conditions:*

(a) *The proposed activity shall be carried out in general accordance with the plans and information submitted as part of this application.*

(b) *That all conditions shall be completed to the satisfaction of Council.*

(c) *That the proposed parking plan dated 4 July 2002 shall be implemented.*

(d) *That the proposed backpackers' hostel shall be limited to accommodate a maximum of 20 persons at any one time.*

(e) *That pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review the conditions of this consent to deal with any adverse effects on the environment relating to noise and car parking. A review may be initiated if Council receives frequent substantiated complaints as a result of operation of the backpackers' hostel. Council may initiate a review six months after commencement of the business, and every six months thereafter for a period of two years and then on an annual basis.*

(g) *That all on-site parking and manoeuvring areas shall be formed and constructed to a minimum two-coat chip seal standard on a minimum 100 mm compacted basecourse layer (basecourse thickness to be adjusted in accordance with subgrade conditions), including edging and approved stormwater control.*

Address all correspondence to The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3080 New Zealand
Telephone +64 7 306 0500 Facsimile +64 7 307 0718 Email information@whakatane-dc.govt.nz

(h) *That all nominated parking spaces shall be marked on site to clearly demarcate their position.*

(i) *That stormwater from parking and vehicle manoeuvring areas shall be collected before it crosses the property boundary and disposed of into soak-holes constructed within the property. The soakholes shall be designed to dispose of surface water resulting from a storm having a 10% (1 in 10 year) probability of occurring annually. Calculations providing for the disposal and control of stormwater from the site shall be submitted for approval prior to any works being carried out on the site.*

(j) *That a landscape plan be prepared by a suitably qualified person and submitted for approval to the Manager Parks and Recreation prior to operations commencing on site. The plan must provide:*

(i) *The plant species, their number and size;*
(ii) *Their location;*
(iii) *A landscape management plan for the site.*

(k) *That all signage shall be in accordance with the relevant District Planning document.*

(l) *That the provision of food to any guest or resident must be expressly prohibited unless the premises has been upgraded to comply with the provisions of the Food Hygiene Regulations 1974 and registration obtained pursuant to this legislation.*

(m) *That a monitoring fee of $72.00 shall be paid to Council (as an annual charge for two years) for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by Council in terms of Section 36 of the Resource Management Act 1991*

2. **THAT** *pursuant to Section 36 of the Resource Management Act 1991 an additional administrative charge of $512.83 (inclusive of GST) shall be paid to Council in relation to the receiving, processing and granting of this resource consent.*

Advice notes

1. *The applicant is advised that if food is to be provided incidental to the accommodation, a kitchen complying with the Food Health Regulations 1974 is required to be provided.*

2. *The applicant is advised that compliance with Council's Trade Waste Bylaw will be required.*

3. *That prior to operations commencing on site, the building is to be upgraded to comply with the relevant provisions of the Building Code, in respect of the change in use. As examples, compliance with fire safety, disabled persons welfare, personal hygiene requirements, etc, will be needed. A building consent to cover such work will be needed and must be obtained prior to any building work being commenced.*

Reasons

1. *The proposal to establish and operate a backpackers' hostel is a discretionary activity in the Residential B Zone of the Transitional Whakatane District Plan. Council is satisfied that any adverse environmental effects that may actually, or could potentially, result from the land use are likely to be minor or are avoided, remedied or mitigated by the conditions of this resource consent.*

2. *Council is satisfied that the proposal is not contrary to the relevant Objective, Polices and Rules (5.4-5.17, 11 and 13) of the Transitional Whakatane District Plan. In particular, Council is satisfied that the proposed use of the dwelling as a backpackers' hostel will not unduly interfere with the amenity of the surrounding residential zone.*

3. *Council is satisfied that the proposed use will have a minor effect on the environment and that all parties identified by Council as being affected by this proposal have given their written consent. There were no special circumstances in terms of Section 94(5) of the Resource Management Act 1991, which warranted the public notification of this proposal.*

4. *Council is satisfied that the proposal is in accordance with Part II of the Resource Management Act 1991, particularly as it relates to the sustainable management of the land resource and maintaining the amenity value of the surrounding area."*

In accordance with Section 357 of the Resource Management Act 1991, you have the right to submit to Council an objection to any of the above conditions of approval. If you are in any way not satisfied with the decision of Council on this application you have the right to appeal to the Environment Court. Any appeal is required to be lodged with the Environment Court within fifteen working days of receiving this decision.

If you have any further enquiries, please contact Tim Fergusson (Planner) at this office.

Yours faithfully

David Bewley
DISTRICT PLANNER

RC\02\67L1907

Valuation Number
7107:885:00

WHAKATANE DISTRICT COUNCIL

Application for BUILDING PERMIT

Date Received
28·2·92

Permit Number
H031335

OWNER OF PROPERTY: M.J. MILLS

ADDRESS OF PROPOSED WORK 10 DOMAIN ROAD, WHAKATANE

LOT No. 33 D.P. 556

BLK: SEC:

Approved for Issue
11-3-92

PERMIT

ENTERED 28·2·92
RETURNED 2·3·92
ISSUED 12·3·92

	APPROVED FOR PERMIT	INITIALS	DATE	*ADD. INFORM. REQ'D	
				Date Asked	Date Rec'd
1	PLUMBING-DRAINAGE				
2	BUILDING BYLAWS		11/3/92		
3	TOWN PLANNING	DD.	2/3/92		
4	ELECTRICAL				
5	STRUCTURAL ENGINEER				
6	SERVICES ENGINEER				
7	DANGEROUS GOODS				
8	HEALTH				
9	RATES	H	2·3·92		
10					

*INSPECTORS DEPARTMENT NOTIFIED OF ADDITIONAL INFORMATION REQUEST AND/OR REASON FOR DELAY

CHECK LIST

	INITIALS	DATE		INITIALS	DATE
FEES CHECKED	LC	28·2·92	PERMIT WRITTEN	✓	12/3
APPLICANT NOTIFIED			BOND DEPOSITED		
DOCUMENTS UPLIFTED			NEIGHBOURS' CONSENT		

REFER TO INSIDE OF FOLDER FOR BUILDING PERMIT PROCESSING CHECK LIST

NATURE OF BUILDING WORK (e.g. NEW UNITS, ADDITIONS - FACTORY, etc.):

DWG ADDN

CHECK LIST

		INITIALS	DATE
1	D.P. & Lot Nos. correct		
	Site limitations checked (Bldg line restrictions, sewer lines, foundation requirements etc)		
2	Building height in relation to boundary, yards, coverage, etc.		
3	Room sizes, ceiling heights, light and ventilation		
4	Footings		
5	Masonry and foundation walls		
6	Concrete floor		
7	Timber sub-floor, bracing and flooring		
8	Wall construction		
9	Wall bracing		
10	Interior and exterior cladding, roof cladding		
11	Roof Construction		
12	Roof bracing		
13	Insulation		
14	Firewalls (including soffits), fire partitions, egress		
15			
16			

TO: _____

_____

_____

Please check items listed below:-

	INITIALS	DATE

Comments _____

_____

_____

_____

_____

_____

_____

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. H 031335

WHAKATANE DISTRICT COUNCIL No.

Inspector: M

File No. PRIVATE BAG 1002 WHAKATANE

Receipt No. 73754

Date Permit Issued 12 / 03 / 92

OWNER

Name: M J Mills

Mailing Address: 10 Domain Road, Whakatane

BUILDER

Name: Owner

Mailing Address:

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.: As above

Street Name:

Town/District:

Riding: Urban

LEGAL DESCRIPTION

Valuation Roll No.: 7107/885/00

Lot: 33 D.P.: 556

Section: Block:

Survey District:

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

DWELLING ADDITION

FLOOR AREA

Whole Sq. Metres:

DWELLING UNITS

Number Erected:

ESTIMATED VALUES $

Building	5,200
Plumbing	
Drainage	
G.S.T.	
TOTAL	5,200

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [X] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 112 00	Water Connection	$
Street Damage Deposit	$	Planning	$ 11 50
Building Research Levy	$		$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$
M.S. Plumbing	$	TOTAL:	$ 123 50

Receipt No. 73754

Date of Payment 28 / 2 / 92

Authorised Officer V Narayan

Special Conditions: NIL

Date Inspected	REMARKS (e.g. stage reached with work)

(CONTINUED OVER)

Date Inspected	

Beam Calc for MR M MILLS.

Ref. TIMBER ENG DESIGN HANDBOOK
PERSON KLOOT & BOYD.

10 MARCH 92
R.L. ROBERTSON.

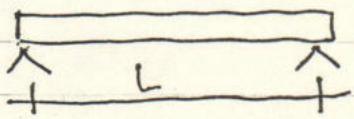
Location: OVER KITCHEN BETWEEN EXTERIOR WB WALL & PASSAGEWAY WALL

EXISTING FRAMING 100x50

LOADING - ROOF - LIGHTWEIGHT.
Distributed Loading

Beam Size 250x125 Group D (DRY) Select Grade
Weight D/L 83 kg (18.145 kg/LIN METRE)
Bending 0.5558/M2
M.O.E 61032.29 kg/M2.

Type 1

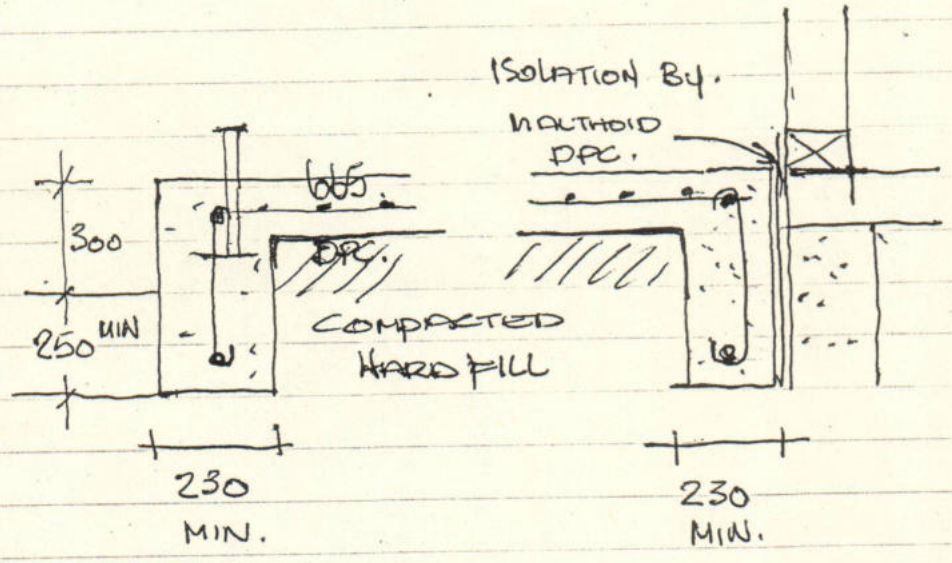


L = 4.55
Deflection $\frac{1}{360}$ = 0.0126 MAX.

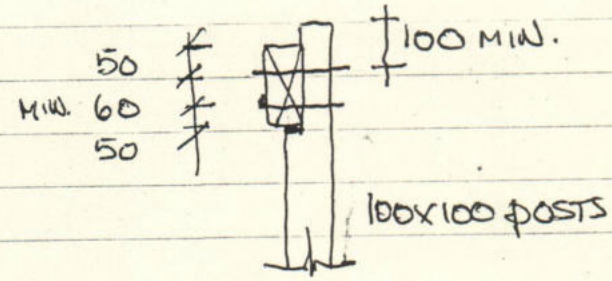
Safe working load 1020 kg.

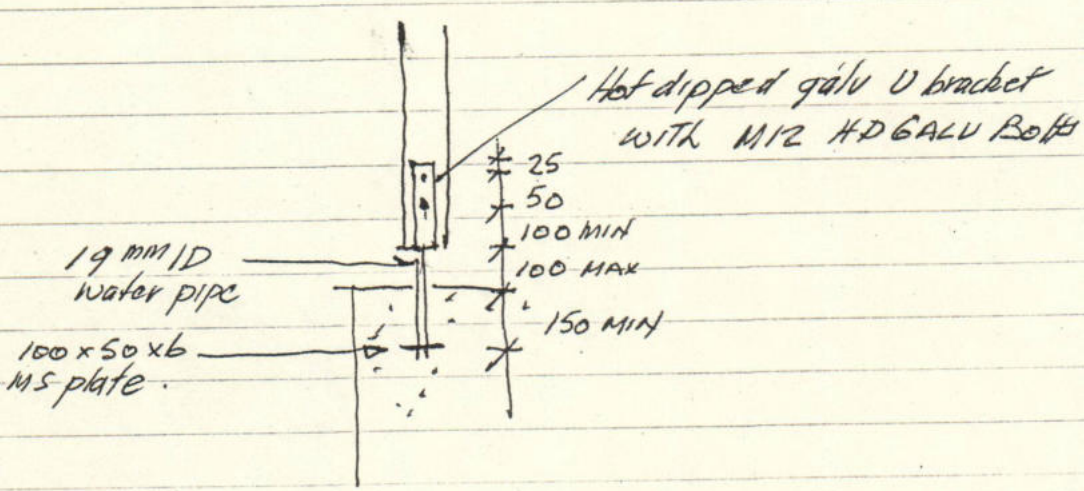
Ratio 1:2 Lateral Support not required (but provided).

WHAKATANE
DISTRICT COUNCIL
11 MAR 1992



SECTION: FOUNDATION DETAILS





Post Connection Details.

WHAKATANE
DISTRICT COUNCIL
11 MAR 1992

WHAKATANE DISTRICT COUNCIL

Building Permit Application

Ref. No. .

OWNER: (Full Name) MILLS MALCOLM JOHN Phone:(Bus) 329836 (Pte) 5084800

PRESENT ADDRESS 10 DOMAIN Rd WHAKATANE Phone:(Bus) _____ (Pte) _____

BUILDER: NAME SELF Phone:(Bus) _____ (Pte) _____

ADDRESS AS ABOVE Phone:(Bus) _____ (Pte) _____

Designer: R R ROBERTSON Phone:(Bus) _____ (Pte) _____

Designing Engineer: _____ Phone:(Bus) _____ (Pte) _____

ENQUIRIES REGARDING THIS APPLICATION SHOULD BE

DIRECTED TO: SELF Phone:(Bus) _____ (Pte) _____

ESTIMATED VALUE OF WORK

BUILDING $ 5200-00

PLUMBING $ ~~150-00~~

DRAINAGE $ ~~50-00~~

TOTAL $ 5,400-00

2 x plans
site plan
fees.

PARTICULARS OF LAND:

(a) Valuation No: 7107/885

(b) Lot No: 33

(c) Deposited Plan No: 556

(d) Street: 10 DOMAIN Rd

(e) Urban Area: Whakatane

PARTICULARS OF BUILDING:

(a) Area of Basement _____ m²

(b) Area of Ground Floor 20.25 m²

(c) Area of _____ Floor _____ m²

(d) Area of Outbuildings _____ m²

(e) Total Floor Area _____ m²

NATURE OF PERMIT (TICK BOX)

New building including separate buildings added to existing complex ☐

Repairs, alterations or extensions to an existing building ☑

Conversion ☐ Demolition ☐

Purposes for which every part of proposed Building is to be used or occupied

e.g. Dwelling/Garage/Factory/Shop, etc.

ADDN TO HOUSE

DATED this 26 day of FEBRUARY 19 92

M Mills

SIGNATURE OF APPLICANT

Note: Processing of Building Permit applications will not commence until all fees have been paid. If the building does not proceed, 50% of the fee is refundable on application.

ENDORSE PERMIT

YES ☐ NO ☐

BUILDING PERMIT

NUMBER H031335

DATE ISSUED 12.3.92

FEES PAYABLE (incl. G.S.T.)		RECEIPT NUMBER	DATE
Building Permit	$ 112-00	No. 73754	28.2.92
Building Research Levy	$	No.	
Plumbing Permit	$	No.	
Drainage Permit	$	No.	
Sewer Connection	$	No.	
Water Connection	$	No.	
Footpath Deposit	$	No.	
PLANNING	$ 11-50	No. 73755	✓
	$	No.	
	$	No.	
Total Fees Payable	$ 123-50		
Fees Received	$	FROM: MILLS	

WHAKATANE DISTRICT COUNCIL
OFFICIAL RECEIPT

Receipt No.: 73754-13747 Date: 28/02/92
Account No.: 71820 JAWS
Total Amount: $112.00 CHQ

WHAKATANE DISTRICT COUNCIL
OFFICIAL RECEIPT

Receipt No.: 73755-13747 Date: 28/02/92
Account No.: 68800 JAWS
Total Amount: $11.50 CHQ

PLANNING OFFICE
ZONING OPERATIVE SCHEME: Residential 8.
ZONING PROPOSED:
USE STATUS: Permitted Activity - Ext to Dwg.
COMPLIANCE WITH REQUIREMENTS: YES NO
COMMENTS:
FILE REFERENCE:
RESERVES CONTRIBUTION:
CHECKED: Dawn. DATE: 2/3/92

WHAKATANE DISTRICT COUNCIL
INSPECTORS DEPARTMENT
INFORMATION SHEET

NOTE: One copy of this form is to be signed by the builder and returned with the Building Permit Application.

FIELD INSPECTION:

Periodic inspections are required to verify compliance with details described on the 'approved' plans and specifications and to ensure that Council's Bylaws have been complied with.

REQUIREMENTS:

The Builders shall notify the **Inspectors Office** the **previous working day** (ie at least 24 hours notice prior to the inspection being required) when the project is ready for each of the following inspections:

1. **SITING**: All relevant boundary pegs must be identifiable and boundaries correctly established.

2. **FOUNDATIONS**: When all trenches and footing excavations are completed and all reinforcing steel has been tied in place **BUT BEFORE ANY CONCRETE IS POURED**. An inspection of the trenches and footing excavation is required before any site concrete is poured.

3. **CONCRETE FLOOR SLAB** (On Ground): When all fill compaction has been completed, moisture proof membrane placed, reinforced steel installed and plumbing and/or drainage services have been inspected and approved by the Drainage and Plumbing Inspector, **BUT BEFORE ANY CONCRETE IS POURED**.

   NOTE: Where drainage is to be installed below the hard fill, the District Council Plumbing and Drainage Inspector must inspect and approve of the installation before filling and compaction of the base material is carried out.

4. **REINFORCING STEEL** (General): When all reinforcing has been placed in bond beams, columns, retaining walls, suspended floor slabs, lintels etc, **BUT BEFORE ANY CONCRETE IS POURED**.

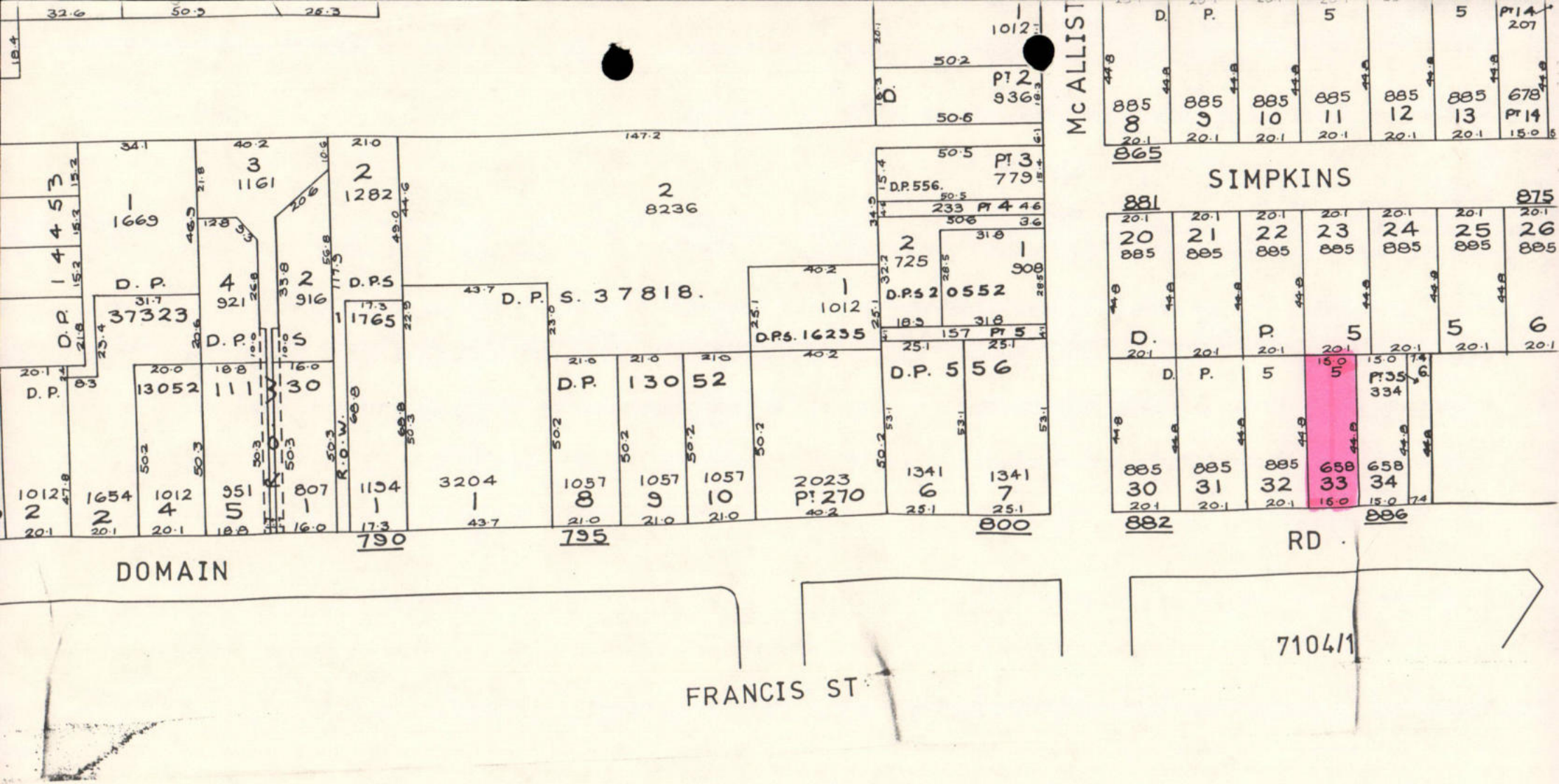
5. **INSULATION INSPECTION** - **SKILLION OR FLAT ROOFS**: When all the insulating material is installed in place but **PRIOR TO ANY ROOFING MATERIAL BEING FIXED**.

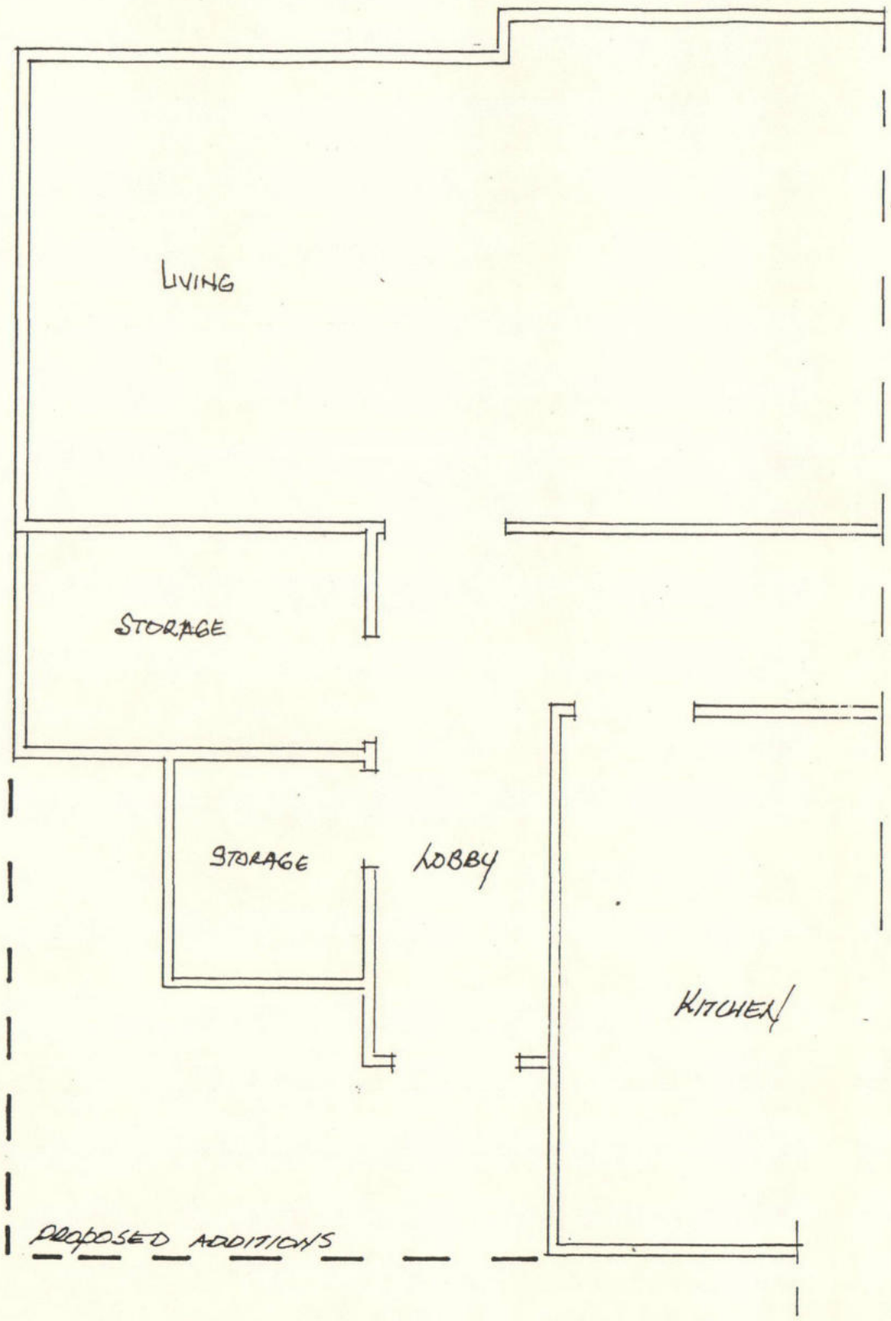
6. **PRE-LINING**: When all exterior claddings, windows and doors etc, have been fixed in place and when all bulk insulating material has been installed BUT **PRIOR TO THE ERECTION AND FIXING OF ANY INTERNAL LININGS (BOTH CEILINGS AND WALLS).**

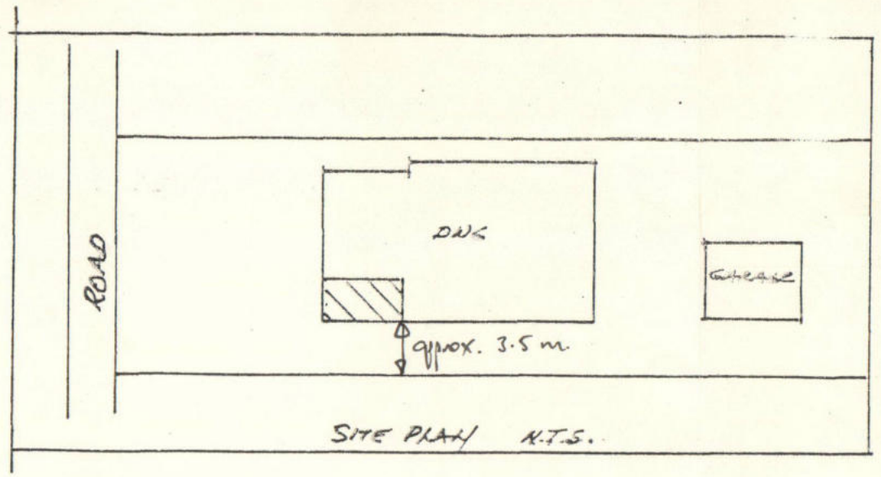
   NOTE: All plumbing work which will be concealed by wall linings **MUST BE** inspected and approved by the Plumbing & Drainage Inspector before the above inspection is carried out by the Building Inspector.

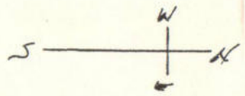
SIGNED: _____ **DATE:** 26 · 2 · 92

(Builder or owner on builders behalf)


McALLISTER
SIMPKINS
DOMAIN
FRANCIS ST
RD
D.P. S. 37818.
D.P.S. 16235
D.P.S2 0552
D.P. 556
790
795
800
865
875
881
882
886
7104/1







WHAKATANE
DISTRICT COUNCIL
11 MAR 1992

EXISTING FLOOR PLAN & PROPOSED ADDITION

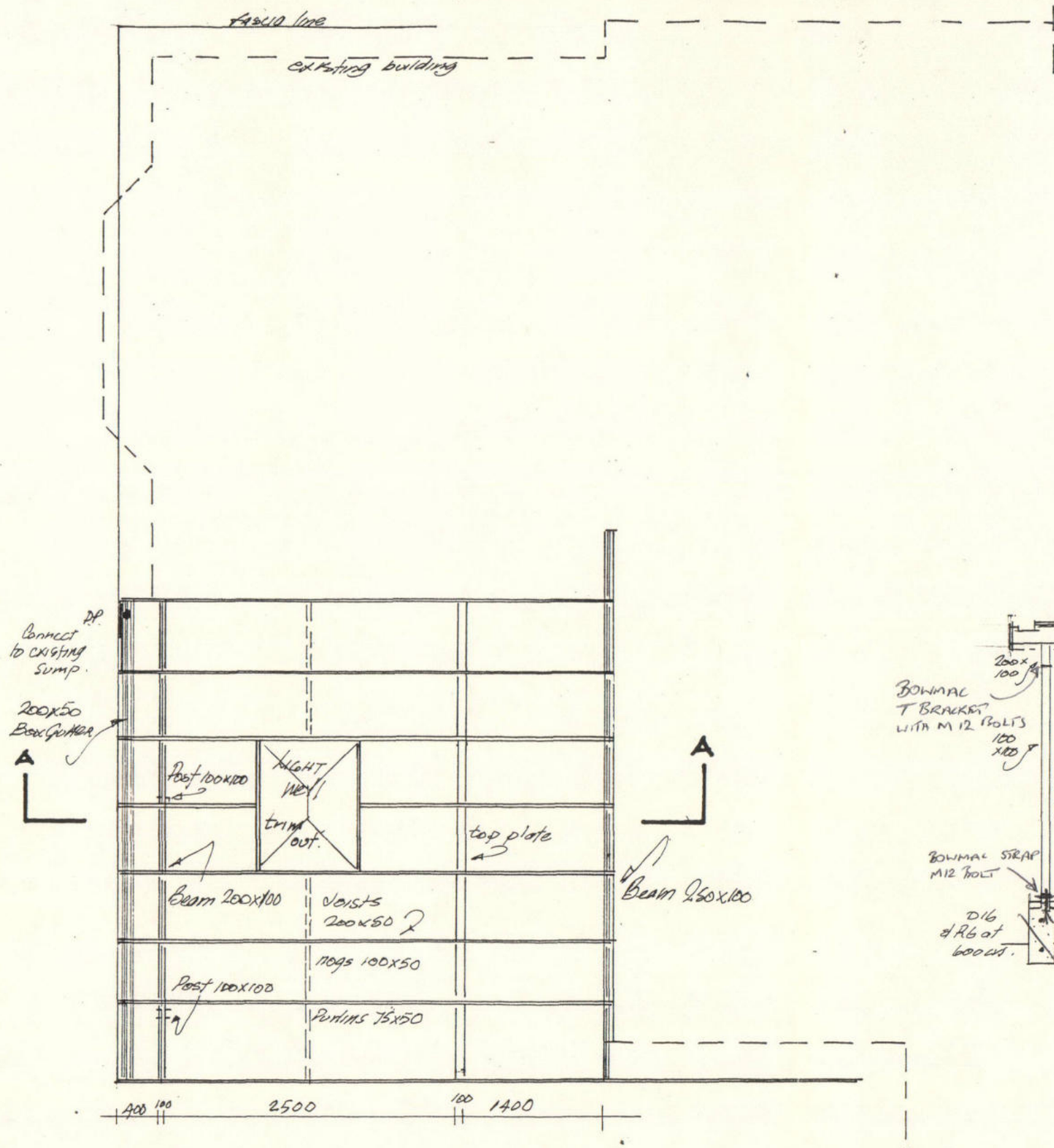
			SHEET
DRAWN RLR	CHECKED	SCALES 1:50	SERIES OF
TRACED	DATE FEB 92		REF

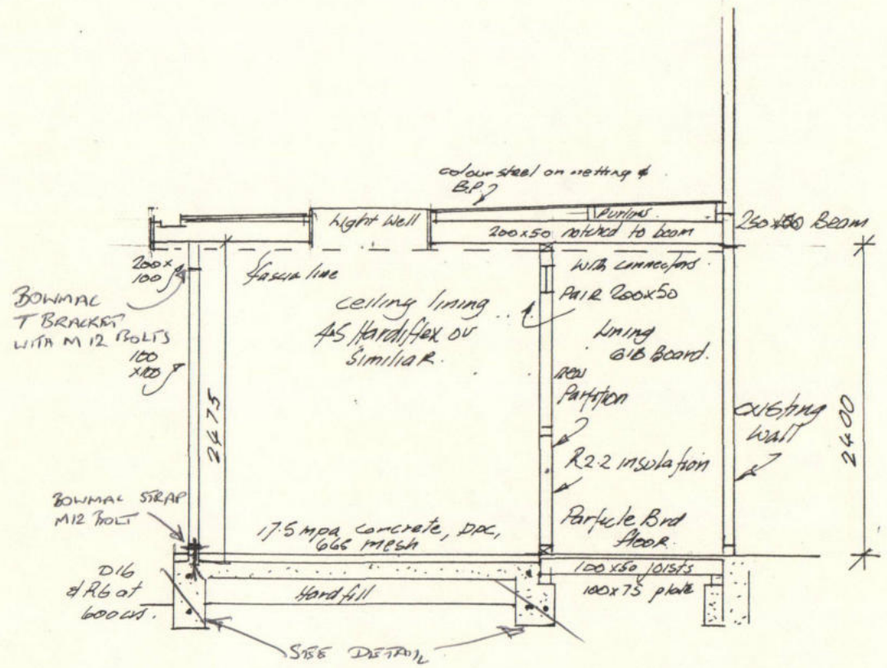
500
4·400
3·700
2·700
5·100
4·550
BEDROOM
N
S
E
W
Splayed bay window
LOUNGE
EXISTING LINTEL
1100
2/200x50 LINTEL
1400
2·900
LOWERED Ceiling to 2·400 height
LIGHT Well OVER
100x100 POST
Cavity Bolts Set in con of bolt connections
KITCHEN
SITTING
Beam over 250x100
CONCRETE TERRACE
100x100 POST
KITCHEN SINK IS NOT TO BE MOVED. NO PLUMBING TO BE DONE
PROPOSED EXTENSION
4·500

WHAKATANE DISTRICT COUNCIL
11 MAR 1992

PROPOSED ADDITION FOR MR & MRS M. MILLS

			SHEET
DRAWN RLR	CHECKED	SCALES 1:50	SERIES OF
TRACED	DATE FEB 92		REF



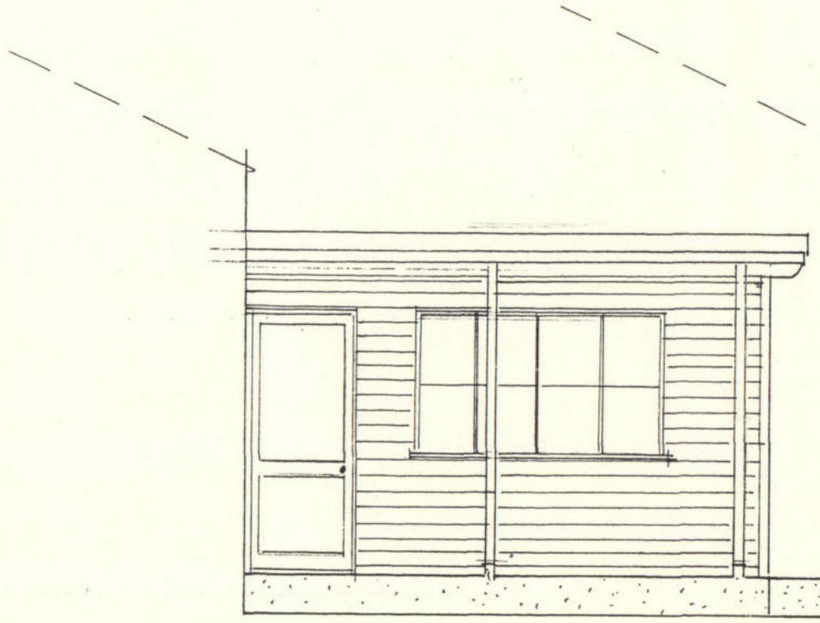


SECTION A-A

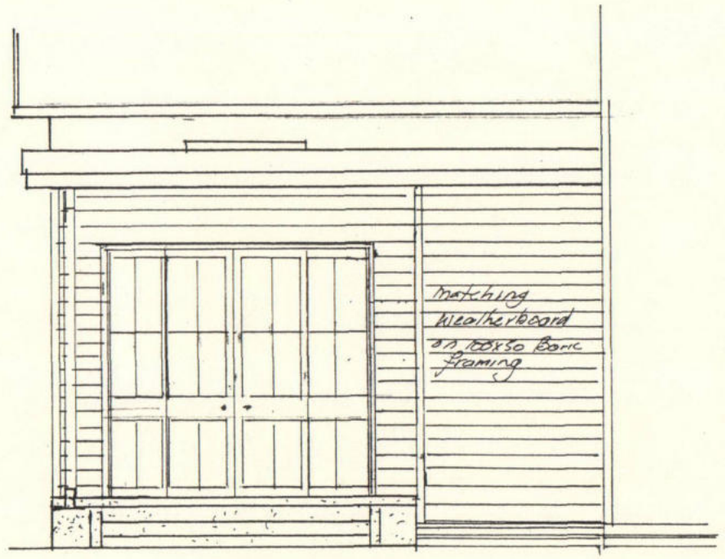
WHAKATANE DISTRICT COUNCIL
11 MAR 1992

ROOF PLAN & TYPICAL SECTION.

			SHEET
DRAWN RJR	CHECKED	SCALES 1:50	SERIES OF
TRACED	DATE FEB 92		REF



SOUTH ELEVATION



EAST ELEVATION

WHAKATANE
DISTRICT COUNCIL
11 MAR 1992

ELEVATIONS TO PROPOSED ADDITIONS

			SHEET
DRAWN RRR	CHECKED	SCALES 1:50	SERIES OF
TRACED	DATE FEB 92		REF

RECORD OF SITE INSPECTIONS

(Each officer inspecting the site shall briefly record the event here and give reference to any communication with the builder, owner or other officer in that regard).

DATE	EVENT
30-4-92	Footing & Floor Pool OK W/P

WHAKATANE DISTRICT COUNCIL

PERMIT

The Building Inspector,
WHAKATANE DISTRICT COUNCIL. Date: 13.2.78

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (Plan to show position of building with regard to Section).

Owner's Name: N.Z. Forest Products Ltd Address: Private Bag
Builder's Name: Whakatane Board Mills Division Address: WHAKATANE

Location of Proposed Works: ~~109~~ 10A Domain Rd

Purpose for which building is to be used: Laundry

Estimated Value:

Building	$ 1650	Fee: $ 9.00
Plumbing and/or Drainage:	$ 300	Fee: $ 6.00
Water Supply Connection:		Fee: $ 15.00
Building Research Levy (50c per $1000 of total value applies when value is $3000 or over)	$ 1950	Fee: $
Total Fees:		$ 15.00

Survey District WHAKATANE V/Roll No; 710/425 Block No.

Area of Section 676.18m^2 Lot No. (See rate demand) 33

D.P. 556

No. of Persons to be accommodated: Male - Female -

Area of Building 1.9 sq.metres Ceiling Height 2450mm

Area of other residential, commercial or industrial buildings on land: 178.14 sq. metres.

APPROVED: _____
Building Inspector.

_____
Signature of Builder.

pp R.C. HOULTON
Signature of Owner.

++

OFFICE USE ONLY

Received: 14/2/78 Permit No. H 140259 Fee: 15 00

Issued: 2/3/78 Receipt No. 123610 - BP

123609 - DD

++

See Back for Fees payable and other information concerning drainage and plumbing permits, water connections, footpath deposits and Building Research Levy.

SCALES OF FEES.

ESTIMATED VALUE OF WORK:

Not exceeding $20.00				.50
Over $ 20	and not exceeding		$ 200	1.00
" $ 200	"	"	$ 400	2.00
" $ 400	"	"	$ 600	3.00
" $ 600	"	"	$ 800	4.00
" $ 800	"	"	$1,000	5.00
" $1,000	"	"	$1,200	6.00
" $1,200	"	"	$1,400	7.00
" $1,400	"	"	$1,600	8.00
" $1,600	"	"	$1,800	9.00
" $1,800	"	"	$2,000	10.00
" $2,000	"	"	$2,500	12.00
" $2,500	"	"	$3,000	14.00
" $3,000	"	"	$3,500	16.00
" $3,500	"	"	$4,000	18.00
" $4,000	"	"	$5,000	21.00
" $5,000	"	"	$6,000	24.00
" $6,000	"	"	$7,000	27.00

Fee Schedule for estimated value of buildings in excess of $7,000 may be obtained from the Building Inspector.

NOTE WELL: If any dispute as to value, the Building Inspector shall have the absolute determination of the value of the proposed work or building.

The estimate must be of the completed building and to include all labour costs.

DRAINAGE AND PLUMBING.

A separate permit is required for any drainage and plumbing work carried out. Refer Drainage and Plumbing application form for scale of fees.

WATER CONNECTION:

Reticulated water supplies are installed in limited areas of the County. A separate application is required to be submitted. (Fee $25.00) for any property affected thereby.

FOOTPATH DEPOSIT.

A deposit of $50.00 against damage is required in those areas where concrete footpaths exist. A claim for refund should be made on completion of the building. If any damage has occurred an assessment of the repair costs will be made.

BUILDING RESEARCH LEVY:

This levy is payable at the rate of 50c. per $1,000 (or part thereof) on the WHOLE value of all building work, inclusive of drainage, plumbing, water connection etc. except that building work valued at LESS than $3,000 is exempted.

NOTE: Council acts as a collection agency for the Building Research Bureau N.Z. (INC) which is authorised by the Building Research Levy Act 1969/23 to prescribe the rate of levy.

To be completed in full in lieu of separate specifications.

	SIZE OF TIMBER	TYPE OF TIMBER	SPACING
Foundations	Reinforced	Concrete	
Stringers			
Bottom plates	100 x 50	Boric Pine	-
Top plates	100 x 50	" "	
Floor joists	150 x 50	Tan Pine	450 crs
Rafters	100 x 50	Boric Pine	450 crs
Perlins	75 x 50	Boric Pine	600 crs
Studs	100 x 50	" "	600 crs
Nogging	100 x 50	" "	800 crs
Bracing	150 x 25	" "	
Flooring	19mm	Particle Board	-
Exterior sheathing	150 x 25	Bever Backed WB Tan Pine	-
Interior sheathing	Seratone Wall	Board	
Roofing	26g CGI		
Piles (type & size)	-		
Chimney	-		
Chimney Reinforcing	-		
Windows	1000 x 1200	Whitco Awning	
Sanitary fittings.	Laundry Tub	S/Steel	

S P E C I F I C A T I O N

for

THE ADDITION OF LAUNDRY TO
FLAT NO. 10 DOMAIN ROAD, WHAKATANE

for

WHAKATANE BOARD MILLS LIMITED

4th April, 1962.
WHAKATANE.

SPECIFICATION FOR THE ADDITION OF LAUNDRY TO FLAT NO. 10 DOMAIN RD. WHAKATANE, FOR WHAKATANE BOARD MILLS LTD.

Extent of Contract:

This contract comprises the addition of one room, to the above premises.

Insurance:

The Builder shall take out a Builders' Risk Policy when the job is started. He shall be directly liable for the payment of same. The contractor shall insure all workmen against death or accident according to the Workers' Compensation Act and amendments thereof.

Provide and Fix:

The word 'Provide' or the word 'Fix' used separately in this specification shall mean 'Provide and Fix' unless specially stated otherwise.

Materials and Workmanship:

All materials and workmanship to be used to be the best of their respective kinds and as specified.

The following timber schedules to be strictly adhered to:

Seasoning:

The whole of the timber used on the job is to be seasoned with the exception of the framing and rough sawn timbers. No guarantee is given by the Contractors that the seasoned timber will not shrink when cut, but all care will be taken to ensure that no undue shrinkage will be apparent when the work is completed.

Timber Schedule:	Size	Class
Sleepers	4" x 3"	Tanalised Pine
Floor Joists	6" x 2"	Boric Pine
Top & Bottom Plates	4" x 2"	" "
Studs	4" x 2"	" "
Bracing	4" x 2"	" "
Ceiling Joists	4" x 2"	" "
Rafters	4" x 2"	" "
Weatherboards	6" x 1"	" "
Base Boards	6" x 1"	Tanalised Pine
Skirting	3" x 1"	
Architraves	3" x 1"	
Barge Boards	9" x 1"	Heart Rimu
Flooring	4" x 1"	Boric Pine

House Blocks:

Set in blocks at 8'-0" centres not more than 6ft. apart. Well rammed to solid foundations. All blocks may be jack studded. Malthoid strip to be fixed on top of blocks.

Sleepers:

Lay sleepers on edge well scarfed at joints and well secured to jack studs and blocks.

Floor Joists:

Space at 18" centres scribed to sleepers with straight edge.

Studs:

To be 8' - 6" long set at not more than 18" apart.

Rafters:

To be set at 18" centres properly scribed and nailed to top plates and ridge board.

Ceiling Joists:

To be spaced to suit fibrous plaster sheets at about 1' - 6" centres.

Bracing etc.:

The whole of the framing, roof, etc., is to be braced and strutted up securely to prevent sagging, with the material as scheduled.

Roof: Flat 24 gauge Galvonized Iron.

Weatherboards:

To be scheduled. All joints and angles to be covered with angle boxes or pilasters, so that no joints will be left open to the weather. The whole of the building is to be properly scribed at all angles, windows, doors, etc. with shaped scribing pieces. All weatherboards and outside surfaces to be primed, being fixed as stated under "Painters".

Floor:

All flooring must have been in fillet at least three months before being laid, cramped up, and all joints well scattered. On completion all by-wood to be cleaned off.

Plaster Board:

All walls not otherwise specified to be covered with approved make of fibrous plaster wallboards or 3/8" thick Gibraltar Board. All vertical joints to be finished on a stud, all horizontal ones to finish on a dwang. Care is to be taken that all joints are to be filled up with plaster of paris by the fibrous plasterers, to give a flat wall when finished.

Ceiling:

All ceilings to be Fibrous Plaster sheets or Gibraltar board. All sheets to be battened off with 3 x 1 battens and 4 x 1 margins.

Sashes:

All sahses to be sizes shown on theplan, 3-light with 16 oz. clear glass. All sashes marked 'X' on plans will be hung to be opened with a pair of 3" butts and casement fasteners to the value of 3/0d each.

Interior Doors:

To be 6'-6" x 2'-6" O.B. Rimu Doors fitted with locks to the value of 10/0d. and hung with a pair of 3½" steel butts to 1" jambs.

PAINTER & PAPERHANGER

Exterior:

Apply a coat of priming consisting of Champion white lead, raw boiled linseed oil together with a good supply of red lead. Prime the exterior of weatherboards etc. before being fixed. When fixed do all the necessary stopping with putty of approved make and apply two coats of white lead and linseed oil in approved tint. Facings etc. to be picked out and to the owner's directions.

Interior: To be painted.

General: On completion of the house all surplus materials are to be removed from the site. Floors swept up and all the rubbish disposed of. The place is to be left in a clean and orderly condition.

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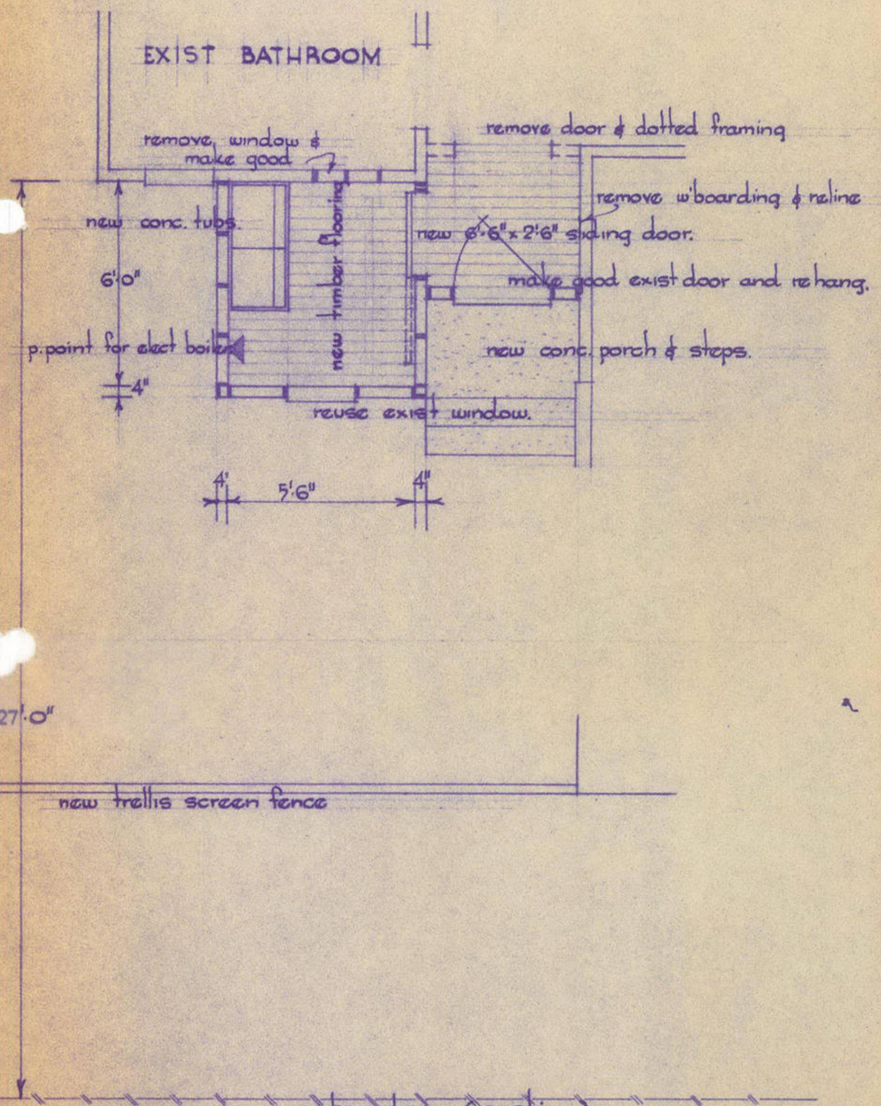
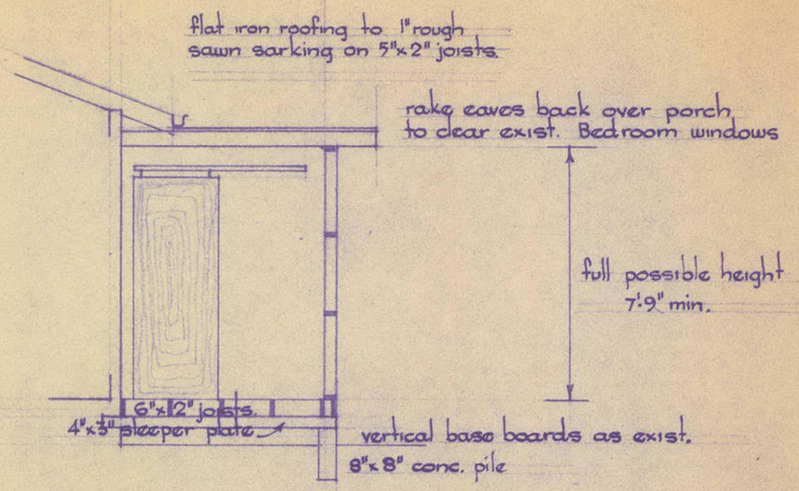
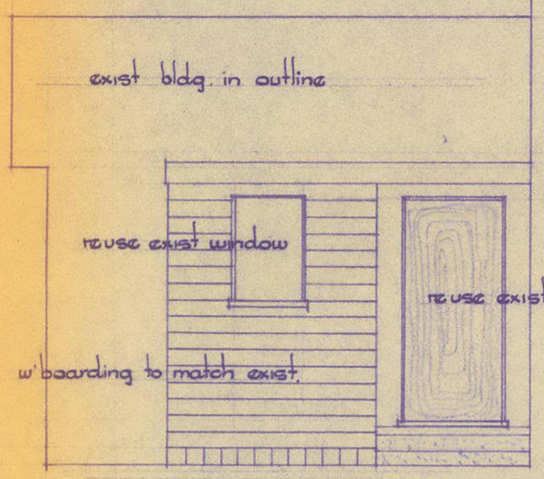


1/4" PLAN



1/4" TYPICAL SECTION



1/4" EAST ELEVATION

PERMIT H/40259

Amendments	DATE	BY	APP'D.

Drawn b.c.c. 4/62
Traced
Computs.
Checked
Appd.

WHAKATANE BOARD MILLS LTD.
WHAKATANE, N.Z.

DEPARTMENT HOUSING
TOWN DOUBLE UNIT H 74 & 75
ADDITION FOR NEW LAUNDRY

MATERIAL & PARTS LIST
ASSEMBLY DRG. No.
SCALE as indicated
JOB No.
DRG. No. TC-18-37
FILED ISSUE

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR CHIMNEY PERMIT.

PERMIT

PERMIT NO: K082914

Date of Issue: 7.5.82

Building Controller's Approval: [signature]

Fees: 8-00

Receipt No: 3337

Date: 27.4.82

OK

TO: The Building Inspector,
WHAKATANE DISTRICT COUNCIL.

I HEREBY APPLY for permission to erect a chimney for a Kent Log FIRE at 10 Domain Rd
(Address)

Lot No: 33 DPS 556 Val/Roll No. 7100.425.00

Type or make: Kent Log Fire

Fuel Oil Storage - litres : N.L

Estimated Value: ~~$825~~ $1825-00

Applicant: R.J. Pickering

Address: 10 Domain Rd
Whakatane

Date: 5/4/82

12

WHAKATANE BOROUGH COUNCIL. No. 225

APPLICATION FOR THE ISSUE OF A BUILDING PERMIT:

PERMIT

The Town Clerk,
WHAKATANE.

I, JAMES PITHIE of 18 Simpkins Street, Whakatane,
hereby make application for a PERMIT to erect,
(State fully the nature of the work.) Add to and convert a single unit dwelling into a two unit dwelling

on (Lot, Section etc.) at 16 DOMAIN ROAD, WHAKATANE,

..... Val. No.....

VALUE OF PROPOSED WORK £ 600 - 0 - 0

Builder's Name J. PITHIE Address 18 SIMPKINS Street, Whakatane.

Owner's Name Whakatane Board Mills Limited Address ~~Street~~, Whakatane.

Plans and Specifications : (Plans to be drawn to scale and Specifications to be typed.) I deposit herewith, in Duplicate, the drawings and specification in reference to the abovementioned work.

Drainage Plan : To be submitted in duplicate showing details of lay-out to conform to Health Department requirements.

Site Plan : I also deposit herewith, a plan (to scale) in duplicate, of the proposed building with measurements from the boundaries together with existing structures thereon.

Floor space : (Area in square Feet.)

Area of Building (Excluding porches and verandahs) _____sq. ft.

Area of porches and verandahs _____sq. ft.

Area of Basements. _____sq. ft.

TOTAL AREA : ==========sq. ft.

SIGNED : J Pithie APPLICANT 15/7/1952
(State whether ~~Owner~~, ~~Occupier~~ or Builder.)

-.-.-.

WHAKATANE BOROUGH COUNCIL.

BUILDING PERMIT.

29-8-52

Whakatane Board Mills Ltd.,

Permit № 225

To Mr. James Pithie

Address 18 Simpkins Street

Permission is hereby given you to carry out the work as proposed in your application dated 15-7-1952 viz:—

add to and convert a single dwelling into a two unit dwelling

on property described as Lot 33, DP 556 of Allot 271 Wp. Domain Rd.

such work to be carried out in strict conformity with all the requirements of the Whakatane Borough By-laws, Building Control Regulations, Building Control Notices, all Acts of Parliament affecting such work, and any special conditions shown hereunder.

Special conditions: as attached.

Building Controller's Approval No. N.A.

Builder's Name J. Pithie

Permit Value £ 1000 Val. Roll No.: 1/195C/ 831

	C.V.	U.V.	Imps.
Existing Valuation	1105	135	970

Fee Paid, £ 5 : : Receipt No. D1237

Date 29-8-52 per BS Beasley

LESLIE D. LOVELOCK

Town Clerk.

Approved subject to the following conditions :

1. ~~Bituminous or Tile~~ Fibrolite roofing only permitted.
2. Concrete floors, brick or concrete block walls and metal roofing prohibited.
3. ~~Concrete paths or terraces prohibited.~~
4. Galvanised iron spouting and downpiping NOT permitted.
5. Use of treated tawa only is permitted.
6. All pinus timbers must be of good quality and wherever treated timber is called for, such timber shall be treated by a process approved by the Council.

S P E C I F I C A T I O N S

O F

ALTERATIONS AND ADDITIONS TO NO. 16 DOMAIN ROAD, WHAKATANE, FOR WHAKATANE BOARD MILLS LIMITED.

SPECIFICATIONS.

OF

ALTERATIONS AND ADDITIONS TO NO. 16 DOMAIN ROAD, WHAKATANE, FOR WHAKATANE BOARD MILLS LIMITED.

EXTENT OF WORK: This contract comprises the alterations of and the addition of a lean-to 14' 8' x 9' 2' to the above dwelling, thus deviding the house into two separate units.

1. GENERAL EXCAVATIONS: Excavate as required for all site levelling foundations, footings, posts, blocks, walls, water-pipes etc., to the various depths, levels and grades required for the erection of the building. All subsoil from the foundations and other excavations is to be evenly spread, removed or deposited on the site where directed.

2. EXCAVATIONS TO BE INSPECTED: The bottom of every excavation shall be clean and level with square angles, with loose particles rammed and properly prepared before concrete is laid.

3. FILLING IN: The earth shall be filled in and thoroughly consolidated around all blocks, footings and foundation walls. Hardcore filling shall be composed of bricks, old Portland cement concrete, stone, or other hard substance. Before concrete is poured, the hardcore shall be thoroughly consolidated and the surface blinded if necessary.

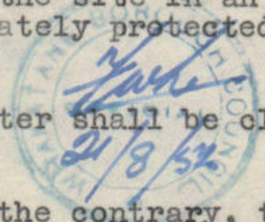
CONCRETOR.

1. MATERIALS FOR CONCRETE: Metal:- Metal shall be shingle or other approved hard metal free from earthy matter and of a size to pass 1" mesh.

Sand:- Sand shall be sharp and gritty and free from salt and other foreign matter.

Cement:- Cement shall be Portland to conform with New Zealand Standard Specification No.43 and shall be stored upon the site in an approved manner adequately protected from dampness.

Water:- Water shall be clean and fresh.



2. CONCRETE MIX: Unless specified to the contrary, the concrete for all work throughout shall be composed of shingle with sufficient sand added to make a good dense concrete, in the proportion of 1 part cement to 5 parts aggregate, each measured by volume.

If a mechanical mixer is ued, concrete shall be mixed thoroughly for not less than two minutes. If hand mixing is adopted, concrete shall be turned on a close-boarded platform, twice dry and twice while water is being applied.

The quantity of water shall be only aufficient to produce a plastic mixture capable to being tamped into all parts of the mould and between the reinforcement bars.

3. FOUNDATION BLOCKS: To be concrete 24 ft. long spaced not more than 4'6" centres and not more than 6 ft. apart and long enough to raise the floor 24" above ground level. Fix 3-ply rubberoid between all blocks and sleepers.

4. CONCRETE STEPS: To be concrete mixed 6-to-1 and all neatly plastered in one cost of 2-to1 compo while concrete is green.

5. PLACING: Concrete shall be conveyed and placed so that no separation of the ingredients takes place, and shall be immediately spaded, tamped or rammed into position.

Generally, the concrete foundations and the concrete to all porch floors and entrance steps, flower boxes and hearths are to be formed at the same time.

6. BOXING: All boxing shall be clean and well fitted together and well secured in position, and shall be thoroughly wetted immediately before concrete is placed. All boxing and timbers must be removed on completion.

7. REINFORCEMENT: All reinforcing-rods shall be accurately fabricated and fixed firmly in position. All reinforcement shall consist of round mild steel rods. All rods shall be lapped not less than 40 diameters and shall have ends hooked. All laps and intersections shall be bound together with No. 16 gauge black iron-wire.

The position, spacing, and size of rods shall be as shown on detail drawings. Horizontal rods shall be bent round angles not less than 18".

8. PROTECTION & CURING OF CONCRETE: After concrete is placed it shall be protected from damage and frost, and shall be kept damp for three days by frequent hosing or other approved means.

9. BUILD IN BOLTS: Build into concrete foundations where required to fix wood plates $\frac{1}{2}$" wrought iron bolts complete with nuts and washers, or $\frac{3}{8}$" diameter rods bent over, stapled.

Bolts or rods are to be placed at 6" from angles or walls and not more than 4'0" centres at intermediate points.

10. FOUNDATIONS: All foundation blocks shall be of concrete not less than 6" x 6" set not less than 9" into the ground and constructed with two strands of No. 8 gauge galvanised iron wire cast 6" into and extending 9" out of the block. Blocks shall be spaced at not more than 4' 6" centres under stringers. Blocks shall be set on concrete footings 9" x 9" x 4". Care shall be taken in the setting-out of foundation blocks to see that they do not cause any obstruction to the wall vents.

11. PORCH FLOORS & ENTRANCE STEPS: Porch floors and entrance steps slabs shall be of minimum thickness of 4" and shall be laid with an even and consistent fall to drain stormwater. Porch floors shall be supported on two base walls 4" thick so arranged that the reinforcing shall span the shortest distance. Reinforcement to basewalls shall be as for foundation wall.

Concrete steps generally shall be constructed with treads 12" wide and rises a maximum of 6" in height and taken not less than 9" into ground.

Alternatively porch floors may be 3" thick reinforced as above and supported on filling. Filling to be well rammed and consolidated.

All concrete surfaces which are to be plastered shall be cross-combed to form a key for plaster.

12. CONCRETE HEARTHS: Copper hearths shall be of 4" thick concrete 4" x 3'. Where hearth is supported on two external concrete walls, the free corner shall be supported on an 8" x 8" concrete pier reinforced with four ¼" diameter rods with No. 8 guage horizontal wire ties at 12" centres. Where hearth is supported on one external wall the free side shall be supported on a 4" thick concrete wall reinforced as for base walls of houses.

Finish in one operation at the time of pouring the concrete by dusting with 1-to-1 cement and sand and steel trowelling to a smooth surface. The hearth shall finish flush with

Fireplaces, including back hearth, shall be lined in firebricks and hobs formed with firebricks set on edge.

aborate with the Drainage Contractor and arrange with him for the carrying-out of his work at such times and in such manner as will cause the minimum amount of inconvenience and delay.

Note:- Earthenware pipes and fittings will be supplied and fixed by the Drainage Contractor, but all sanitary plumbing work required to connect sanitary fittings to drains shall be provided and fixed complete by the Plumber engaged by the General Building Contractor notwithstanding any omission in the specification describing same.

Connect drains to approved standard size septic tank, and from tank lead effluent to soak hole by 4" field tiles. Soak hole 4' x 6' deep, with built up sides of rock or pumice boulders and cover top with 3" concrete lid. All the work is to be carried out in compliance with Local Authority By-Laws, and on no account is drain to be covered over without first being passed by the Health Inspector.

CARPENTERS AND JOINERS.

1. QUALITY & KIND OF TIMBER: All timbers shall be graded according to the New Zealand Standard Specifications, and shall be straight and in lengths required.

2. SEASONING OF TIMBER: Before being machined, all joinery and dressing timbers shall be thoroughly air seasoned or kiln dried, and before being built in, all framing timbers are to be reasonably well seasoned. All framing timber which is delivered to the site in an unseasoned condition shall be fillet stacked until required.

3. JOINERY: All joinery is to be made strictly according to drawings and manufactured in an approved factory and in every detail must be of the best workmanship and materials in keeping with the specifications.

4. WORKMANSHIP: The whole of the work shown on the drawings and described in the specifications shall be done in a workmanlike and in the best and most approved trade manner. Corresponding work not specially detailed or described is to be made in a siminar manner.

All joinery is to be constructed according to the best known methods of joinery woodwork. All shifting beads, glazing fillets, movable boards or panels are to be secured with either brass of galvanised screws.

All nails in exposed work are to be punched. Cut for, attend on, and make good after all trades, and provide and fix all necessary blocks for securing work of other trades.

Where external access doors are provided under floors, special care shall be taken to ensure that vermin will not pass from the basement to the upper levels of the buildings.

5. FINISH OF TIMBERS: All external woodwork shall be machine dressed, and internal finishing timbers shall be machine dressed and machine glass papered to remove all machine marks.

The backs of all internal finishing timbers shall be hollow run.

Remove all arrises; all rough or uneven patches, hemmer marks and other surface defects shall be removed before painting is begun.

6. BUILDERS' IRONMONGERY: The Contractor is to provide all nails, brads, screws, metal clips, bolts, and other sundry ironmongery required throughout the work. Nails for flooring to be 2¼ x 12 guage floor brads.

All screws used externally or where exposed to the weather to be either galvanised or of solid brass. Only galvanised nails or galvanised screws are to be used in the fixing of redwood timbers.

7. PROTECTION OF WORK: All finished or partly finished work shall be protected from the weather or damage from any other cause. Wood and concrete floors shall be protected from discolouration and other surface injury.

8. PAINT PRIMING: The external face of eaves-finishing timbers external faces and rebates of window and door frames and the whole of the sashes shall be primed before being fitted.

9. SCHEDULE OF TIMBERS: The sizes, quality of timbers, unless otherwise shown or specified, are to be in accordance with the following schedule.

Designation	Size	Quality	Remarks
Sleepers	4" x 3"	B.B.H. Rimu	
Joists	6" x 2"	" "	@ 18" centres
Bottom Wall Plates	4" x 2"	B.H. Rimu	
Top Wall Plates	4" x 2"	O.B.R.	
Studs	4" x 2"	O.B.R.	@ 18" "
Dwangs	4" x 2"	O.B.R.	
Ceiling Joists	4" x 2"	O.B.R.	@ 18" "
Rafters	4" x 2"	O.B.R. or	
Collar Ties	6" x 1"	O.B.R. Pinus	
Wall Braces	6" x 1"	O.B.R.	
Ridges	9" x 1"	O.B.R.	
Valley Boards	8" x 1"	O.B.R.	
Weatherboards	6" x 1"	D.H.R. or	
Flooring	4" x 1"	D.H.R. treated Tawa.	

HUTT BOROUGH COUNCIL 21/8/62

Provide double joists under all bearing partitions. Special beam sizes to be used where shown on drawings.

Beams for spans over 3'1" and not exceeding 8'10" shall be supported to each end upon 4" 2" full-length studs spiked to general wall framing.

Where beams are built up of two members they shall be spiked together from both sides.

10. DAMP-PROOF COURSE: Between all faces of stingers, sleepers and plates in contact with concrete work place a layer of approved damp-proof material or two or more ply

of standard manufacture weighing at least 0.3 lbs. per square foot. The damp-proofing shall be laid continuously under, and to the full width of all bearing timbers.

11. FRAMING GENERALLY: Unless specified to the contrary framing timbers generally shall be spaced at not more than 18" centres. The whole of the building is to be properly framed, and the various sections securely spiked together. All framing timbers shall be of the full size specified cut true and square. Plates and sleepers shall be halved together at joints and angles and dovetailed and halved at intersections, which in all cases shall be over solid bearing.

12. FOUNDATION FRAMING: Sleeper plates shall be set on edge in rows not more than 5 ft. centres fully bedded on and bolted or wired to concrete foundation walls. Bottom plates shall have rods bent over them and securely stapled to same.

Where stringers are borne on foundation blocks they shall be secured by wrapping the wire tightly around the stringer and stapling with three 1¼" x 10 gauge galvanised staples.

Floor joists shall be gauged over stringers and sleeper plate to a uniform level with laps not less than 6" in length where practicable and well spiked together. Two joists, shall provide under all major partitions running parallel with floor joists.

13. WALL FRAMING: All lined wall framing shall be gauged to a uniform width. Braces shall be cut in flush with face of stud at an angle of approximately 45 degrees, each bay having not less than one brace. Where this bracing is not possible on short sections of external walls, 6" x 1" dog-leg bracing shall be cut into studs where directed.

All partition walls shall be 4" x 2" spaced at 18" centres. All external angles shall be framed with two studs. At angles and intersections, walls shall be spiked together at not less than 18" centres, wood packing-blocks being used as directed to secure the sections together. To all lined walls, unless otherwise specified, provide two rows of dwanging, one being placed 6'6" from floor-level.

In addition, provide and fix all bearers and dwangings required to accommodate the work of all trades.

14. CEILING FRAMING: Ceiling joists shall be 4" x 2" spaced at not more than 18" centres, lapped at passings, and well spiked together. Joists shall be securely spiked to wall plates and to feet of rafters. Joists spanning more than 8' 0" shall be secured to stiffeners as previously specified; the stiffeners shall not be suspended from or strutted to roof timbers. Between ceiling joists cut 3" x 2" or 3" x 1½" dwangings on the flat around all margins. In no case shall dwangings be more than 6' 0" apart.

15. ROOF FRAMING: The roof of the addition shall be framed with 4" x 2" rafters at 24" centres; sarked with 6" x 1" to take corrugated fibrolite roofing. Eaves to project 18" beyond wall line.

16. WEATHERBOARDS: (a) Shall be accurately mitred and set together in thick white lead and oil or angles covered with galvanised or copper soakers.

(b) Weatherboards shall be close butted; not short-cut boards will be allowed. Angles shall be covered with angle boxes and scribers.

Angle boxes shall be constructed with one 4" x 1" and one 3" x 1" full-length timber. The joint between shall be set in thick white lead and oil and shall be slightly V'd. Scribers shall be out of 2" x ¾" timber. Alternatively weatherboards may be butted above and below openings. Joints covered with 4" x 1" plaster and double scribed.

17. FLOORING: All internal floors shall be out of 4" x 1" Heart Rimu or Treated Tawa, all to be laid in long lengths cut close to all sides and angles, cramped close, and double nailed. Bore Butts for brads. No two adjacent boards to abut on the same joist. Form mitred margins to hearth.

18. WINDOWS: All windows shall be constructed strictly in accordance with drawings. Styles and mullions are to be checked into sills.

Sills shall be constructed of D.A. heart matai rimu or totara. Styles, mullions, and heads shall be D.A. heart rimu, matai or totara.

19. WINDOW SASHES: All opening sashes are to be constructed of clear heart totara, redwood or cedar. All fixed sashes may be constructed of timber as for opening sashes or kiln-dried D.A.H. rimu or matai. All sashes are to be 1¾" finished thickness moulded, rebated, and grooved as detailed.

Sashes shall be standard manufacture, and to be as sizes marked on plan and set at heights as shown from floor.

20. INTERNAL WALL LININGS: Line walls with ⅜" Gibraltar Board, joints to be stopped with plaster and rubbed down to a smooth surface.

21. CEILING: Ceilings to be ⅜" Gibraltar Board; stopped as for walls.

22. DOORS AND THEIR FRAMES: External Door Frames:- Sill shall be of D.A. rimu or matai, and styles and heads shall be of D.A. heart rimu, totara or matai.

Internal Door Frames:- Door frames shall be of ⅞" finished thickness, and full width of walls, with ½" full-width planted stops.

Doors Generally:- The type of doors to be used is shown on plans. External doors to be D.A. heart totara, rimu, or matai. Internal doors to be D.A. rimu or heart rimu.

Alternatively, internal doors may be flush doors 1¾" finished thickness of approved manufacture.

Front Entrance Doors	6'6" x 2'8" x 1¾"
Back Entrance Doors	6'6" x 2'8" x 1¾"
W.C.Door	6'6" x 2'6" x 1¾"
All others	6'6" x 2'8" x 1¾"

23. KITCHEN CUPBOARDS: Kitchen cupboard doors shall be approved flush doors framed out of 2½" x ¾" timber with cross rails spaced at not more than 15" centres.

24. SINK BENCH: Support bench on 3" x 2" dressed framing with 3" x 2" bearers. Shelving shall be 4" x 1" T. & G. Doors as specified. Sink top to be 1¼" rimu covered, with rubber mat.

25. SKIRTING: With the exception of matchlined walls and rooms with rubber floors, all other walls throughout shall be provided with moulded skirting out of 4" x 1". Skirtings shall be returned round hot-water cupboards, scribe skirting accurately to floors

and internal angles. Mitre at external angles.

26. ARCHITRAVES AND MANTLEPIECES: Mantle shelves shall be out of 2" D.A. heart rimu.

Architraves to be moulded out of 3" x 1".

27. SHELVING: In addition to the shelving specified or shown on detail drawings to be fixed in sundry cupboards and fittings throughout, the Contractor is to provide and fix 30ft. lineal of 9" x 1" shelving in the laundry. The shelving shall be fixed in lengths and position as directed, and shall be supported on wooden brackets in the solid or framed up out of 1" timber screw fixed to walls.

ROOFING.

Shall be corrugated fibrolite securely screwed down with 2½" galvanized screws.

WAITANE BOROUGH COUNCIL OFFICIAL

PLUMBER.

1. GENERAL: The Contractor shall provide all materials, labour, and plant necessary to complete the work in accordance with the plans, specifications, Local Authority and Health Department regulations.

2. NOTIFY LOCAL AUTHORITIES: Give all necessary notices to the Local Authorities and arrange for the inspection and testing of the work and materials. Pay local board fee for water installation and sanitary work.

3. MATERIALS: Materials shall be of the best of their respective kinds, approved New Zealand manufactured materials are to be used wherever possible. All other materials are to be of British manufacture.

4. TESTS: The Contractor is to subject all water installations to full water-pressure test. All fittings and fixtures shall be tested and left in perfect working order.

5. FLASHING: Care is to be taken in the fitting and fixing of flashings to ensure perfect efficiency. All flashings shall accurately fit the work and all galvanised iron flashings shall be machine bent and cut. Flashings shall be in as long lengths as possible; if in lead, all joints are to be well soldered, and if in galvanised iron they are to be lapped, riveted and soldered. Flashings are to be securely fixed with ✱ 1" galvanised clouts at 3" centres. Do all flashings necessary to render the building weathertight.

Window Flashing: Shall be 26" galvanised iron.

6. ROOF VALLEYS AND GUTTERS: Valleys shall be lined with 24 gauge copper, gutters shall be 5" wide and out of 24 gauge copper.

7. COLD WATER SUPPLY: Lay on cold water supply from the point provided in ¾" galvanised pipes and connect to bath, basin, laundry, water closet and kitchen.

HOT WATER: Connect in ½" copper pipes from hot-water cylinder to bath, basin and kitchen.

8. SINK: The sink shall be 20" x 14" white enamel.

9. W.C. AND CISTERN: The W.C. pan shall be white glazed earthenware fitted with single polished kauri seat, complete with approved hinge and rubber buffers. When W.C. is in bathroom, a double-flap seat shall be provided.

All sanitary fittings shall be of approved manufacture, and shall be free from all blemishes.

Flushing cistern shall be of low-down type constructed of not less than 4 lbs. lead. All joints shall be lead burnt and not soldered. Cistern shall be set in a wood case. The cistern shall be complete with an approved valve, chromium-plated operating-handle, ball-cock, silencer-pipe and ¾" diameter copper overflow pipe to extend 1" beyond face of wall. Connect cistern to pan with a 19" x 8½" x 2" diameter brass chromium-plated sparge pipe.

PAINTER.

1. Building to receive three coats of approved paint finished in colour to owner's choice. Primer coat to consist of 75% of red lead to 25% of white lead.

Ceilings to be finished in Matone flat two coats.

Bathroom, Laundry and Kitchen to be enamelled colour to owner's choice.

All other rooms to be papered with wallpaper valued at 7/- per roll.

MATAMATA BOROUGH COUNCIL
21/8/62

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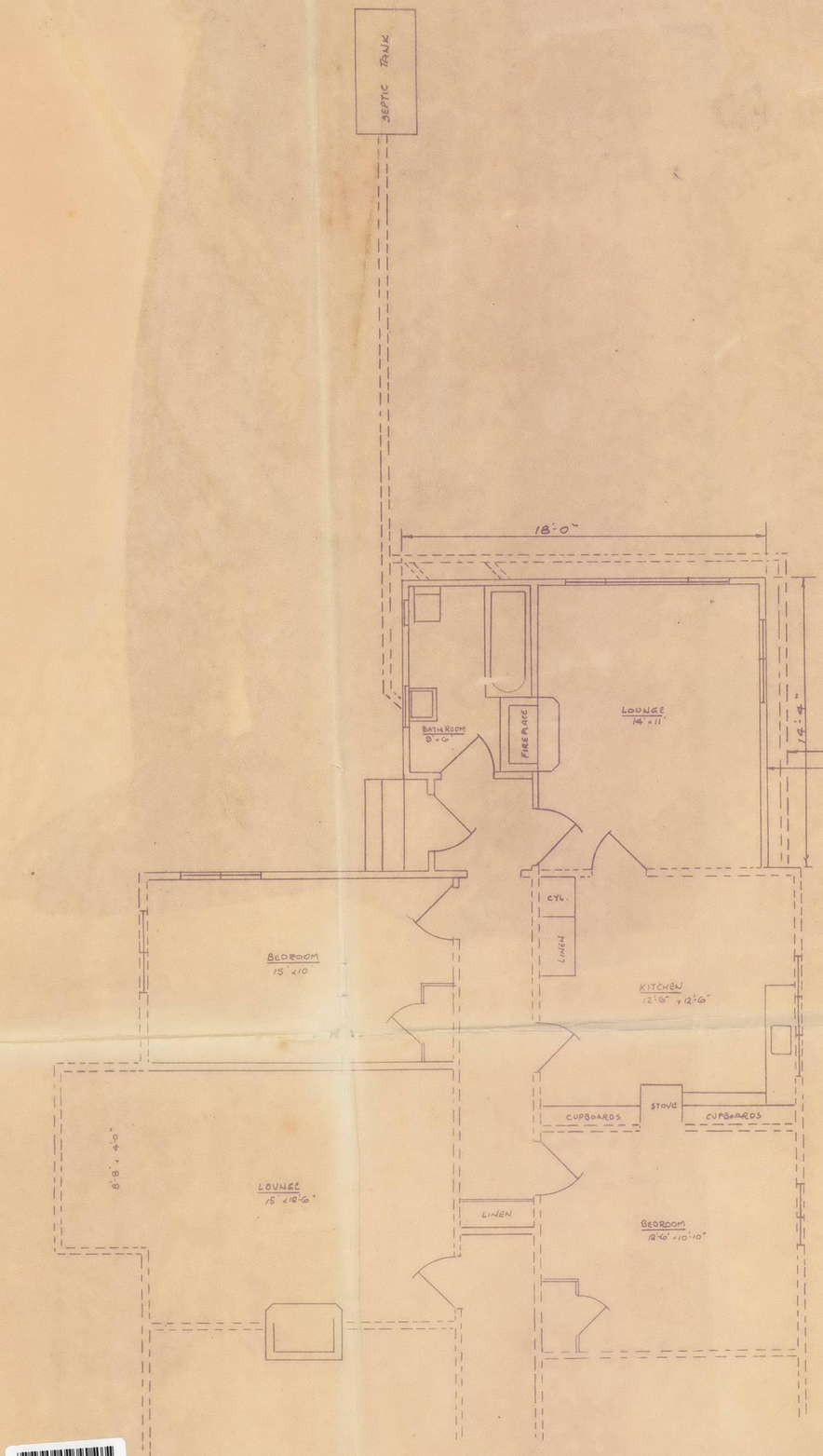
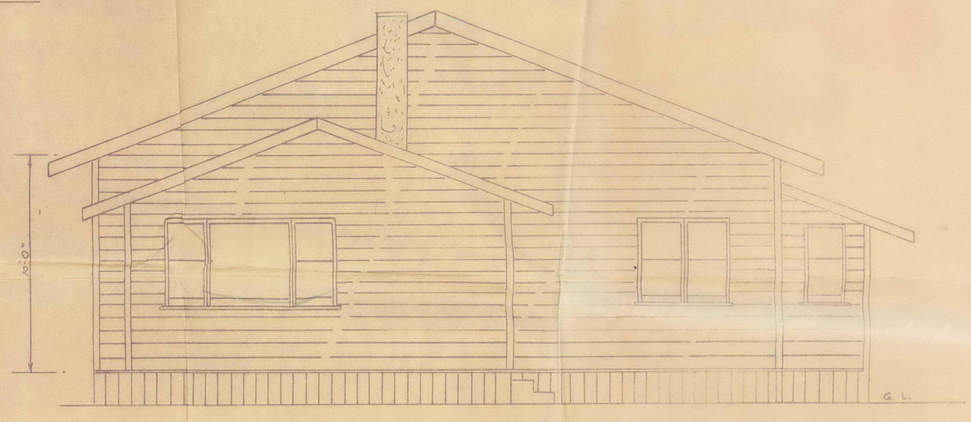


PLAN

EXISTING HOUSE SHOWN DOTTED THUS
NEW WORK THUS



FRONT ELEVATION

PERMIT 225

LAKE BOROUGH COUNCIL

AMENDMENT	Date	By	Appd

Drawn J. P.
Traced K. S.
Computs.
Checked
Appd.

WHAKATANE BOARD MILLS LTD.
WHAKATANE NEW ZEALAND

PROPOSED ALTERATIONS & ADDITIONS TO Nº 16 DOMAIN Rº. WHAKATANE, FOR WHAKATANE Bº MILLS Ltº

SCALE: ¼" - 1 foot.

7/8/52

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT

PERMIT NO: A04721

DATE OF ISSUE: 30.6.82

BUILDING CONTROLLER'S APPROVAL: W Pycherley

FEES: 5-00- B/P: $ //

RECEIPT NO: 562 P&D: $

DATE: 28 6 82 BRL: $

TO: Building Inspector
WHAKATANE DISTRICT COUNCIL

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME AND ADDRESS: Roger John Pickering
10 Domain Rd Whakatane

BUILDER'S NAME AND ADDRESS: As Above.

ADDRESS OF PROPOSED WORK: 10 Domain Rd Whakatane

NATURE OF WORK: To Build a Carport on to Existing shed.

ESTIMATED VALUE OF WORK:

BUILDING: 500-00.

PLUMBING & DRAINAGE:

ALLOT. NO: / LOT: 33

D.P.S. 556. VAL. ROLL NO: 7100.425.00.

AREA OF BUILDING: 16.46. Sq. Metres

DISTANCE FROM BOTTOM TO TOP PLATE:

NAME OF LICENSED PLUMBER TO BE EMPLOYED:

SCALE OF FEES

ESTIMATED VALUE OF WORK:

Over	$ 500	and not exceeding			$ 500	$5
"	$ 1 000	"	"	"	$ 1 000	$8
"	$ 2 000	"	"	"	$ 2 000	$13
"	$ 3 000	"	"	"	$ 3 000	$18
"	$ 4 000	"	"	"	$ 4 000	$23
"	$ 5 000	"	"	"	$ 5 000	$28
"	$ 6 000	"	"	"	$ 6 000	$32
"	$ 7 000	"	"	"	$ 7 000	$36
"	$ 8 000	"	"	"	$ 8 000	$40
"	$ 9 000	"	"	"	$ 9 000	$43
"	$ 10 000	"	"	"	$ 10 000	$46
"	$ 15 000	"	"	"	$ 15 000	$60
"	$ 20 000	"	"	"	$ 20 000	$74
"	$ 25 000	"	"	"	$ 25 000	$85
"	$ 30 000	"	"	"	$ 30 000	$95
"	$ 40 000	"	"	"	$ 40 000	$110
"	$ 50 000	"	"	"	$ 50 000	$125
"	$ 60 000	"	"	"	$ 60 000	$140
"	$ 70 000	"	"	"	$ 70 000	$155
"	$ 80 000	"	"	"	$ 80 000	$170
"	$ 90 000	"	"	"	$ 90 000	$185
"	$100 000	"	"	"	$100 000	$200
"	$120 000	"	"	"	$120 000	$212
"	$140 000	"	"	"	$140 000	$224
"	$160 000	"	"	"	$160 000	$236
"	$180 000	"	"	"	$180 000	$248
"	$200 000	"	"	"	$200 000	$250
"	$400 000				$400 000 ¥ Ø	

¥ $260 plus $10 for each $20 000 or part thereof.

Ø $360 plus $6 for each $20 000 or part thereof.

NOTE: A further 25% is payable on the above fees where a structural check is required.

Chapter 2, Second Schedule is amended by substituting the updated schedule of fees:

For inspection required in the case of proposed structural alterations before drawings and other documents are submitted for approval $5.00

For inspecting old timber before re-using the same in a new building $5.00

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid $3.00

For searching drawings and other documents after completion of work $2.00

NOTE WELL: If any dispute as to value, the Building Inspector shall have absolute determination of the value of the proposed work or building.

The estimate must be of the completed building and to include all labour costs.

To be completed in full
in lieu of separate
specifications.

	SIZE OF TIMBER	TYPE OF TIMBER	SPACING
Foundations			
Stringers			
Bottom plates			
Top plates			
Floor joists			
Rafters			
Purlins			
Studs			
Nogging			
Bracing			
Flooring			
Exterior sheathing			
Interior sheathing			
Roofing			
Piles (type and size)			
Chimney			
Chimney reinforcing			
Windows			
Sanitary fittings			

ADDRESS OF PROPERTY 10 Domain Road

Name of Owner Roger John Pickering

Builder Roger John Pickering

V/R No. 7100.425.00
PERMIT No. AO 4721
DATE: 30.6.82
LOT 33 D.P. 556

Special Conditions on Permit – Building Carport onto existing shed

SITING

CONCRETE FLOOR

PRE-LINING

CONSTRUCTION

Exterior Cladding

Roofing

Internal Lining

Base

Floor Area

FOUNDATION

BOND BEAM

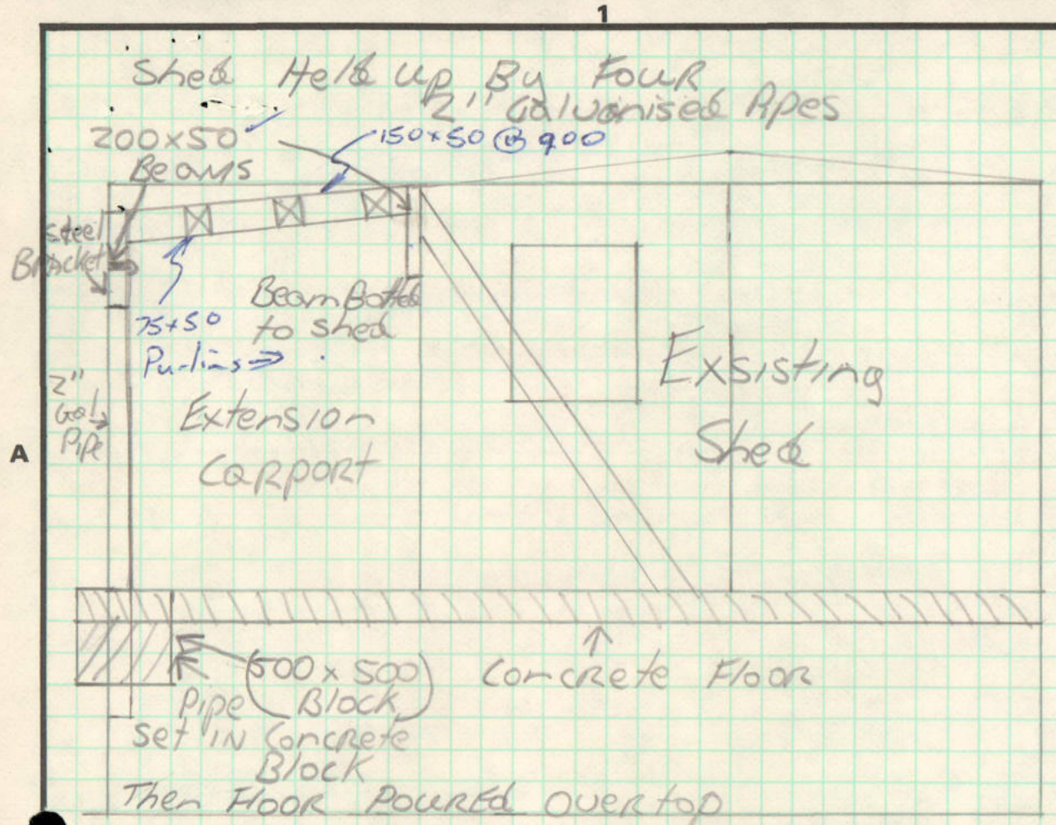
INSULATION

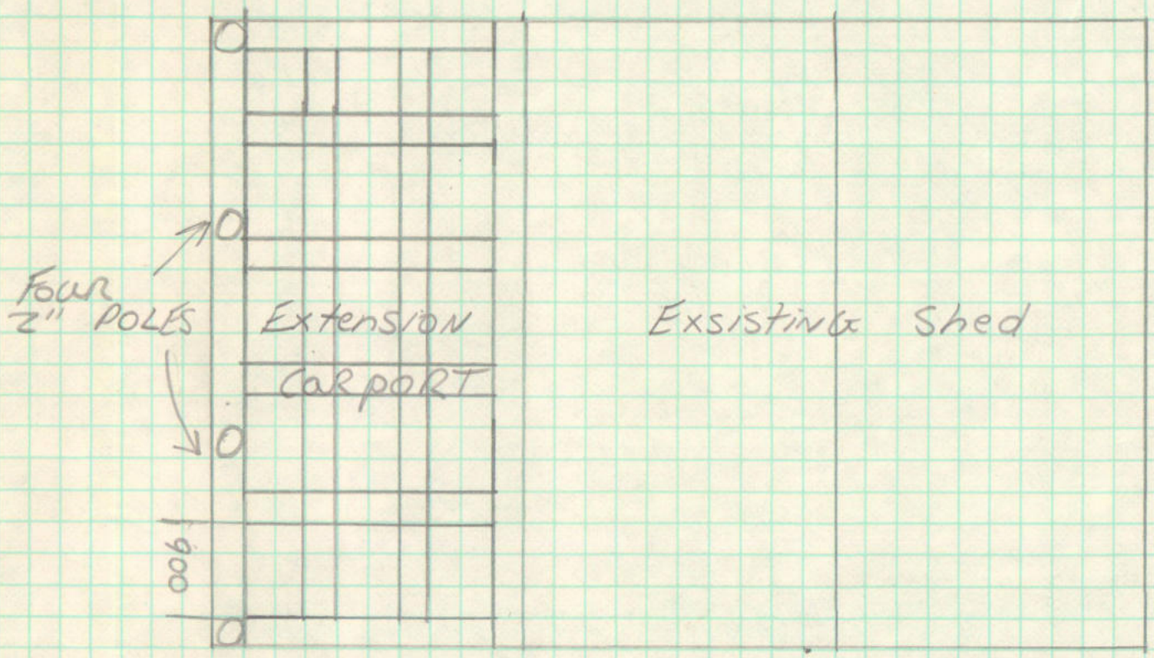
OCCUPANCY Cert.

WHAKATANE DISTRICT COUNCIL
10 FEB 1983

COMPLETION

Additional Remarks :





Issue	REVISION	BY	DATE	APP.

DEPT:

TITLE

IF IN DOUBT REFER TO THE DESIGN OFFICE

SCALE		DATE
DRAWN		
CHKD.		
APPD.		

N.Z. FOREST PRODUCTS LIMITED
WHAKATANE BOARD MILLS DIVISION NEW ZEALAND

DRAWING NUMBER

WE

REV

ORIGINAL SIZE: A3

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. A 04721

WHAKATANE DISTRICT COUNCIL No.

Inspector: M

Receipt No. 562

OWNER

Name R J Pickering

Address 10 Domain Road

WHAKATANE

BUILDER

Name Owner

Mailing Address

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name As above

Town/District

Riding Urban

LEGAL DESCRIPTION

Valuation Roll No. 7100/425

Lot 33 D.P. 556

Section - Block -

Survey District -

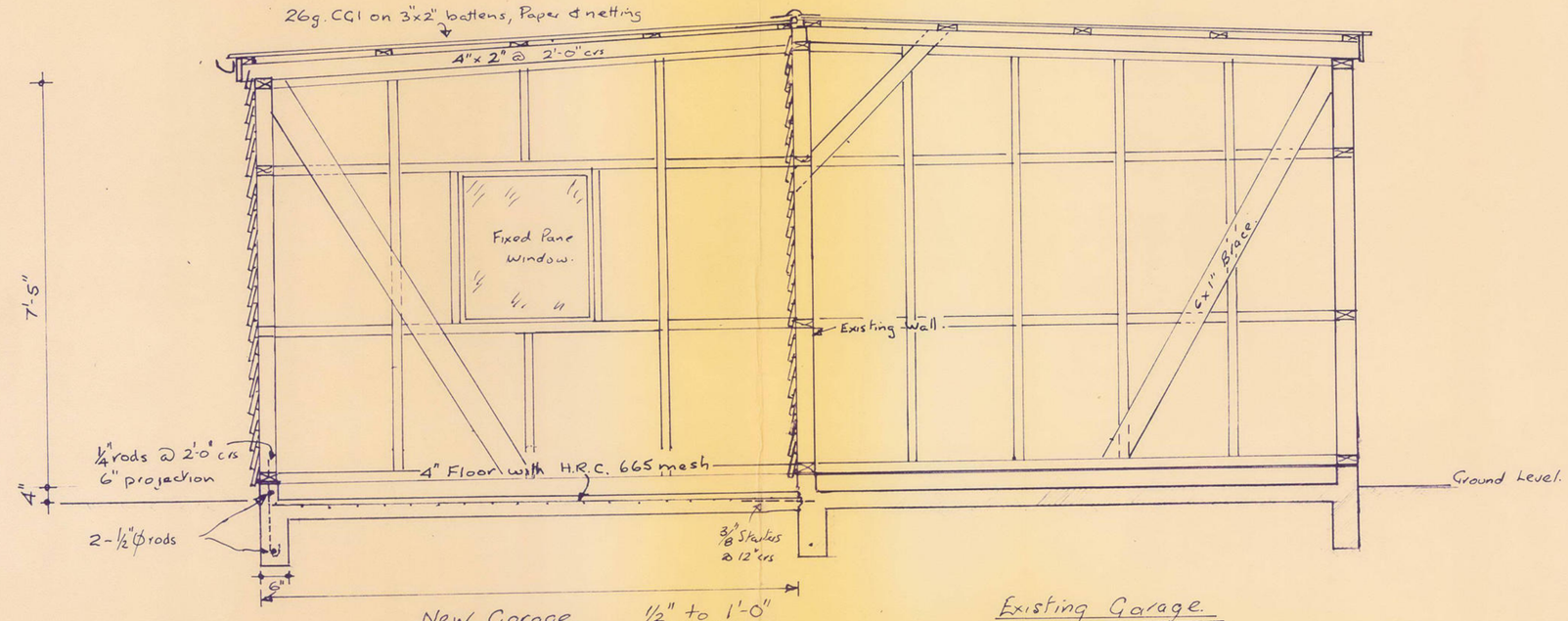
DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CARPORT

Date Inspected	REMARKS (e.g. stage reached with work)

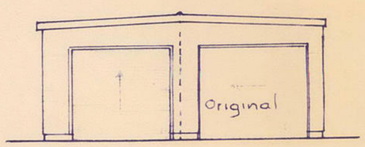
COMPLETED (Signature) Date / /

BC/MP/01A

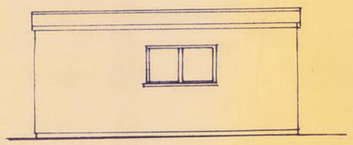


New Garage 1/2" to 1'-0"

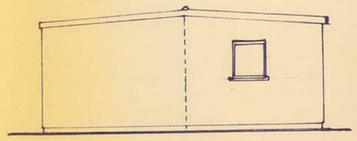
Existing Garage.



South

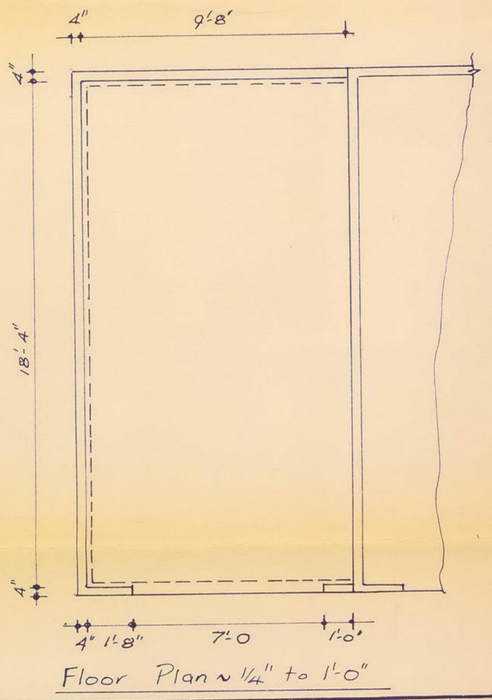


West

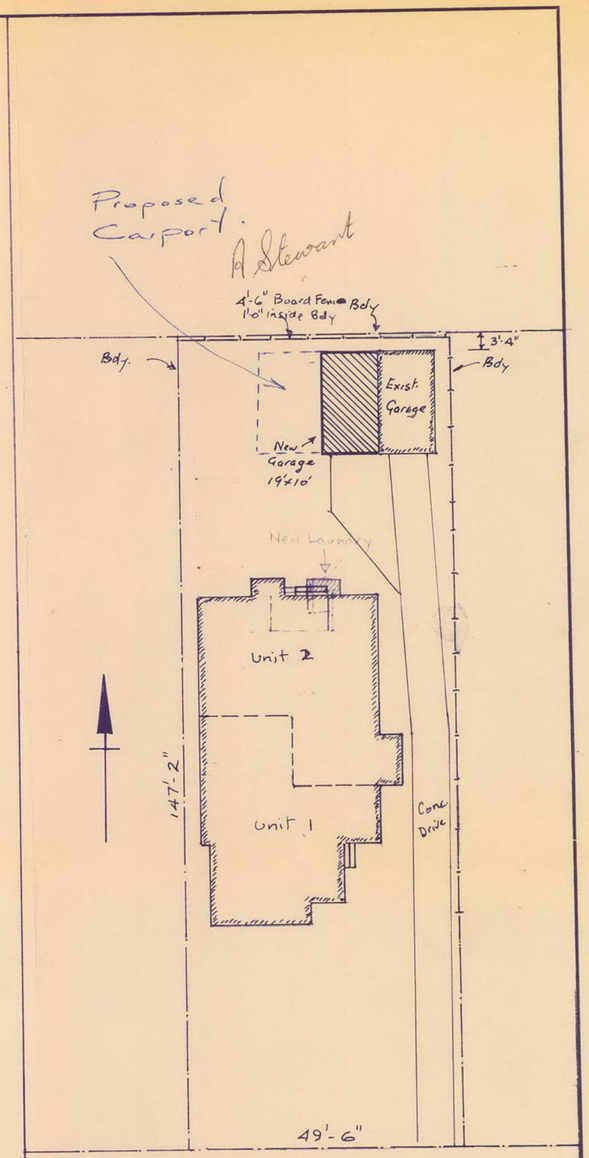


North.

Elevations ~ 1/8 in to 1'-0"



Floor Plan ~ 1/4" to 1'-0"



DOMAIN ROAD

Site Plan.

Scale: 20ft to 1in.

10, Domain Rd.,
Lot 33 - Allot 271
D.P. 556. Roll. 710/425.

DRAWING No.	TITLE
REFERENCE DRAWINGS	
BILLS OF MAT.	

PERMIT A04721

REV.	BY	DATE	APP'D.	DATE

N.Z. FOREST PRODUCTS *Limited*
WHAKATANE BOARD MILLS DIVISION
NEW ZEALAND

DEPARTMENT ~ HOUSING.

TOWN HOUSE ~~NC108~~.
Site plan, floor Plan, Section & Elevations of Garage.

		DAY	MTH.	YR.
SCALE	AS SHOWN			
DRAWN	R.C.H	12	9	74
CHECKED				
APP'D.				
APP'D.				

DRAWING NUMBER: C-18-2010 REV.

E.A. No.

PERMIT

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

PERMIT NO: D032866

DATE OF ISSUE: 27-5-86

BUILDING CONTROLLER'S APPROVAL:

FEES: 46-00

RECEIPT NO:

DATE: 22/5/86

B/P: $ 16-00 -5677

P&D: $ 30-00 -5676

BRL: $

TOTAL VALUE $ 46-00

TO: Building Inspector
WHAKATANE DISTRICT COUNCIL

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME AND ADDRESS: DGH & LE AUSTIN

~~10~~ 10 DOMAIN ROAD WHAKATANE

BUILDER'S NAME AND ADDRESS: ~~N/A~~ AS ABOVE

ADDRESS OF PROPOSED WORK: 10 DOMAIN ROAD

NATURE OF WORK: INTERNAL ALTERATIONS AND RE GLAZING

ESTIMATED VALUE OF WORK:

BUILDING: $ ~~1000~~ 1000-00 alteration to dwelling

PLUMBING & DRAINAGE: $ 500 - 130

BUILDING RESEARCH LEVY: $ NIL
($1 per $1,000 when $10,000 or over)

ALLOT NO ~~37~~ LOT: 33

D.P.S. 556 VAL. ROLL NO: 07107 885 00

BLOCK NO: AREA OF BUILDING: NA . Sq. Metres

DISTANCE FROM BOTTOM TO TOP PLATE: 3050MM

NAME OF LICENSED PLUMBER TO BE EMPLOYED SAM NISBET

SIGNATURE OF APPLICANT: D Austin

To be completed in full in lieu of separate specifications.

	SIZE OF TIMBER	TYPE OF TIMBER	SPACING
Foundations			
Stringers			
Bottom plates			
Top plates			
Floor joists			
Rafters			
Purlins			
Studs			
Nogging			
Bracing			
Flooring			
Exterior sheathing			
Interior sheathing			
Roofing			
Piles (type and size)			
Chimney			
Chimney reinforcing			
Windows			
Sanitary fittings			

3. BUILDING PERMIT FEES

In accordance with NZS 1900, chapter 2:1984, Building Permit Fees are amended to the following scale:

ESTIMATED VALUE OF WORK

OVER	and not exceeding	Amended Fee
$ 0	$ 1,000	$16
$ 1,000	$ 2,000	$22
$ 2,000	$ 3,000	$28
$ 3,000	$ 4,000	$34
$ 4,000	$ 5,000	$40
$ 5,000	$ 6,000	$46
$ 6,000	$ 7,000	$52
$ 7,000	$ 8,000	$58
$ 8,000	$ 9,000	$64
$ 9,000	$ 10,000	$70
$ 10,000	$ 15,000	$90
$ 15,000	$ 20,000	$110
$ 20,000	$ 25,000	$125
$ 25,000	$ 30,000	$140
$ 30,000	$ 40,000	$165
$ 40,000	$ 50,000	$190
$ 50,000	$ 60,000	$215
$ 60,000	$ 70,000	$240
$ 70,000	$ 80,000	$260
$ 80,000	$ 90,000	$280
$ 90,000	$ 100,000	$300
$ 100,000	$ 120,000	$320
$ 120,000	$ 140,000	$340
$ 140,000	$ 160,000	$355
$ 160,000	$ 180,000	$370
$ 180,000	$ 200,000	$380
$ 200,000	$ *400,000	

* $400 plus $10 for each $20,000 or part thereof.

NOTE: A further 25% is payable on the above fees where a structural check is required.

For inspection required in the case of proposed structural alterations before drawings and other documents are submitted for approval. $15

For inspecting old timber before reusing the same in a new building. $15

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid. $30

For searching drawings and other documents after completion of work. $5

ADDRESS OF PROPERTY 10 Domain Road

Name of Owner D G & L E Austin

Builder Owner

V/R No. 7107/885/00
PERMIT No. D032866
DATE: 27.5.86
LOT 33 D.P. 556

Special Conditions on Permit Nil

ALTERATION TO DWG

SITING

CONCRETE FLOOR

PRE-LINING

CONSTRUCTION

Exterior Cladding

Roofing

Internal Lining

Base

Floor Area

FOUNDATION

BOND BEAM

INSULATION

OCCUPANCY Cert.

COMPLETION

Additional Remarks :

ADDRESS OF PROPERTY 10 Domain Road

Name of Owner D G & L E Austin

Builder Owner

V/R No 7107/885/00

PERMIT No. D032866

Date 27.5.86

LOT 33 D.P. 556

PLUMBER	S Nisbet
ADDRESS	
LICENCE No.	163

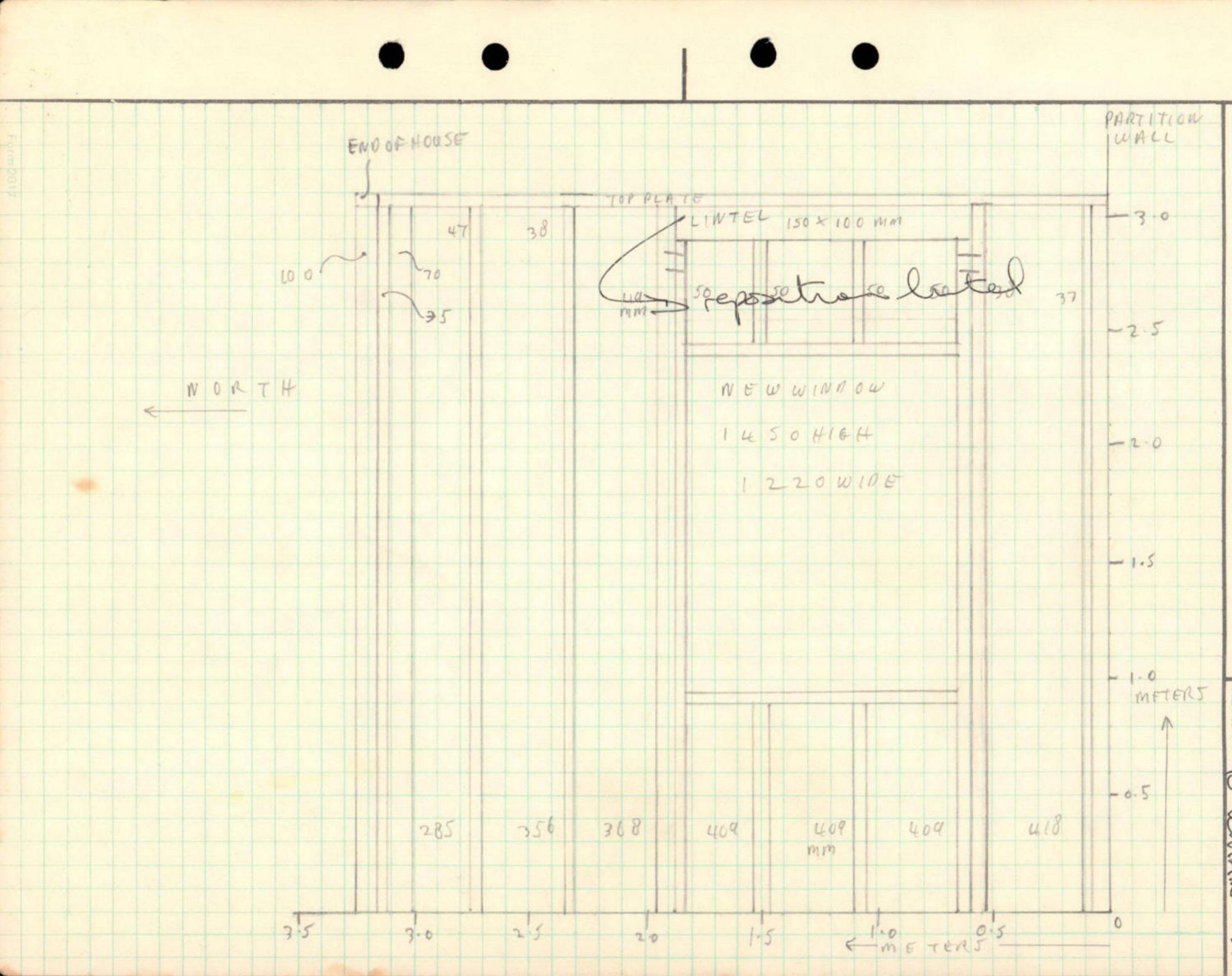
Details of job and Special Conditions:

FAULTS

DRAINLAYER	n/a
ADDRESS	
LICENCE Nos	

Details of job and Special Conditions:

FAULTS



N.Z. FOREST PRODUCTS LIMITED — WHAKATANE BOARD MILLS DIVISION N.Z.

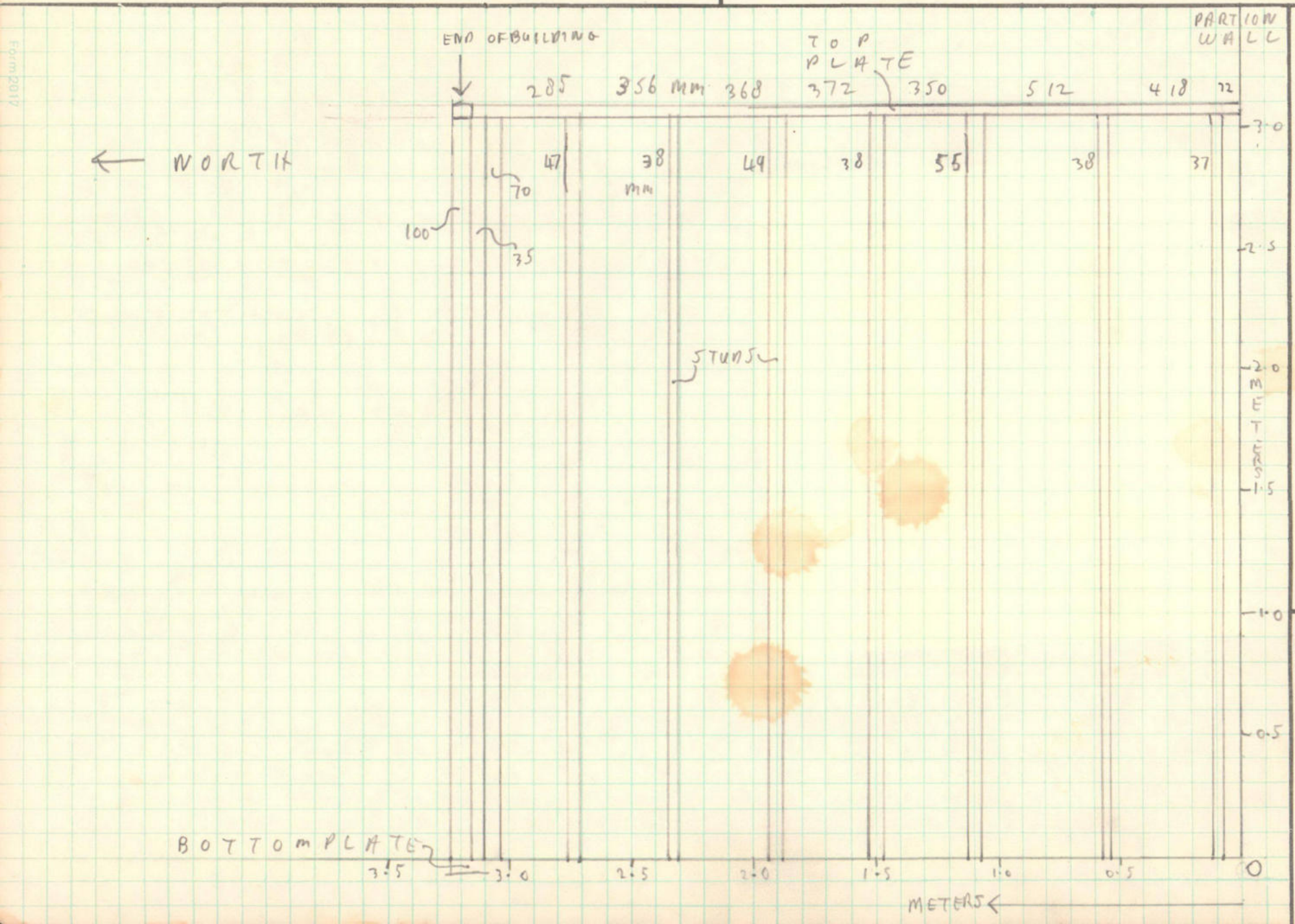
DEPT: ORIGINAL WALL WITH PROPOSED NEW WINDOW STRUCTURE IN Sunroom PLAY Room

SKETCH No.

DRAWN D AUSTIN DATE 22/10/86

REF.DWG. 10 DRAWING No.

Form 2019



DEPT: ORIGIONAL WALL N.E. END OF HOUSE
EAST WALL

SKETCH No.

DRAWN D AUSTIN DATE 22.10.86

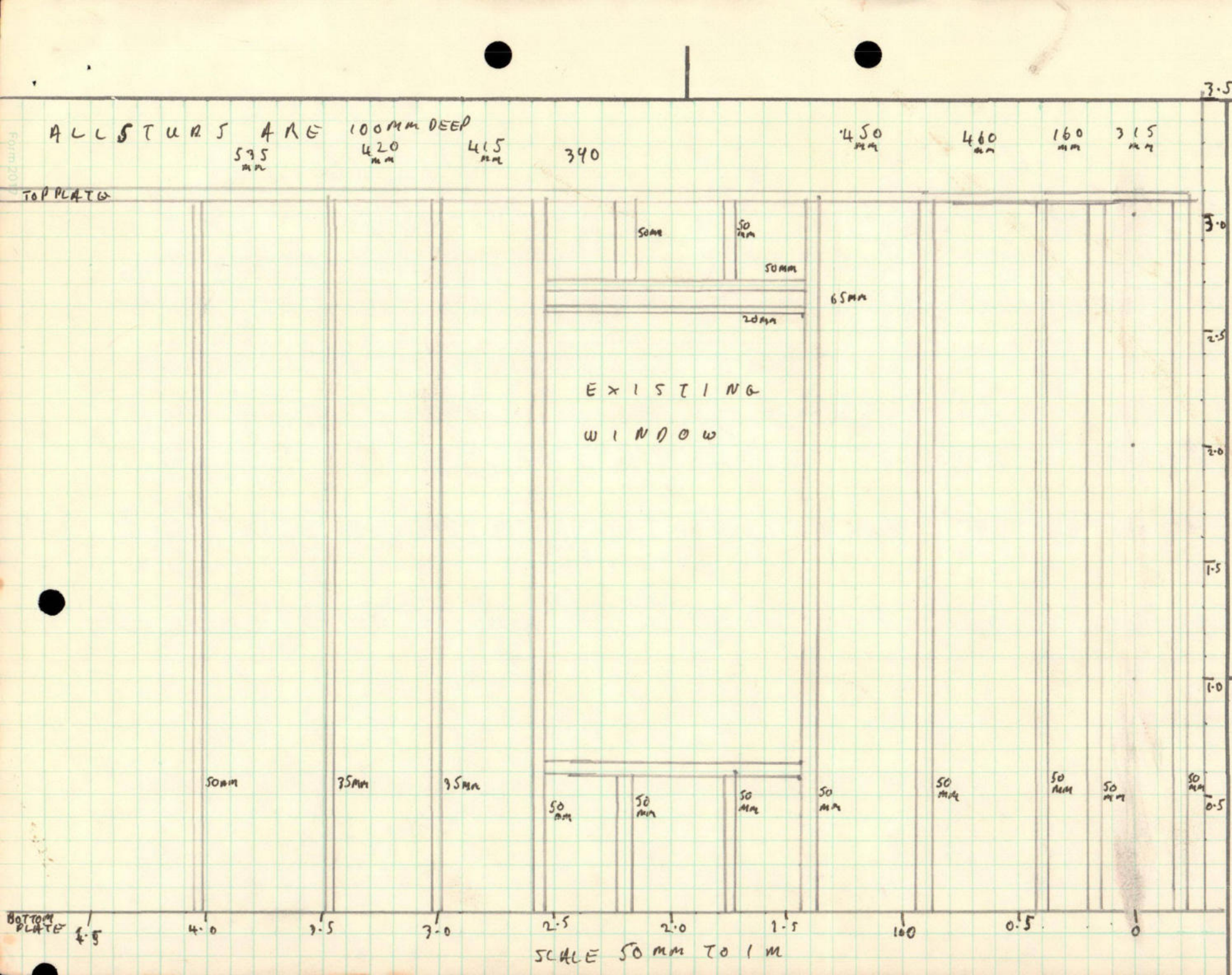
REF. DWG.

Form 2017

Bill

Mr Austin called in & dropped these S/W. apparently you already have some plans?

I have given him the go ahead to install new windows over w/end. Jeff



SHEET: ORIGIONAL WINDOW

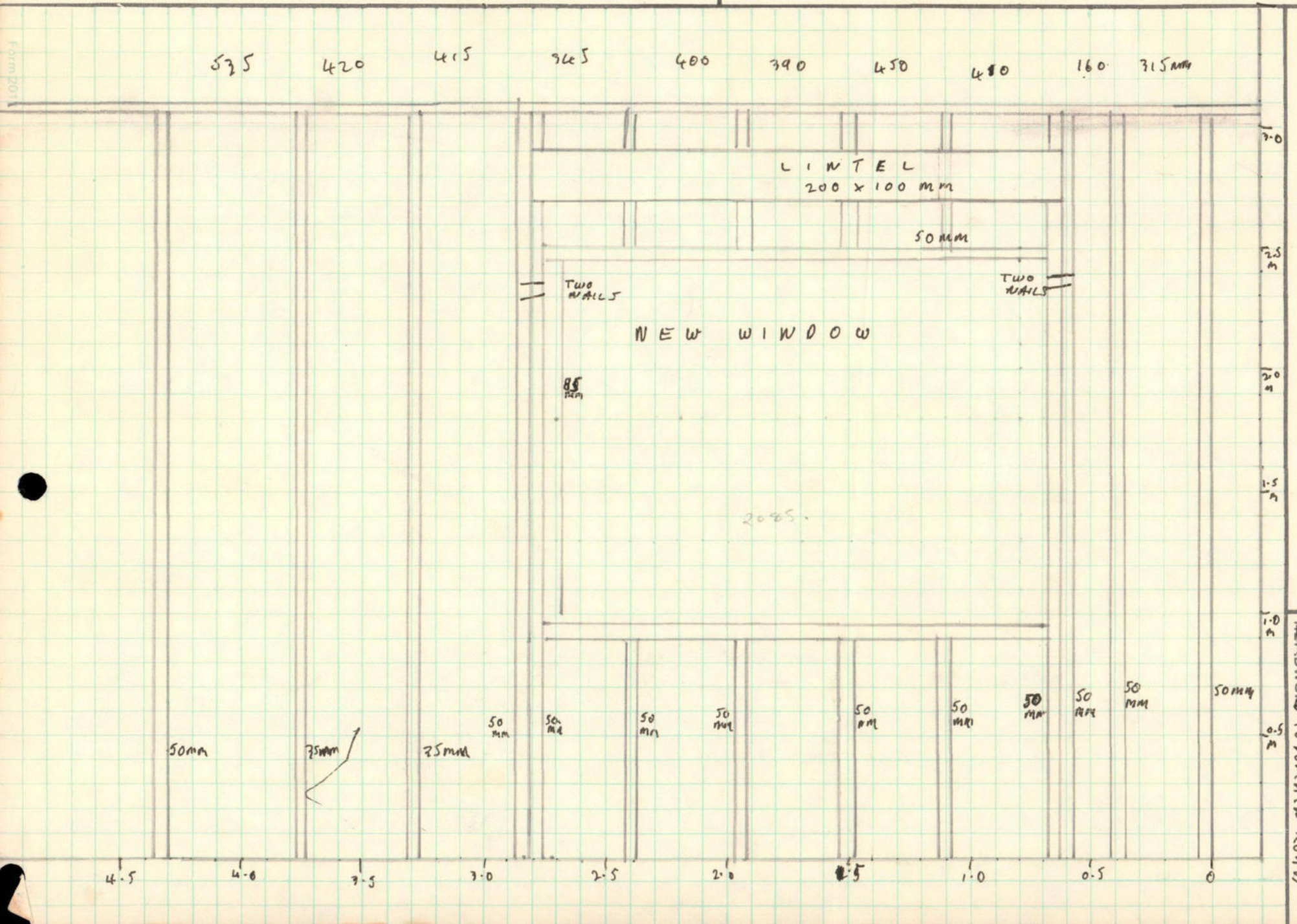
SKETCH No. 2

DRAWN

DATE 13-5-86

.DWG. 10 JOMAIN ROAD

3 ROWS WOGINGS



GORMACK GRAPH PAPERS : CHRISTCHURCH N.Z. C025W 5 mm cross section

PERMIT 1032866

DRAWN D.G.H AUSTIN

SCALE 1:20 DATE 21 5 86

EXISTING BUILDING

I.C DOMAIN ROAD WHAKATANE

BEN ROOM

BEN ROOM

TOILET

LAUNDRY

DINING ROOM

KITCHEN

OLD

OLD FIRE PLACE

NOW GONE

FIRE PLACE

BATH

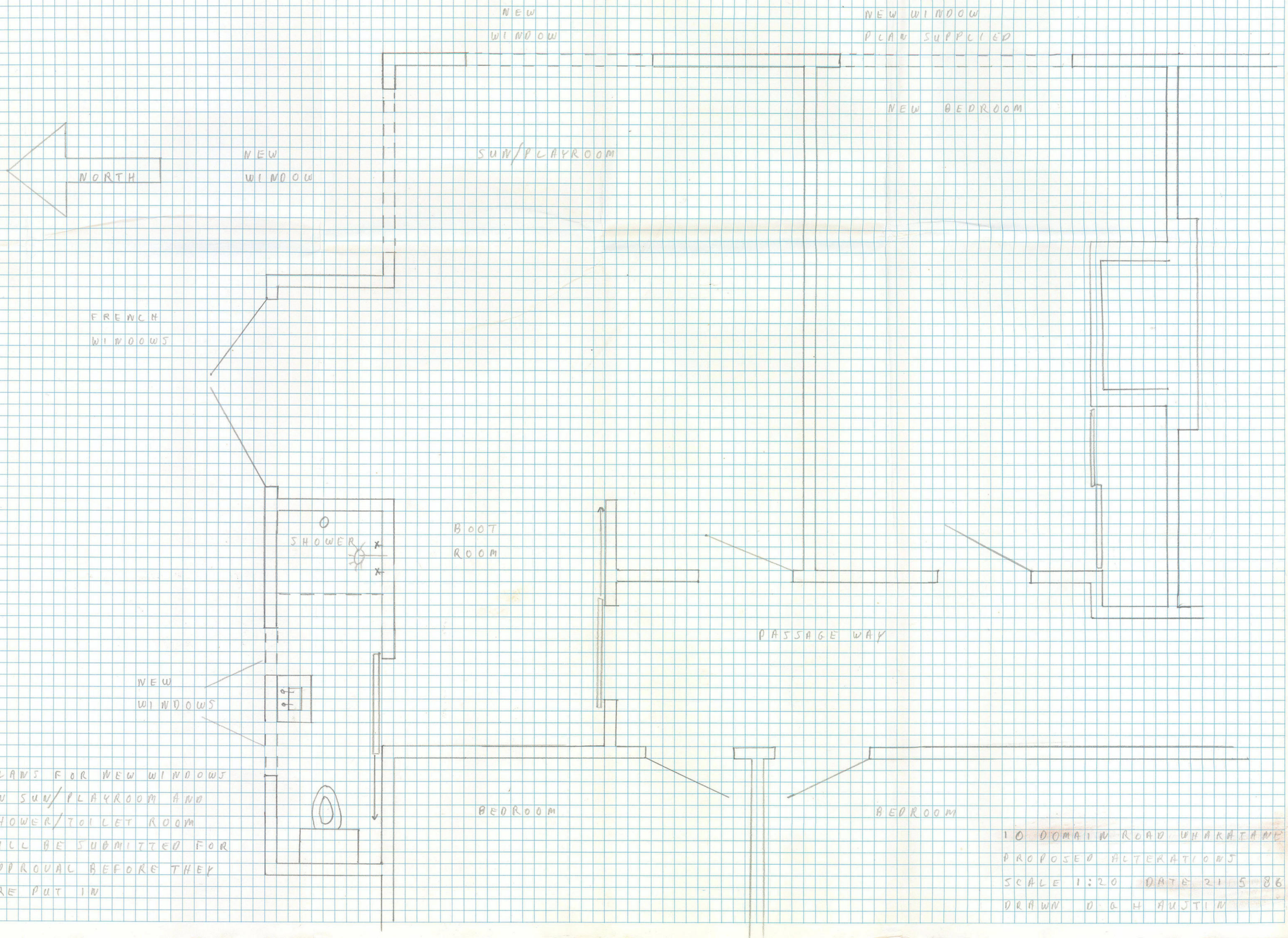
BASIN

NORTH

WINDOW

STAMP OFFICE
25 JUN
SURREY

GORMACK GRAPH PAPERS : CHRISTCHURCH N.Z. C025W 5 mm cross section



PLANS FOR NEW WINDOWS IN SUN/PLAYROOM AND SHOWER/TOILET ROOM WILL BE SUBMITTED FOR APPROVAL BEFORE THEY ARE PUT IN

10 DOMAIN ROAD WHARATANE
PROPOSED ALTERATIONS
SCALE 1:20 DATE 21 5 86
DRAWN D G H AUSTIN

STRONG WATER SUPPLIES

Application No.

WHAKATANE BOROUGH COUNCIL.

APPLICATION FOR BUILDING PERMIT.

RECEIVED. R/N8580

30/5/72 PERMIT NO 44032 BUILDING FEE $4

DATE OF ISSUE 22/6/72 PL.DRAIN.FEE. $1

BUILDING CONTROLLER'S APPROVAL NO.

TOTAL

DATE 19

TO:
The Building Inspector,
Whakatane Borough Council.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section) to be drawn in on back of application form.

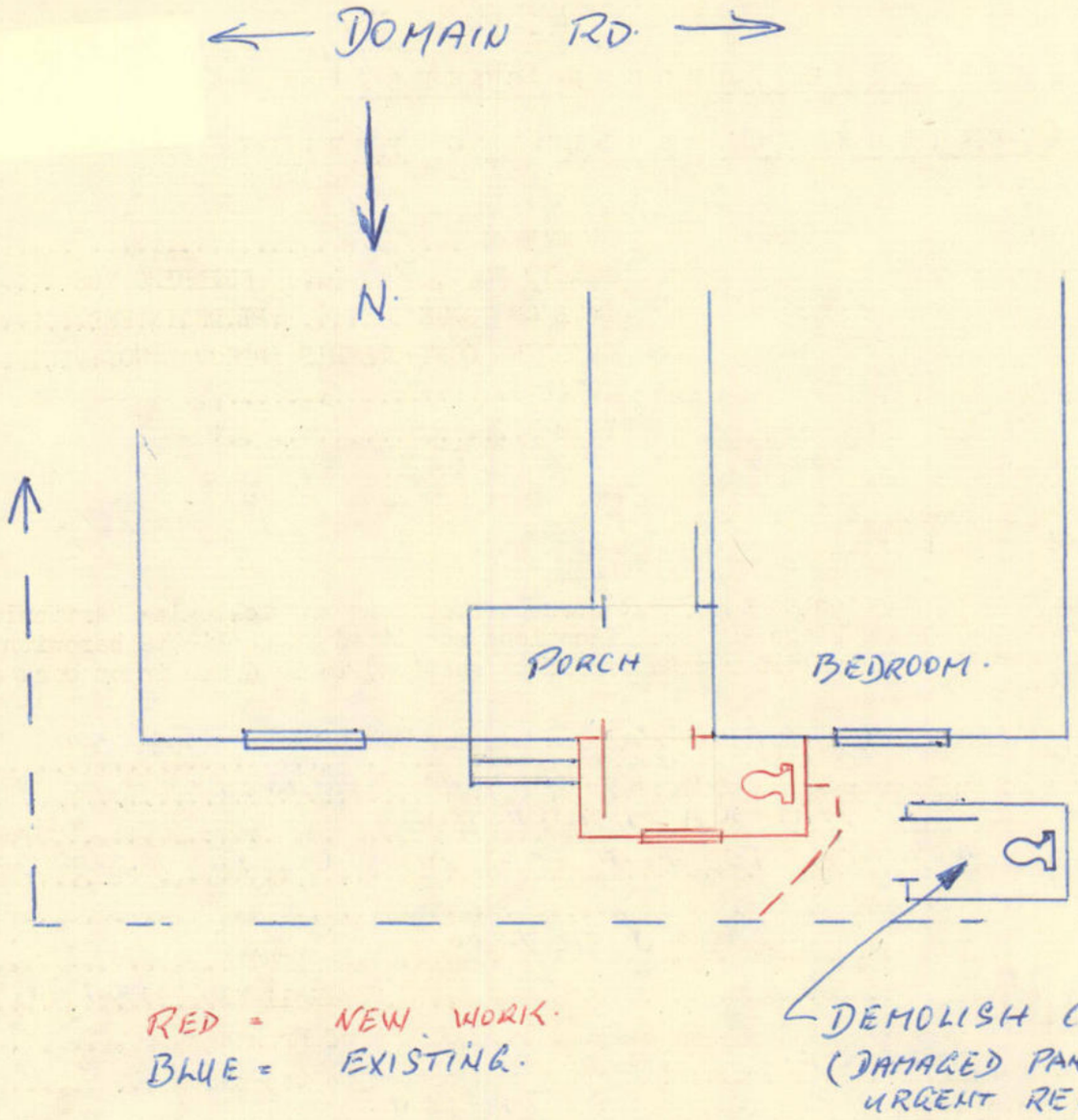
Owner's Name and address N.Z. FOREST PRODUCTS LTD. P.B. WHAKATANE.
Name & Address of Builder J. ST.CLAIR PERRY 40 McCARVEY RD. "
Address of Proposed Work FLAT 10A DOMAIN RD "
Nature of Work ADDITION TO FLAT OF A W.C. TO REAR OF BUILDING.
Estimated Value of Work : Building $ 797-00 $4 Pl.Drain. $ 125-00 $1
~~Allot No.~~ DP5 556 Lot 33 Val.Roll No. ~~9[illegible]~~ 710/425
Area of Section Width of Frontage
Area of Building 24 S.F. Sq.ft. Distance from bottom to top plate 8'-0"
Name of Licensed Plumber to be employed D. IRETON.

	SIZE OF TIMBER.	TYPE OF TIMBER.	SPACING.
Foundations	CONCRETE.		
Stringers	/		
Bottom plates	4x2.	BT. NO1 Rad	
Intermediate plates	4x2.	BT. NO1 Rad.	
Top plates	4x2	BT. NO1 Rad.	~~18" C.C~~
Floor joists	4x2	TAN. No.1 RAD.	18" C.C.
Ceiling joists	/		
Rafters	3x2.	B.T. NO1. Rad.	18" C.C.
Purlins	3x2.	" " "	24" C.C.
Studs	4x2.	" " "	18" C.C.
Bracing			
Flooring	4x1	T. Rad T&G.	
Outside Sheathing	9x1	Tan. Rad B/B.	
Internal Lining	3/16	Asbestos hardboard.	
Roofing		G.C. Iron.	
Piles	/		
Chimney			
Windows		5 blade x 2'6" Cooper louvre.	
Plumbing Fittings		W.C. complete.	
Drainage		Break into existing soil drain.	

Signature of Applicant J. Nolan Perry.

P.T.O.

P.T.O.


← DOMAIN RD. →
N.
PORCH
BEDROOM.
RED = NEW WORK.
BLUE = EXISTING.
DEMOLISH COMPLETELY.
(DAMAGED PAN REQUIRES
URGENT REPLACEMENT).

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR BUILDING PERMIT

BUILDING CONTROLLER'S APPROVAL .....

PERMIT NO. G43755

DATE OF ISSUE: 25/9/74.

FEES: 8.-

RECEIPT NO. 1508

DATE: 24/9/74

PERMIT

TO: Building Inspector,
Whakatane Borough Council.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

OWNER'S NAME & ADDRESS: N.Z. FOREST PRODUCTS LIMITED
WHAKATANE BOARD MILLS DIVISION

BUILDER'S NAME & ADDRESS: PRIVATE BAG
WHAKATANE

ADDRESS OF PROPOSED WORK: 10 DOMAIN ROAD

NATURE OF WORK: EXTEND EXISTING SINGLE GARAGE TO MAKE DOUBLE GARAGE

ESTIMATED VALUE OF WORK - BUILDING: $1425

PLUMBING & DRAINAGE: -

ALLOT.NO. 271 LOT: 33 D.P.S. 556 VAL.ROLL NO 710/425

AREA OF BUILDING: 380 sq.ft.

DISTANCE FROM BOTTOM TO TOP PLATE: 7ft5ins

NAME OF LICENSED PLUMBER TO BE EMPLOYED: n.a.

	SIZE OF TIMBER	TYPE OF TIMBER	SPACING
Foundations:		REINFORCED CONCRETE	
Stringers:	N/A		
Bottom plates:	4" X 2"	TANALISED PINE	
Intermediate plates:	4" X 2"	BORIC PINE	
Top plates:	4" X 2"	BORIC PINE	
Floor joists:	N/A		
Ceiling joists:	N/A		
Rafters:	4" X 2"	BORIC PINE	2'0"
Purlins:	3" X 2"	BORIC PINE	2' 6"
Studs:	4" x 2"	BORIC PINE	2'.0"
Bracing:	6" x 1"	BORIC PINE	
Flooring:	4"	REINFORCED CONCRETE	
Cutside Sheathing:	6"	B.B. WEATHERBOARD	
Internal Lining:	N/A		
Roofing:	26g.	C.G.I.	
Piles:	N/A		
Chimney:	N/A		
Windows:	2-6 x 2-8 and 5'0" x 2'8"		

Name WK Board Mills

Address

Being Bund Rd

Whakatane Borough Council

OFFICIAL RECEIPT

No 9801

OUTWARDS CASH VOUCHER

DATE Monday 23 / 9 / 74

APPROVED WBMorgan.

EX/ADDS

M

Whakatane Borough Council
P.O. Box 323
Whakatane

Signature of Claimant

A/c No.	Amount	Tons	Code
Totals $			

DETAILS

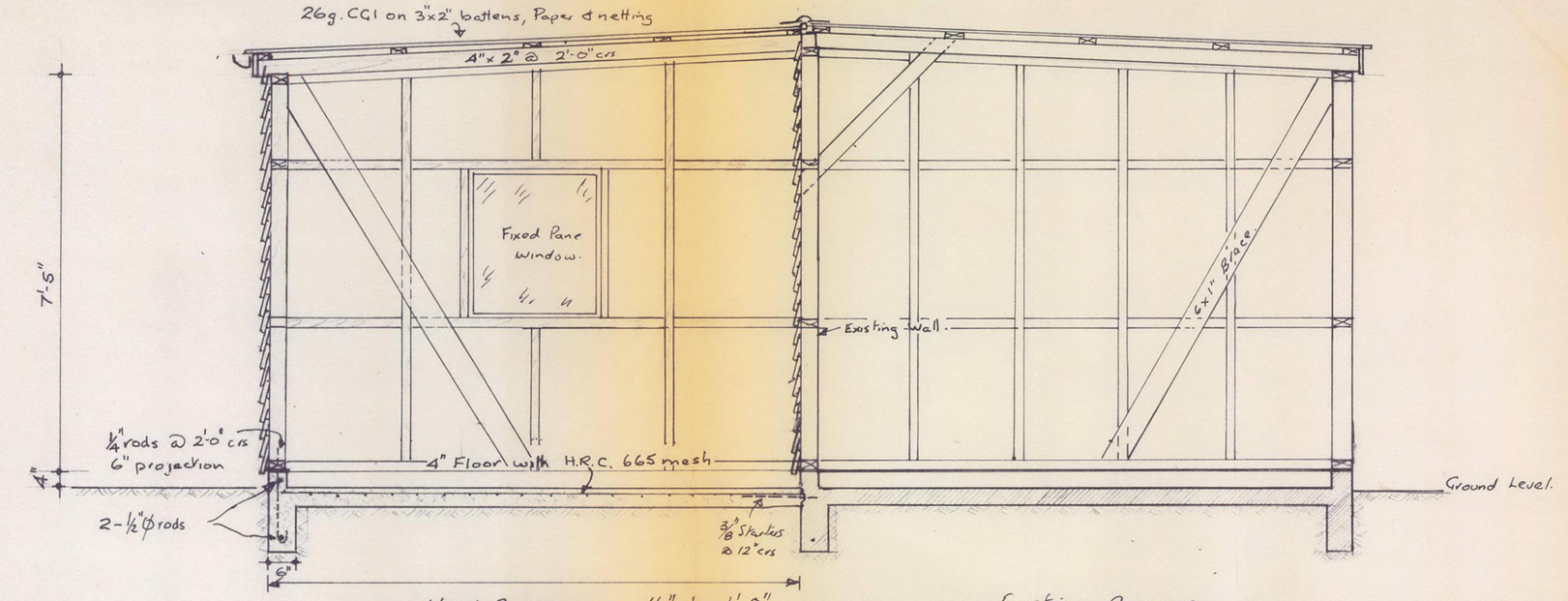
To Building permit fees for garage 8 —

Charge to E.A. 9261
Job Sheet 92610

$ 8 — 00

Form No. 2392

Beacon/1229



New Garage ½" to 1'-0"

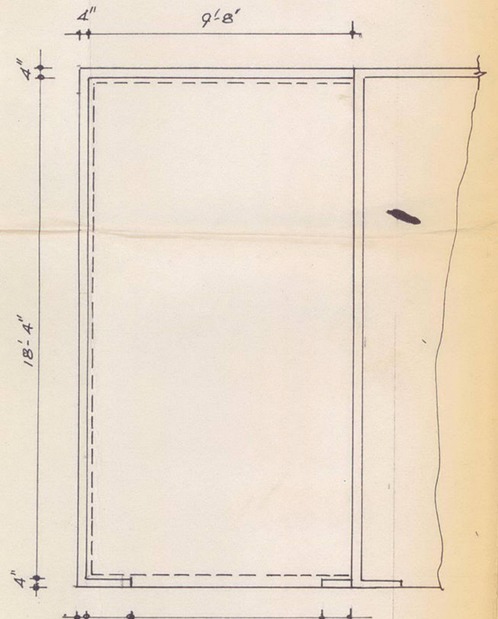
Existing Garage.

South

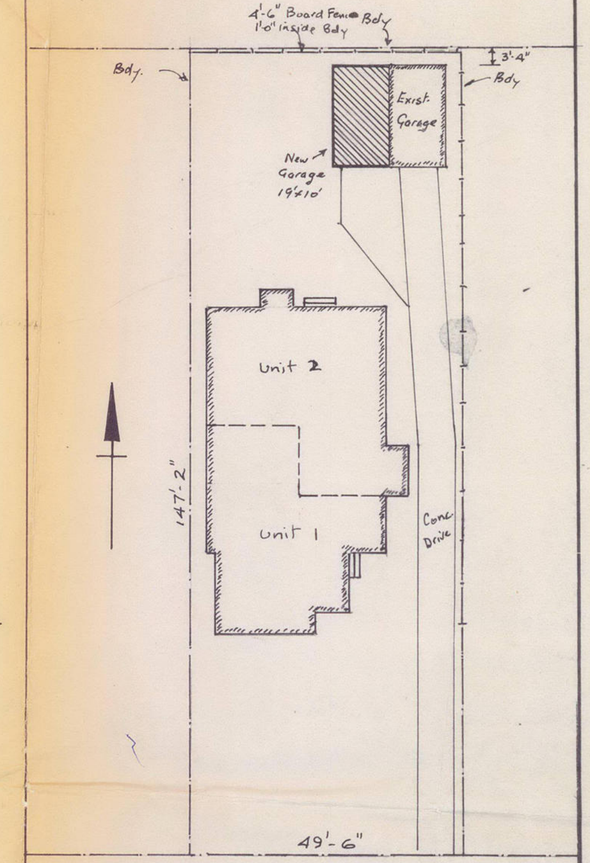
West

North.

Elevations ~ 1/8 in to 1'-0"



Floor Plan ~ 1/4" to 1'-0"



DOMAIN ROAD

Site Plan.

Scale: 20ft to 1in.

10, Domain Rd.,
Lot 33 - Allot 271
D.P. 556. Roll. 710/425.

PERMIT 443755

REV.	BY	DATE		APP'D.	DATE

N.Z. FOREST PRODUCTS *Limited*
WHAKATANE BOARD MILLS DIVISION
NEW ZEALAND

DEPARTMENT ~ HOUSING.

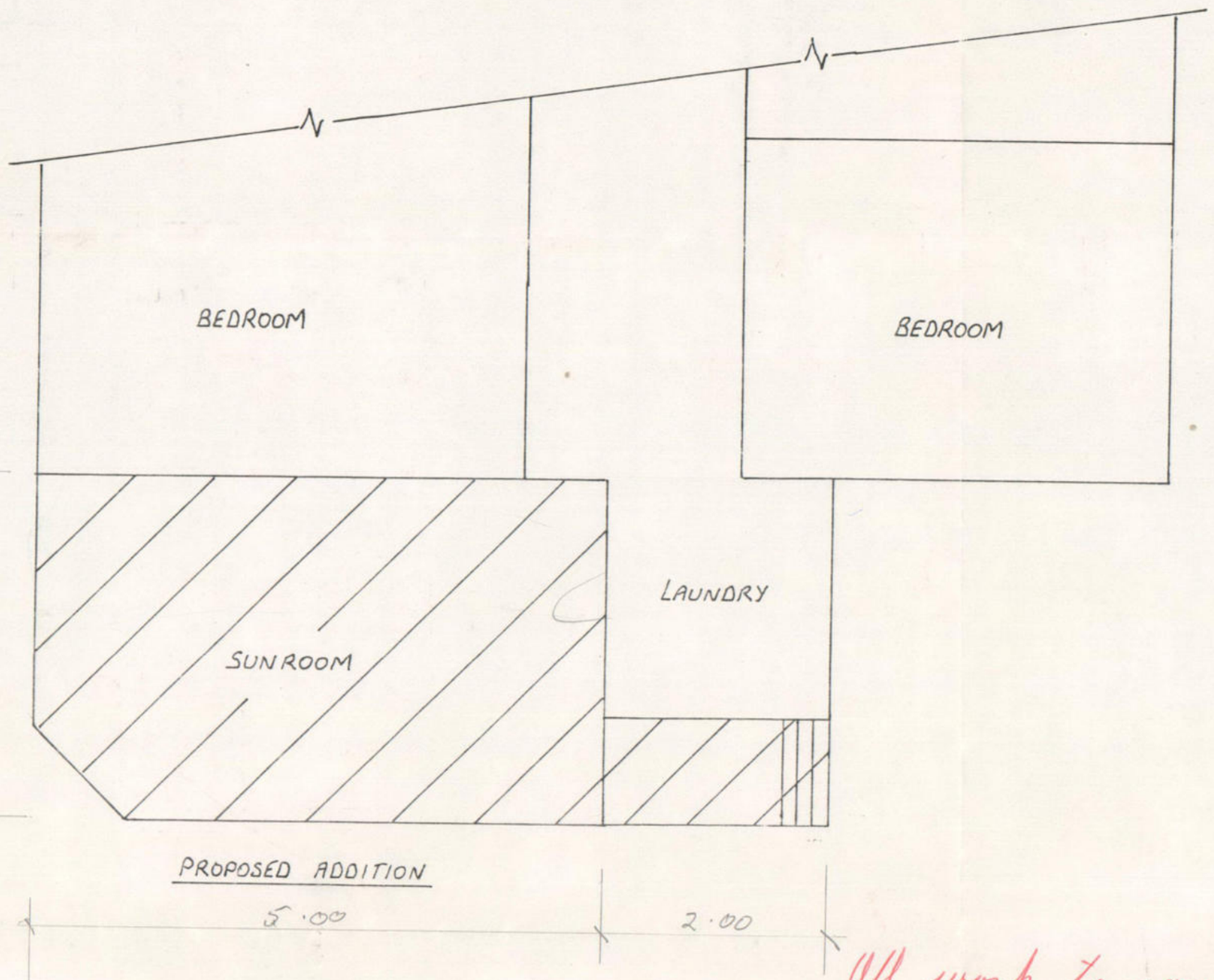
TOWN HOUSE Nº 108.
Site plan, Floor Plan, Section & Elevations of Garage.

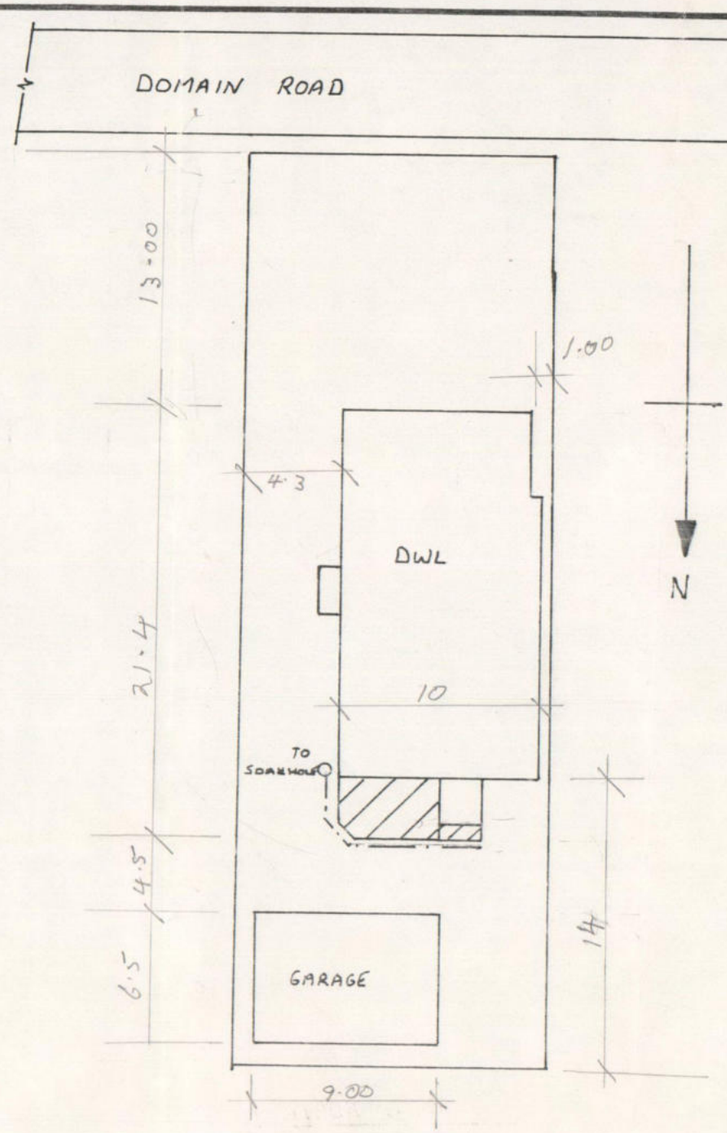
		DAY	MTH.	YR.
SCALE	AS SHOWN			
DRAWN	R.C.H	12	9	74
CHECKED				
APP'D.				
APP'D.				

DRAWING No. | TITLE
REFERENCE DRAWINGS
BILLS OF MAT.

DRAWING NUMBER C-18-2010 REV.

E.A. No.





All work to comply with the NZ Building code and NZS 3604 1990

PLANS

					SCALE	1:50	
					DESIGNED		
					DRAWN	J.P.	
					CHECKED		
					APPROVED		
No.	DRN	DATE	REVISION	APP.	DATE	3 MAY 1994	

TITLE PROPOSED SUNROOM ADDITION

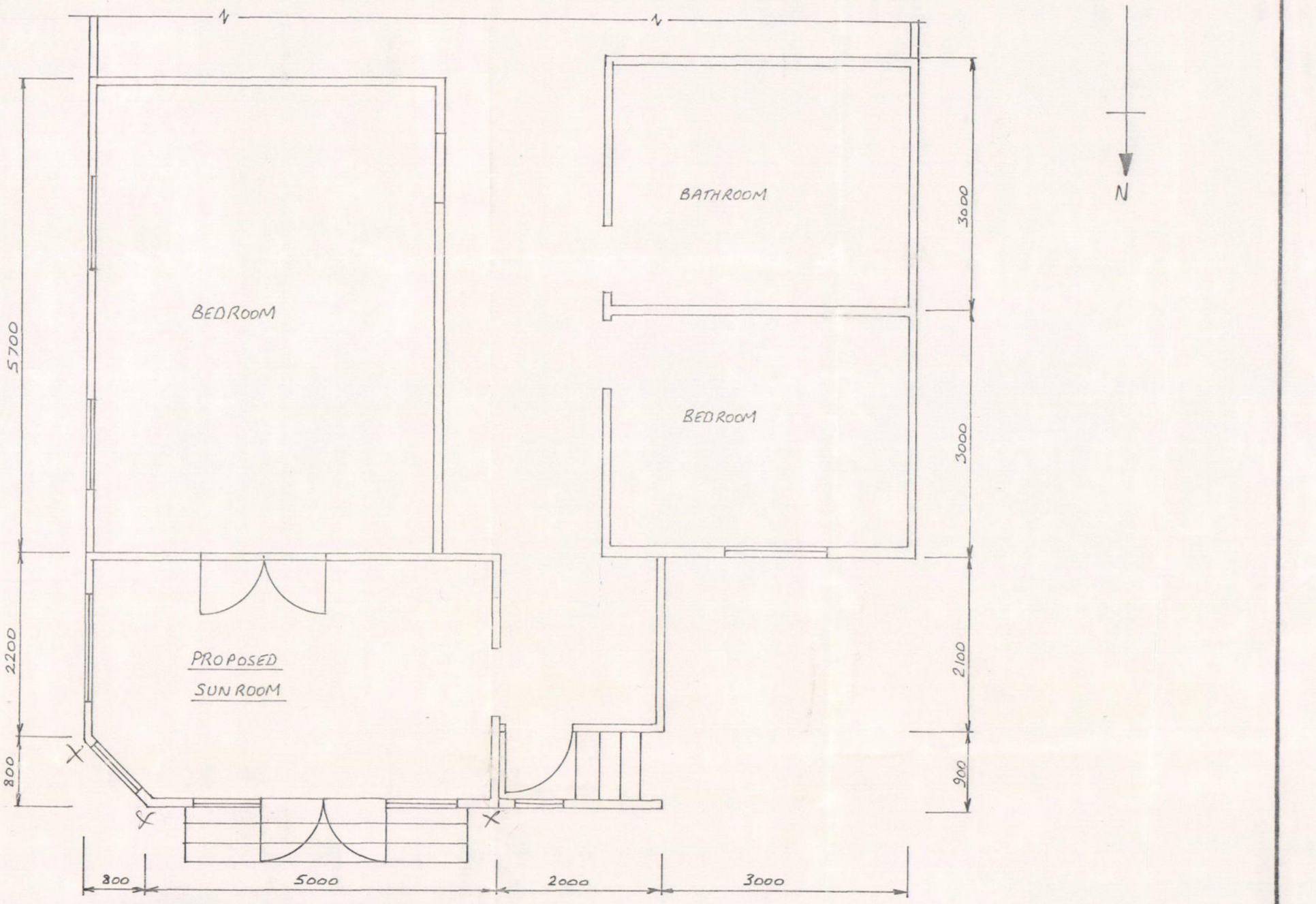
MR AND MRS MJ & RD MILLS

10 DOMAIN RD 7107/885

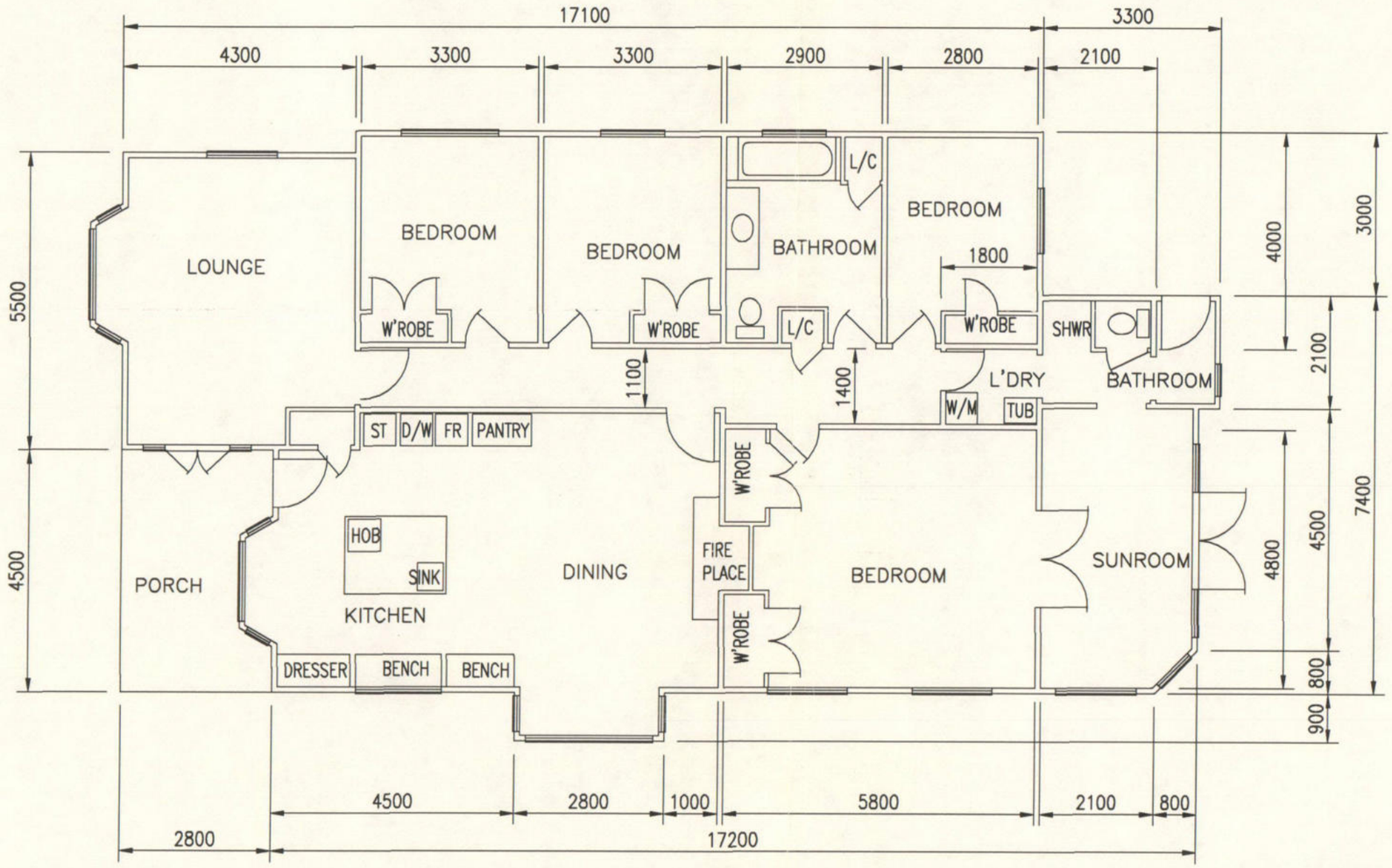
LOT 33 DP556

FILE REF.

SHT | REV.



			10 DOMAIN RD		SCALE		TITLE FLOOR PLAN
			7104/885		DESIGNED		
			LOT 33		DRAWN	D.P	
			DP 556		CHECKED		10 DOMAIN RD.
					APPROVED		
No.	DRN	DATE	REVISION	APP.	DATE	3 MAY 1994	



WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Officer
Date 31/3/98

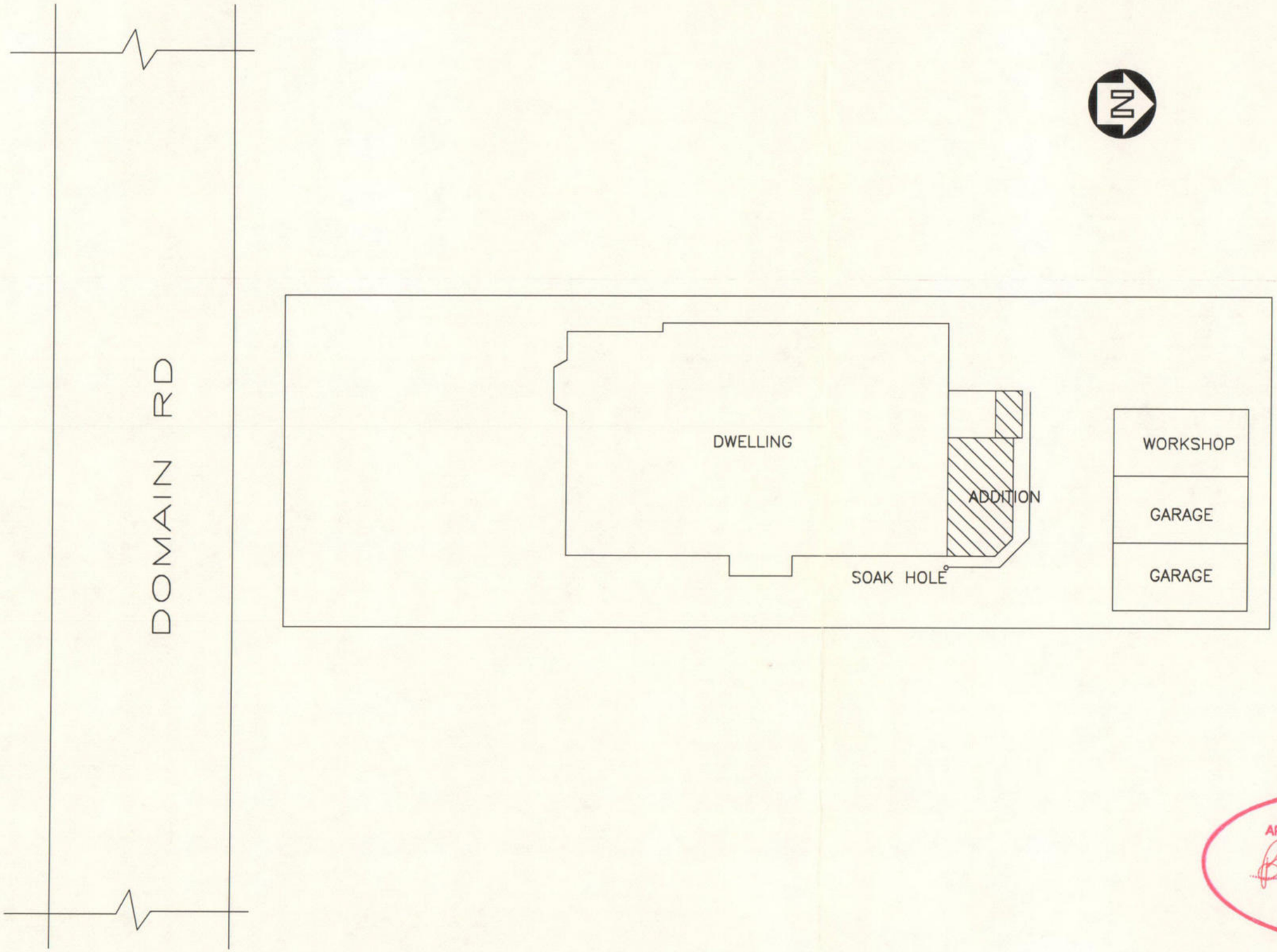
No	DRN	DATE	REVISION

DESIGN	
DRAWN	DL GOODWIN
CHECKED	
APPRD.	
DATE	

TITLE: FLOOR PLAN OF HOUSE FOR
MR & MRS MJ & RD MILLS
10 DOMAIN ROAD 7107/885
LOT 33 DP 556

SCALE 1:100

DRG. No. | SHT | REV



WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Officer
Date 31/3/98

No	DRN	DATE	REVISION

DESIGN
DRAWN DL GOODWIN
CHECKED
APPRD.
DATE

TITLE
SITE PLAN FOR
MR & MRS MJ & RD MILLS
10 DOMAIN ROAD 7107/885
LOT 33 DP 556

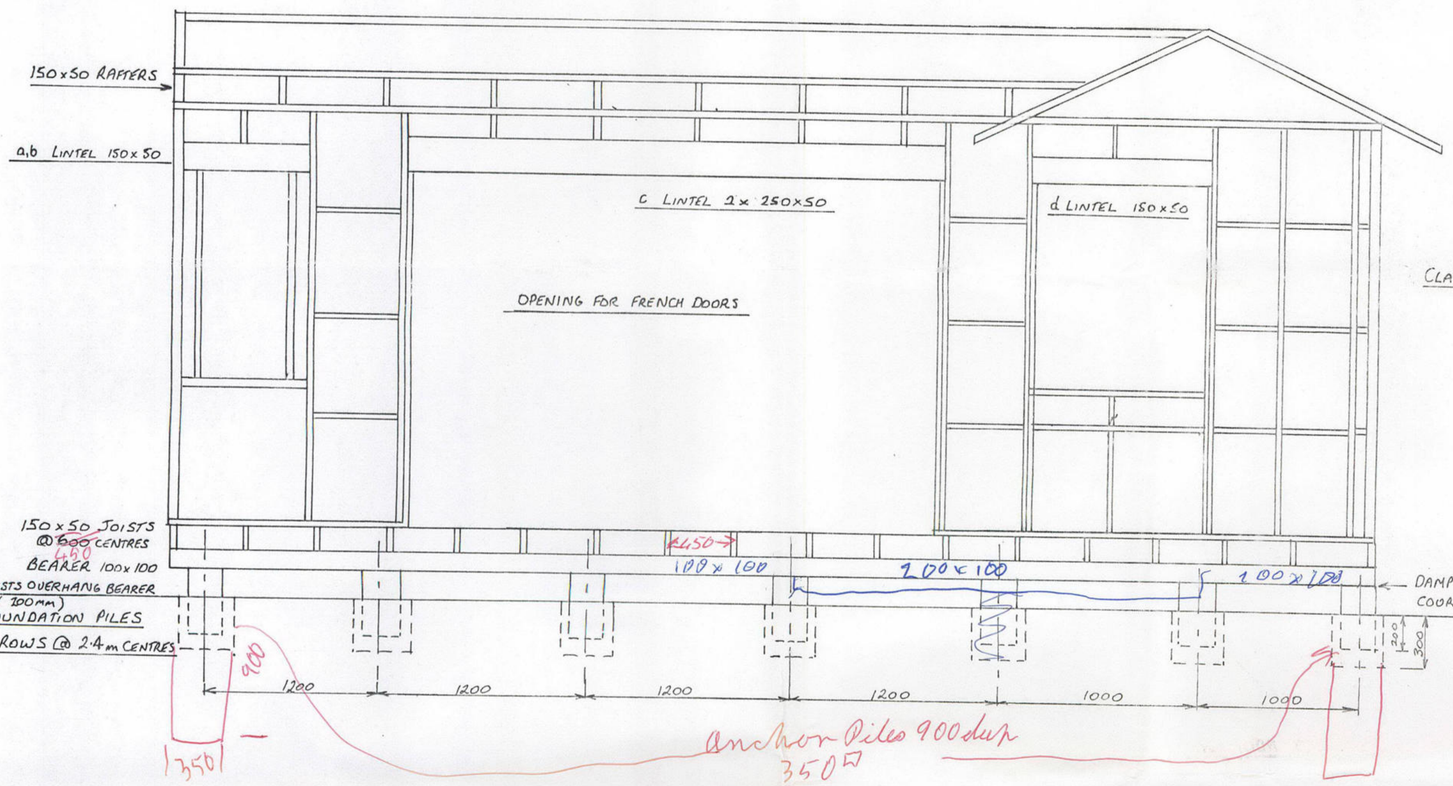
SCALE 1:200

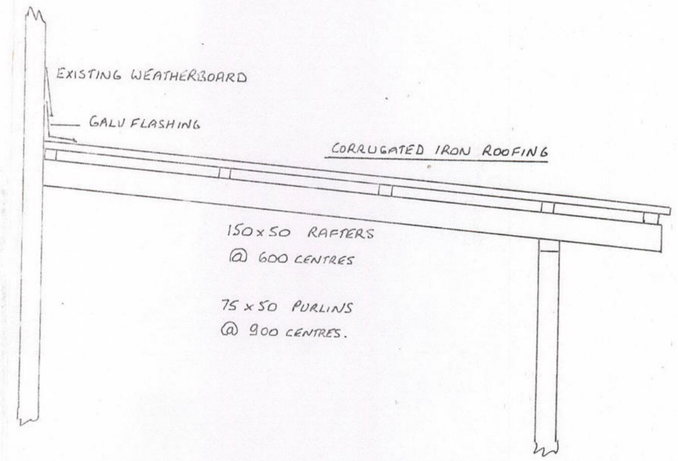
DRG. No. SHT REV

Table 5.1
FLOOR JOISTS
1.5 kPa floor load

Floor joist size	*Maximum span of joists at a maximum spacing (mm) of:*		
	400	*450*	*600*
mm x mm	m	m	m
100 x 40	1.65	1.60	1.20
100 x 50	1.80	1.75	1.25
125 x 40	2.10	2.08	1.45
125 x 50	2.30	2.20	1.60
150 x 40	2.60	2.50	1.80
150 x 50	2.80	2.70	2.00
200 x 50	3.80	3.60	3.25
225 x 50	4.30	4.10	3.70
250 x 50	4.80	4.60	4.15
300 x 50	5.75	5.50	5.00

Wall & ceiling to be insulated to comply with NZ Bact E3.





CLADDING : HARDY PLANK

REFERENCE

CLADDING	:	STANDARD WOODGRAIN HARDY-PLANK
INTERIOR	:	BRACING GRADE GIB BOARD
FRAMING	:	100 x 50
FOUNDATIONS	:	300 x 300 CONCRETED STANDARD WOODEN PILES
BEARERS	:	100x100 @ 2.4m CENTRES + DPC
JOISTS	:	150x50 @ ~~600~~ CENTRES 450
FLOORING	:	TREATED 20 THK PLYWOOD
LINTELS (a)	SPAN 1300	150x50
(b)	SPAN 800	150x50
(c)	SPAN 3200	2 x 200 x 50
(d)	SPAN 800	150x50
RAFTERS	:	150 x 50 @ 600 CENTRES
PURLINS	:	75 x 50 @ 900 CENTRES
ROOFING	:	STD GALV CORRUGATED IRON

NO.	REVISION	DATE	DRN.

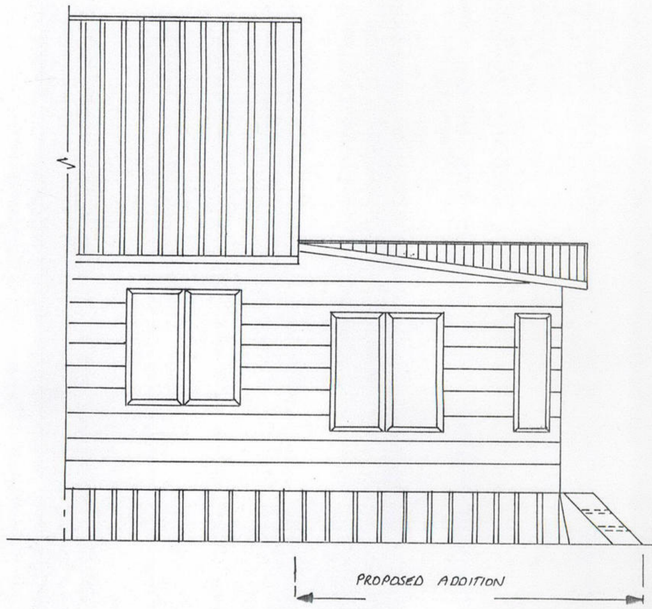
PLANS 3046

Unless otherwise stated:
Dimensions are in millimetres
Tolerances for machining ±0,2
Tolerances for other finishes ±1
Surface texture to be
Remove all burrs + sharp edges

DESIGN	
DRAWN	D.P.
DATE	3 MAY 1994
CHECKED	
APPRD.	
MATERIAL	

TITLE: FRAMING DETAILS
10 DOMAIN RD.

SCALE | DRG NO. A2



EAST ELEVATION

NORTH ELEVATION

NO.	REVISION	DATE	DRN

Unless otherwise stated:

Dimensions are in millimetres
Tolerances for machining ±0,2
Tolerances for other finishes ±1
Surface texture to be
Remove all burrs + sharp edges

DESIGN	
DRAWN	D.P.
DATE	3 MAY 1994
CHECKED	
APPRD.	
MATERIAL	
SCALE	
DRG NO.	A2

TITLE PROPOSED SUNROOM ADDITION
ELEVATIONS. 10 DOMAIN RD. WHAKATANE

COPY

BCPROC

BUILDING CONSENT 3046

Section 35, Building Act 1991

Project Information Memorandum **No: 3046**

APPLICANT

M J Mills
10 Domain Road
Whakatane
Contact: owner
Phone: Fax:

PROJECT

Altered, Repaired, Extended, Converted
Intended Use: SUNROOM ADDN ONTO DWELLI
Greater than 50 years

Being stage 1 of an intended 1 stages
Estimated value *(inclusive of GST)*$ 6,000.00

HISTORY OF COUNCIL CHARGES

Total fees paid in relation to this consent approval as detailed in Invoice No 3116 are:

Council Charges:	279.25
Building Research Levy:	.00
Building Industry Authority Levy:	.00
Total:	279.25

PROJECT LOCATION

Site Address: 10 Domain Road
Whakatane
Legal Description: LOT 33
Survey Plan: DP 556
Additional Description:
Valuation Number: 7107/885/00/

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

Name: .....

Position ..... DATE: Fri May 20 1994

COPY COPY

PROJECT INFORMATION MEMORANDUM 3046

Section 31, Building Act 1991

APPLICANT

M J Mills
10 Domain Road
Whakatane

PROJECT

Altered, Repaired, Extended, Converted
Intended Use: SUNROOM ADDN ONTO DWELLING
Greater than 50 years

FOR COUNCIL USE

Application Received:	06/05/1994
Fee:	$ 35.00
Receipt No:	19236
Date Paid:	09/05/1994

PROJECT LOCATION

Site Address:	10 Domain Road Whakatane
Legal Description:	LOT 33
Survey Plan:	DP 556
Additional Description:	
Valuation Number:	7107/885/00/

This project information memorandum is :

* Confirmation that the proposed building work may be undertaken subject to the provisions to the Building Act 1991 and any requirements to the building consent No 3046.

Signed for and on behalf of the Council:

Name: .....

Position ..... DATE: Mon May 16 1994

Whakatane District Council

Private Bag 1002, Whakatane 3400
GST Reg No. 16-940-35

Telephone (07) 307 9800
Fax No. (07) 307 0718

BUILDING CONSENT INVOICE NO: 3116

BC NO 3046 DATE 16 May 1994

M J Mills
10 Domain Road
Whakatane

Dear M J Mills

Your Building Consent application for work to be carried out at 10 Domain Road Whakatane has now been approved and may be uplifted from the Council Offices on payment of the following fees:

Consent Processing 25712	$	63.00
B.R.Levy	$	.00
B.I.A.Levy	$	.00
Planning Fee 25713	$	11.50
Water Connection Fee	$	.00
Footpath Deposit	$	.00
Specific Design Check Fee	$	.00
Inspection Fee [3 inspections allowed for further inspections will incur an additional fee] 25714	$	141.75
Other [eg. Consultants Fees where specialist systems involved]	$	.00
TOTAL TO PAY (Includes GST)	$	**216.25**

RECEIVED WITH THANKS 20.5.94

GST Content of Total $ 24.03

Should you have any queries regarding this invoice please contact Building Assistant Ms Kathleen Belshaw, in the first instance.

JR Farrell
DISTRICT INSPECTOR

Environmental Services Department

693\B:\INVFORM

Application No.

WHAKATANE BOROUGH COUNCIL

APPLICATION FOR BUILDING PERMIT

16-11-59

RECEIVED.....
PERMIT NO.....BUILDING FEE.....
DATE OF ISSUE .....PL.DRAIN.FEE.....
BUILDING CONTROLLER'S APPROVAL NO.....
TOTAL.....
DATE.....19 .

1023-7
16/11/59

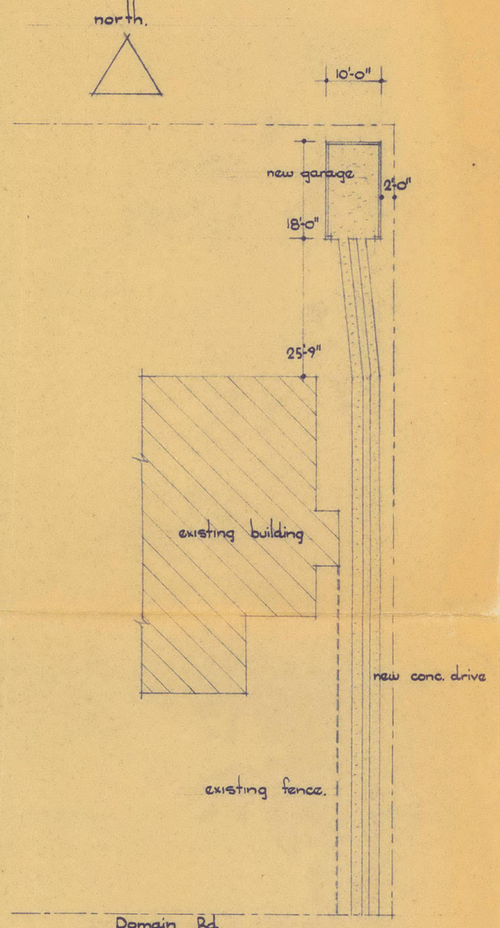
TO:
The Building Inspector,
Whakatane Borough Council.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section) to be drawn in on back of Application form.

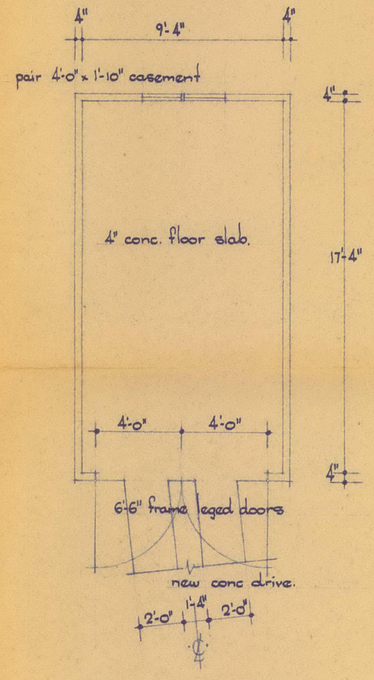
Owner's Name and address....WHAKATANE BOARD MILLS LIMITED.....
Name & Address of Builder....J. Pithie, Whakatane Board Mills Limited.....
Address of Proposed Work....10 Domain Road, Whakatane.....
Nature of Work.....Erection of garage in timber.....
.....
Estimated Value of Work : Building..$180..0..0.....Pl.Drain.....
Allot No.....271.....Lot..33 DP556..Val. Roll No..710/425.....
Area of Section.....---.....Width of Frontage.....---.....
Area of Building.....180.....Sq. ft. Distance from Bottom to top plate....7 ft.....
Name of Licensed Plumber to be employed.....S. S. Shapley.....

	SIZE OF TIMBER.	TYPE OF TIMBER.	SPACING
Foundations	Concrete		
Stringers	--		
Bottom plates	4" x 2"	B.H.R.	
Intermediate plates	--		
Top plates	4" x 2"	B.T. Pine	
Floor joists	--		
Ceiling joists	--		
Rafters	4" x 2"	B.T. Pine	
Perlins	3" x 2"	B.T.Pine	
Studs	4" x 2"	B.T. Pine	
Bracing	4" x 2"	B.T. Pine	
Flooring	Concrete		
Outside Sheathing	6" x 1"	B.T. Pine	
Internal Lining	26		
Roofing	26 gauge Galvanised Iron		
Piles	--		
Chimney	--		
Windows	--		
Plumbing Fittings	--		
Drainage	--		

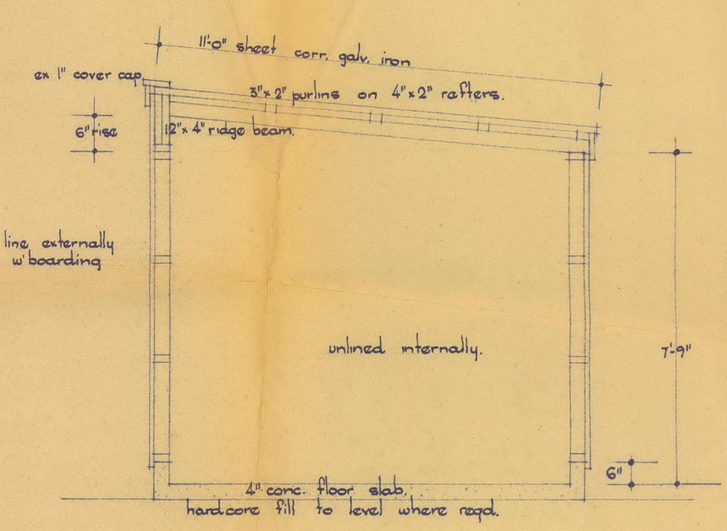
Signature of Applicant.....



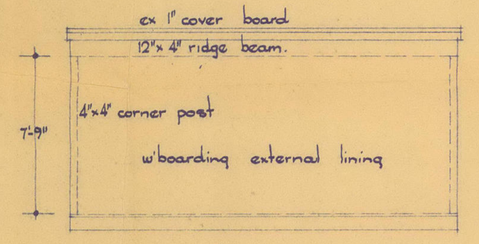
1/16" SITE PLAN



1/4" FLOOR PLAN



1/2" TYPICAL SECTION



1/4" WEST ELEVATION

PERMIT 10234

AMENDMENT	Date	By	Appd

Drawn b.c.clark nov. '59
Traced
Computs.
Checked
Appd.

WHAKATANE BOARD MILLS LTD.
WHAKATANE, NEW ZEALAND

HOUSING
PROPOSED GARAGE AT
N° 10 DOMAIN RD.

SCALE: as indicated

TB- M- 61

FILED T-74 | | | ISSUE |

3 of 4

Application No.

WHAKATANE BOROUGH COUNCIL.

APPLICATION FOR BUILDING PERMIT.

RECEIVED.....
PERMIT NO .....BUILDING FEE .....
DATE OF ISSUE .....PL.DRAIN.FEE.....
BUILDING CONTROLLER'S APPROVAL NO.....
TOTAL .....
DATE .....19 .

TO :
The Building Inspector,
Whakatane Borough Council.

10 Domain. 1482A. 11/4/62.

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section) to be drawn in on back of Application form.

Owner's Name and address ....Whakatane Board Mills.....
Name & Address of Builder ....A. Dithi. 10. B. Mills.....
Address of Proposed Work ....No. 10. Domain Rd. Whakatane.....
Nature of Work .....Additions To Flat No. 1.....
.....
Estimated Value of Work : Building ....1200 - 0 - 0..Pl.Drain.....
Allot No.....271..... Lot ....33. D.P. 556.....Val.Roll No..710/425.....
Area of Section ....0-0-26.....Width of Frontage .....
Area of Building ....60.....Sq.ft. Distance from bottom to top plate ..8-6.....
Name of Licensed Plumber to be employed ....S. S. Shayes.....

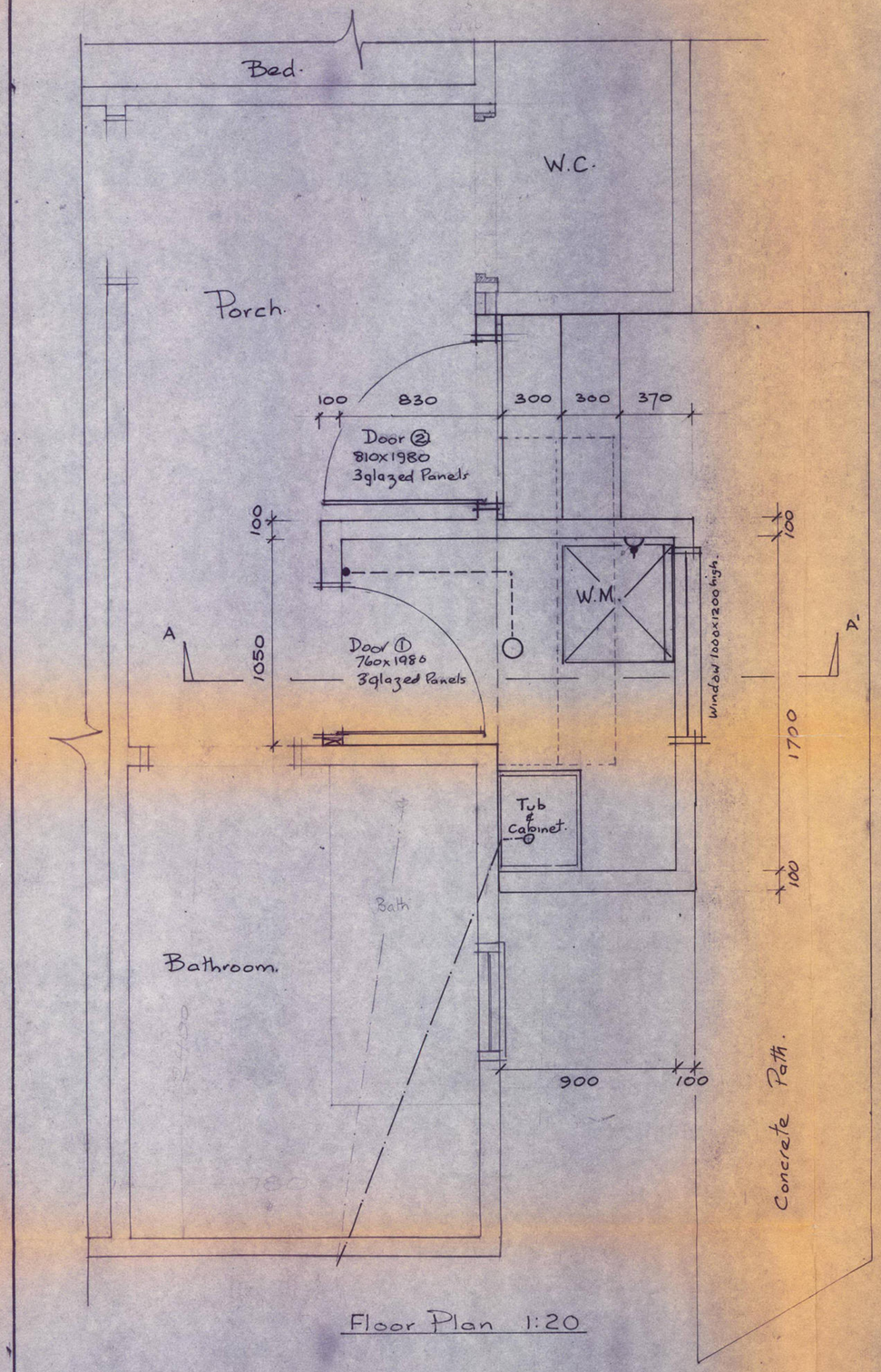
	SIZE OF TIMBER.	TYPE OF TIMBER.	SPACING.
Foundations			
Stringers			
Bottom plates			
Intermediate plates			
Top plates			
Floor joists			
Ceiling joists			
Rafters			
Perlins			
Studs			
Bracing			
Flooring			
Outside Sheathing			
Internal Lining			
Roofing			
Piles			
Chimney			
Windows			
Plumbing Fittings			
Drainage			

Signature of Applicant .....

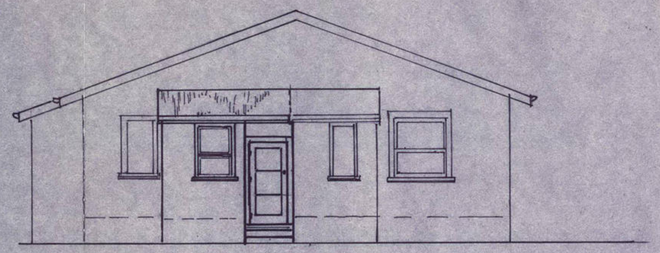
Mr Chas. Marshall

From

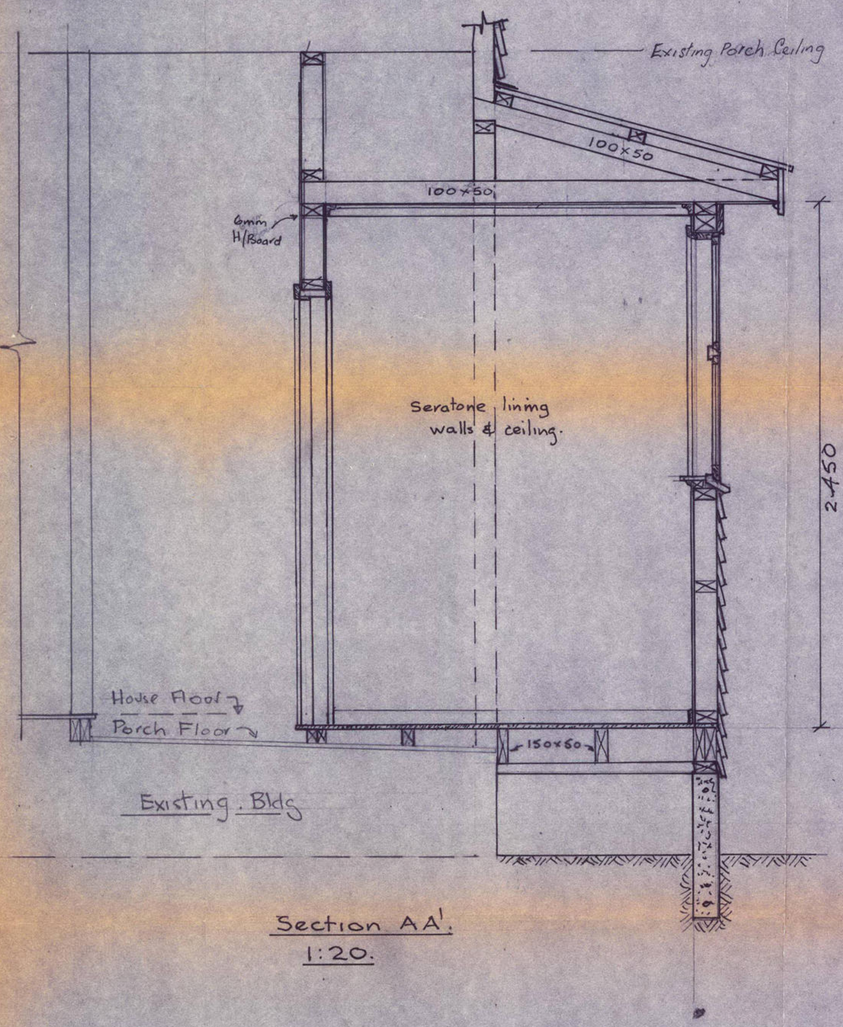
W. B. M.



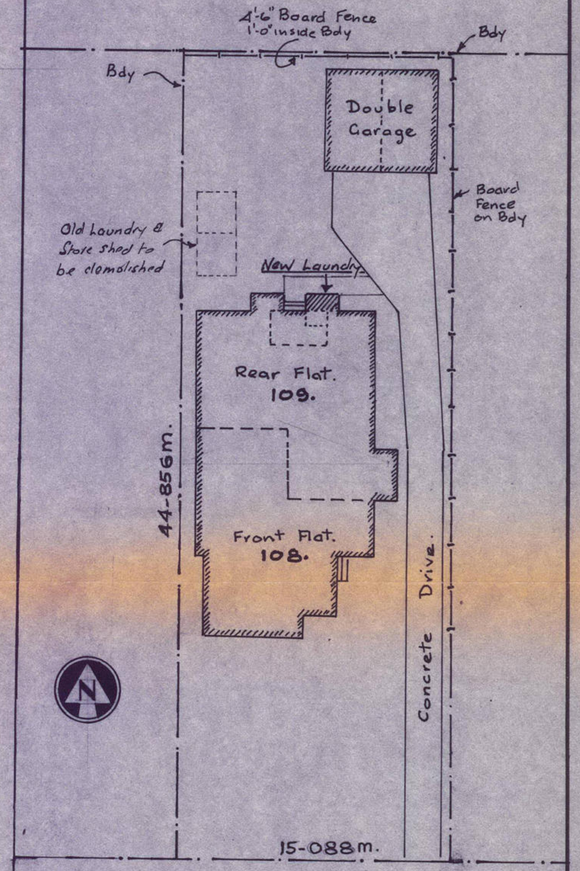
Floor Plan 1:20



North Elevation . 1:100.



Section AA'.
1:20.



DOMAIN ROAD

Site Plan
10, Domain Road.
Lot 33 _ Allot. 271.
DP. 556 Roll. 710/425.

PERMIT 14824

DRAWING No.	TITLE
	REFERENCE DRAWINGS
	BILLS OF MAT.

REV.	BY	DATE		APP'D.	DATE

N.Z. FOREST PRODUCTS Limited
WHAKATANE BOARD MILLS DIVISION
NEW ZEALAND

DEPARTMENT ~ HOUSING

Town House Unit Nº 109.
New Laundry - Site Plan, Floor Plan, Elevation & Section.

		DAY	MTH.	YR.
SCALE	1:20			
DRAWN	R.C.H.	24	1	78
CHECKED				
APP'D.				
APP'D.				

DRAWING NUMBER: C-18-2012. REV.

E.A.No. 9204.

Lor 8091

Whakatane District Council

Address all letters to:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

[Tick each applicable box and attach relevant documents in duplicate]

PART A: GENERAL

[Complete Part A in all cases]

BCAPP 3046

APPLICANT*

Name: MJ MILLS

Mailing Address: 10 DOMAIN RD
WHAKATANE

Phone Bus: 32 39 709

Phone A/H: 3084800

Fax:

Contact: *[Print name and position]*
AS ABOVE

Phone Bus:

Phone A/H:

Fax:

* *Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.*

PROJECT

New building *[exclude domestic garages & domestic outbuildings]* ☐

Foundations Only *[for new buildings]* ☐

Alterations, Repairs, Extensions, Conversions, Resited ☑

Construction Other Than Buildings - *[Include Demolitions]* ☐

Domestic Garages and Domestic Outbuildings ☐

Intended use(s) *[Specific activity(ies) to be carried out in building]*:
Sunroom addition to existing domestic dwelling

Intended life:
Indefinite but not less than 50 years ☑

Specified as..... years

Being stage .... of an intended .... stages

Estimated Total Value of Work Including Material (inclusive of GST)
$ 6000 —

Environmental Services Department

WHAKATANE DISTRICT COUNCIL
OFFICIAL RECEIPT

Receipt No.: 67338-19236 Date: 09/0
Account No.: 71821.100 NEWJAN
Total Amount: $35.00

WHAKATANE DISTRICT COUNCIL
OFFICIAL RECEIPT

Receipt No.: 67338-19237 Date: 09/05/94
Account No.: 71822.100 NEWJANET
Total Amount: $63.00 CHQ

Address of Proposed work: ...10...DOMAIN...RD
.....WHAKATANE.....
.....

Valuation No: 7107.885.00
Parcel Type: Lot 33
Lot No./Description: .....
Survey Plan: .....
Additional Description: .....

FOR COUNCIL USE

Date Lodged: 09 May 94

Application fee: *PIM* $ 35.00
BC $ 63.00

**(Initial Fee Only)* *Total* $ 98.00

PAID BY: MILLS

Additional fees will be charged once Building Consent has been approved. An invoice will be sent out. These fees are to be paid before any inspections are carried out.

This application is for:

- ☐ Building consent only, in accordance with project information memorandum No.....
- ☑ Both building consent and a project information memorandum

PART B: PROJECT DETAILS

[Complete Part B only if you have not applied separately for a project information memorandum]

The project involves the following matters *[Tick each applicable box, if any, and attach relevant information in duplicate]*

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

PART C: BUILDING DETAILS

[Complete Part C in all cases]

C1: GENERAL BUILDING DETAILS

This application is accompanied by *[Tick each applicable box, attach relevant documents in duplicate]*

☑ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including-

- ☐ Building certificates
- ☐ Producer statements
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to determinations issued by the Building Industry Authority

☐ Proposed procedures, if any, for inspection during construction

C2: BUILDING SCHEDULE

Number of dwelling units ..... One .....

Floor Area of Each Unit: ..... Extension ..... 15 ... m^2

Number of storeys ..... One .....

Size of building: Extension

- Basement ..... m^2
- Ground Floor ..... 15 ... m^2
- First Floor ..... m^2
- Second Floor ..... m^2
- Outbuildings ..... m^2

Other *(detail)* ..... m^2

Total Area .... Existing 200m² ..... + ... 15 ... m^2

Answer the following questions if they apply. *[Tick each applicable box or print details as appropriate].*

1. What materials will be used for the:

Floor

1 ☑ Timber
2 ☐ Concrete
3 ☐ Wood Products
4 ☐ Other

Specify.....

.....

.....

Roof

1 ☑ Steel Sheeting
2 ☐ Steel tiles
3 ☐ Concrete Tiles
4 ☐ Shingles
5 ☐ Aluminium
6 ☐ Other

Specify .....

.....

.....

External Cladding

1 ☐ Brick
2 ☐ Concrete
3 ☐ Concrete block
4 ☑ Cement board
5 ☐ Plaster
6 ☐ Timber
7 ☐ Steel
8 ☐ Aluminium
9 ☐ Other

Specify .....

.....

.....

Framing

1 ☑ Timber
2 ☐ Concrete
3 ☐ Steel
4 ☐ Aluminium
5 ☐ Other

Specify.....

.....

.....

Internal

1 ☑ Plaster board
2 ☐ Fibrous plaster
3 ☐ Wood products
4 ☐ Other

Specify .....

.....

.....

2. Will any of the following sanitary fittings be installed

☐	Bath	☐	Sink	☐	Urinal
☐	Basin	☐	Tub	☐	Hot Water Cylinder
☐	Shower	☐	W.C. *(if more than one, please specify actual number)*	☐	Dual Hot Water System

3. Will drainage work involve the construction of:

☐	Septic Tank	☐	Foulwater Drainage
☐	Effluent Disposal System	☐	Stormwater Drainage

4. Does the project involve connection to or disconnection from:

☐	Council Water Supply	☐	Council Sewerage

5. If plumbing and/or drainage work is included in project but is not covered by questions 2,3, or 4, please specify actual work....Guttering to existing. ..Soak hole connection.....

PART D: KEY PERSONNEL

[Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known]

Builder(s):
Name: .....MJ MILLS.....
Address:.....10 DOMAIN RD WHAKATANE.....
Phone/Fax No:.....3084800.....

Design Engineer:
Name: .....D. PEDERSEN.....
Address:.....RD2 WHAKATANE.....
Phone/Fax No:.....322 8270.....

Designer:
Name: .....
Address:.....
Phone/Fax No:.....

Building Certifier	Name: .....
	Address: .....
	Phone/Fax No: ..... Reg. No: .....
Craftsman Plumber:	Name: .....
	Address: .....
	Phone/Fax No: ..... Reg. No: .....
Registered Drainlayer:	Name: .....
	Address: .....
	Phone/Fax No: ..... Reg. No: .....
Registered Gas Fitter:	Name: .....
	Address: .....
	Phone/Fax No: ..... Reg. No: .....
Registered Electrician:	Name: .....
	Address: .....
	Phone/Fax No: ..... Reg. No: .....
Other:	.....
	.....
	.....

PART E: COMPLIANCE SCHEDULE DETAILS

E1: SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

[Complete Part E1 for all new buildings and alterations, except single residential dwellings]

The building will contain the following *[Tick each applicable box and attach proposed inspection, maintenance, and reporting procedures]:*

- ☐ Automatic sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire or other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems
- ☐ Riser mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems

- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building
- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose property operation is necessary or compliance with the building code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the building code in respect of the above-mentioned systems
- ☑ None of the above

E2: OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

[Complete Part E2 only if the building contains one or more of the systems listed in Part E1]

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

Signed by *or* for and on behalf of the applicant:

Name: W Mills

Position: ..... Date: 13/5/94

VALUATION NUMBER
7107:885:00

WHAKATANE DISTRICT COUNCIL

DUE DATE	20.5.94
DATE LODGED	9.5.94

BUILDING INFORMATION FOLDER

OWNER: MILLS, M.J.

AREA Whakatane

ADDRESS OF PROPOSED WORK: 10 Domain Road

NATURE OF BUILDING WORK: Sunroom Addn onto Dwelling

REGISTRATION NO.	3046

APPLICATION	PIM	BC
	JOINT PIM/BC	

DATA ENTRY Kathy Date 9.5.94

APPROVED FOR ISSUE
Date 16-5-94

APPROVED FOR INSPECTION
Date 20.5.94 Kathy

CCC APPROVED	Date 24-2-95

PROCESSING SUMMARY

COV

Comments	Date Approved	Signature
Planning: Approved. FILE	10.5.94	Alisa Macrae.
Building: CCC Sent on 5.4.95 GIS 0830.0010.000		
Health:		
Engineering:		
Other:		

	PROCESSING APPROVALS		INSPECTION APPROVALS	
NZ Building Code Categories	Signature	Date Approved	Signature	Date Approved
STABILITY				
B1 Structure	ST	16-5	ST	24-2
B2 Durability	ST		ST	
FIRE SAFETY				
C1 Outbreak of fire				
C2 Means of escape				
C3 Spread of fire				
C4 Structural stability during fire				
ACCESS				
D1 Access routes				
D2 Mechanical installations for access				
MOISTURE				
E1 Surface water	ST		ST	
E2 External moisture	ST	16-5	ST	24-2-95
E3 Internal moisture	ST		ST	
SAFETY OF USERS				
F1 Hazardous agents on site				
F2 Hazardous building materials				
F3 Hazardous substances and processes				
F4 Safety from falling				
F5 Construction and demolition hazards				
F6 Lighting for emergency				
F7 Warning systems				
F8 Signs				
SERVICES AND FACILITIES				
G1 Personal hygiene				
G2 Laundering				
G3 Food preparation and prevention of contamination				
G4 Ventilation	ST	16-5	ST	24-2-95
G5 Interior environment				
G6 Airborne and impact sound				
G7 Natural light				
G8 Artificial light				
G9 Electricity				
G10Piped Services				
G11Gas as an energy source				
G12Water supplies				
G13Foul water	N/A			
G14Industrial liquid waste				
G15Solid waste				
ENERGY EFFICIENCY H1 Energy efficiency				

CONSENT PROCESSING - TIME SHEET

NAME: Mills

ADDRESS: 10 Domain Rd

NATURE OF WORK: Dwlg Addn - Sunroom

DATES	16-6							TOTAL
Planning	60							
Building Inspector								
E.H.O.								
District Inspector								
						Total-Time		60

Structural Engineer	Total-Time	

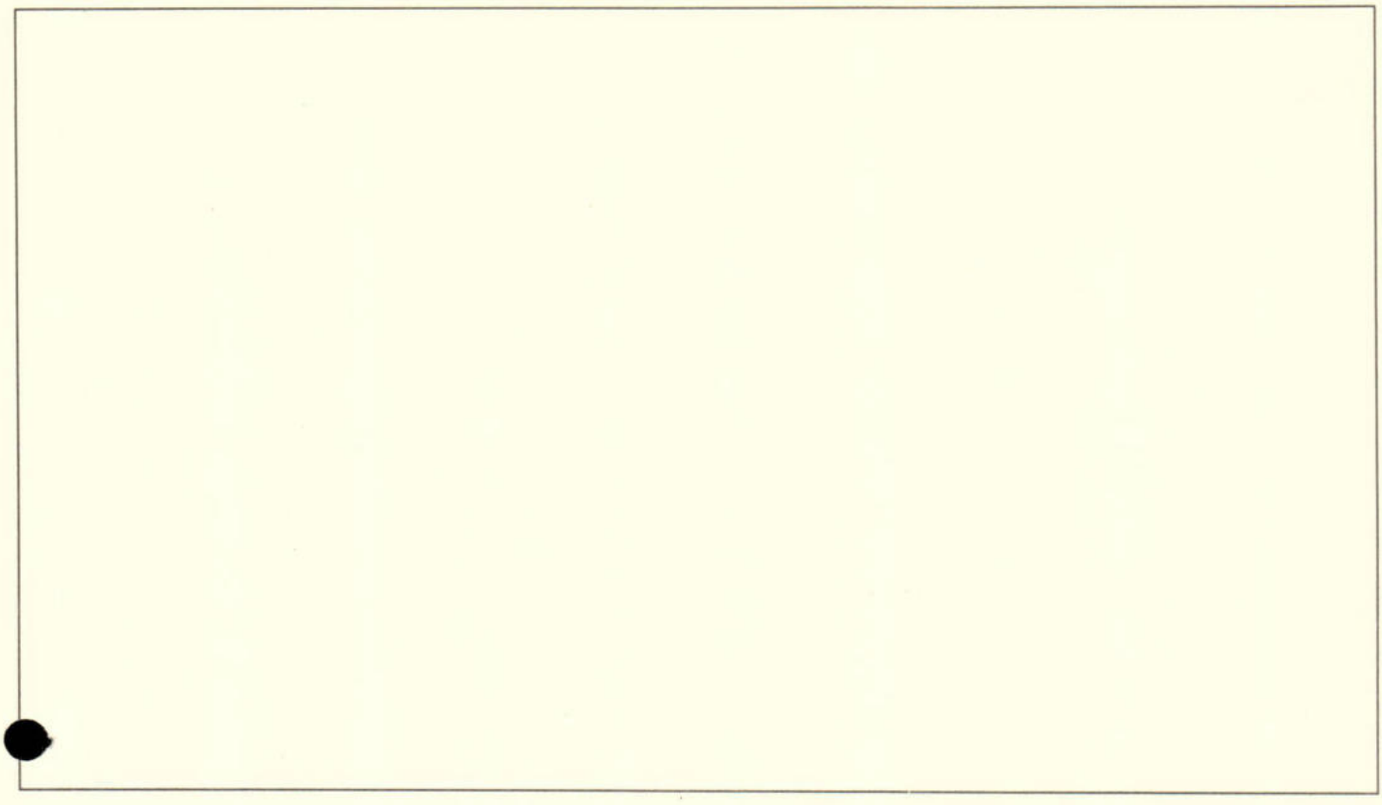
Estimated Number of Inspections:	3

1F
1F
1F

CONDITIONS OF CONSENT:

FORMS\CON-TIME\KJB

LOCATION PLAN



RECORD OF EVENTS AND TIME SPENT ON APPLICATION AFTER CONSENT ISSUE

(Continued)

Date	Event	Inspector	Time (mins)

RECORD OF EVENTS AND TIME SPENT ON APPLICATION AFTER CONSENT ISSUE

(Each officer inspecting the site shall briefly record the event here and give reference to any communication with the builder, owner or other officer in that regard and **record the actual time spent on site.**)

Date	Event	Inspector	Time (mins)
5-7-94	Foundation inspection one pile removed and beam increased as shown on plans approved	ST	15
21-9-94	Prelim:- Dry Framing, Pile connections not Percode Left a note, Windows wooden Sill Trays Missing - asked mrs Mills for Mr to come into WDC & information provided -	RH	30
24/2/95	Issued all approved	ST	15

Whakatane Printers

COPY

INSP

CODE COMPLIANCE CERTIFICATE 3046

Section 43, Building Act 1991

BUILDING CONSENT NO: 3046 **PIM NO: 3046**

APPLICANT

M J Mills
10 Domain Road
Whakatane

PROJECT LOCATION

Site Address: 10 Domain Road
Whakatane
Legal Description: LOT 33
Valuation Number: 7107/885/00/

PROJECT

Altered, Repaired, Extended, Converted

Intended Use: SUNROOM ADDN ONTO DWELLING
Greater than 50 years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: Vidya

Position: EHO DATE: Fri Mar 31 1995

M J Mills
10 Domain Road
Whakatane

COPY

31 Mar 1995

Dear M J Mills

SUMMARY OF COUNCIL CHARGES

The following is a breakdown of all of the Council charges associated with your application to erect a SUNROOM ADDN ONTO DWELLING on your property at 10 Domain Road, Whakatane which is the subject of Building Consent No: 3046

Project Information Memorandum:		$ 35.00
Building Consent:		
Non Refundable Deposit	$ 63.00	
Processing Costs	$ 63.00	
Specific Design Check	$ .00	
Inspection Costs	$ 110.25	
Building Research Levy	$ .00	
Building Industry Authority Levy	$ .00	
Planning Fee	$ 11.50	
Water Connection Fee	$ .00	
Footpath Deposit	$ .00	
Other [eg. Consultants]	$ .00	
		$ 247.75
Code Compliance Certificate		$ 31.50
TOTAL CHARGES		**$ 314.25**
GST Content of Total		$ 34.92

Should you have any queries regarding this invoice please contact Building Assistant Ms Kathleen Belshaw, in the first instance.

Vidya

JR Farrell
DISTRICT INSPECTOR

BCPROC

BUILDING CONSENT 10888

Section 35, Building Act 1991

Project Information Memorandum **No: 10888**

APPLICANT

[redacted] Christie
10 Domain Road
Whakatane
Contact: Pamela Christie
Phone: 3078005 Fax: 3078005

PROJECT

Altered, Repaired, Extended, Converted
Intended Use: BACKPACKERS ACCOMODATION
Greater than 50 years

Being stage 1 of an intended 1 stages
Estimated value *(inclusive of GST)*$ 54,000.00

HISTORY OF COUNCIL CHARGES

Total fees paid in relation to this consent approval as detailed in Invoice No 10958 are:

Council Charges:	1,011.25
Building Research Levy:	54.00
Building Industry Authority Levy:	35.10
[redacted]otal:	1,100.35

PROJECT LOCATION

Site Address: 10 Domain Road
Whakatane
Legal Description: LOT 33
Survey Plan: DP 556
Additional Description:
Valuation Number: 7107/885/00/

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

Name: J Mervis

Position Customer Services officer DATE: Tue Jan 14 2003

0265/000/000

BUILDING CONSENT NO 10888

SL CHRISTIE

10 DOMAIN ROAD WHAKATANE

BACKPACKERS

CONDITIONS

---

1. All paved surfaces to have storm water control.

2. Stormwater to be piped to approved outfall away from foundation

3. The floor level for this building is to be established at a minimum height of 102.035 Moturiki Datum as per the attached document.

4. The Fire Alarm and Sprinkler System are to be installed and inspected in accordance with NZS 4512 and 4515 repetitively. Copy of Producer Statement for the Installation and Testing is to be provided upon completion of Installation and prior to issue of Code Compliance Certificate.

5. All Installations subject to Compliance Schedule requirements are to have the appropriate schedules and types of inspections provided prior to issue of Code Compliance Certificate.

Taylor Wong

BUILDING CONTROL OFFICER

15 January 2003

allow 30 mins

0830/0010/000

Whakatane District Council

Private Bag 1002
WHAKATANE 3080

Telephone: +64-7-306-0500
Fax: +64-7-307-0718
Email: jefff@whakatane-dc.govt.nz

Date:	4 November 2002	**No of pages sent:**	10
To:	**Fax number:**	07 578 7484	
	Name of person:	ALISTAIR HENDERSON	
	Company name:	NEW ZEALAND FIRE SERVICE	
From:	JEFF FARRELL		
Subject:	**10 DOMAIN ROAD, WHAKATANE: FIRE DESIGN**		

Hi Alistair

07 5787098

Thanks for agreeing to cast your eyes over the attached fire design which has been submitted as an Alternative Solution for a building consent to convert an existing dwelling into a backpackers. The location is central Whakatane, approximately 100metres from the Fire Station.

Can you please give me a call on 07 3060532 when you have had a chance to look at it.

Kind regards

Jeff Farrell
DISTRICT INSPECTOR

07 5787098
Telephoned 11.11.02.
Alistair said had a chance to look at it as yet - hopefully later this week.
Fax forwarded through to Alistair during discussions 15.11.02.

Taylor Design

architectural designers

25 October 2002

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: G 8142
- 4 NOV 2002
ACTIONED DATE
1 Jeff F
2
3
4

Whakatane District Council
Private Bag
WHAKATANE

Attention: Mr Jeff Farrell

Dear Jeff

PROPOSED BACKPACKERS 10 DOMAIN ROAD, WHAKATANE

Further to our telephone discussion with you on the 17th September we attach for your approval a fire report that has been prepared for our client by MacDonald Barnett Partners Ltd reference 8585 MRS and dated 17 October 02 for the above project.

The fire report provides and alternative solution to the requirements of the NZ Building Code to enable our clients to minimise the amount of upgrading works that would normally be required if we were to comply with the Code.

In essence it has been recommeded that we install an Automatic fire sprinkler system and other minor works be carried out.

In order for us to proceed with the consent documents we require Council's approval to accept this alternative solution. A copy of our proposed layout plan ref 22103 PR1.A is also attached.

If you require any further information to enable an assesment to be made do not hesitate to contact the writer.

I will be out of the country until the 12th November, so it would be appretiated if any communication requiring additional information is required before the 12th November you could email me with with a short text message to:
taylordesign@vodafone.net.nz and a copy to taylordesign@xtra.co.nz .

Thank you for your cooperation on this matter.

Yours faithfully
TAYLOR DESIGN

John Taylor
Reg. Architectural Designer

22103_L08_WDC.doc

1st Floor Park Lane Building, 126 The Strand, P.O. Box 543, Whakatane, 3080, New Zealand.
Phone (07) 308 4097, Fax (07) 307 1002. Email: taylordesign@xtra.co.nz
MEMBER: Architectural Designers NZ (Inc)

BC # 10888

ENTER AS CONDITION ON CONSENT

Yes	✓
No	

GIS No: 0830/00010/000

PIM	Charge
Cost: $	

MINIMUM FLOOR LEVEL

Requested by: GEOFF WINSHIP	Date: 19-12-2002

Applicant

Name: SEAN CHRISTIE
Mailing Address: 10 DOMAIN ROAD - WHAKATANE
Phone: *(Bus)* 3078005 Fax No: 3078005

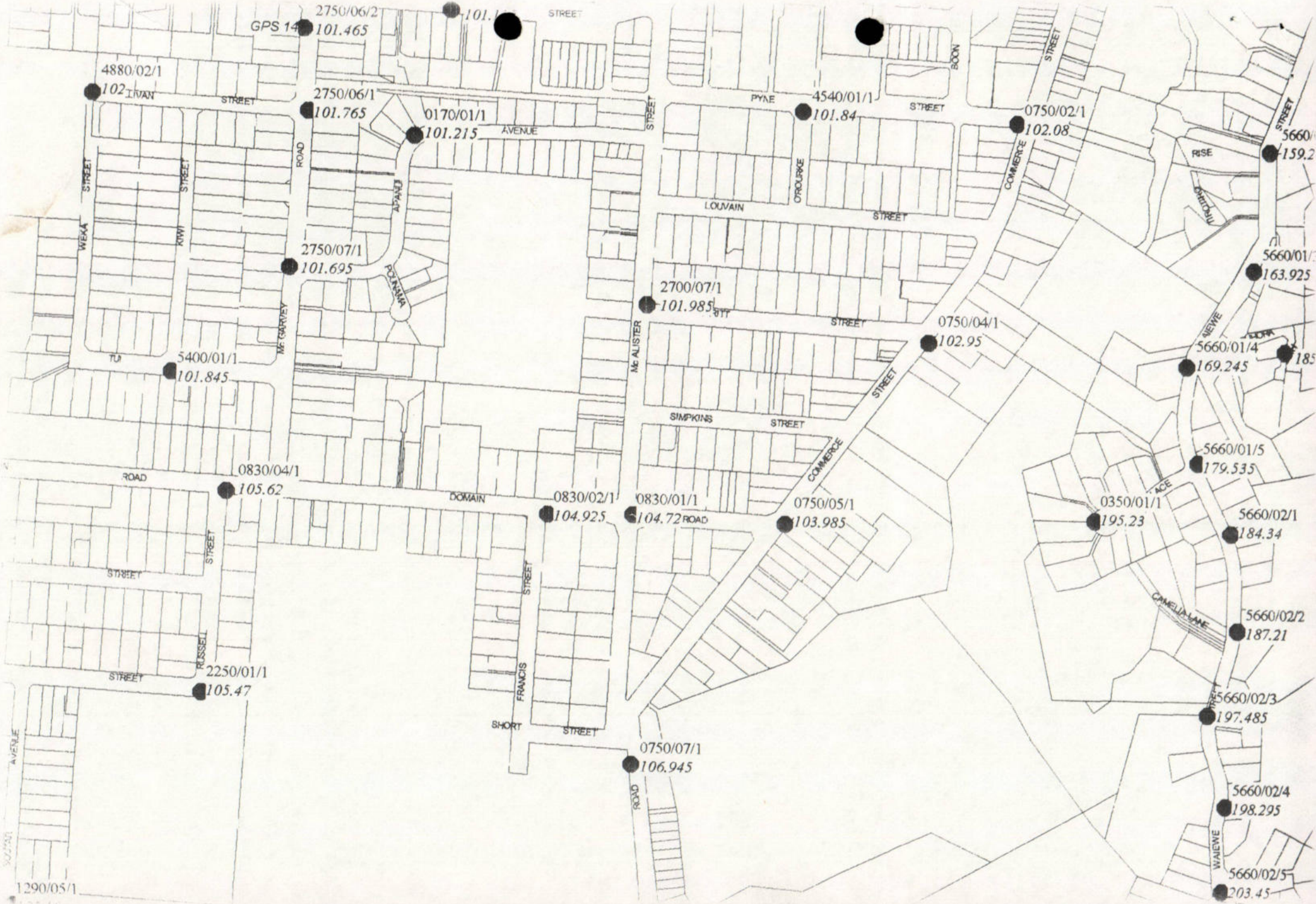
Survey Data

Minimum Floor Level Required: 102.035
Surveyed by: A. Bryce Date: 23/12/02
From B M Number: 0830/01/1 RL 104.72 (McAlister roundabout)
Peg or Mark Level: RL 104.055
Pegged on Site *(describe)* paint mark on conc slab RHS of garage
by eastern fence.
Minimum floor level is 1.02m ~~above~~ below peg or mark level.

Site Data

No: 10	Street: DOMAIN ROAD	Area: WHAKATANE
Legal Description: LOT 33 DP 556		

Issued by: ..... *Date:* 23 DEC 02


GPS 14
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4880/02/1
102
IVAN
STREET
2750/06/1
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0170/01/1
101.215
AVENUE
PYNE
4540/01/1
101.84
BOON
0750/02/1
102.08
COMMERCE
RISE
5660/
159.2
WEKA
KIWI
ROAD
APANUI
POINAMA
LOUVAIN
O'ROURKE
2750/07/1
101.695
2700/07/1
101.985
5660/01/
163.925
Mc ALISTER
0750/04/1
102.95
5660/01/4
169.245
TUI
5400/01/1
101.845
Mc GARVEY
SIMPKINS
5660/01/5
179.535
0830/04/1
105.62
DOMAIN
0830/02/1
104.925
0830/01/1
104.72
0750/05/1
103.985
0350/01/1
195.23
5660/02/1
184.34
RUSSELL
2250/01/1
105.47
FRANCIS
SHORT
CAMELIA LANE
5660/02/2
187.21
5660/02/3
197.485
0750/07/1
106.945
5660/02/4
198.295
WAIEWE
5660/02/5
203.45
1290/05/1

0265/000/000

BUILDING CONSENT NO 10888

S L CHRISTIE

10 DOMAIN ROAD

BACKPACKERS

CONDITIONS

---

1. All paved areas to be formed to storm water cesspits.
2. Storm water is to be piped to an approved outfall away from foundations.
3. The floor level for this building is to be established at a minimum height insert Moturiki Datum as per the attached document.
4. The fire alarm and sprinkler system are to be installed and inspected in accordance with NZs 4512 & 4515 respectively a copy of producer statement for the installation and testing is to be provided upon completion of installation, prior to issue of Code Compliance Certificate.
5. All installations subject to compliance schedule requirements are to have the appropriate schedules and types of inspections provided prior to issue of Code Compliance Certificate.

Taylor Wong

BUILDING CONTROL OFFICER

10 January 2003

Whakatane District Council

Private Bag 1002, Whakatane 3080
GST Reg No. 16-940-356

Phone: (07) 306-0500
Fax: (07) 307-0718

Address all letters to The Chief Executive

BUILDING CONSENT INVOICE NO: 10958

BC NO 10888

DATE 13 Jan 2003

SL Christie
10 Domain Road
Whakatane

Dear SL Christie

Intended Use: BACKPACKERS ACCOMODATION

Your Building Consent application for work to be carried out at 10 Domain Road Whakatane has now been approved and may be uplifted from the Council Offices on payment of the following fees:

Consent Processing	73820..	$ 595.00
B.R.Levy (Govt Levy)	988400/754..	$ 54.00
B.I.A.Levy (Govt Levy)	988400/752..	$ 35.10
Planning Fee	68800..	$ 35.00
Water Connection Fee		$ .00
Footpath Deposit (Refundable)	988400/741..	$ .00
Specific Design Check Fee	73890..	$ .00
Inspection Fee [7 inspections allowed for further inspections will incur an additional fee]	73820..	$ 236.25
Code Compliance Certificate Fee	73830..	$ 40.00
TOTAL TO PAY (Includes GST)		$ **995.35**

GST Content of Total $ 100.69

THE ABOVE FEES ARE ADDITIONAL TO THE DEPOSIT OF $ 250
Should you have any queries regarding this invoice please contact Building Assistant Faith Jefferies, in the first instance.

JR Farrell
DISTRICT INSPECTOR

ENVIRONMENTAL SERVICES DEPARTMENT

MISC\FORMS\ES\INVFORM

R. 340732
Chq H. Wiremu & P Christie
$995.35

PROJECT INFORMATION MEMORANDUM 10888

Section 31, Building Act 1991

APPLICANT

SL Christie
[redacted]10 Domain Road
Whakatane

PROJECT

Altered, Repaired, Extended, Converted
Intended Use: BACKPACKERS ACCOMODATION
Greater than 50 years

FOR COUNCIL USE

Application Received:	12/12/2002
Fee:	$ 145.00
Receipt No:	336853
Date Paid:	12/12/2002

PROJECT LOCATION

Site Address:	10 Domain Road Whakatane
Legal Description:	LOT 33
Survey Plan:	DP 556
Additional Description:	
Valuation Number:	7107/885/00/

This project information memorandum is :

* Confirmation that the proposed building work may be undertaken subject to the provisions to the Building Act 1991 and any requirements to the building consent No 10888.

[redacted]

Signed for and on behalf of the Council:

Name: .....

Position ..... DATE: Mon Jan 13 2003

24.2.02.67
0830/0010/000

19 July 2002

Ms P Christie
Bay of Plenty Postal Agency
MAKETU

Dear Madam

RESOURCE CONSENT – LAND USE – PROPOSED BACKPACKERS' HOSTEL, P CHRISTIE, 10 DOMAIN ROAD, WHAKATANE

On 18 July 2002, the District Planner, under delegated authority, resolved as follows:

"1. ***THAT*** *pursuant to Sections 34(4), and 105 and after consideration of Sections 104, 108 of the Resource Management Act 1991, Rules 5.4 to 5.17, 11 and 13 of the Transitional Whakatane District Plan, Council grants consent, as a discretionary activity, to the establishment and operation of a backpackers' hostel from a property legally described as Lot 33 DPS 556, situated at 10 Domain Road Whakatane, subject to the following conditions:*

(a) The proposed activity shall be carried out in general accordance with the plans and information submitted as part of this application.

(b) That all conditions shall be completed to the satisfaction of Council.

(c) That the proposed parking plan dated 4 July 2002 shall be implemented.

(d) That the proposed backpackers' hostel shall be limited to accommodate a maximum of 20 persons at any one time.

(e) That pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review the conditions of this consent to deal with any adverse effects on the environment relating to noise and car parking. A review may be initiated if Council receives frequent substantiated complaints as a result of operation of the backpackers' hostel. Council may initiate a review six months after commencement of the business, and every six months thereafter for a period of two years and then on an annual basis.

(g) That all on-site parking and manoeuvring areas shall be formed and constructed to a minimum two-coat chip seal standard on a minimum 100 mm compacted basecourse layer (basecourse thickness to be adjusted in accordance with subgrade conditions), including edging and approved stormwater control.

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3080 New Zealand
Telephone +64 7 306 0500 Facsimile +64 7 307 0718 Email information@whakatane-dc.govt.nz

(h) *That all nominated parking spaces shall be marked on site to clearly demarcate their position.*

(i) *That stormwater from parking and vehicle manoeuvring areas shall be collected before it crosses the property boundary and disposed of into soak-holes constructed within the property. The soakholes shall be designed to dispose of surface water resulting from a storm having a 10% (1 in 10 year) probability of occurring annually. Calculations providing for the disposal and control of stormwater from the site shall be submitted for approval prior to any works being carried out on the site.*

(j) *That a landscape plan be prepared by a suitably qualified person and submitted for approval to the Manager Parks and Recreation prior to operations commencing on site. The plan must provide:*

(i) *The plant species, their number and size;*
(ii) *Their location;*
(iii) *A landscape management plan for the site.*

(k) *That all signage shall be in accordance with the relevant District Planning document.*

(l) *That the provision of food to any guest or resident must be expressly prohibited unless the premises has been upgraded to comply with the provisions of the Food Hygiene Regulations 1974 and registration obtained pursuant to this legislation.*

(m) *That a monitoring fee of $72.00 shall be paid to Council (as an annual charge for two years) for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by Council in terms of Section 36 of the Resource Management Act 1991*

2. ***THAT*** *pursuant to Section 36 of the Resource Management Act 1991 an additional administrative charge of $512.83 (inclusive of GST) shall be paid to Council in relation to the receiving, processing and granting of this resource consent.*

Advice notes

1. *The applicant is advised that if food is to be provided incidental to the accommodation, a kitchen complying with the Food Health Regulations 1974 is required to be provided.*

2. *The applicant is advised that compliance with Council's Trade Waste Bylaw will be required.*

3. *That prior to operations commencing on site, the building is to be upgraded to comply with the relevant provisions of the Building Code, in respect of the change in use. As examples, compliance with fire safety, disabled persons welfare, personal hygiene requirements, etc, will be needed. A building consent to cover such work will be needed and must be obtained prior to any building work being commenced.*

Reasons

1. *The proposal to establish and operate a backpackers' hostel is a discretionary activity in the Residential B Zone of the Transitional Whakatane District Plan. Council is satisfied that any adverse environmental effects that may actually, or could potentially, result from the land use are likely to be minor or are avoided, remedied or mitigated by the conditions of this resource consent.*

2. *Council is satisfied that the proposal is not contrary to the relevant Objective, Polices and Rules (5.4-5.17, 11 and 13) of the Transitional Whakatane District Plan. In particular, Council is satisfied that the proposed use of the dwelling as a backpackers' hostel will not unduly interfere with the amenity of the surrounding residential zone.*

3. *Council is satisfied that the proposed use will have a minor effect on the environment and that all parties identified by Council as being affected by this proposal have given their written consent. There were no special circumstances in terms of Section 94(5) of the Resource Management Act 1991, which warranted the public notification of this proposal.*

4. *Council is satisfied that the proposal is in accordance with Part II of the Resource Management Act 1991, particularly as it relates to the sustainable management of the land resource and maintaining the amenity value of the surrounding area."*

In accordance with Section 357 of the Resource Management Act 1991, you have the right to submit to Council an objection to any of the above conditions of approval. If you are in any way not satisfied with the decision of Council on this application you have the right to appeal to the Environment Court. Any appeal is required to be lodged with the Environment Court within fifteen working days of receiving this decision.

If you have any further enquiries, please contact Tim Fergusson (Planner) at this office.

Yours faithfully

David Bewley
DISTRICT PLANNER

RC\02\67L1907

10 Domain Road
Whakatane
Ph:07-3078005

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No: 98600
25 NOV 2002
ACTIONED DATE
1 Jeff F
2
3
4

22 November 2002

REFERENCE: 24.2.02.67
0830/0010/000

Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE

ATTENTION: Jeff Farrell

Dear Jeff

Proposed Change of Use of Building at 10 Domain Road from Residential to Backpacker Accommodation

A Fire Safety Report was completed by Auckland engineers, McDonald Barnett Partners Ltd and sent to you from John Taylor of Taylor Designs. This was looked at by the NZ Fire Service Fire Engineer, who endorsed the report. Your reply from the fire engineer suggests he saw the report from Auckland and isn't aware of other alternatives put forward.

I wish to present this letter putting forward my recommendation for your agreement to changes to 10 Domain Road that meet the Building Code specifications in the most practical and cost effective way.

I do not agree with the need to install a residential sprinkler system for the following reasons.

1. S46 (2) of the Building Act says the requirements to be met are fire egress travel distances, exit way widths, surface finishes, fire detection and alarm systems and internal fire cell ratings. These requirements are met with a Type 4F smoke detection system and without the need for a sprinkler system.

2. I have spoken to a fire engineer, the NZ Fire Service and Fire Security Services who all agree the Type 4F smoke detection system is all that's needed. They have seen the Auckland report and seen the building.

3. The building is in very close proximity to the fire station, three buildings away.

4. S46 (2) of the Building Act requires protection of other property. Although the house is situated close to the boundary the change of use of the building from residential to commercial does not increase the fire risk to the neighbouring house. The building is large and as a residential home would have been suitable for a very big family. In effect the building is still being used for the same purpose i.e. sleeping and eating, except it is used by paying guests instead of family.

5. It was suggested that a firewall might be needed on the boundary however I would like you to consider a variation of the Building Code. The wall would

Discussed w/ Staff
25.11.02. Needs to
be the subject of specific
design by a fire engineer.
Need to contact Pam
by phone - am - 26.11.02.
pm : no ans.
Discussed with Pam -
left v pm - 26.11.02 -
will consider further.

significantly spoil the appearance and character of the building and the neighbouring home is over ten metres away.

6. Smoke detection provides earlier warning than sprinklers for people in the house. As the sprinkler system also requires smoke detection warning it appears two systems would be required.

7. All bedroom walls and ceilings are fire gib rated and meet requirements.

8. Bedroom doors are solid wood. The hallway is wide and there are three eternal exit doors with easy egress.

9. The difference in cost between smoke detectors and a sprinkler system is exorbitant and may not make the business viable. It will mean we are not able to implement certain aspects of our business and could jeopardise a quality service.

10. There is a huge need for more tourist accommodation in Whakatane, particularly at this time of the year. Helen Clark said at the information centre opening that we need to sell ourselves as a tourist destination. Let us be part of that trend in the best way we can.

11. I fear the financial barriers and time delays are putting the business out of reach however I know we can provide a quality, effective and pleasant business that the town will be proud of and I am determined we will do that.

I now put forward my plan to meet the Fire Safety and Building Code specifications.

1. Install a Type 4F smoke detection system as quoted by Wormalds and Fire Security Services and agreed by the NZ Fire Service, Charlie Turei.

2. Install signage, extinguishers etc as recommended by the NZ Fire Service and quoted by Wormalds and Fire Security Services

3. Install recommended exit door locks and smoke door as required

4. Put in place the evacuation and safety plans as recommended by the NZ Fire Service and be trained in how to use them.

5. Put in place the Health and Safety requirements recommended by the Department of Labour OSH Service.

I consider these requirements are more than adequate for the size and type of business activity. The building is easy to exit with all windows opening out and the smoke detection provides sufficient early warning for guests to evacuate safely.

Please consider my application urgently and I look forward to a favourable response. I am available to come to the Council to discuss this further should it be necessary. I may be contacted on 307-8005 or 07-533-2900.

Yours faithfully

Pamela Christie

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: G 9078
19 DEC 2002
ACTIONED DATE
1 Geoff Winship
2
3
4

Lloyds Lodge
10 Domain Road
WHAKATANE
07- 3078005 ph/fax

24.2.02.67
Ref: 0830/0010/000

Fax to: 3070718
attention: Geoff

19 December 2002

Geoff Winship
Planner
Whakatane District Council
P.B. 1002
WHAKATANE

Dear Geoff

Further to our conversation this morning I would like to confirm that we will have a trained duty manager on the premises 24 hours a day, every day. I will be the evening and night manager and my husband will share duty. We have a casual worker who will come in each morning for the day and I will be on-site when she is not available (Saturdays). The casual worker is able to stay overnight when required and we have two back up on-call workers. At this stage my husband, myself and the casual worker will be trained.

I anticipate that guests will be out of the lodge most days between 11am and 3pm and I can complete all business away from the Lodge during that time. Therefore the Lodge will be locked and empty.

Our preference is to operate using this option. However if we anticipate it is becoming difficult to achieve a 24 hour duty system we will apply for building consent or further inspection to instal automatic closures and smoke seals on all bedroom doors. I understand this would lessen the role of the duty manager in managing the evacuation of the building in the event of a fire.

Yours faithfully

Pamela Christie

021 646 702

BCS ROADING
BAKER CONTRACT SERVICES LTD.

Principal: D.G. Baker
NZCE (Civil) REA

Glen

9 Te Tahi Street
Whakatane
Phone/Fax 07 308 8388
Mobile 021 746 702
Email: gabakerbcs@clear.net.nz

19 August 2002

Mr H. Wiremu,
NZ Post,
MAKETU

Quotation: 10 Domain Road

1. Excavate lawn and part of gardens to form carparks between concrete drive, paths and front garden.
2. Install mini cesspit and 3 ring 900ø soak hole with connections and overflow to street.
3. Supply, compact and prepare 100mm Basecourse.
4. Pave area with 25mm Asphaltic Concrete.

$4,600

GST exclusive

D.G. Baker

This quotation is subject to the following:
This price holds for 21 days and is subject to market fluctuations in materials and services.
Terms of payment are **14 days** from completion of work unless other arrangements have been made.
Outstanding balances will incur a 2% per month addition to cover expenses.

2/9/02 rang Ann. phone quote to come for concrete (asphaltic concrete is hot mix) PC.

4/9/02 Ann rang (3) 100 mm concrete $4300.00 PC.

6/9/02 rang Ann – she will get Glen to do calculation PC

Taylor Design

architectural designers

Documents Transfer

Date: 17-12-02 Project Ref: 22103

To: WDC

Attention: Environmental Serv

The following documents are enclosed:

Project Name:

Project Address:

❑ Prints ❑ Photocopies ❑ Photographs ❑ Preliminary Drawings ❑ Documents

❑ Reports ❑ Calculations ❑ Specifications ❑ Working Drawings ❑ Other

Copy of McDonald Barnett Fax (17/12/02)

Report -- + addendum 9 Dec 02

Delivery By: ❑ Mail ❑ Courier ❑ Fax ☑ Your Messenger ❑ Our Messenger

Copies sent to:

❑

❑

From:

1st Floor Park Lane Building, 126 The Strand, P.O. Box 543, Whakatane, 3080, New Zealand.
Phone (07) 308 4097, Fax (07) 307 1002. Email: taylordesign@xtra.co.nz
MEMBER: Architectural Designers NZ (Inc)

MACDONALD BARNETT PARTNERS LTD
REGISTERED PROFESSIONAL ENGINEERS
CONSULTING CIVIL & STRUCTURAL ENGINEERS
C R BARNETT, BE (Civil), FIPENZ, MICE, FSFPE,
M B SPICER, BE (Civil), FIPENZ,
M R SIMPSON, BE (Civil), MIPENZ, MSFPE

P O BOX 26-025,
EPSOM, AUCKLAND 3, N.Z.
268 MANUKAU ROAD
EPSOM, AUCKLAND 3, N.Z.
TELEPHONE: 0-9-520 7065
FACSIMILE: 0-9-520 7866

Taylor Design
P O Box 343
WHAKATANE

COPY

CONFIRMATION OF FAX

YOUR REFERENCE:

OUR REFERENCE: 8749 MRS
09 Dec 02

FAX: 07-307-1002

Attention:- Mr John Taylor

Dear Sir,

Re: FIRE SAFETY REPORT ADDENDUM – PROPOSED CHANGE OF USE OF BUILDING AT 10 DOMIAN ROAD FROM RESIDENTIAL TO BACKPACKER ACCOMMODATION

1. As requested by your client, Pamela Christie, and further to our fire report dated 17 Oct 02 we have reviewed the alternative option of a type 4 automatic fire alarm with smoke detectors in conjunction with a modified NZS 4517 residential sprinkler system. Ms Christie faxed us copies of Fire Security Services quotes dated 12 Nov and a revised quote on the above option.

2. The Fire Security Services quote states that the Fire Service and also another Fire Engineer have given the opinion that only smoke detection is required. When considering the alarm Type in isolation in terms of C/AS1 this would be correct. We proposed sprinkler protection because C/AS1/6.7.6 would also require each bedroom to be fire rated, and C/AS1/6.9 would require the corridor also to be fire rated. Furthermore, external walls would require rating to protect neighbouring property. In summary, sprinkler protection was in our assessment deemed to be the overall most cost effective approach.

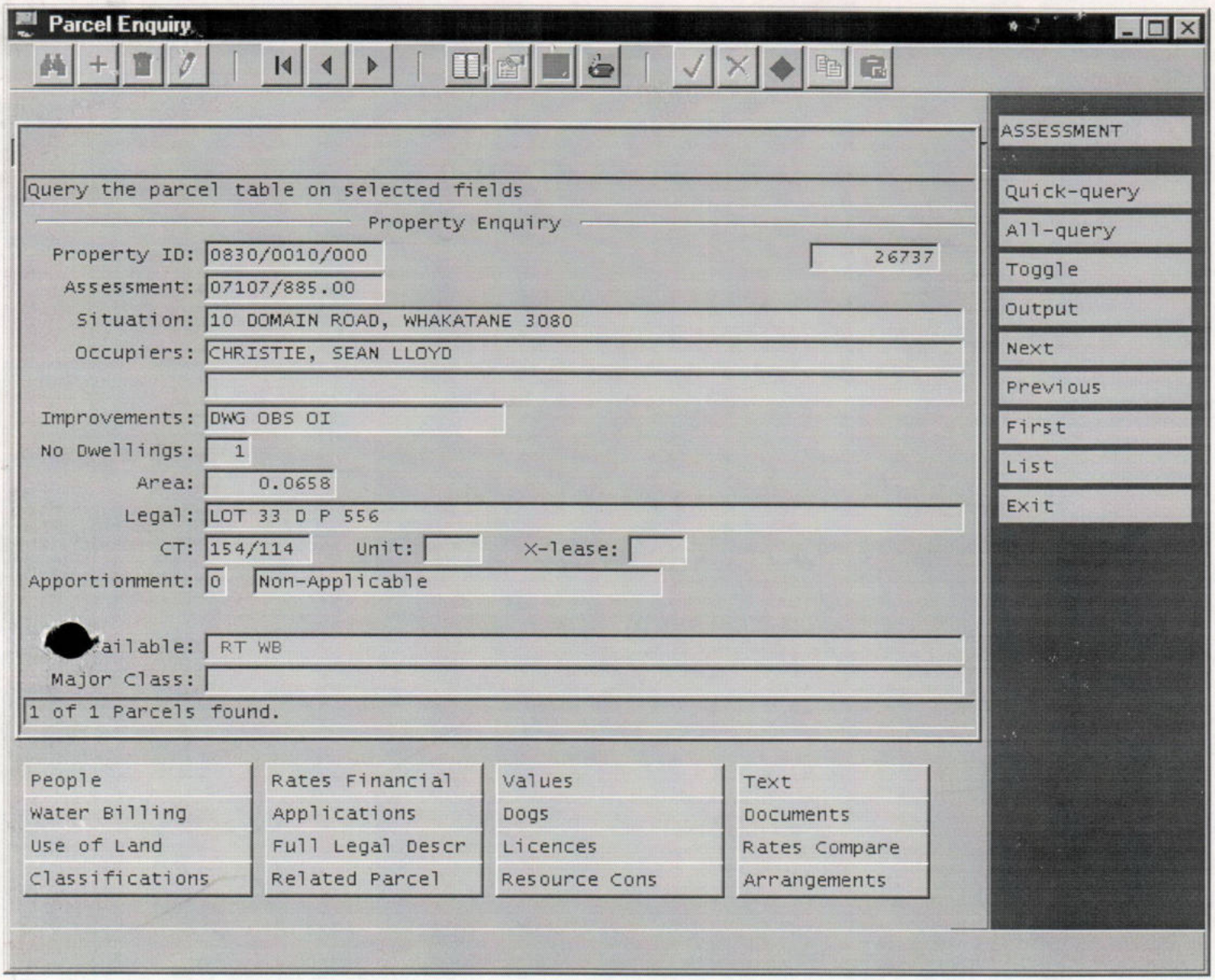
3. In our opinion the smoke detector system in conjunction with the NZS 4517 limited cover residential system is a reasonable approach. As the sprinkler system is intended as a means of Code Compliance it will require an agreed Compliance Schedule inspection programme, to ensure continued operation.

4. We trust that this is satisfactory. A spare copy is enclosed for your submission to the Territorial Authority for Building Consent review.

Yours faithfully,
MACDONALD BARNETT PARTNERS LTD

M R SIMPSON

cc 1 Spare
Lloyds Lodge (Pamela Christie – 07-307-8005)
File 8749


Parcel Enquiry
ASSESSMENT
Query the parcel table on selected fields
Property Enquiry
Property ID: 0830/0010/000
26737
Assessment: 07107/885.00
Situation: 10 DOMAIN ROAD, WHAKATANE 3080
Occupiers: CHRISTIE, SEAN LLOYD
Improvements: DWG OBS OI
No Dwellings: 1
Area: 0.0658
Legal: LOT 33 D P 556
CT: 154/114
Unit:
X-lease:
Apportionment: 0 Non-Applicable
ailable: RT WB
Major Class:
1 of 1 Parcels found.
Quick-query
All-query
Toggle
Output
Next
Previous
First
List
Exit
People
Rates Financial
Values
Text
Water Billing
Applications
Dogs
Documents
Use of Land
Full Legal Descr
Licences
Rates Compare
Classifications
Related Parcel
Resource Cons
Arrangements

MACDONALD BARNETT PARTNERS LTD
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CONSULTING CIVIL & STRUCTURAL ENGINEERS
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P O BOX 26-025,
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268 MANUKAU ROAD
EPSOM, AUCKLAND 3, N.Z.
TELEPHONE: 0-9-520 7065
FACSIMILE: 0-9-520 7866

CONFIRMATION OF FAX

Taylor Design
P O Box 343
WHAKATANE

COPY

YOUR REFERENCE:

SPECS 10888

OUR REFERENCE: 8749 MRS
17 Oct 02

FAX: 07-307-1002

TAYLOR DESIGN
Received 24/10/02.

Attention:- Mr John Taylor

Dear Sir,

Re: FIRE SAFETY REPORT – PROPOSED CHANGE OF USE OF BUILDING AT 10 DOMIAN ROAD FROM RESIDNETIAL TO BACKPACKER ACCOMMODATION

INTRODUCTION

1. As you requested, we have carried out a Fire Safety Review in relation to the above-described change of use. The proposal is deemed to be a change of use in accordance with Section 46 of the New Zealand Building Act. Our report addresses compliance with the New Zealand Building Code Section C (fire safety). The scope of this report is as follows:-

   (a) Building Classification and Occupant Numbers;
   (b) Statutory Requirements;
   (c) Fire Safety Precautions;
   (d) Fire Egress;
   (e) Fire Ratings;
   (f) Surface Finishes.

2. This assessment is based on the drawings provided (Appendix A) and information provided.

3. The building is single story and of timber-framed construction. You advised that room partitions did not extend through the roof space, and that existing ceiling linings were a mixture of Gib, plaster, Pinex, and hardboard. You requested that existing internal doors, walls and ceilings be retained if possible.

4. You advised that the new use would be for short stay backpackers living in a communal arrangement with shared facilities. You advised that up to 18 bed spaces were intended in the main building and a further 2 in a detached accessible unit.

5. This report focuses on the life safety of building occupants and the protection of neighbouring property in order to meet the requirements of the NZ Building Code. It does not cover owner property protection unless specifically requested. We feel it is important to make this clear so that the owner is aware that the Building Code does not make allowance for the protection of their building.

Cont.../2.

CONTINUATION TO:

Taylor Design

BUILDING CLASSIFICATION

6. In accordance with C/AS1/Table 2.1 the building is classified as single-story, Purpose Group SA, and fire hazard category 1. In this review we have regarded the house and detached accessible unit as a single building with regard to requirenments.

STATUTORY REQUIREMENTS

7. Section 46(2) of the Building Act 1991 states:-

"46 Change of use of buildings, etc.

(2) The use of the building shall not be changed unless the territorial authority is satisfied on reasonable grounds that in its new use the building will -

(a) Comply with the provisions of the building code for means of escape from fire, protection of other property ..... as nearly as is reasonably practicable to the same extent as if it were a new building; and

(b) Continue to comply with the other provisions of the building code to at least the same extent as before the change of use."

8. Section 46(2) of the Act requires the building "as nearly as is reasonably practicable" to comply with the provisions of the Building Code for means of escape from fire. This requirement includes the existing building's fire egress travel distances, exitway widths, surface finishes, stairs, fire detection and alarm systems, and internal firecell ratings to allow safe egress and Fire Service response and search.

9. Section 46(2) further requires "as nearly as is reasonably practicable" Code compliance for protection of other property from the effects of fire. "Other property" is defined in Section 2 of the Act as any land or buildings or part thereof which are:-

(a) Not held under the same allotment; or
(b) Not held under the same Ownership.

FIRE SAFETY PRECAUTIONS

10. In accordance with C/AS1/Table 4.1/5 and by specific design the following minimum Fire Safety Precautions are recommended: -

(a) Types 2 & 6 Automatic residential fire sprinkler system. On an Alternative Solution basis, subject to Territorial Authority agreement, a residential sprinkler system installed to NZS 4515 is proposed in lieu of internal firecell separations and full smoke detector coverage, as discussed in paragraphs 15 and 16 below. In our assessment residential sprinkler coverage will provide enhanced life safety and protect the neighbouring property form the existing minimal separation, as the most economical means of achieving Code compliance.

A direct connection to the Fire Service is not required provided a telephone is installed and accessible at all times to enable "111" calls to be made.

(b) Type 16a Emergency Lighting not required as no safe paths.

(c) Type 18c Hydrant system. **Not** required as the Fire Service hose run distance, from the Fire Service vehicular access to any point on any floor is less than 75 m. The requirements for Fire Service vehicle access are provided in Appendix A.

Cont.../3.

11. Escape routes shall be sign-posted in accordance with F8/AS1. The building will have three complying final exits.

FIRE EGRESS

12. In accordance with C/AS1/Table 3.3, the allowable dead end open path travel distances in the SA Purpose Group building with sprinklers are 27 m and 68 m respectively. These limitations are complied with. The building has one front and one rear complying final exit and two other exit doors, which may be used as additional escape routes.

13. The escape routes within the building shall comply with the minimum width requirements of C/AS1/Table 3.2. These are 700 mm and 850 mm respectively for horizontal and vertical components where they serve less than 50 people. The minimum clear height within an escape route shall be no less than 2100 mm, with doors having a minimum clear height of 1955 mm (C/AS1/3.3.1).

14. Locking devices on the final exit door shall be clearly visible, located where such a device would be normally expected, designed to be easily operated without a key or other implement, and allow the door to open in the normal manner (C/AS1/3.17.2).

FIRE RATINGS

15. In accordance with C/AS1/6.7.6 each bedroom would be required to be 15/15/15 rated from adjacent bedrooms. C/AS1/6.9 would require the corridor to be a safe path and 30/30/03 fire rated firecells. We are advised that the existing walls are typical residential construction and do not extend through the roof void. However, on an Alternative Solution basis we propose that the existing residential construction be permitted on the following basis:

(a). That a residential sprinkler system is installed to prevent a fire from reaching life-threatening size.

(b). Existing walls, doors (when closed) and ceiling have a nominal fire rating. Existing Gib ceilings are deemed to comply but timber and Pinex ceilings will require either an intumescent (fire resistant) paint coating or replacement with a 13 mm Fyreline or approved F15 rated Gib lined system.

(c). The building has auxiliary smoke detection in all bedrooms.

(d). The duty manager is trained in the event of fire to evacuate the room on fire, shut the door, and then manage the evacuation of the building.

(e). The kitchen door will have a closer and automatic hold open device, which magnetically releases the door on smoke detection.

Cont.../4.

CONTINUATION TO:

Taylor Design

16. The building is located only 0.913 m from the boundary and eaves extend a further 0.4 m. As this is a change of use, C/AS1/Table 7.2/3 would require a 2 m separation from the boundary in a sprinkler protected building. In our opinion, subject to Territorial Authority approval, the existing situation is deemed to be acceptable on the following basis:

(a). The building fire load will not increase from a residential use and the installation of a sprinkler system will greatly improve protection to the neighbouring property from the existing situation.

(b). It would require major reconstruction of the building to fire rate external walls for full compliance with C/AS1, which in our opinion is not reasonably practicable in terms of section 46 of the Building Act.

(c). The radiation received from a 0.913 m separation as opposed to a 1.0 m separation as require for a new house is of minimal (3 %) difference, or of no consequence, as indicated by our enclosed Firecalc (Appendix B) comparison of heat received at the boundary from the two boundary separation situations.

(d). Historically house conversions to backpackers and play centres are recognised as not increasing the fire risk to neighbours and the existing separations are accepted.

SURFACE FINISHES

17. The following requirements are the fire spread characteristics that apply only to ceiling surface finishes inside the sprinkler protected building (C/AS1/Table 6.2):-

Building Element/Location	Maximum Permitted Index		
	SFI	SDI	FI
Ceilings:			
• Minimum requirement for all occupied sleeping spaces:	2	5	- -

18. There are no applicable limits to external surfaces in accordance with C/AS1/Table 7.5 for buildings more than 1.0 m from boundaries. This building is 0.913 m from a boundary and hence slightly more susceptible to ignition from a fire in a neighbouring building. However, this is regarded as primarily an owner's property protection issue that remains the same as the existing very slightly non-complying situation, which in our opinion is acceptable.

19. We trust that this is satisfactory. A spare copy is enclosed for your submission to the Territorial Authority for Building Consent review.

Yours faithfully,
MACDONALD BARNETT PARTNERS LTD

M R SIMPSON

cc 1 Spare
File 8749

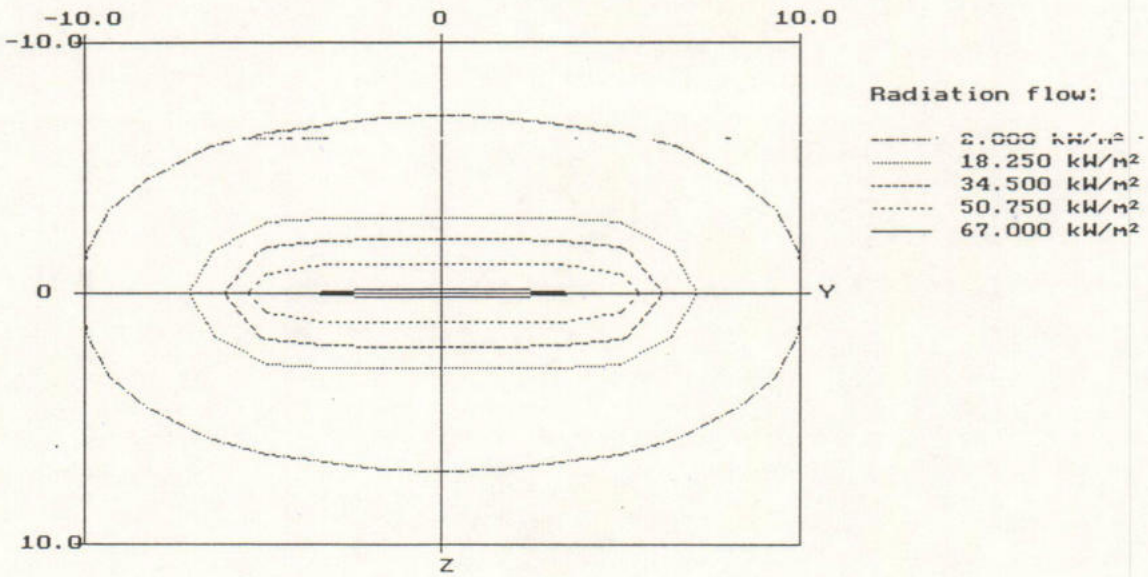
FIRECALC, v.2.3, update 23 April 1993
(C) CSIRO, div. BCE, North Ryde, N.S.W., Australia
Licenced to MACDONALD BARNETT PARTNERS LTD

RADIATION MAP YZ

size 20 x 20
(all the dimensions are in meters)

X-sources:
Radiation temperature 827 ½C

Distance	Offset		Size of source		Opening
X	Yx	Zx	Y	Z	%
1	0	0	12	3	100



Nodal radiation data:

Z\Y	-10	-5	0	5	10
-10	0.37	0.65	0.8	0.65	0.37
-5	1.03	3.48	4.58	3.48	1.03
0	2.11	62.72	68.89	62.72	2.11
5	1.03	3.48	4.58	3.48	1.03
10	0.37	0.65	0.8	0.65	0.37

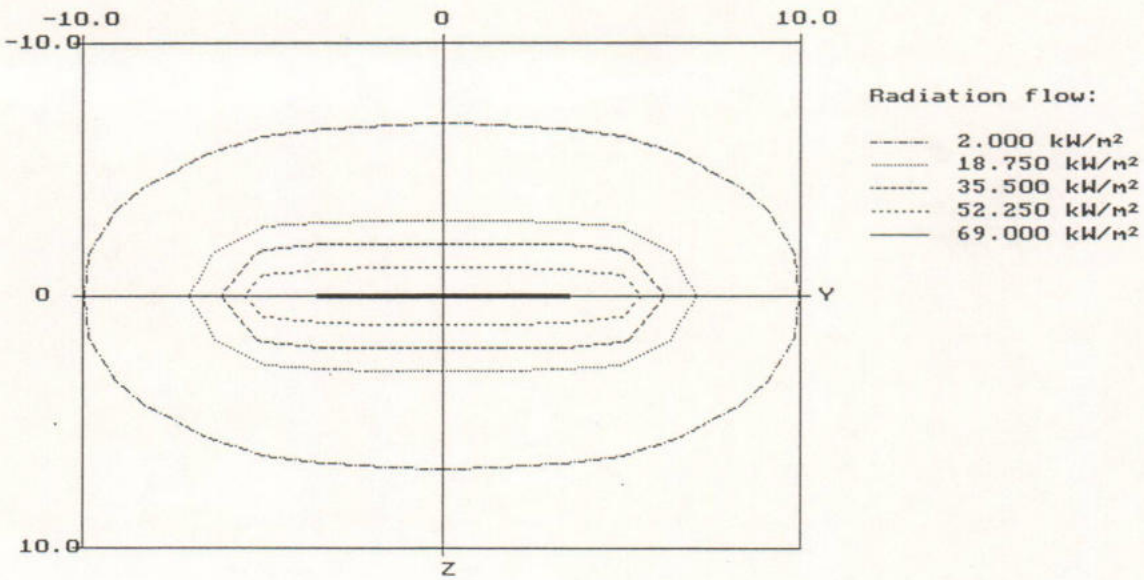
FIRECALC, v.2.3, update 23 April 1993
(C) CSIRO, div. BCE, North Ryde, N.S.W., Australia
Licenced to MACDONALD BARNETT PARTNERS LTD

RADIATION MAP YZ

size 20 x 20
(all the dimensions are in meters)

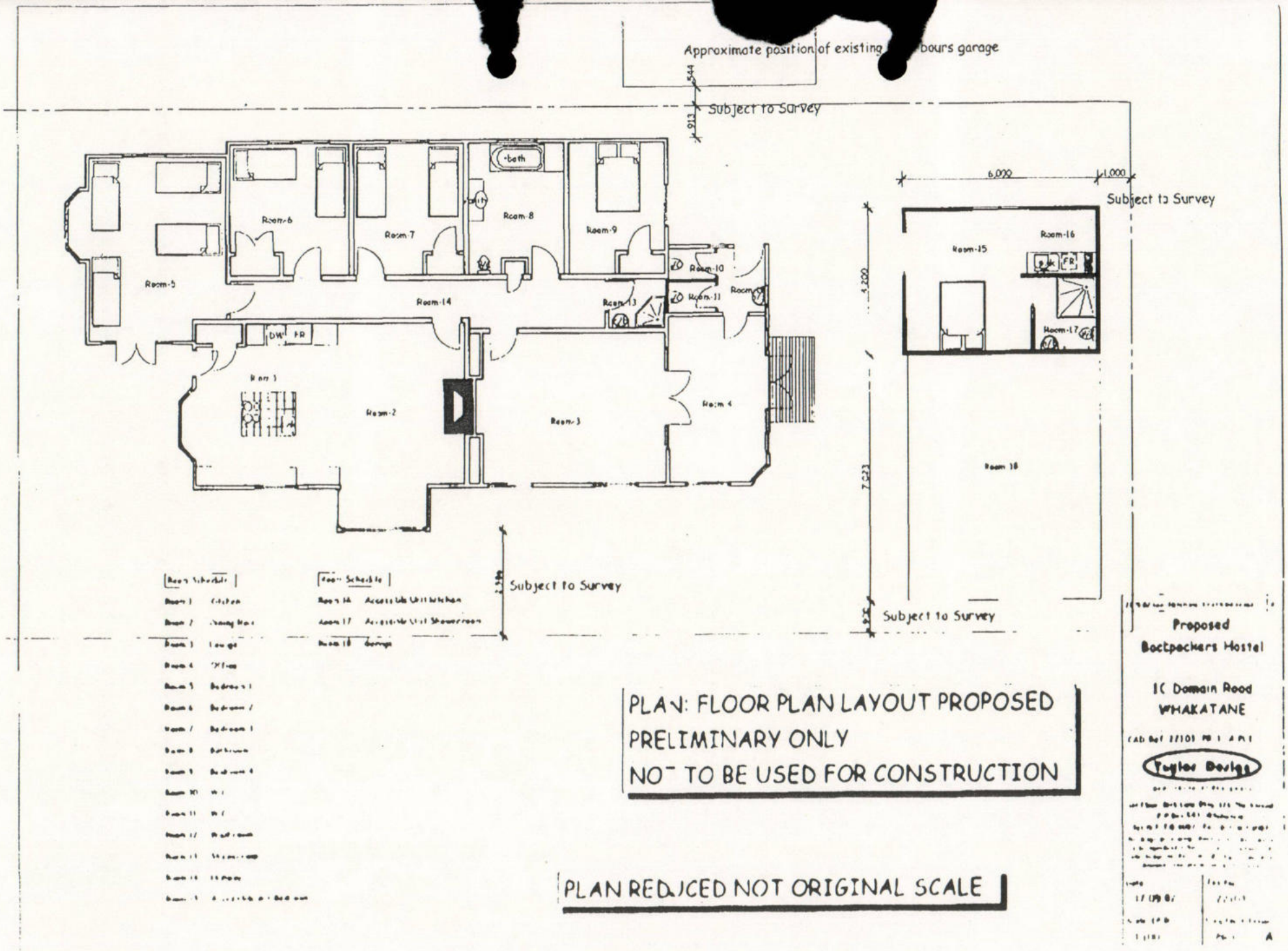
X-sources:
Radiation temperature 827 ½C

Distance	Offset		Size of source		Opening
X	Yx	Zx	Y	Z	%
0.91	0	0	12	3	100



Nodal radiation data:

Z\Y	-10	-5	0	5	10
10	0.34	0.6	0.73	0.6	0.34
-5	0.94	3.2	4.22	3.2	0.94
0	1.95	65.16	70.77	65.16	1.95
5	0.94	3.2	4.22	3.2	0.94
10	0.34	0.6	0.73	0.6	0.34



28/09/2002 08:39 64 7 3871803
FROM : TAYLOR DESIGN PHONE NO. : 64 7 3871803
APPENDIX A

MACDONALD BARNETT PARTNERS LTD
REGISTERED PROFESSIONAL ENGINEERS
CONSULTING CIVIL & STRUCTURAL ENGINEERS
C R BARNETT, BE (Civil), FIPENZ, MICE, FSFPE,
M B SPICER, BE (Civil), FIPENZ,
M R SIMPSON, BE (Civil), MIPENZ, MSFPE

P O BOX 26-025,
EPSOM, AUCKLAND 3, N.Z.
268 MANUKAU ROAD
EPSOM, AUCKLAND 3, N.Z.
TELEPHONE: 0-9-520 7065
FACSIMILE: 0-9-520 7866

CONFIRMATION OF FAX

Taylor Design
P O Box 343
WHAKATANE

YOUR REFERENCE:

OUR REFERENCE: 8749 MRS
17 Oct 02

FAX: 07-307-1002

TAYLOR DESIGN
Received 24/10/02.

Attention:- Mr John Taylor

Dear Sir,

Re: FIRE SAFETY REPORT – PROPOSED CHANGE OF USE OF BUILDING AT 10 DOMIAN ROAD FROM RESIDNETIAL TO BACKPACKER ACCOMMODATION

INTRODUCTION

1. As you requested, we have carried out a Fire Safety Review in relation to the above-described change of use. The proposal is deemed to be a change of use in accordance with Section 46 of the New Zealand Building Act. Our report addresses compliance with the New Zealand Building Code Section C (fire safety). The scope of this report is as follows:-

   (a) Building Classification and Occupant Numbers;
   (b) Statutory Requirements;
   (c) Fire Safety Precautions;
   (d) Fire Egress;
   (e) Fire Ratings;
   (f) Surface Finishes.

2. This assessment is based on the drawings provided (Appendix A) and information provided.

3. The building is single story and of timber-framed construction. You advised that room partitions did not extend through the roof space, and that existing ceiling linings were a mixture of Gib, plaster, Pinex, and hardboard. You requested that existing internal doors, walls and ceilings be retained if possible.

4. You advised that the new use would be for short stay backpackers living in a communal arrangement with shared facilities. You advised that up to 18 bed spaces were intended in the main building and a further 2 in a detached accessible unit.

5. This report focuses on the life safety of building occupants and the protection of neighbouring property in order to meet the requirements of the NZ Building Code. It does not cover owner property protection unless specifically requested. We feel it is important to make this clear so that the owner is aware that the Building Code does not make allowance for the protection of their building.

Cont.../2.

BUILDING CLASSIFICATION

6. In accordance with C/AS1/Table 2.1 the building is classified as single-story, Purpose Group SA, and fire hazard category 1. In this review we have regarded the house and detached accessible unit as a single building with regard to requirenments.

STATUTORY REQUIREMENTS

7. Section 46(2) of the Building Act 1991 states:-

> **"46 Change of use of buildings, etc.**
> (2) The use of the building shall not be changed unless the territorial authority is satisfied on reasonable grounds that in its new use the building will -
>
> (a) Comply with the provisions of the building code for means of escape from fire, protection of other property ..... as nearly as is reasonably practicable to the same extent as if it were a new building; and
> (b) Continue to comply with the other provisions of the building code to at least the same extent as before the change of use."

8. Section 46(2) of the Act requires the building "as nearly as is reasonably practicable" to comply with the provisions of the Building Code for means of escape from fire. This requirement includes the existing building's fire egress travel distances, exitway widths, surface finishes, stairs, fire detection and alarm systems, and internal firecell ratings to allow safe egress and Fire Service response and search.

9. Section 46(2) further requires "as nearly as is reasonably practicable" Code compliance for protection of other property from the effects of fire. "Other property" is defined in Section 2 of the Act as any land or buildings or part thereof which are:-

(a) Not held under the same allotment; or
(b) Not held under the same Ownership.

FIRE SAFETY PRECAUTIONS

10. In accordance with C/AS1/Table 4.1/5 and by specific design the following minimum Fire Safety Precautions are recommended: -

(a) Types 2 & 6 — Automatic residential fire sprinkler system. On an Alternative Solution basis, subject to Territorial Authority agreement, a residential sprinkler system installed to NZS 4515 is proposed in lieu of internal firecell separations and full smoke detector coverage, as discussed in paragraphs 15 and 16 below. In our assessment residential sprinkler coverage will provide enhanced life safety and protect the neighbouring property form the existing minimal separation, as the most economical means of achieving Code compliance.

A direct connection to the Fire Service is not required provided a telephone is installed and accessible at all times to enable "111" calls to be made.

(b) Type 16a — Emergency Lighting not required as no safe paths.

(c) Type 18c — Hydrant system. **Not** required as the Fire Service hose run distance, from the Fire Service vehicular access to any point on any floor is less than 75 m. The requirements for Fire Service vehicle access are provided in Appendix A.

Cont.../3.

11. Escape routes shall be sign-posted in accordance with F8/AS1. The building will have three complying final exits.

FIRE EGRESS

12. In accordance with C/AS1/Table 3.3, the allowable dead end open path travel distances in the SA Purpose Group building with sprinklers are 27 m and 68 m respectively. These limitations are complied with. The building has one front and one rear complying final exit and two other exit doors, which may be used as additional escape routes.

13. The escape routes within the building shall comply with the minimum width requirements of C/AS1/Table 3.2. These are 700 mm and 850 mm respectively for horizontal and vertical components where they serve less than 50 people. The minimum clear height within an escape route shall be no less than 2100 mm, with doors having a minimum clear height of 1955 mm (C/AS1/3.3.1).

14. Locking devices on the final exit door shall be clearly visible, located where such a device would be normally expected, designed to be easily operated without a key or other implement, and allow the door to open in the normal manner (C/AS1/3.17.2).

FIRE RATINGS

15. In accordance with C/AS1/6.7.6 each bedroom would be required to be 15/15/15 rated from adjacent bedrooms. C/AS1/6.9 would require the corridor to be a safe path and 30/30/03 fire rated firecells. We are advised that the existing walls are typical residential construction and do not extend through the roof void. However, on an Alternative Solution basis we propose that the existing residential construction be permitted on the following basis:

    (a). That a residential sprinkler system is installed to prevent a fire from reaching life-threatening size.

    (b). Existing walls, doors (when closed) and ceiling have a nominal fire rating. Existing Gib ceilings are deemed to comply but timber and Pinex ceilings will require either an intumescent (fire resistant) paint coating or replacement with a 13 mm Fyreline or approved F15 rated Gib lined system.

    (c). The building has auxiliary smoke detection in all bedrooms.

    (d). The duty manager is trained in the event of fire to evacuate the room on fire, shut the door, and then manage the evacuation of the building.

    (e). The kitchen door will have a closer and automatic hold open device, which magnetically releases the door on smoke detection.

Cont.../4.

16. The building is located only 0.913 m from the boundary and eaves extend a further 0.4 m. As this is a change of use, C/AS1/Table 7.2/3 would require a 2 m separation from the boundary in a sprinkler protected building. In our opinion, subject to Territorial Authority approval, the existing situation is deemed to be acceptable on the following basis:

(a). The building fire load will not increase from a residential use and the installation of a sprinkler system will greatly improve protection to the neighbouring property from the existing situation.

(b). It would require major reconstruction of the building to fire rate external walls for full compliance with C/AS1, which in our opinion is not reasonably practicable in terms of section 46 of the Building Act.

(c). The radiation received from a 0.913 m separation as opposed to a 1.0 m separation as require for a new house is of minimal (3 %) difference, or of no consequence, as indicated by our enclosed Firecalc (Appendix B) comparison of heat received at the boundary from the two boundary separation situations.

(d). Historically house conversions to backpackers and play centres are recognised as not increasing the fire risk to neighbours and the existing separations are accepted.

SURFACE FINISHES

17. The following requirements are the fire spread characteristics that apply only to ceiling surface finishes inside the sprinkler protected building (C/AS1/Table 6.2):-

Building Element/Location	Maximum Permitted Index		
	SFI	SDI	FI
Ceilings: • Minimum requirement for all occupied sleeping spaces:	2	5	- -

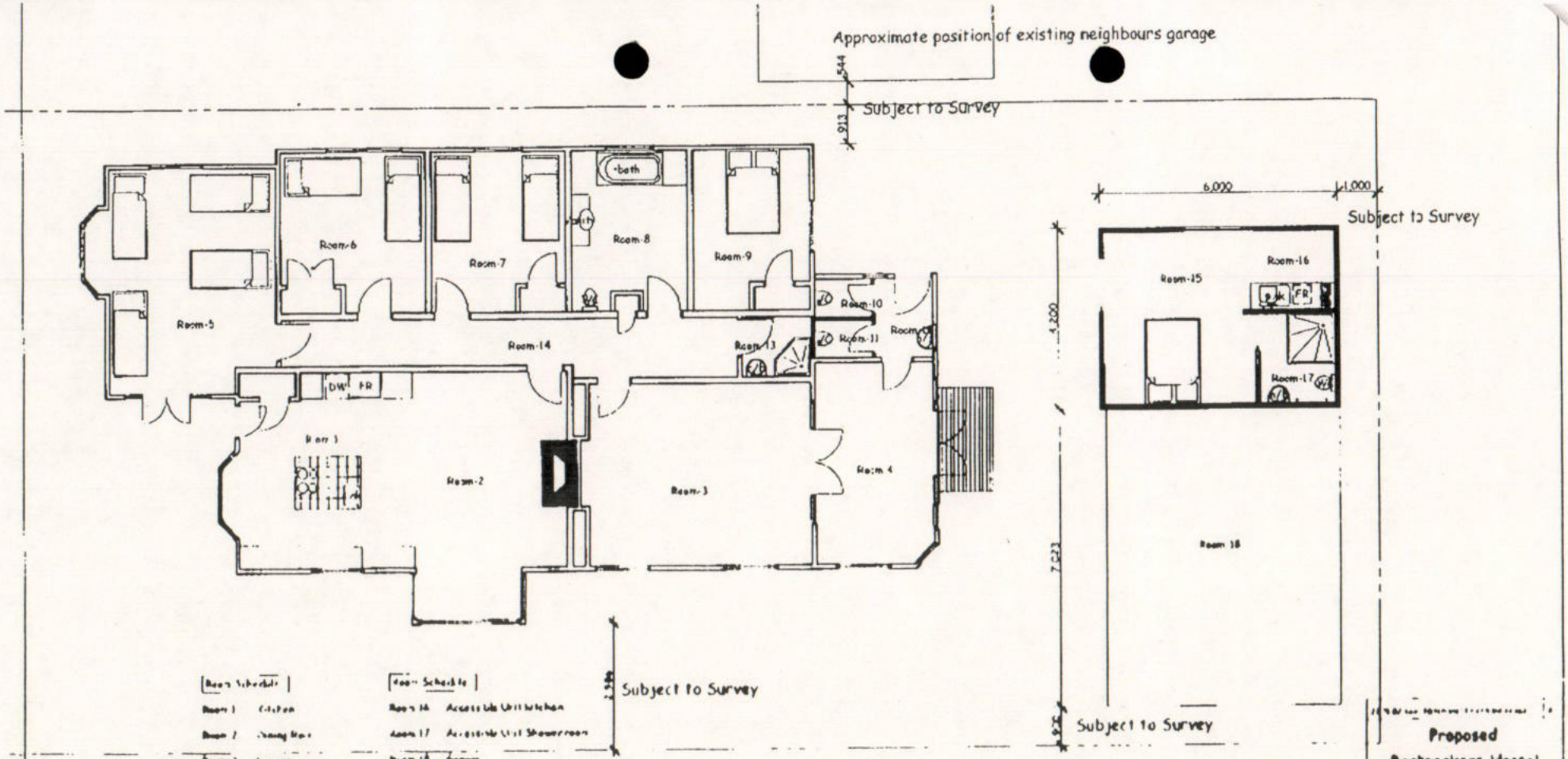
18. There are no applicable limits to external surfaces in accordance with C/AS1/Table 7.5 for buildings more than 1.0 m from boundaries. This building is 0.913 m from a boundary and hence slightly more susceptible to ignition from a fire in a neighbouring building. However, this is regarded as primarily an owner's property protection issue that remains the same as the existing very slightly non-complying situation, which in our opinion is acceptable.

19. We trust that this is satisfactory. A spare copy is enclosed for your submission to the Territorial Authority for Building Consent review.

Yours faithfully,
MACDONALD BARNETT PARTNERS LTD

M R SIMPSON

cc 1 Spare
File 8749



PLAN: FLOOR PLAN LAYOUT PROPOSED
PRELIMINARY ONLY
NOT TO BE USED FOR CONSTRUCTION

PLAN REDUCED NOT ORIGINAL SCALE

Proposed
Backpackers Hostel

IC Domain Road
WHAKATANE

Taylor Design

A

TAYLOR DESIGN

PHONE NO. : 64 7 3071003

APPENDIX A

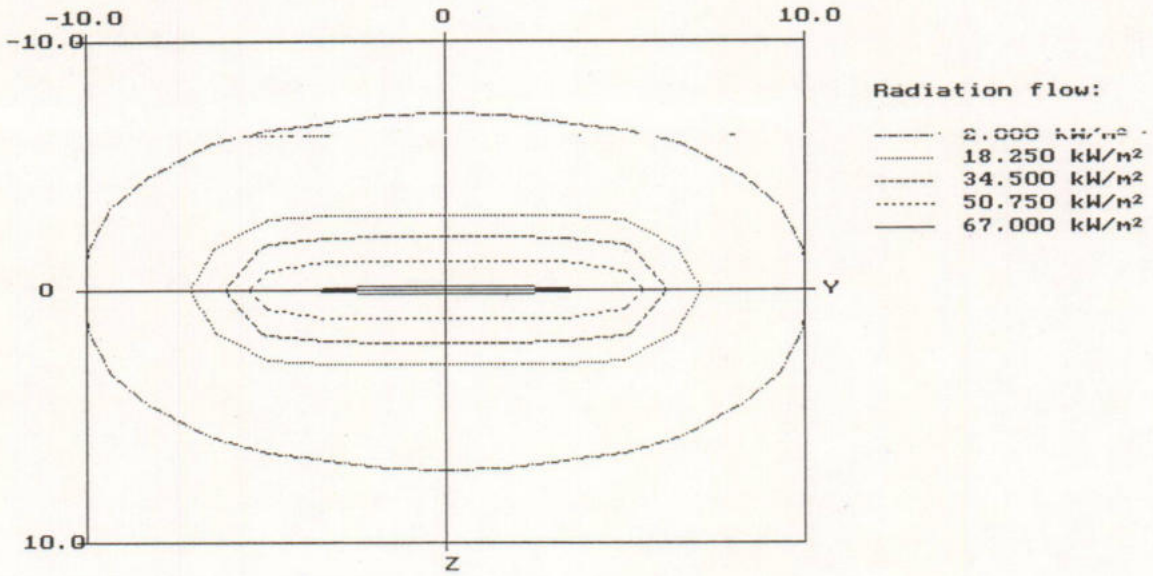
FIRECALC, v.2.3, update 23 April 1993
(C) CSIRO, div. BCE, North Ryde, N.S.W., Australia
Licenced to MACDONALD BARNETT PARTNERS LTD

RADIATION MAP YZ

size 20 x 20
(all the dimensions are in meters)

X-sources:
Radiation temperature 827 ½C

Distance	Offset		Size of source		Opening
X	Yx	Zx	Y	Z	%
1	0	0	12	3	100



Nodal radiation data:

Z\Y	-10	-5	0	5	10
10	0.37	0.65	0.8	0.65	0.37
-5	1.03	3.48	4.58	3.48	1.03
0	2.11	62.72	68.89	62.72	2.11
5	1.03	3.48	4.58	3.48	1.03
10	0.37	0.65	0.8	0.65	0.37

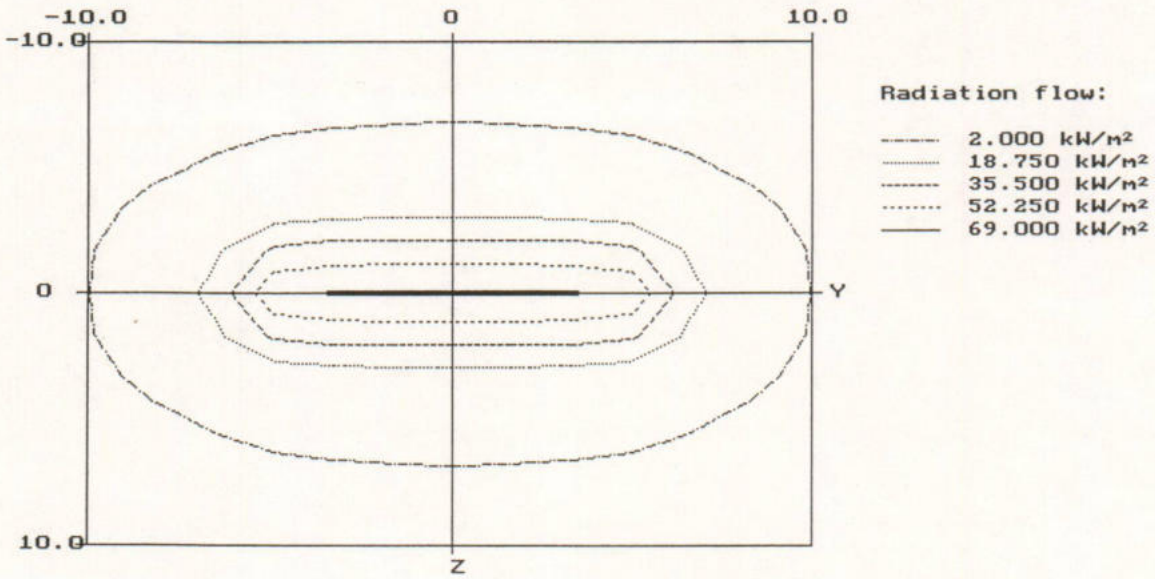
FIRECALC, v.2.3, update 23 April 1993
(C) CSIRO, div. BCE, North Ryde, N.S.W., Australia
Licenced to MACDONALD BARNETT PARTNERS LTD

RADIATION MAP YZ

size 20 x 20
(all the dimensions are in meters)

X-sources:
Radiation temperature 827 ½C

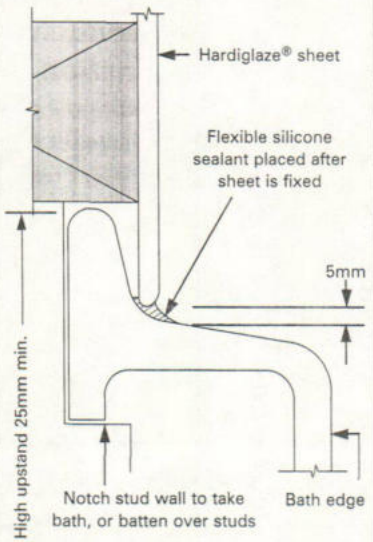
Distance	Offset		Size of source		Opening
X	Yx	Zx	Y	Z	%
0.91	0	0	12	3	100



Nodal radiation data:

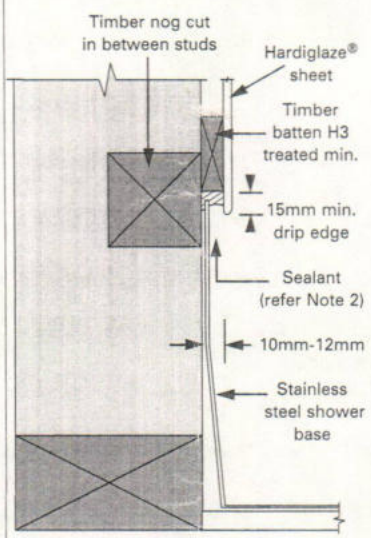
Z\Y	-10	-5	0	5	10
10	0.34	0.6	0.73	0.6	0.34
-5	0.94	3.2	4.22	3.2	0.94
0	1.95	65.16	70.77	65.16	1.95
5	0.94	3.2	4.22	3.2	0.94
10	0.34	0.6	0.73	0.6	0.34

Fig. 24
Hardiglaze® sealant bath/acrylic shower detail



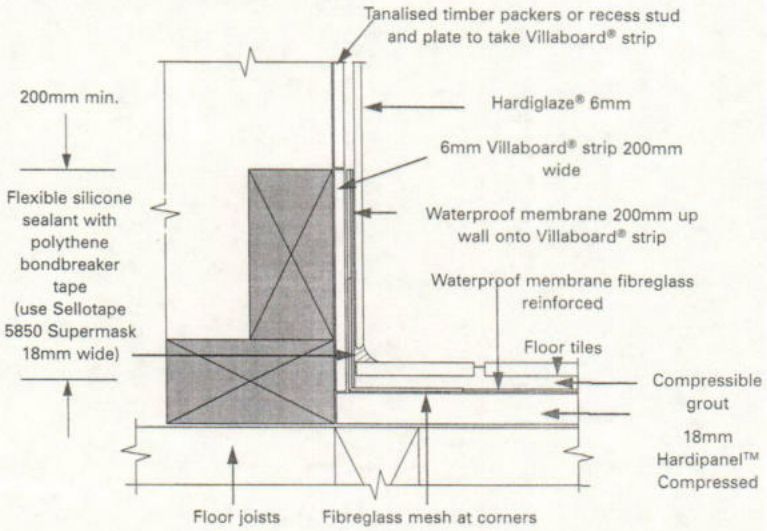
Notes:
1. This detail is suitable for high-upstand baths only.
2. Seal bottom edge and 100mm up back of sheet with Dulux Primercryl (refer **page 20**).
3. High-upstand acrylic shower bases can be finished to a similar detail.

Fig. 25
Hardiglaze® shower drip edge detail



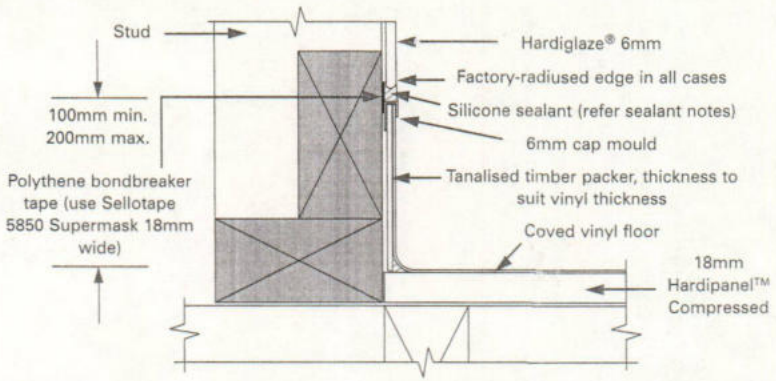
Notes:
1. The bottom edge and 100mm up the back face must be sealed with Dulux Primercryl (refer **page 20**).
2. It is important to use sealant here to prevent possible damage to the framing.
3. The shower tray can be notched into the stud to eliminate battening.

Fig. 26
Hardiglaze® wall to tiled floor detail



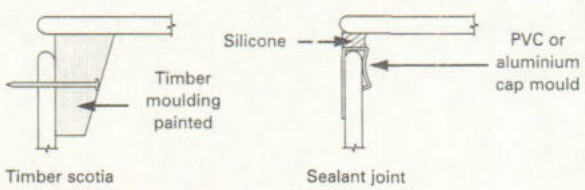
Note: Hardipanel™ Compressed floor to be laid with two directional falls to corner waste. Perimeter edge of waste hole must be a minimum of 50mm from edge of sheet or wall. Build up falls around waste hole before applying waterproof membrane.

Fig. 27
Hardiglaze® to coved vinyl floor detail



Sealant notes:
1. Cut edges must be site sealed with Dulux Primercryl before sealant is applied (refer page 20)
2. Silicone seal the joint with a non-acetic or acetic-cure flexible, fungal-resistant silicone sealant. When acetic-cure silicone is used special priming is necessary. For full application instructions refer to the sealant manufacturer.
3. Suitable sealants are: Fosroc Silaflex RTV (acetic-cure silicone); Dow Corning sanitary grade, Fosroc Silaflex NG (non-acetic neutral cure).
4. The silicone joint is suitable only for radiused-edge sheets - Hardiglaze® Tile, Satin and Premium.
5. Do not touch silicone with a bare finger. Use a plastic spoon or wear a plastic glove.

Fig. 28
Hardiglaze® ceiling scotia moulding alternatives



WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date

©JAMES HARDIE BUILDING PRODUCTS

Interior Wall Lining Schedule

Line interior walls with linings as specified.

Fix all Gib Board in accordance with:Gib Living Solutions Site Guide.

All Gib Board walls to be stopped in accordance with AS/NZS 2589:1997 Standards of Finish to Level 3.

All Interior Walls except Bathroom Walls

10mm Std Gib Board

Bathroom Walls

6.0mm Hardiglaze Sheets Satin finish

Allow to install 38mm Aluminium edge profiles to all EXTERNAL CORNERS.

Interior Ceiling Lining Schedule

INTERIOR CEILING LININGS

Allow to supply and install ceiling linings and battens as specified to the following areas.

Lounge and Kitchen Ceilings

10mm Std Gib Plasterboard on Gib Rondo metal battens @ 450mm crs

Bathroom

10mm Gib Aqualine on Gib Rondo metal battens @ 450mm crs

Interior Ceiling Mouldings Schedule

CEILING MOULDINGS

Allow to supply and install Proprietory ceiling mouldings as specified. All Proprietory mouldings to be installed in strict accordance with the manufacturers' specifications.

All Ceiling areas:

Gib Cove 75mm

Fix all Gib Board Coving in accordance with:Gib Living Solutions Site Guide.

All Gib Board Coving to be stopped in accordance with AS/NZS 2589:1997 Standards of Finish to Level 4.

Insulation Schedule Ceilings

Allow to supply and install the following insulation to all new ceiling areas

INZCO R3.2 Ceiling Pink Batts

All insulation to be installed in accordance with the Manufacturers' Specifications.

Insulation Schedule Exterior Walls

Allow to supply and install the following insulation to all new exterior walls. Allow to also insulate wall between office and existing garage area

INZCO R2.2 Pink Wall Batts

All insulation to be installed in accordance with the Manufacturers' Specifications.

Exterior Wall Lining Schedule

Allow to supply and install exterior claddings to the following areas:

Exterior Walls-SOUTH ELEVATION

Allow to reuse existing weatherboards

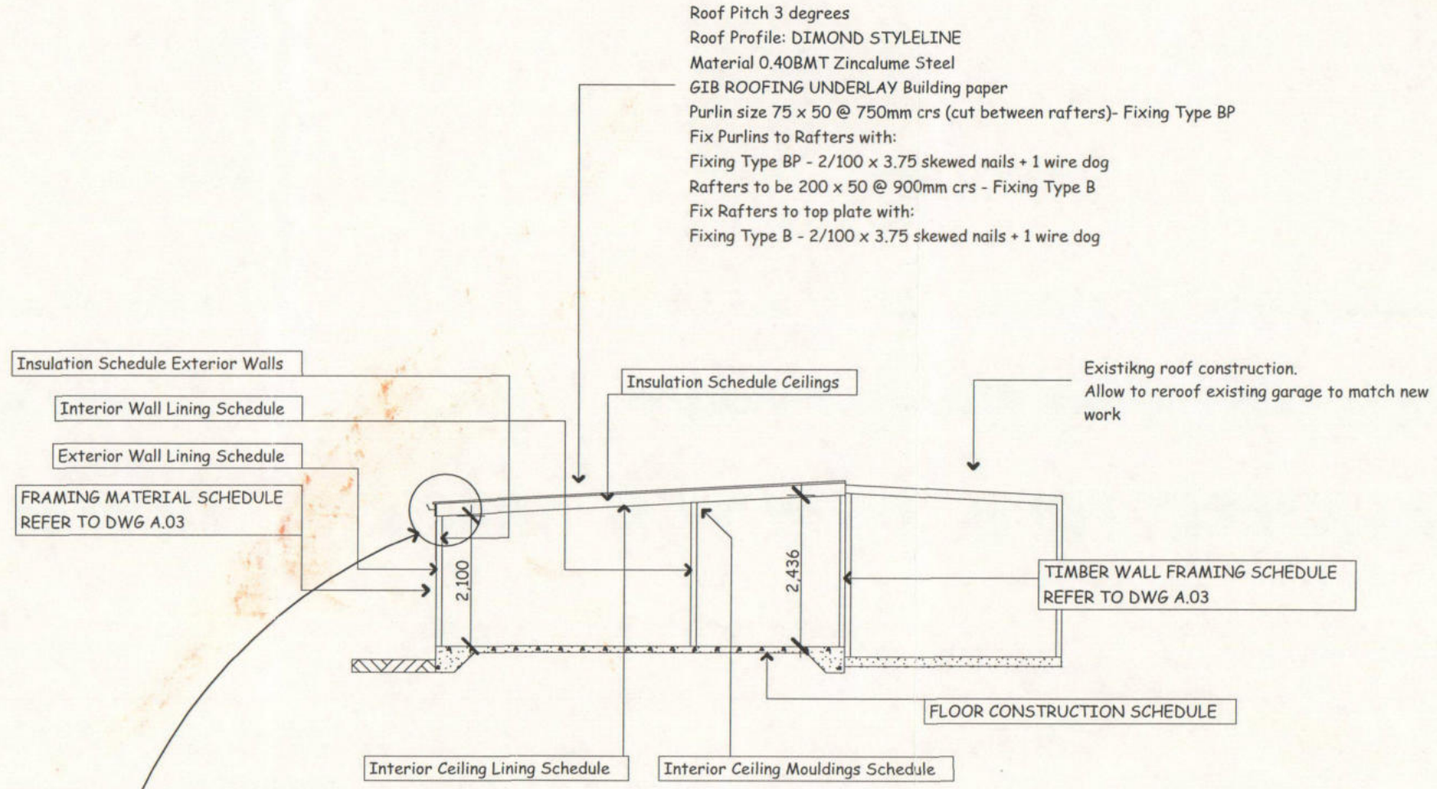
Exterior Walls-Other:

50 x 25 R/S vertical Battens over:

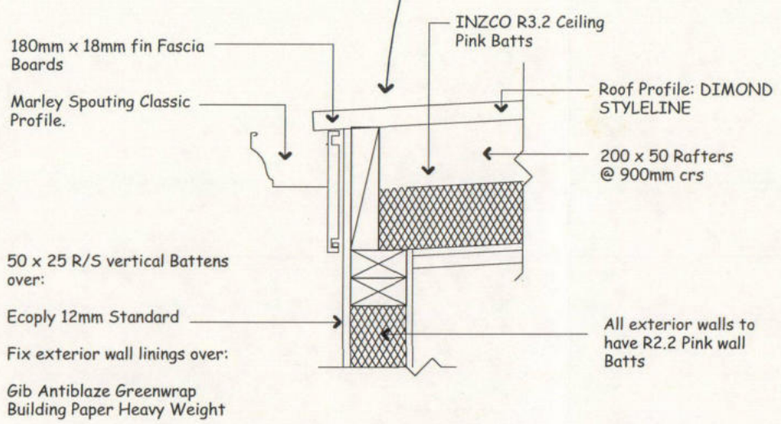
Ecoply 12mm Standard

Fix exterior wall linings over:

Gib Antiblaze Greenwrap Building Paper Heavy Weight



Section 1-1



DETAIL: AD1

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 8/1/03

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 A.05 .PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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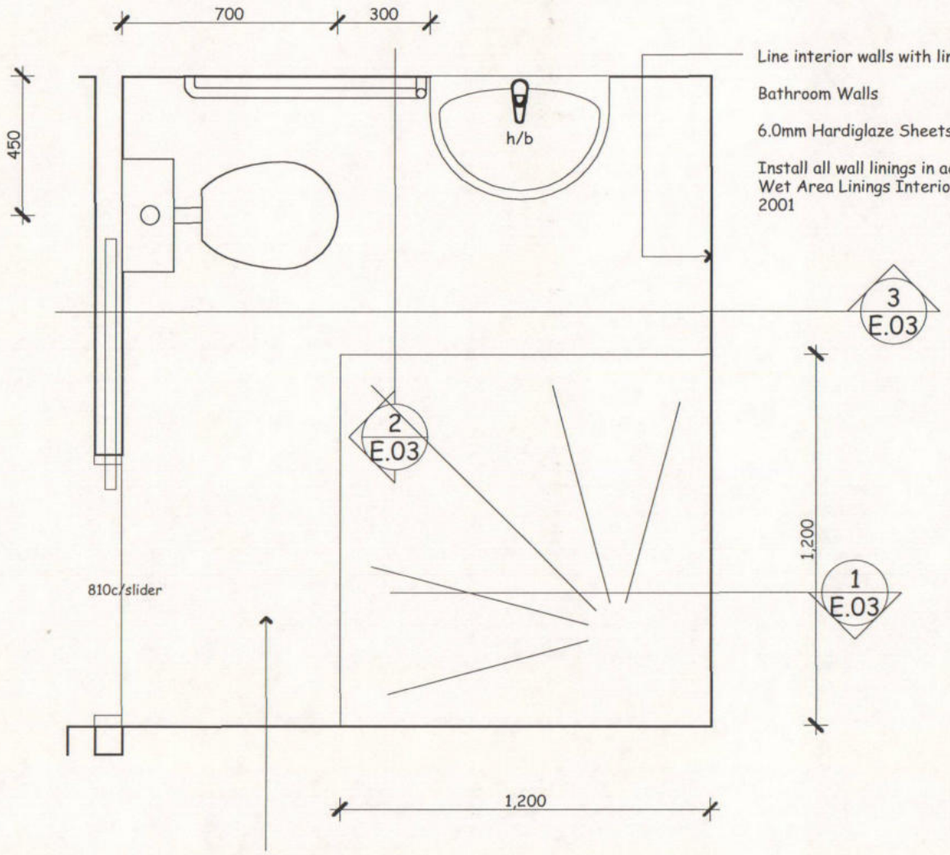
Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue
1:100	A.05



Line interior walls with linings as specified.

Bathroom Walls

6.0mm Hardiglaze Sheets Satin finish

Install all wall linings in accordance with JamesHardies Wet Area Linings Interior systems publication June 2001

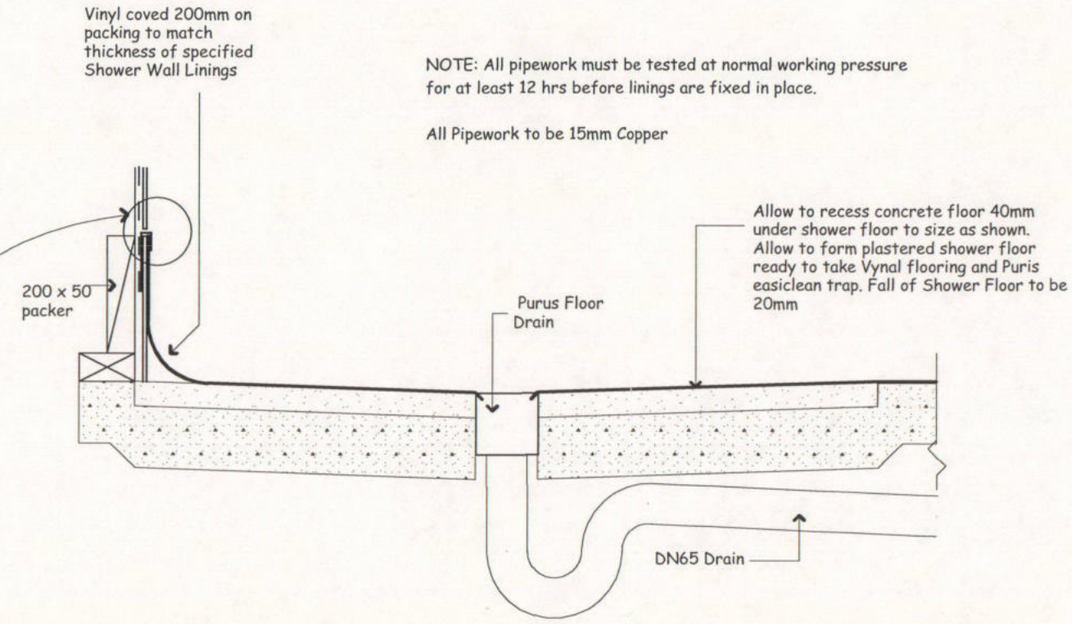
Allow to supply and install the following floor coverings:

Accessible Shower and WC room

*Tarket Granit Multisafe anti-slip Vinyl 2.0mm. Cove Vynal 200mm up wall face

*Allow to install Granit Multisafe anti-slip Vinyl in accordance with the manufactures' specifications.

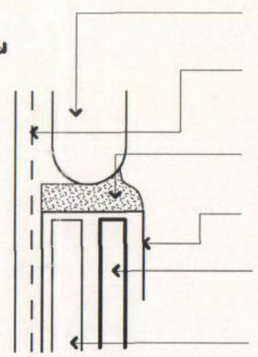
PLAN LAYOUT ACCESSIBLE SHOWER & WC



NOTE: All pipework must be tested at normal working pressure for at least 12 hrs before linings are fixed in place.

All Pipework to be 15mm Copper

TYPICAL SECTION THROUGH SHOWER FLOOR/WALL



Hardiglaze with Factory radisued edging

Polythene bondbreaker tape use Sellotape 5850 Supermask 18mm wide

Silicon Sealant - Dow Corning sanitary grade sealant smoothed with plastic spoon. Refer also Hardiglaze manual Page 31 Fig 27. *

6mm P.V.C. Cap mould

Tarket Granit Multisafe anti-slip Vinyl 2.0mm

Vinyl coved 200mm on packing to match thickness of specified Shower Wall Linings

* REFER ATTACHED SHEET

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 4/12/02

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 E.03 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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04.12.02	22103
Scale (A3)	Dwg No & Issue
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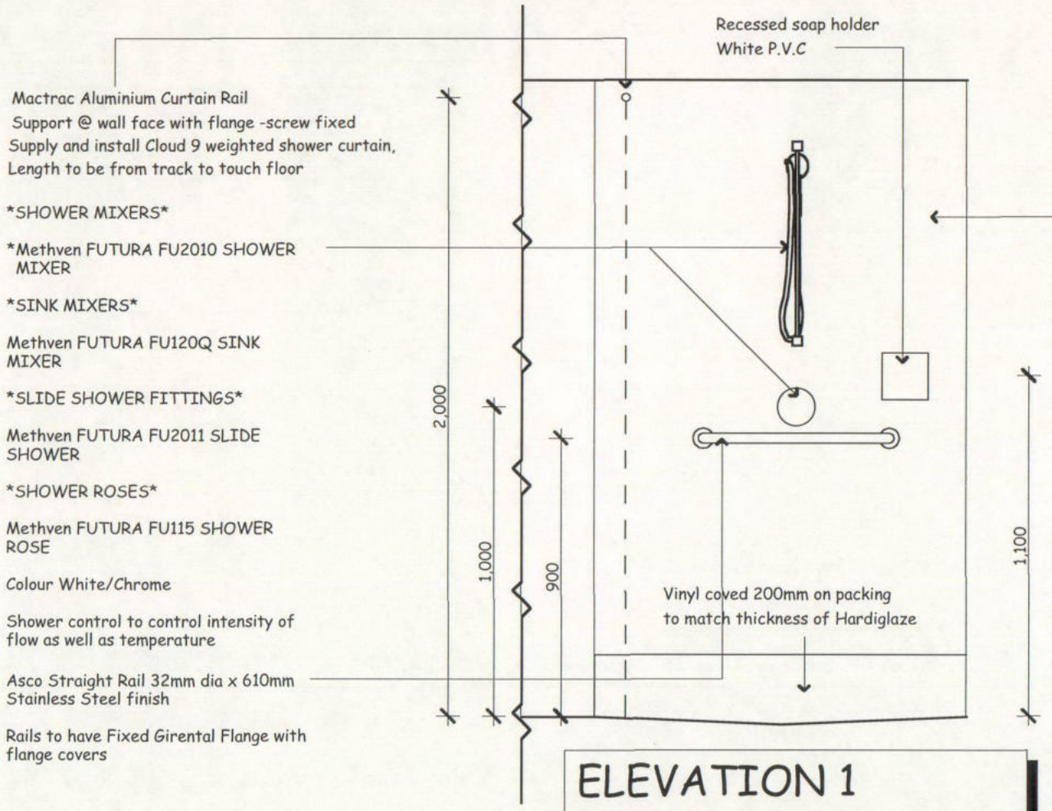
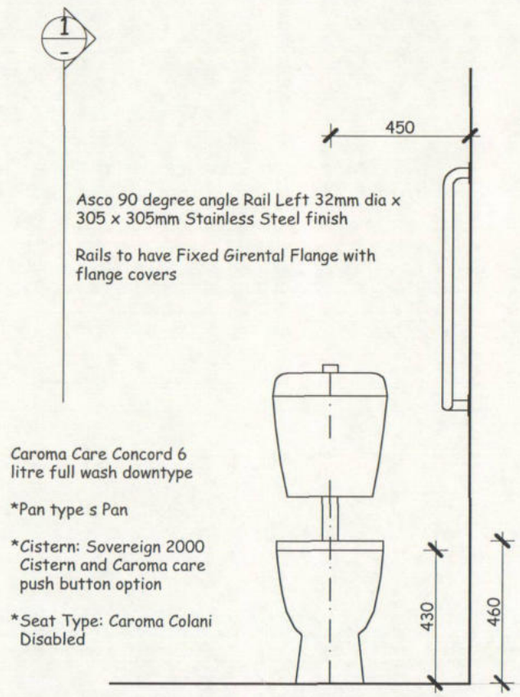
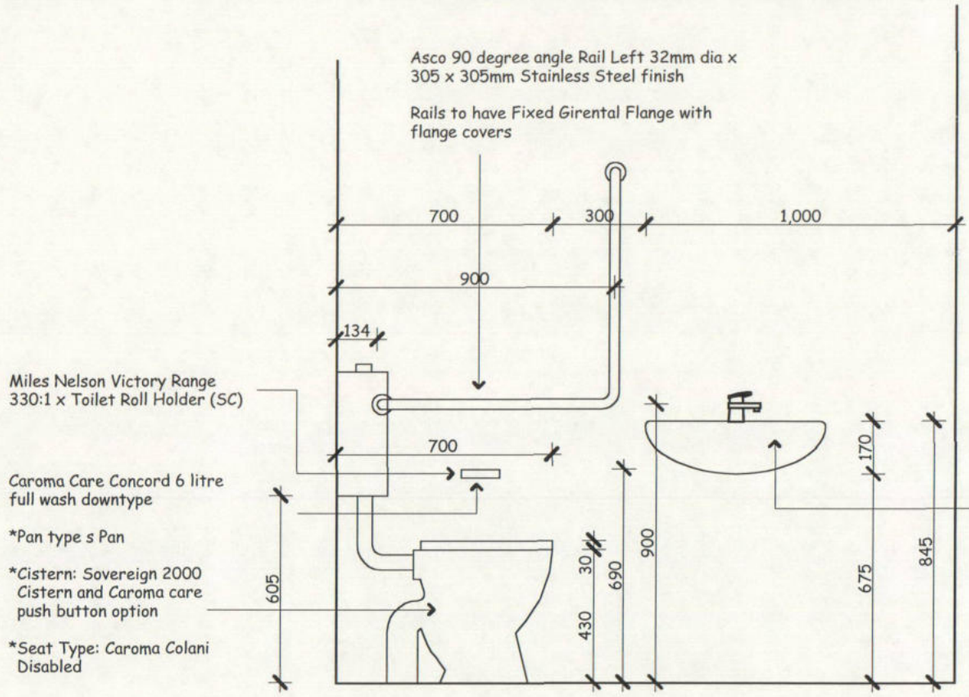


ELEVATION 1
REFER TO DWG E.02



ELEVATION 2
REFER TO DWG E.02



ELEVATION 3
REFER TO DWG E.02

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 5/12/03

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 E.04 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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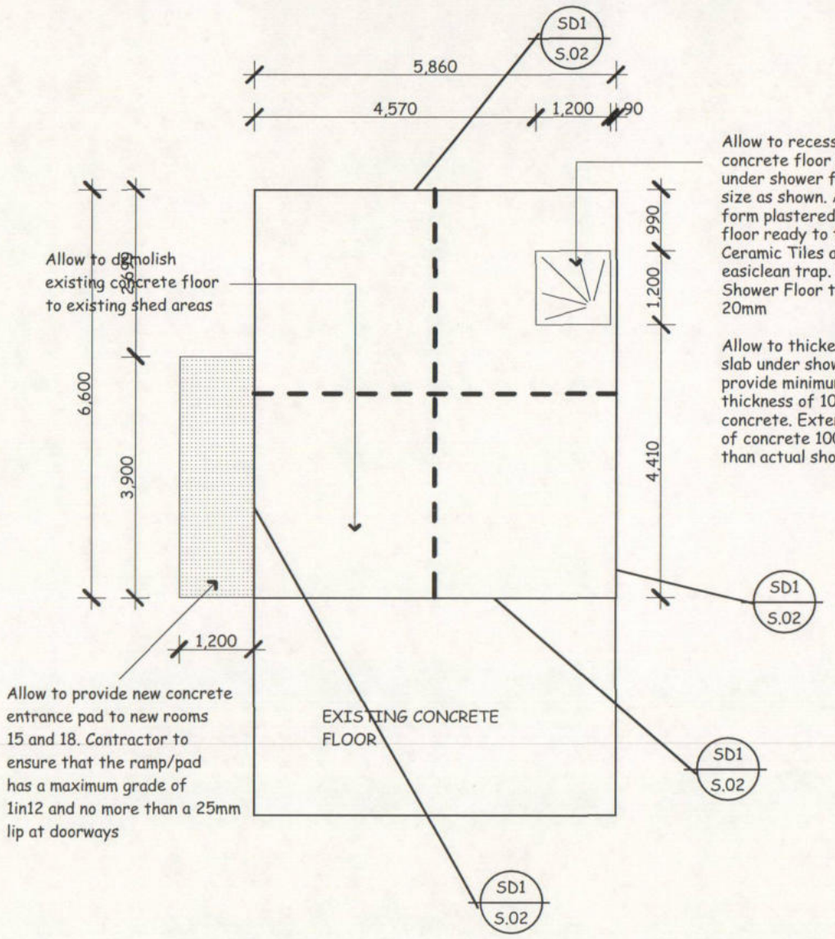
Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue
1:20	E.04 A



PLAN: FLOOR SLAB LAYOUT

GENERAL NOTES FOR CONCRETE CONSTRUCTION

All Concrete Construction including slab curing shall be in accordance with NZS 3109. Contractor shall protect slab against early plastic and thermal cracking

All concrete to be 20Mpa conc @ 28 days

The Floor level is to be a minimum of 225mm above finished surrounding ground level.

All Reinforcing to concrete floors to have 30mm cover in closed areas

All Reinforcing bars shall comply with N.Z.S.3402:1989.The Contractor shall satisfy themselves that reinforcement does comply with this standard.

All Reinforcing notation to be as follows: D=Deformed Bar (Grade 300E). R=Plain Round Bar (Grade 300E).

Allow to place all Electrical mains cable ducts

All construction shall meet the requirements of the New Zealand Building Code Approved Documents

Proprietary systems and products used on this Project shall be installed strictly in accordance with the manufacturers' recommendations.

Read in conjunction with architectural drawings. Check all dimensions and levels on site BEFORE fabrication.Any Discrepancies are to be referred to the Designer for Clarifcation. Written Dimensions are to be used. DO NOT SCALE OFF DRAWINGS.

FLOOR CONSTRUCTION SCHEDULE

Construct concrete floor as follows:

100mm thick concrete floor slab

Reinforce slab with HRC 665 mesh 30 top cover

Slab to be placed on 25mm sand blinding on compacted hardfill (150mm minimum thickness)

Concrete slab finish to be: Class U3 Trowelled

Concrete slab finish to be: Power Float

Allow to install GIB DAMPGUARD waterproof membrane under concrete floor

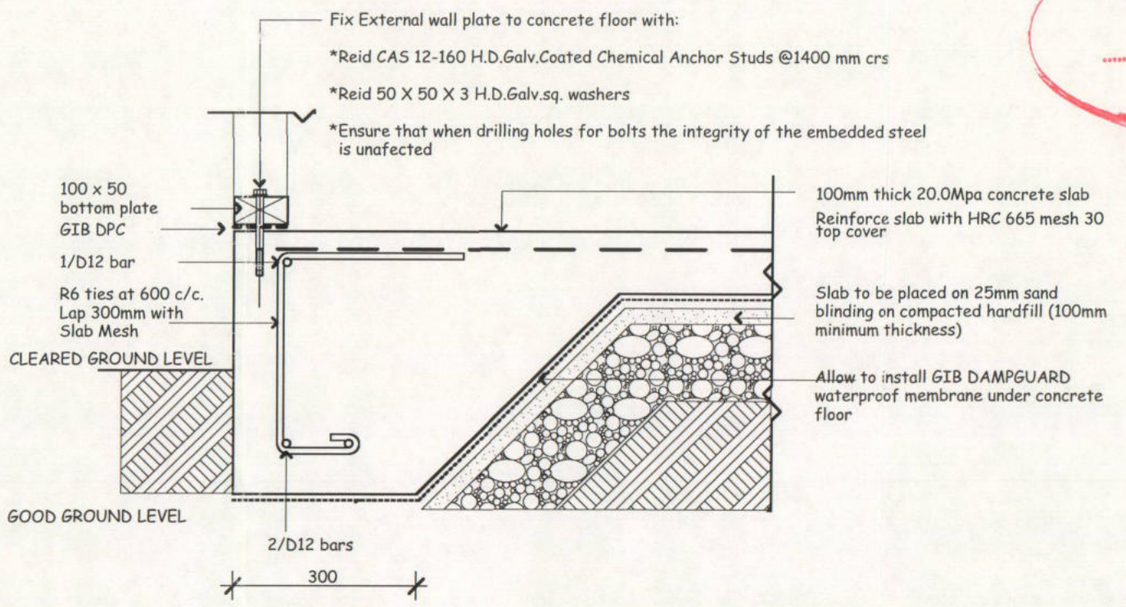
FOUNDATION PLAN NOTES

Shrinkage Control Joint Notes

Shrinkage control joints shall be saw cut after hardening. All saw cuts shall be cut to a depth of 1/4 of slab depth within 24hrs in summer, or 48hrs in winter, after the concrete has been placed.

Shrinkage control joint cut size to 25mm deep x 5mm wide.

Shrinkage Control Joints shown as: — — —



DETAIL: FD1

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 4/12/03

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 S.01 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue
1:100	S.01 A

Form 3

Whakatane District Council

Address all letters to: THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL,
PRIVATE BAG 1002, WHAKATANE 3400

TEL: (07) 307-9800
FAX: (07) 308-5804

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1991

BCAPP 10888

OWNER'S DETAILS

Name: ~~Pamela~~ Sean Christie

Mailing Address: 10 Domain Rd
Whakatane

Phone Bus: 3078005 A/H: 025 288 7176

[redacted] No: 3078005

Contact Person: Pamela Christie

Phone/Fax No:

Post or fax invoice to: 10 Domain Rd
Whakatane

PLEASE NOTE

Under Section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT

- ☐ New Building
- ☐ Relocated/Resited/Removal of Building
- ☑ Altns, Addns, Repairs, Extns, Conversions
- ☐ Construction other than Buildings
- ☐ Foundations Only
- ☐ [redacted] Garage/Carport/Shed/Farm Buildings

DESCRIPTION OF PROJECT & INTENDED USE:
Backpackers Lodge
- accommodation -

DESIRED COMMENCEMENT DATE: Jan 2003

Intended Life: ☑ Indefinite but not less than 50 years

Specified as ____ yrs. This is stage ____ of ____ stages.

ESTIMATED VALUE OF WORK (including materials)

$ 54,000 (inc GST)

CONFIDENTIALITY

The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section.

I/We require that my/our:
Plans/Specifications be treated as confidential in order to protect:

a) The security of the building
b) Copyright

Signed: .....

Environmental Services Department

PROJECT LOCATION

Address of Proposed Work

Street/Rural (RAPID) Number: 10

Road/Street: Domain Rd

Whakatane

Valuation No: 07107/885.00

GIS.ID.No:

Lot No: 33 DP(s): SSB

Sec: Block:

Other relevant information:

[redacted]

LODGEMENT/DEPOSIT FEE

Project Information Memorandum fee (PIM): $ 145-00

Full PIM	$145.00
Restricted PIM	$ 40.00
Small PIM	$ 10.00

Building Consent Administration fee (BC): $ **105.00**

Total Lodgement fee: $ 250=00

Receipt No: 336853 Date Paid: 12.12.02

Amount Paid: 250.00

PAID BY: Wiremu-Christie

IMPORTANT - PLEASE READ

The above fee is a deposit only, there will be additional fees charged once the building consent has been approved for issue. An invoice for the remaining fees will be posted or faxed. These extra fees are to be paid prior to any work commencing. The $90.00 BC fee is non-refundable.

THIS APPLICATION IS FOR:

- [x] Building Consent only, in accordance with Project Information Memorandum No: _____
- [ ] Both Building Consent and a Project Information Memorandum

PROJECT DETAILS

The project involves the following matters:-

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

BUILDING DETAILS & DOCUMENTATION WHICH MAY BE REQUIRED

☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including

☐ Site plan	☑ Floor Plan	☐ Foundation Plan
☐ Elevation Plan	☐ Cross Section Plan	☐ Bracing Schedule
☐ Drainage Plan	☑ Engin Calculations	☑ Storm Water Details

[redacted] Also:

☐ Building certificates
☐ Producer statements
☐ References to accreditation certificates issued by the Building Industry Authority
☐ References to determinations issued by the Building Industry Authority

TWO COPIES OF PLANS AND SPECIFICATIONS ETC ARE REQUIRED TO BE PROVIDED. ONE COPY WILL BE RETURNED UPON APPROVAL AND ONE COPY WILL REMAIN ON FILE.

[redacted]

BUILDING SCHEDULE

Number of dwelling units 1
Floor Area of Each Unit: ..... exta ..... m^2
Size of building:
Basement ..... m^2
Ground Floor ..... m^2
First Floor ..... m^2
Second Floor ..... m^2
Outbuildings ..... extension 38.67 ..... m^2
~~Other~~ ..... exta 20.59 ..... m^2

59.26

Total Area ..... m^2

ANSWER THE FOLLOWING QUESTIONS (IF APPLICABLE)

WHAT MATERIALS WILL BE USED FOR THE:

Floor

1 ☐ Timber
2 ☑ Concrete
3 ☐ Wood Products
4 ☐ Other

Specify:

.....
.....
.....
.....

Roof

1 ☑ Steel Sheeting
2 ☐ Steel Tiles
3 ☐ Concrete Tiles
4 ☐ Shingles
5 ☐ Aluminium
6 ☐ Other

Specify:

.....
.....

External Cladding

1 ☐ Brick
2 ☐ Concrete
3 ☐ Concrete Block
4 ☐ Cement Board
5 ☐ Plaster
6 ☑ Timber
7 ☐ Steel
8 ☐ Aluminium
9 ☐ Other

Specify:

.....
.....
.....
.....

Framing

1 ☑ Timber
2 ☐ Concrete
3 ☐ Steel
4 ☐ Aluminium
5 ☐ Other

Specify:

.....
.....

Internal

1 ☑ Plaster Board
2 ☐ Fibrous Plaster
3 ☐ Wood Products
4 ☐ Other

Specify:

.....
.....
.....

WILL ANY OF THE FOLLOWING SANITARY FITTINGS BE INSTALLED

☐ Bath	☐ Sink	☐ Urinal
☒ 3 Basin	☐ Tub	☒ 1 Hot Water Cylinder
☒ 1 Shower	☒ 3 W.C (if more than one please specify actual number)	☐ Dual Hot Water System

WILL DRAINAGE WORK INVOLVE THE CONSTRUCTION OF:

☐ Septic Tank	☑ Foulwater Drainage
☐ Effluent Disposal System	☑ Stormwater Drainage

CONNECTION TO OR DISCONNECTION FROM:

☐ Council Water Supply ☐ Council Sewerage exta connection

OTHER: .....

.....

KEY PERSONNEL

Builder(s): Name: Richard Harris.
Address: 4 Douglas st whatcatam
Phone/Fax No: 025 680 1336.

Design Engineer: Name: .....
Address: .....
Phone/Fax No: .....

Designer: Name: Taylor Design
Address: Box 543 whatcatam
Phone/Fax No: 308 4097 / 207 1002

Craftsman Plumber: Name: .....
TBA
Address: .....
Phone/Fax No: ..... Reg. No: .....

Registered Drainlayer: Name: .....
TBA Address: .....
Phone/Fax No: ..... Reg. No: .....

Registered Electrician: Name: .....
TBA Address: .....
Phone/Fax No: ..... Reg. No: .....

Registered Gas Fitter: Name: .....
Address: .....
Phone/Fax No: ..... Reg. No: .....

Building Certifier: Name: .....
Address: .....
Phone/Fax No: ..... Reg. No: .....

Other:

IF YOUR NEW BUILDING OR ALTERATION CONTAINS ANY SPECIAL SYSTEMS WHICH WILL REQUIRE A COMPLIANCE SCHEDULE, PLEASE COMPLETE DETAILS ON THE NEXT PAGE.

SIGNED BY *OR* FOR AND ON BEHALF OF THE APPLICANT

Name of Applicant: Pamela Christie

Position: ~~owner~~/agent. **Signature:**
(owner/bldr/agent)

Date: 11/12/02

COMPLIANCE SCHEDULE DETAILS

SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

Complete Part E1 for all new buildings and alterations, except single Residential dwellings.

The building will contain the following

- [x] Automatic sprinkler systems or other systems of automatic fire protection
- [x] Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- [x] Emergency warning systems for fire or other dangers
- [ ] Emergency lighting systems
- [ ] Escape route pressurisation systems
- [ ] Riser mains for fire service use
- [ ] Any automatic back-flow preventer connected to a potable water supply
- [ ] Lifts, escalators, or travelators or other similar systems
- [ ] Mechanical ventilation or air conditioning system serving all or a major part of the building
- [ ] Any other mechanical, electrical, hydraulic, or electronic system whose property operation is necessary or compliance with the building code
- [ ] Building maintenance units for providing access to the exterior and interior walls of buildings
- [x] Such signs as are required by the building code in respect of the above-mentioned systems

OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

- [x] Means of escape from fire
- [ ] Safety barriers
- [x] Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975
- [ ] Hand-held hoses for fire fighting
- [x] Such signs as are required by the building code or section 25 of the Disabled Persons Community Welfare Act 1975

GIS NO.: 0830/0010/000	WHAKATANE DISTRICT COUNCIL	DUE DATE 30.12.02
VAL NO.: 7107/885.00		DATE LODGED 18.12.02

BUILDING INFORMATION FOLDER

OWNER: SL. Christie

AREA Whakatane

ADDRESS OF PROPOSED WORK: 10 Domain Rd

NATURE OF BUILDING WORK: Backpackers

COV

REGISTRATION NO. 10888

PIM	BC	JOINT PIM / BC
STAGE		CS NO.

APPROVED FOR ISSUE
DATE: 8/1/03

APPROVED FOR INSPECTION 14/1/03
DATE: 9/1/03

CCC APPROVED	DATE: 29/1/03

lot 33 DP 556

PROCESSING SUMMARY

CS 468

PLANNING:	Date Info. Requested	Date Received	Date Approved	Signature
			6/1/03	

Comments: In accordance with resource consent granted 18/7/02 - carparking layout & landscaping plans to be approved prior to issue of CCC See 24.2.02.67

BUILDING: TW/SH	Date Info. Requested	Date Received	Date Approved	Signature
	19-12-2002		6/1/03	

Comments: FAX FROM PAMELA CHRISTIE TO COME RE: COMMITTMENT TO DUTY MANAGER. 19-12-2002

PLUMBING / DRAINAGE:	Date Info. Requested	Date Received	Date Approved	Signature
			19-12-2002	

Comments: DRIVEWAY ACCESS EXISTING - SITE VISIT INDICATED FALL FROM FRONT BOUNDARY.

EHO:	Date Info. Requested	Date Received	Date Approved	Signature

Comments: NO SALE OF FOOD IS TO OCCUR FROM THIS SITE. DISCUSSED WITH PAUL HOWELLS.

STRUCTURAL ENGIN.:	Date Sent for Check	Date Returned	Sent To	Approved
	13.12.02	18.12.2002	H+G	

Floor Level Requested: YES / NO (SENT 19/12)

Other: NOT REQUIRED

COMPLIANCE SCHEDULE NOT REQUIRED FILE

NZ Building Code Categories	PROCESSING APPROVALS		INSPECTION APPROVALS	
	Signature	Date Approved	Signature	Date Approved
STABILITY				
B1 Structure	[signature]	19-12-2002	[signature]	
B2 Durability	[signature]	19-12-2002	[signature]	
FIRE SAFETY				
C1 Outbreak of Fire				
C2 Means of Escape	[signature]	19-12-2002		
C3 Spread of Fire	[signature]	19-12-2002		
C4 Structural Stability During Fire				
ACCESS				
D1 Access Routes	[signature]	19-12-2002	[signature]	
D2 Mechanical Installations for Access				
MOISTURE				
E1 Surface Water	[signature]	19-12-2002	[signature]	
E2 External Moisture	[signature]	19-12-2002	[signature]	
E3 Internal Moisture	[signature]	19-12-2002	[signature]	
SAFETY OF USERS				
F1 Hazardous Agents on Site				
F2 Hazardous Building Materials				
F3 Hazardous Substances and Processes				
F4 Safety From Falling				
F5 Construction and Demolition Hazards				
F6 Lighting for Emergency				
F7 Warning Systems		6/1/03	[signature]	
F8 Signs	[signature]	19-12-2002	[signature]	
SERVICES AND FACILITIES				
G1 Personal Hygiene	[signature]	19-12-2002	[signature]	
G2 Laundering	[signature]	19-12-2002	[signature]	
G3 Food Preparation and Prevention of Contamination	[signature]	19-12-2002	[signature]	
G4 Ventilation	[signature]	19-12-2002	[signature]	
G5 Interior Environment				
G6 Airborne and Impact Sound				
G7 Natural Light				
G8 Artificial Light				
G9 Electricity				
G10 Piped Services				
G11 Gas as an Energy Source				
G12 Water Supplies	[signature]	19-12-2002	[signature]	
G13 Foul Water	[signature]	19-12-2002	[signature]	
G14 Industrial Liquid Waste				
G15 Solid Waste				
ENERGY EFFICIENCY				
H1 Energy Efficiency	[signature]	19-12-2002	[signature]	

PLUS CONDITIONS OF CONSENT:

10888

29

4

03

CONSENT PROCESSING - TIME SHEET

NAME/ADDRESS: SL Christie 10 Domain Rd

NATUREOFWORK: Backpackers Inn.

	Dates & Time (minutes)					TOTAL
	6/1/03					
Planning	30					
Trade Waste						
Structural Engin						

	Dates & Time (minutes)					TOTAL
	17/12/02	19/12/02	8/1/03			
Building	180	210	60			
Plumbing/Drainage	30	30				
Health						
District Inspector						
Dangerous Goods						
Other						
TOTAL						

ESTIMATED NO. OF INSPECTIONS: 7 ☑Foot/Found ☑Floor ☐B/Beam/Block Work

☐Fire Wall ☑Preline ☑Post Line ☑**Framing** ☐Brick Work ☑P & D ☑Final

☐Other _____

CONDITIONS:

- ALL PAVED AREAS TO BE FORMED TO STORMWATER CESSPITS. ✓
- CONDITION # B2 ✓
- CONDITION # B9 INSERT ?
- THE FIRE ALARM & SPRINKLER SYSTEM ARE TO BE INSTALLED & INSPECTED IN ACCORDANCE WITH NZS 4512 & 4515 RESPECTATIVELY. COPY OF PRODUCER STATEMENT FOR THE INSTALLATION & TESTING IS TO BE PROVIDED UPON COMPLETION OF INSTALLATION & PRIOR TO ISSUE OF CODE COMPLIANCE CERT. ✓
- ALL INSTALLATIONS SUBJECT TO COMPLIANCE SCHEDULE REQUIREMENTS ARE TO HAVE THE APPROPRIATE SCHEDULES AND TYPES OF INSPECTIONS PROVIDED PRIOR TO ISSUE OF CODE COMPLIANCE CERTIFICATE.

0265/000/000

BUILDING CONSENT NO 10888

SL CHRISTIE

10 DOMAIN ROAD WHAKATANE

BACKPACKERS

CONDITIONS

---

1. All paved surfaces to have storm water control.
2. Stormwater to be piped to approved outfall away from foundation
3. The floor level for this building is to be established at a minimum height of 102.035 Moturiki Datum as per the attached document.
4. The Fire Alarm and Sprinkler System are to be installed and inspected in accordance with NZS 4512 and 4515 repetitively. Copy of Producer Statement for the installation and Testing is to be provided upon completion of installation and prior to issue of Code Compliance Certificate.
5. All installations subject to compliance schedule requirements are to have the appropriate schedules and types of inspections provided prior to issue of Code Compliance Certificate.

Taylor Wong

BUILDING CONTROL OFFICER

15 January 2003

RECORD OF EVENTS AND TIME SPENT ON APPLICATION AFTER CONSENT ISSUE

(Continued)

Date	Event	Inspector	Time (Mins)

RECORD OF EVENTS AND TIME SPENT ON APPLICATION AFTER CONSENT ISSUE

(Each officer inspecting the site shall briefly record the event here and give reference to any communication with the builder, owner or other officer in that regard and record the actual time spent on site).

Date	Event	Inspector	Time (Mins)
21/1/03	Footing floor - bay there / vertical steel / starters / ok to pour / notice / extensions over existing slab.		15
17/2/03	Preline inspection BATT in NO braces required and after infill	BAE	15
18/2/03	Braces installed all now ok to line	BAE	15
28/2/03	Roofline - eves / fixings / ok to braces. Discussed need for documentation to verify fire ratings + exemption		15
18/3/03	Drainage test all ok	BAE	15
19/3/03	Drainage inspection of Grease trap ropofto all ok to backfill.	BAE	15
7/4/03	Building work complete. Required. ① Electrical certi 2. Fire alarm and Test certs. ③ Completion schedule.	BAE	15
29/4/03	All certificates complete	BAE	15

1018

Received
Whakatane District Council
13 DEC 2002
by.....

Mann Printing

INSP

CODE COMPLIANCE CERTIFICATE 10888

Section 43, Building Act 1991

BUILDING CONSENT NO: 10888 **PIM NO: 10888**

APPLICANT

SL Christie
10 Domain Road
Whakatane

PROJECT LOCATION

Site Address: 10 Domain Road
Whakatane
Legal Description: LOT 33
Valuation Number: 7107/885/00/

PROJECT

Altered, Repaired, Extended, Converted

Intended Use: BACKPACKERS ACCOMODATION
Greater than 50 years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: .....

Position: Customer Services Officer ..... DATE: Tue Apr 29 2003

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an Inspection is required.

10888

EWRB 551

No. 1418622

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Lloyds Lodge

Phone:

Address of installation 10 Domain Rd Whakatane

Postal address of customer (if not as above)

WORK DETAILS

9 No. of lighting outlets

10 No. of socket outlets

No. of ranges

No. of water heaters

Was any installation work carried out by the homeowner? Yes ✓ No

Please tick (✓) as appropriate where work includes:

	Mains		Main earthing system
✓	Switchboard		Electric lines

Description Install new submains to shed. Wire shed and install lights & sign

It is recommended that test results be recorded here:

- Visual Examination ✓
- Earth Continuity ✓
- Bonding ✓
- Polarity ✓
- Insulation Resistance 100+ Mohm
- Other RCD
  earth loop

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name	Chris Morad
Registration no.	ES346
Company	Chris Morad Electrical
Signature	C M
Date	7/4/03
Contact Ph No.	30 722 99

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name	
Registration no.	
Company	
Signature	
Date	
Contact Ph No.	

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

New mains | Switchboard | Earthing system | Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name	Registration no.
Signature	Date
	Contact Ph No.

(Bruce)

This form is approved by the Electrical Workers Registration Board (PO Box 10 156, Wellington. Freephone 0800 66 1000) for the purposes of the Electricity Regulations 1997.

Whakatane District Council

ADDRESS ALL CORRESPONDENCE TO:
The General Manager
Whakatane District Council,
Private Bag 1002, WHAKATANE

TELEPHONE: (07) 307 9800
FAX: (07) 307 0718
ENV SVCS FAX: (07) 308-5804

se 10888

DATE: 18 November 2002

TO: Taylor Design
307 1002
Attention: John Taylor

FROM: Paul Howells

NUMBER OF PAGES *(including this one)* 2 *(if all pages not received, please advise)*

Good afternoon John

Attached for your information is a copy of the response provided from the Fire Service in regards the fire design for the proposed backpackers at 10 Domain Rd. I've discussed this with Jeff and he is happy with things as proposed.

I have tried several times today to contact Pam Christie to let her know, unsuccessfully so far.

Any problems please get back to me.

Regards

Paul

G:\DATA\ENVSERV\INSPCTRS\PAULH\BUILDING\10 Domain

NEW ZEALAND FIRE SERVICE

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: G8386
15 NOV 2002
ACTIONED DATE
1 Jeff Farrell
2
3
4

Facsimile Transmission

Company: Whakatane District Council
From: Alistair Henderson

Attn: Jeff Farrell
Fax: (07) 307 0718

Date:
Pages:

Re: 10 Domain Road

Message: ☑ Urgent ○ Routine ○ Please Reply ○ Please Comment

The Fire Service has no concerns regarding the evacuation of the above building and would have no concerns granting an evacuation scheme for the premises as I consider that there will be a safe, expeditious and efficient evacuation from the building in the event of a fire. We fully support the proposed installation of the sprinkler system in the building.

The issue of fire spread over the boundary is put forward as an alternative solutions. The Fire Service is unable to offer formal peer review of this for building consent purposes because of policy regarding the use of public funds to provide services that compete with the private industry.

However I would not expect the radiation from a sprinkler controlled fire to pose a danger to the neighbouring property. The temperature used by the modelling 827.5°C would be well above the temperature expected to be reached if a fire occurred and it was controlled by the sprinkler system. Additionally the size of the radiator (12m long and 3m high) appears to be the whole wall length when the fire would only be expected to be contained to one room by the sprinkler system (and then only part of that room).

I apologise about the delay in getting back to you.

If there are any queries please call me.

Yours faithfully

Alistair Henderson
Fire Engineer
Bay-Waikato Fire Region

Working with communities to protect what they value.

CAUTION

The information contained in this facsimile message may be restricted.

If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or reproduction of this message is prohibited. If you have received this message in error please notify the sender immediately and destroy all copies.

FIRE PROTECTION INSPECTION SERVICES LIMITED

CERTIFICATE OF COMPLIANCE FOR FIRE ALARM SYSTEM

Certificate No:	42484
Building:	Lloyds Lodge
Building Consent No:	
Location:	10 Domain Rd Whakatane
Owners name:	
Occupancy:	Backpackers

Details of System:

(a) Type of System:	Manual with smoke detection in Bedrooms.		
(b) The declared functional requirements:	c, d.		
(c) Equipment Manufacturer:	Pertronics		
(d) Equipment Register No:	Panel: PI/108	Callpoints:	PI/603
(e) Detector Register No:	Thermal:	Smoke:	SS/355
(f) Alerting Device Type:	PI/406		
(g) Detail of remote receiving centre:	Not Brigade Connected		
(h) Date of Completion:	27 March 2003		
(i) Details of Ancillary Services connected to the system:	Nil		

I hereby certify that the above system has been inspected and tested in accordance with NZS4512:1997 and on the basis of the results the system as installed complies with this Standard.

This system was in Compliance on 02/04/2003, and this Certificate is valid for a maximum of 12 months.

Installer: R Morrison
Signed: **Date:**
Capacity: Area Manager
Company: Fire Security Services
Address: P O Box 1190
Tauranga

Inspector: D McDonald
Signed:
Capacity: Technical Officer
Company: Fire Protection Inspection Services

ALERT FIRE PROTECTION LTD

444 Tristram Street, Hamilton
PO Box 5609, Frankton, Hamilton.
Telephone (07) 838-1335, Facsimile (07) 838-1336
Email: alertfire@xtra.co.nz

ISO 9001

7th April 2003

FIRE SECURITY SERVICES Ltd.
P.O. BOX 1190
TAURANGA.

Attention: ROBIN MORRISON.

(Fax: 07-577-0850)

PRODUCERS STATEMENT, BUILDING ACT 1991

PROJECT NAME: LLOYDS LODGE BACKPACKERS LODGE, Whakatane.

ALERT FIRE PROTECTION LTD confirm that the Fire Sprinkler System at the above premises, has been designed and installed to the relevant Standards as below, to meet the acceptable solutions as approved by the Building Industry Authority (BIA) under the Building Act, 1991.

- **Automatic Fire Sprinkler System to: NZS 4517 (2002).**

Yours faithfully
ALERT FIRE PROTECTION LTD

Keith Owen
DIRECTOR

Producer statement.doc

Plans to Include

- North Point ___
- Street Name ___
- Legal Boundaries ___
- Whole Buildings ___
- Depth at Connection ___
- Location of all Inspection Access ___
- Stormwater Drains ___
- Protection of Shallow Drains ___
- Scale ___

PLANS 10888

0 1 2 3 4 5 6 7 8 9 10

Scale: 100mm e.g. 1:200 10mm = 2m

Safety notes:
- ventilate deep manholes before entering
- don't work alone in deep manholes or trenches
- wash your hands before eating
- beware of electrical cables, gas pipes and overhead power hazards

Check for cables before you dig

Accurate drainage plans save time and money

- for property owners
- for tradespersons
- for council staff

Please take care to write or print legibly

Always show
- the direction of North
- the name of the main street frontage
- the outline of all buildings
- the location of all inspection access fittings
- the boundaries of the property
- the **exact** location of connection between drains and sewer
- the scale of your plan

If you forget to hand this plan to the council inspector, please post it to:

The District Inspector
Whakatane District Council
Private Bag 1002
Whakatane

WHAKATANE DISTRICT COUNCIL

Private Bag 1002, Whakatane Telephone (07) 307-9800 Facsimile (07) 308-5804

Plan of Sewage and Stormwater Drains

Tradesperson to complete all details, draw plan and hand completed document to Council Inspector at time of inspection.

Location of Work

STREET/ROAD..... 10 (number) Domain Rd.

Owner of Property

Owners Name and Initials.....

Tradesperson

Drains laid by:..... (name of tradesperson responsible for work)

Company or business name and address
Brady Drainage Ltd

Telephone No. 3089069

Tick Features

New work	☐
Additions to existing drain	☑
Alterations to existing drain	☐
Connection to sewer	☐
Work under contract for Council	☐
Residential	●
Commercial/Industrial	☐
Land subject to subdivision	☐

Other. Grease trap Install 1000 ℓ.

Signature of Tradesperson

..... date work compeleted. 18/3/03

Inspectors notes:

Building Consent No. _____

..... Inspector's Signature

INDEX

AS BUILT DRAWINGS

Dwg AB.01 Plan: Site Layout as Existing

Dwg AB.01 Plan: Floor Layout as Existing

SITEWORKS DRAWINGS

Dwg SW.01 Plan: Site Layout as Altered

ARCHITECTURAL DRAWINGS

Dwg A.01 Plan: Floor Layout Proposed

Dwg A.02 Elevations

Dwg A.03 Plan: Framing Layout

Dwg A.04 Plan: Floor Bracing Layout

Dwg A.04 Plan: Roof Layout

Dwg A.05 Cross Sections

Dwg A.06 Details

SERVICES DRAWINGS

Dwg E.01 Plan: Drainage Layout

Dwg E.02 Plan: Plumbing Layout

Dwg E.03 Plan: Accessible Shower & WC + details

Dwg E.04 Accessible Shower & WC Elevations

STRUCTURAL DRAWINGS

Dwg S.01 Plan: Floor Slab Layout

Dwg S.01 Details: Foundations

Corrosion Zone 1
Wind Zone Low
Earthquake Zone A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 8/1/03

Taylor Design

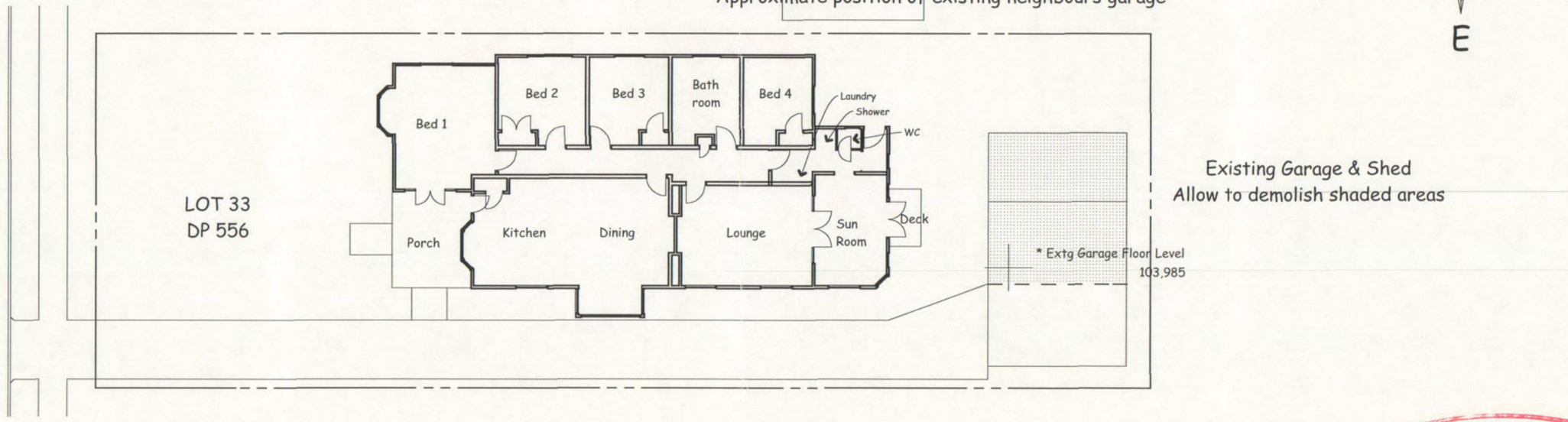
architectural designers

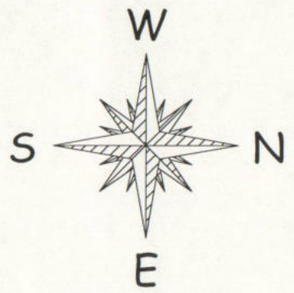
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,
Email: taylordesign@xtra.co.nz

Date December 2002

Job No 22103

Set Number 2.





WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 8/1/03

PLAN: SITE LAYOUT AS-BUILT
PLAN: FLOOR LAYOUT AS-BUILT

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations
to
Lloyds Lodge
10 Domain Road
WHAKATANE

CAD Ref: 22103 AB.01 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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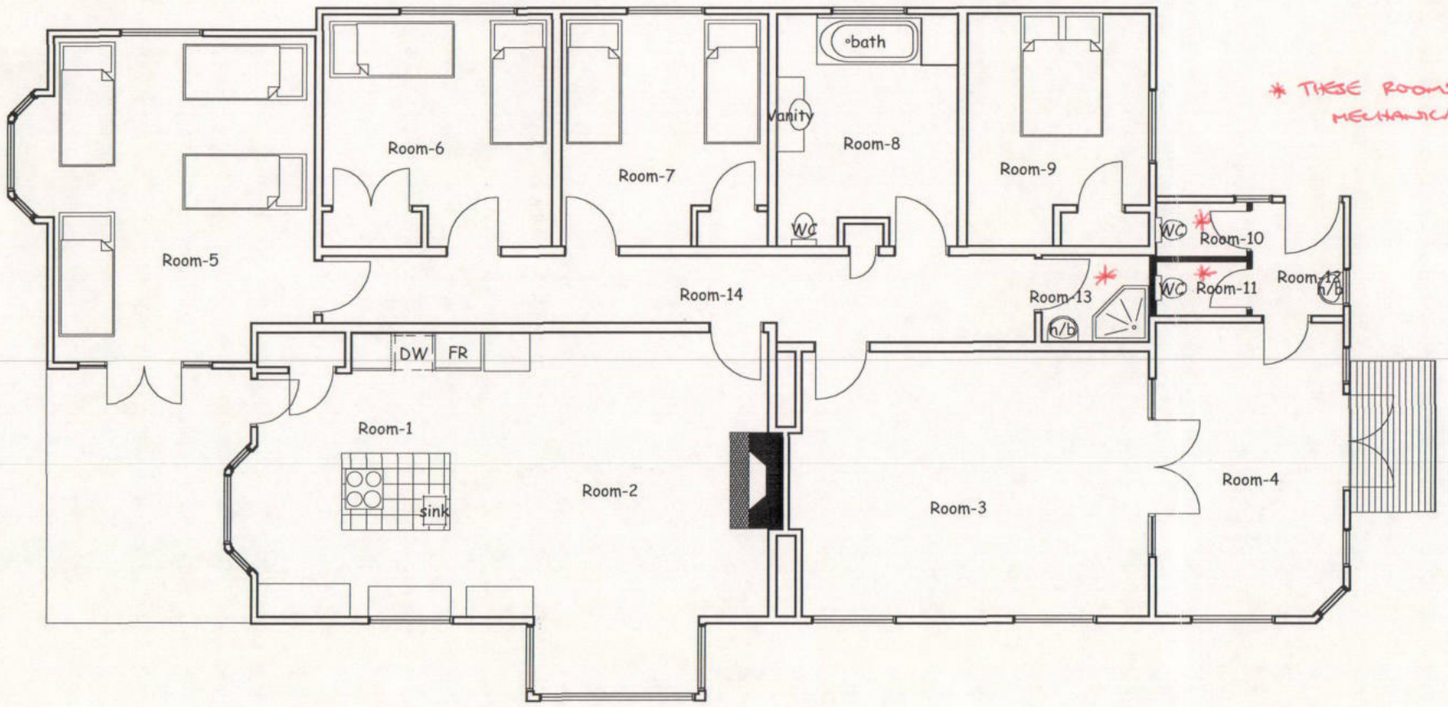
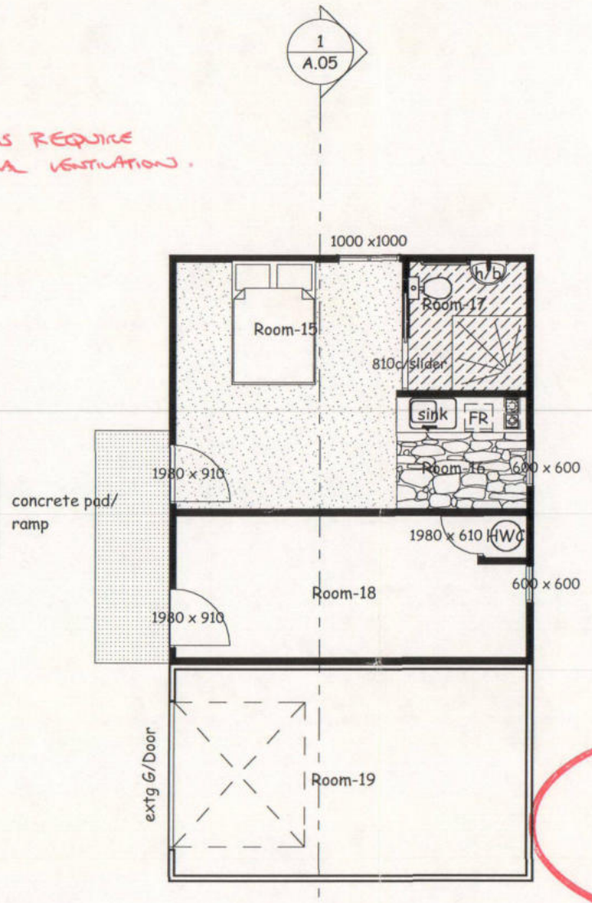
Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue
1:200	AB.01 A

ALL WORK TO COMPLY WITH THE NZ BUILDING CODE



* THESE ROOMS REQUIRE MECHANICAL VENTILATION.



Flooring Key

- Ceramic Tiled Floor
- Carpet

Whakatane District Council

The following classifications apply to this site.

Wind Zone: LOW

Corrosion Zone: 1

Earthquake Zone: A

WDC

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 4/12/02

Room Schedule	
Room 1	Kitchen
Room 2	Dining Room
Room 3	Lounge
Room 4	Office
Room 5	Bedroom 1
Room 6	Bedroom 2
Room 7	Bedroom 3
Room 8	Bathroom
Room 9	Bedroom 4
Room 10	W.C.
Room 11	W.C.
Room 12	Washroom
Room 13	Showerroom
Room 14	Hallway
Room 15	Accessible unit Bedroom

Room Schedule	
Room 16	Accessible Unit kitchen
Room 17	Accessible Unit Showerroom
Room 18	Office
Room 19	Garage

PLAN: FLOOR PLAN LAYOUT PROPOSED

NOTE: The proposed building rennovations to be carried out at:
"LLOYDS LODGE 10 DOMAIN ROAD WHAKATANE"
shall fully comply with the FIRE REPORT as prepared by:
"MACDONALD BARNETT PARTNERS LTD" ref 8585MRS and dated 17 October 2002
in respect to the provision of a SPRINKER SYSTEM and other compoents.
THE PLANS PREPARED BY TAYLOR DESIGN reference 22103 sheets
AB.01, SW.01, A.01-A.06, E.01-E.04 S.01 dated 04.12.02 have been prepared on the basis that compliance is in accordance with the above FIRE REPORT.
NON COMPLIANCE with any aspect of this report will nullify these documents

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations
to
Lloyds Lodge
10 Domain Road
WHAKATANE

CAD Ref: 22103 A.01 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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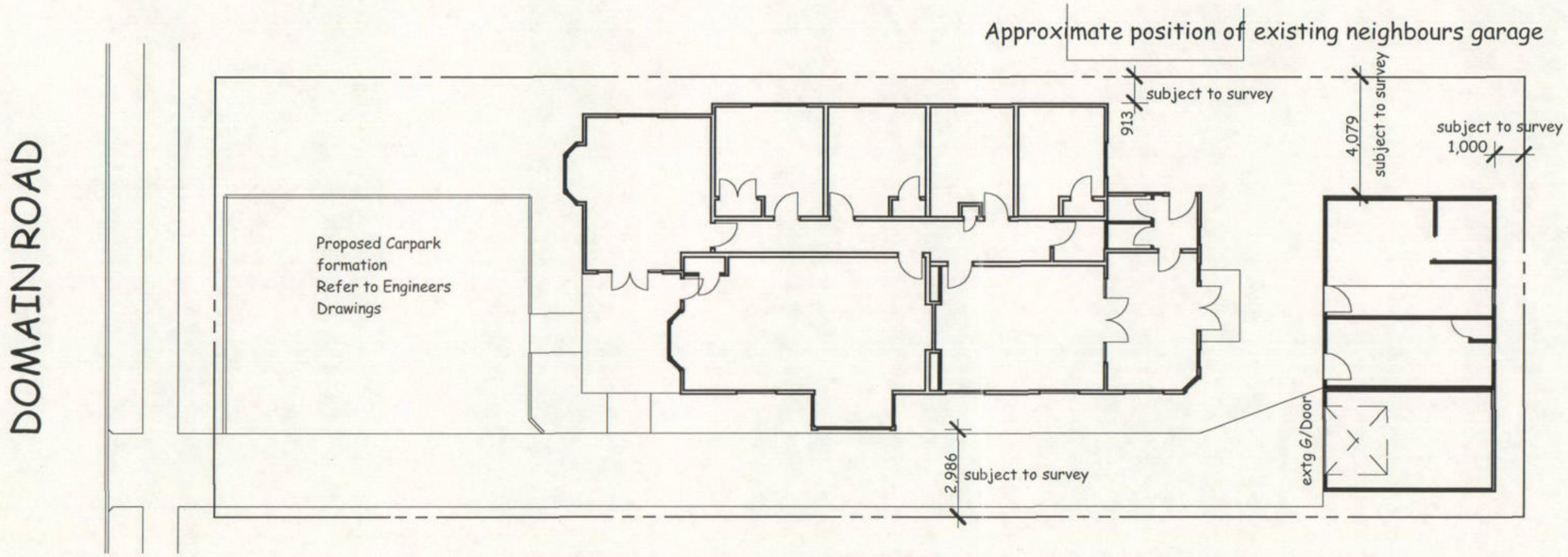
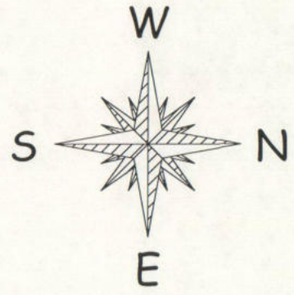
Date	Job No
04.12.02	22103
Scale (A3)	Dwg No & Issue
1:100	A.01 A





NOTE:
DISABLED PERSON'S CARPARK TO BE PROVIDED CLOSE TO ACCESSIBLE UNIT.

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 4/1/03

- FIRE SAFETY SUMMARY -

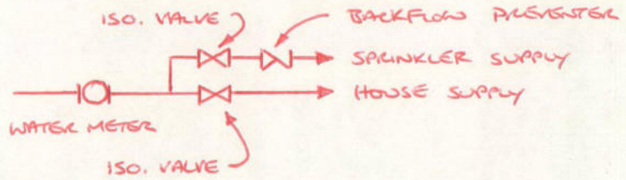
Firecell #	WHOLE BLDG *
Purpose Group	SA
Fire Hazard Category	1
Occupant Loading	20
Firecell Rating	F30
"S"- Rating	N/A - RESIDENTIAL SPRINKLERS
Safe Path Doors	N/A
Alarm Type	TYPE 6F + SMOKE DETECTORS IN BEDROOMS
Other Protection	NIL

- FIRE SAFETY COMMENTS:

* RESIDENTIAL SPRINKLER SYSTEM
* INCLUDES DETACHED ROOM.
(NOTE: NOT CONNECTED TO FIRE SERVICE)

Plan: Site Layout as Proposed

RESIDENTIAL SPRINKLER SYSTEM
- INCOMING WATER SUPPLY TO BE SPLIT DIRECTLY AFTER WATER METER AS SHOWN BELOW.



09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 SW.01 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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04.12.02	22103
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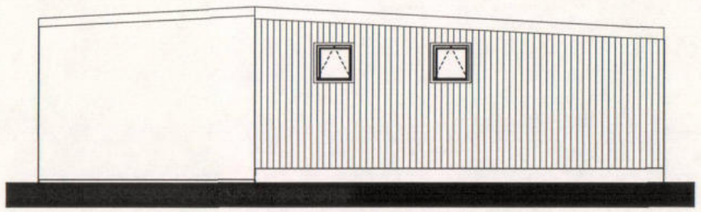
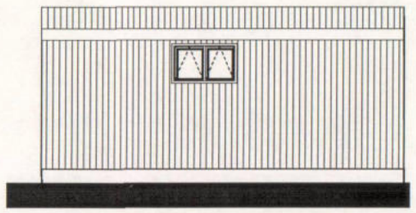
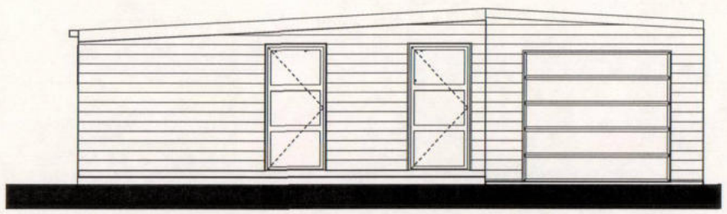


North Elevation



West Elevation



South Elevation

Exterior Material Schedule

MATERIAL POSITION	*MATERIAL TYPE*
Roof	Roof Profile: CORRUGATE
Spouting	Marley Spouting Classic Profile.
Downpipes	Marley 80mm Round Downpipe System
Timber Barges	205mm x 18mm fin Barge Boards sq
Timber Fascias	205mm x 18mm fin Fascia Boards
Exterior Wall Cladding	Timber Weatherboards
Exterior Wall Cladding	ex 75 x 25 vertical Battens over: 12mm Ecoply
Window Joinery	Timber Windows
Entrance Doors	Selected Glazed Timber Doors

Exterior Material Key

Timber Weatherboards

ex 75 x 25 vertical Battens @ 200mm crs over:
Ecoply 12mm Standard

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 8/1/03

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

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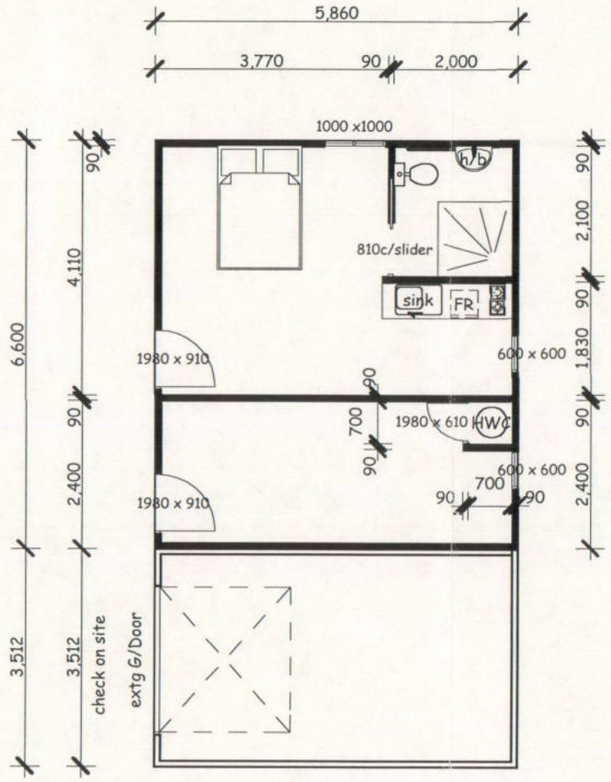

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 5/1/03

WALL KEY

Existing Timber Walls to remain
100 x 50 Framed Walls

FRAMING MATERIAL SCHEDULE

Framing to be No 1 framing grade H1 treated kiln dried Radiata Pine.

TIMBER WALL FRAMING SCHEDULE

Wall Construction Ground Floor
External Walls
Studs up to 2400 - 100 x 50 @ 600mm crs
100 X 50 noggs @ 1100mm/1300mm crs staggered
100 x 50 bottom plates
2 x 100 x 50 top plates

Wall Construction Ground Floor
Internal Walls
Studs up to 2400 - 100 x 50 @ 600mm crs
100 X 50 noggs @ 1100mm/1300mm crs staggered
100 x 50 bottom plates
2 x 100 x 50 top plates

PLAN: FRAMING LAYOUT

09.12.02 CONSTRUCTION ISSUE | A

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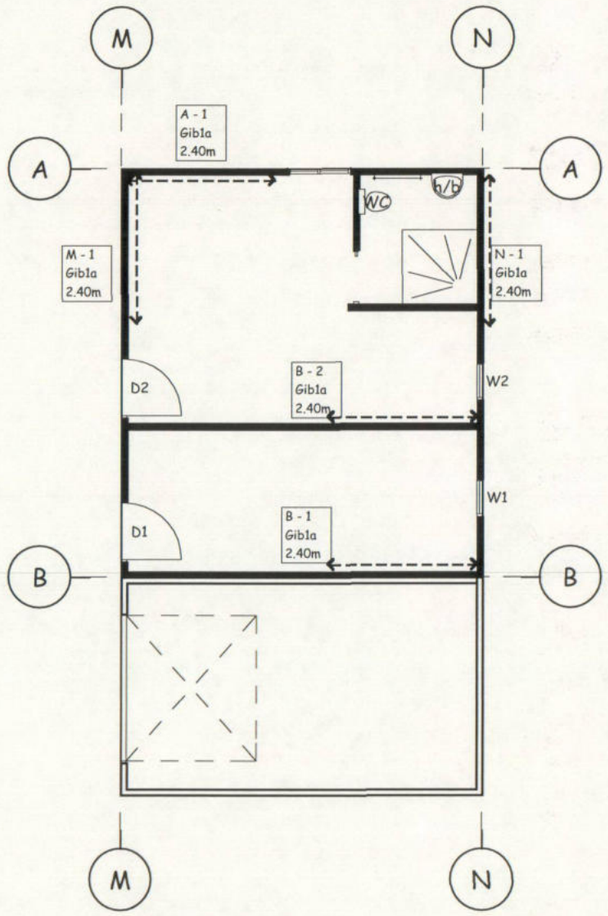


BRACING PLAN NOTES

All bracing to be fixed in strict accordance with the following manufacturers' manuals:

*WINSTONE WALLBOARDS GIB BRACING SYSTEMS MARCH 2002

BRACING CHECKED ONLY

BRACING PLAN LEGEND

BRACING KEY

Brace Number Shown as (A-1, A-2, etc)

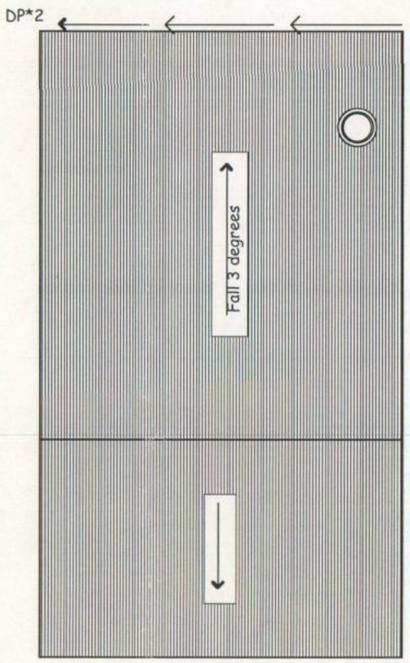
Brace Type Shown as (BR6,120/SB etc)

B - 4
Gib 22a
0.80m

Brace Length Shown as (1.20m)

Brace Position/Direction Shown: ←---→

PLAN: BRACING LAYOUT



PLAN: ROOF LAYOUT

ROOF LINING SCHEDULE

Allow to supply and install the following roofing materials as specified below:

All roofing materials to be strictly installed in accordance with the manufactures's specifications

Provide all Manufacturers's warranty for the materials as supplied.

Roofing Materials for this Project to be:

Roof Profile: DIMOND STYLELINE

Building Paper: GIB ANTIBLAZE GREENCAP Building paper

FASCIA & RAINWATER SYSTEM SCHEDULE

Allow to supply and install fascia boards as specified: Contractor to ensure that all fascia boards are fully preprimed prior to installation.

180mm x 18mm fin Fascia Boards

180mm x 18mm fin Barge Boards sq

Allow to supply and install spouting system as specified: Contractor to ensure that all installation is in accordance with the manufacturers' specifications.

Marley Spouting Classic Profile.

Allow to supply and install downpipe system as specified: All construction to be in accordance with the manufacturers' specifications

Marley 80mm Round Downpipes where shown on the drawings. Fix Downpipes to walls with min 2 Pipe Clips-Standoff Type

Roof Plan Legend

Roof falls shown: ——→

Spouting falls shown: ——→ ——→

DP*2: Marley Round 80mm Downpipe

Allow to install the following SOLA-TUBE:1 x SOLA-TUBE VS3004-Varivent. (Ventilation System Only 1 Room).

*All SOLA-TUBE units to be installed in STRICT accordance with the manufacturer's specifications

*Allow to inter connect SOLA-TUBE Ventilating Fan unit with ceiling light unit for simitaneous operations

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 5/1/03

09.12.02 CONSTRUCTION ISSUE	A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 A.04 A.PLT

Taylor Design
architectural designers
1st Floor, Park Lane Bldg, 126 The Strand,
P O Box 543, Whakatane.
Tel. 0-7-308 4097, Fax. 0-7-307 1002,

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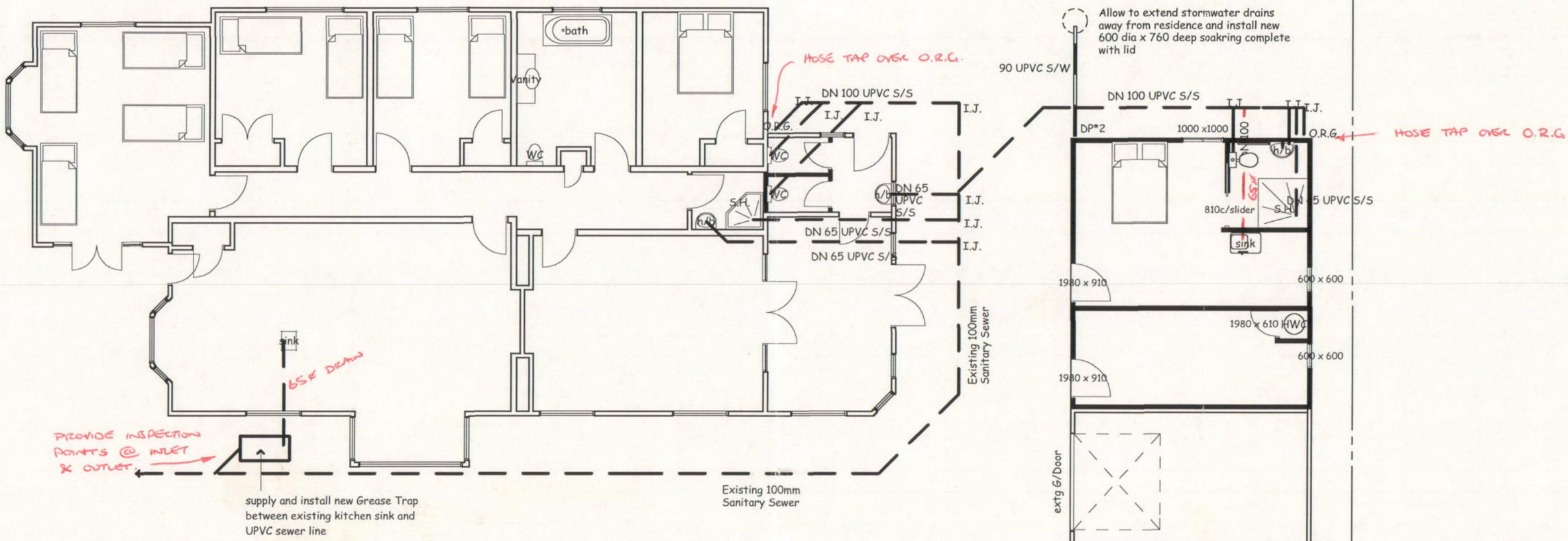

Drainage Layout Plan Legend

Allow to supply and install 90 UPVC S/W Line where shown on the drawings

Allow to supply and install UPVC Sanitary Sewer Lines to sizes and positions as shown on the drawings.

Plumbing Fittings Legend

(K.S.W.) Kitchen Sink + Wastemaster

(D.W.) Dishwasher

(BATH) Bath

(S.H.) Shower

(V.B.) Vanity Basin

(W.C.) Water Closet

(W.H.B.) Wash Hand Basin

(L.T.) Laundry Tub

(W.M.) Washing Machine

(D.R.) Dryer

Drainage Layout Plan Legend

(I.J.) Inspection Junction

(O.R.G.) Overflow Relief Gully

(C.E.) Cleaning Eye

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 5/6/03

PLAN: DRAINAGE LAYOUT

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 E.01 A.PLT

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architectural designers
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P O Box 543, Whakatane.
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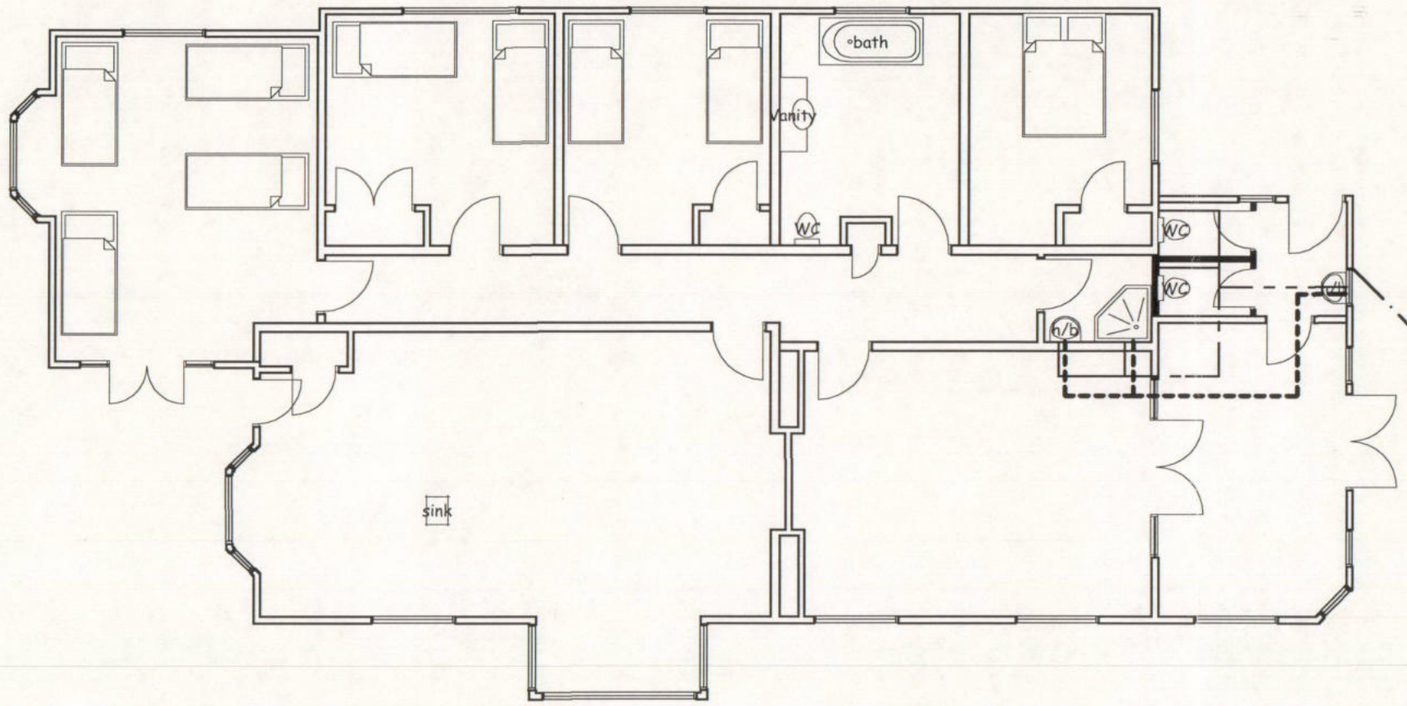
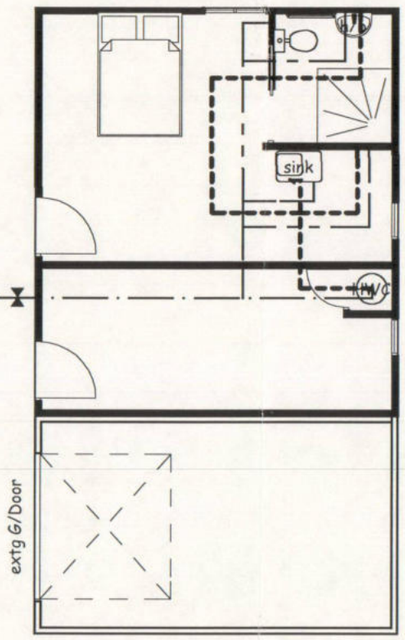


25mmOD Pushlok water pipe



ø15 Cu Hot Water

ø15 Cu Cold Water

Plumbing Plan Notes

WATER GENERAL

All work to comply with the NZBC G12/ASI Water Supplies

WATER SUPPLY PIPING INTERIOR

Allow to supply and install COPPER piping TO ALL FITTINGS for this project.

Piping sizes to be as shown on the drawings.

Run pipes in straight runs, firmly fixed to falls, with long radius bends and jointed by brazing or with crox fittings.

Conceal piping, insulate all hot water pipework and pressure test before the wall linings are fixed.

WATER SUPPLY PIPING INTERIOR EXPOSED

To all basins, and sinks from wall to fittings us Faucet hoses covered with stainless steel braid and fitted with stainless steel nuts

To all Water Cisterns use White polyethylene pipe with white nuts and accessories.

GATE VALVES

Where shown on drawings allow to install Gate Valves. All Valves to be De-zincified brass with screwed ends.

HOT WATER SYSTEM

Allow to supply and install Proprietory Electric Hot Water Heating System as specified: Contractor to ensure that all installation is in accordance with the manufacturers' specifications.

All Hot water Supply Systems to be installed strictly in accordance with the manufacturer's specifications, all to NZBC acceptable solution G12/AS1.

Rheem Mains Pressure En Suite Electric Hot Water Cylinder: Capacity: 91 litres

*Allow to install all Valves and/or Stop cocks in strict accordance with the Manufactures Specifications

Exterior Water Reticulation Key

—— · —— Allow to install water reticulation pipes to diameters shown on the drawings.

*Lay a minimum of 500 mm below ground level (600 mm under driveways) from the water tank supply through gate valves and water pump to residence. Lay marker tape above the water main in backfill.

Interior Water Reticulation Key

— — — Cold water reticulation pipes to sizes as shown on the drawings

---------- Hot water reticulation pipes to sizes as shown on the drawings

Plumbing Plan Notes

TAPS AND FAUCETS

Confirm make and model of Tap and Faucet selections with the owner.

Vanity Basins: Basin Mixer 15 mm

Shower Rose: Variable Slide Shower 15mm

Showers: Shower Mixer 15mm:

Sink: Sink Mixer 15 mm

WC cisterns: Stop tap 15 mm

Plumbing Fittings Legend

(K.S.) Kitchen Sink

(D.W.) Dishwasher

(BATH) Bath

(S.H.) Shower

(V.B.) Vanity Basin

(W.C.) Water Closet

(L.T.) Laundry Tub

(W.M.) Washing Machine

(D.R.) Dryer

(H.W.C.1) Hot Water Cylinder

(G.BOT.) Gas Supply Botttles

(H.T.) Exterior Hose Tap

Plumbing Plan Key

⧗ Valve

⧗ Non Return Valve

WHAKATANE DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION
Building Control Office
Date 8/11/02

09.12.02 CONSTRUCTION ISSUE | A

Proposed Rennovations to Lloyds Lodge 10 Domain Road WHAKATANE

CAD Ref: 22103 E.02 A.PLT

Taylor Design
architectural designers
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Date	Job No
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Scale (A3)	Dwg No & Issue
1:100	E.02 A

PLAN: PLUMBING RETICULATION LAYOUT

COMPLI

BUILDING STATEMENT OF FITNESS 468

Section 44(4)(c), Building Act 1991

APPLICANT

SL Christie
10 Domain Road
Whakatane
Contact: Pamela Christie
Phone: 3078005

PROJECT

Intended Use: BACKPACKERS ACCOMODATION
Condition of Use:NIL

PROJECT LOCATION

Site Address: 10 Domain Road
Legal Description: LOT 33
Survey Plan: DP 556
Valuation Number: 7107/885/00/

This is to state that Compliance Schedule No: 468 specifies inspection, maintenance, and reporting procedures for the following systems and features of the building.

Automatic sprinkler systems or other systems of automatic fire protection.

Emergency warning systems for fire or other dangers.

Any automatic back-flow preventer connected to a potable water supply.

Mechanical ventilation or air conditioning systems serving all or a major part of the building.

Such signs as are required by the building code in respect of the above-mentioned systems.

Means of escape from fire.

Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 Disabled Persons Community Welfare Act 1975.

The Compliance Schedule and the written reports obtained in accordance with the Compliance Schedule are to be kept at: 10 DOMAIN ROAD WHAKATANE.

JR Farrell
DISTRICT INSPECTOR

Date Issued: 07/05/2003
Expiry Date: 06/05/2004

COMPLIANCE SCHEDULE 468

Section 44(2), Building Act 1991

Building Consent No: 10888

APPLICANT

SL Christie
10 Domain Road
Whakatane
Contact: Pamela Christie
Phone: 3078005

PROJECT

Intended Use: BACKPACKERS ACCOMODATION
Condition of Use:NIL

COUNCIL CHARGES

Compliance Schedule (New buildings only).
Fee: .00
Receipt No:

PROJECT LOCATION

Site Address: 10 Domain Road
Whakatane
Legal Description: LOT 33
Survey Plan: DP 556
Valuation Number: 7107/885/00/

SYSTEM OR FEATURE

Automatic sprinkler systems or other systems of automatic fire protection.

Emergency warning systems for fire or other dangers.

Any automatic back-flow preventer connected to a potable water supply.

Mechanical ventilation or air conditioning systems serving all or a major part of the building.

Such signs as are required by the building code in respect of the above-mentioned systems.

Means of escape from fire.

Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 Disabled Persons Community Welfare Act 1975.

Inspection, Maintenance and Reporting procedures for each of the systems are appended.

JR Farrell
DISTRICT INSPECTOR

Wed May 7 2003

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 1
AUTOMATIC SPRINKLER SYSTEMS

A. ***Inspections***

Automatic sprinkler systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with NZS 4541 or NZS 4515 as is appropriate for the installation.

Frequency of inspection is dependent upon the type of installation, and shall be weekly, monthly, annually, 2 yearly and 4 yearly as prescribed in the relevant referenced Standards.

B. ***Maintenance***

Automatic sprinkler systems and fire alarms shall be maintained in accordance with NZS 4541 or NZS 4515 as is appropriate for the installation.

C. ***Persons Responsible***

All inspections and maintenance shall be undertaken by independent qualified persons.

Environmental Services Department

13 May 1994
694\STD\I\CS-1

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 3
EMERGENCY WARNING SYSTEMS

A. ***Inspections***

Emergency warning systems shall be inspected regularly to ensure continued effective operation. Content of the inspections for the different inspection frequencies shall be in accordance with the following referenced Standards:

i) Automatic fire alarms - monthly, annually - NZS 4512.
ii) Manual fire alarms - monthly - NZS 4561.
iii) Emergency intercommunication systems - monthly, 6 monthly - AS 2220 and AS 1851.10.

B. ***Maintenance***

Emergency warning systems shall be maintained in accordance with the appropriate Standard referenced above.

C. ***Persons Responsible***

All inspection and maintenance shall be undertaken by independent qualified persons.

Environmental Services Department

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 7
BACK-FLOW PREVENTERS

A. ***Inspections***

Automatic back-flow preventers connected to a potable water supply shall be inspected and tested annually in accordance with Chapter 5 of the United States Environmental Protection Agency "Cross Connection Control Manual".

B. ***Maintenance***

Automatic back-flow preventers shall be repaired or replaced if they fail the inspection test.

C. ***Persons Responsible***

The above inspection and maintenance procedures shall be undertaken by independent qualified persons.

Environmental Services Department

12 May 1994
J:\FORMS\CS-7

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 9
MECHANICAL VENTILATION AND AIR CONDITIONING SYSTEMS

A. ***Inspections***

Mechanical ventilation and air conditioning systems shall be inspected regularly to ensure continued effective operation. Inspection content and frequency shall be as follows:

i) Mechanical ventilation and air conditioning systems shall be inspected in accordance with NZS 4302: Part 2 and the designer's recommendations for functional operation and inspection frequency. Where the designer's recommendations are not available, the requirements of NZS 4302:Part 2 shall be met through compliance with an inspection and maintenance schedule prepared by a person who, on the basis of experience and qualifications, is competent to design heating, ventilating and air conditioning systems.

ii) Smoke control systems, monthly, 6 monthly and 2 yearly, as required by AS 1851.6, or in accordance with the designer's recommendations as is appropriate.

B. ***Maintenance***

Mechanical ventilation and air conditioning systems shall be maintained in accordance with NZS 4302:Part 2 and AS 1851.6 or the designer's recommended maintenance procedures as is appropriate to the installation. Specific design in accordance with G4/AS1 shall include a maintenance manual. Particular attention must be given to systems incorporating cooling towers where organisms such as Legionella may be present. The procedures listed in Section 309.3 of NZS 4302 must be carried out and to ensure adequate chemical control is being achieved in cooling towers, bacteriological tests shall be performed for:

* Legionella - 6 monthly

* Total Bacterial Count by dip slide methods - weekly, and by pourplate, spread plate or other approved method - monthly.

The total bacterial count shall not exceed 10^5 organisms/ml for safe operation.

C. ***Persons Responsible***

All inspection and maintenance shall be undertaken by independent qualified persons.

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 12
SIGNS

A. *Inspections*

Signs shall be inspected regularly to ensure continued effectiveness, and in particular that they are of the correct type, are present and in the right locations, and are legible.

Inspections of signs required for emergency purposes to be illuminated, shall (as for emergency lighting) be done monthly. For other signs inspections shall be done annually.

B. *Maintenance*

Signs shall be refurbished before they become illegible, and shall be replaced immediately should they be missing.

Defects in illuminated emergency signs shall be remedied immediately they are apparent.

C. *Persons Responsible*

The above monthly inspection shall be undertaken by the building owner. Annual inspection shall be undertaken by independent qualified persons.

Maintenance shall be undertaken by the owner.

Environmental Services Department

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 13
MEANS OF ESCAPE

A. ***Inspections***

Means of escape shall be inspected:

* Daily, when the building is in use, for crowd occupancies (purpose groups CL, CO and CM).

* Monthly in other occupancies.

* Annually for all occupancies.

Inspections shall be made to ensure that the passive and active features of the means of escape continue to perform as designed for safe evacuation, and in particular that:

i) Escape routes are kept clear of obstacles and hazards such as uneven flooring or insecure handrails at all times.

ii) Exit doors are not locked, barred, or blocked so as to prevent occupants from leaving the building in the event of an emergency without the use of a key.

iii) Smoke-control and fire doors are undamaged and are not kept open by methods other than hold-open devices that comply with the New Zealand Building Code and are in good working order

iv) Sliding automatic doors fitted with emergency fail-safe systems operate as designed.

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 15
ACCESS AND FACILITIES FOR PEOPLE WITH DISABILITIES

A. *Inspections*

Access and facilities for people with disabilities shall be inspected 6 monthly and annually to ensure that the building's provisions (if any) for access and facilities for people with disabilities are kept in good working order.

The inspection shall check the adequacy of accessible routes from street level or car park to spaces within the building, with particular attention to:

Usability of accessible route to the principal entrance.

Manoeuvre spaces in
- accessible routes,
- accessible car parking spaces,
- accessible toilet areas,
- accessible laundry areas,
- accessible kitchens.

Handrails.
Lighting levels.
Door hardware.
Grab rails in toilets.
Lifts

- door opening times,
- location and height of control, panels,
- handrails.

B. ***Maintenance***

Defects shall be remedied immediately they become apparent.

C. ***Persons Responsible***

The 6 monthly inspections shall be undertaken by the owner. The annual inspections shall be undertaken by independent qualified persons. Maintenance shall be undertaken by the owner.

COMPLI

BUILDING STATEMENT OF FITNESS 468

Section 44(4)(c), Building Act 1991

APPLICANT

SL Christie
10 Domain Road
Whakatane
Contact: Pamela Christie
Phone: 3078005

PROJECT

Intended Use: BACKPACKERS ACCOMODATION
Condition of Use:NIL

PROJECT LOCATION

Site Address: 10 Domain Road
Legal Description: LOT 33
Survey Plan: DP 556
Valuation Number: 7107/885/00/

This is to state that Compliance Schedule No: 468 specifies inspection, maintenance, and reporting procedures for the following systems and features of the building.

Automatic sprinkler systems or other systems of automatic fire protection.

Emergency warning systems for fire or other dangers.

Any automatic back-flow preventer connected to a potable water supply.

Mechanical ventilation or air conditioning systems serving all or a major part of the building.

Such signs as are required by the building code in respect of the above-mentioned systems.

Means of escape from fire.

Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 Disabled Persons Community Welfare Act 1975.

The Compliance Schedule and the written reports obtained in accordance with the Compliance Schedule are to be kept at: 10 DOMAIN ROAD WHAKATANE.

JR Farrell
DISTRICT INSPECTOR

Date Issued: 07/05/2003
Expiry Date: 06/05/2004

COMPLIANCE SCHEDULE 468

Section 44(2), Building Act 1991

Building Consent No: 10888

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COUNCIL CHARGES

Compliance Schedule (New buildings only).
Fee: .00
Receipt No:

PROJECT LOCATION

Site Address: 10 Domain Road
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Legal Description: LOT 33
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Valuation Number: 7107/885/00/

SYSTEM OR FEATURE

Automatic sprinkler systems or other systems of automatic fire protection.

Emergency warning systems for fire or other dangers.

Any automatic back-flow preventer connected to a potable water supply.

Mechanical ventilation or air conditioning systems serving all or a major part of the building.

Such signs as are required by the building code in respect of the above-mentioned systems.

Means of escape from fire.

Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 Disabled Persons Community Welfare Act 1975.

Inspection, Maintenance and Reporting procedures for each of the systems are appended.

JR Farrell
DISTRICT INSPECTOR

Wed May 7 2003

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 1
AUTOMATIC SPRINKLER SYSTEMS

A. ***Inspections***

Automatic sprinkler systems shall be inspected regularly to ensure continued effective operation. Content of the inspections shall be in accordance with NZS 4541 or NZS 4515 as is appropriate for the installation.

Frequency of inspection is dependent upon the type of installation, and shall be weekly, monthly, annually, 2 yearly and 4 yearly as prescribed in the relevant referenced Standards.

B. ***Maintenance***

Automatic sprinkler systems and fire alarms shall be maintained in accordance with NZS 4541 or NZS 4515 as is appropriate for the installation.

C. ***Persons Responsible***

All inspections and maintenance shall be undertaken by independent qualified persons.

Environmental Services Department

13 May 1994
694\STD\I\CS-1

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 3
EMERGENCY WARNING SYSTEMS

A. ***Inspections***

Emergency warning systems shall be inspected regularly to ensure continued effective operation. Content of the inspections for the different inspection frequencies shall be in accordance with the following referenced Standards:

i) Automatic fire alarms - monthly, annually - NZS 4512.
ii) Manual fire alarms - monthly - NZS 4561.
iii) Emergency intercommunication systems - monthly, 6 monthly - AS 2220 and AS 1851.10.

B. ***Maintenance***

Emergency warning systems shall be maintained in accordance with the appropriate Standard referenced above.

C. ***Persons Responsible***

All inspection and maintenance shall be undertaken by independent qualified persons.

Environmental Services Department

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 7
BACK-FLOW PREVENTERS

A. ***Inspections***

Automatic back-flow preventers connected to a potable water supply shall be inspected and tested annually in accordance with Chapter 5 of the United States Environmental Protection Agency "Cross Connection Control Manual".

B. ***Maintenance***

Automatic back-flow preventers shall be repaired or replaced if they fail the inspection test.

C. ***Persons Responsible***

The above inspection and maintenance procedures shall be undertaken by independent qualified persons.

Environmental Services Department

12 May 1994
J:\FORMS\CS-7

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 9
MECHANICAL VENTILATION AND AIR CONDITIONING SYSTEMS

A. ***Inspections***

Mechanical ventilation and air conditioning systems shall be inspected regularly to ensure continued effective operation. Inspection content and frequency shall be as follows:

i) Mechanical ventilation and air conditioning systems shall be inspected in accordance with NZS 4302: Part 2 and the designer's recommendations for functional operation and inspection frequency. Where the designer's recommendations are not available, the requirements of NZS 4302:Part 2 shall be met through compliance with an inspection and maintenance schedule prepared by a person who, on the basis of experience and qualifications, is competent to design heating, ventilating and air conditioning systems.

ii) Smoke control systems, monthly, 6 monthly and 2 yearly, as required by AS 1851.6, or in accordance with the designer's recommendations as is appropriate.

B. ***Maintenance***

Mechanical ventilation and air conditioning systems shall be maintained in accordance with NZS 4302:Part 2 and AS 1851.6 or the designer's recommended maintenance procedures as is appropriate to the installation. Specific design in accordance with G4/AS1 shall include a maintenance manual. Particular attention must be given to systems incorporating cooling towers where organisms such as Legionella may be present. The procedures listed in Section 309.3 of NZS 4302 must be carried out and to ensure adequate chemical control is being achieved in cooling towers, bacteriological tests shall be performed for:

* Legionella - 6 monthly

* Total Bacterial Count by dip slide methods - weekly, and by pourplate, spread plate or other approved method - monthly.

The total bacterial count shall not exceed 10^5 organisms/ml for safe operation.

C. ***Persons Responsible***

All inspection and maintenance shall be undertaken by independent qualified persons.

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 12
SIGNS

A. *Inspections*

Signs shall be inspected regularly to ensure continued effectiveness, and in particular that they are of the correct type, are present and in the right locations, and are legible.

Inspections of signs required for emergency purposes to be illuminated, shall (as for emergency lighting) be done monthly. For other signs inspections shall be done annually.

B. *Maintenance*

Signs shall be refurbished before they become illegible, and shall be replaced immediately should they be missing.

Defects in illuminated emergency signs shall be remedied immediately they are apparent.

C. *Persons Responsible*

The above monthly inspection shall be undertaken by the building owner. Annual inspection shall be undertaken by independent qualified persons.

Maintenance shall be undertaken by the owner.

Environmental Services Department

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 13
MEANS OF ESCAPE

A. ***Inspections***

Means of escape shall be inspected:

* Daily, when the building is in use, for crowd occupancies (purpose groups CL, CO and CM).

* Monthly in other occupancies.

* Annually for all occupancies.

Inspections shall be made to ensure that the passive and active features of the means of escape continue to perform as designed for safe evacuation, and in particular that:

i) Escape routes are kept clear of obstacles and hazards such as uneven flooring or insecure handrails at all times.

ii) Exit doors are not locked, barred, or blocked so as to prevent occupants from leaving the building in the event of an emergency without the use of a key.

iii) Smoke-control and fire doors are undamaged and are not kept open by methods other than hold-open devices that comply with the New Zealand Building Code and are in good working order

iv) Sliding automatic doors fitted with emergency fail-safe systems operate as designed.

Whakatane District Council

Address all letters:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3400

TELEPHONE (07) 307 9800
FAX NO. (07) 307 0718

COMPLIANCE SCHEDULE 15
ACCESS AND FACILITIES FOR PEOPLE WITH DISABILITIES

A. *Inspections*

Access and facilities for people with disabilities shall be inspected 6 monthly and annually to ensure that the building's provisions (if any) for access and facilities for people with disabilities are kept in good working order.

The inspection shall check the adequacy of accessible routes from street level or car park to spaces within the building, with particular attention to:

Usability of accessible route to the principal entrance.

Manoeuvre spaces in
- accessible routes,
- accessible car parking spaces,
- accessible toilet areas,
- accessible laundry areas,
- accessible kitchens.

Handrails.
Lighting levels.
Door hardware.
Grab rails in toilets.
Lifts

- door opening times,
- location and height of control, panels,
- handrails.

B. ***Maintenance***

Defects shall be remedied immediately they become apparent.

C. ***Persons Responsible***

The 6 monthly inspections shall be undertaken by the owner. The annual inspections shall be undertaken by independent qualified persons. Maintenance shall be undertaken by the owner.

Section 108 & 108 (3)(c), Building Act 2004

REQUIRED INFO	COMPLIANCE SCHEDULE INFO	Does BWOF reflect current C/S Yes No	BWOF Comments
Invoice Paid	*Check Ozone*		
Building Name:	Eastbay Podiatry	No	10 Domain Rd
Address	10 Domain Rd	Y	
Compliance Schedule No	468	Y	
Building Owner/s	Legacy Property BOP ltd	N	Fraser Family Investments Ltd
Legal Description	Not included	Y	Provided
Year of Construction	2003	Y	
Classified use	Working Low	N	Not specified
Occupancy Numbers	Not specified	Y	Not specified
Fire Hazard Category	Not specified	Y	Not specified
Current Lawfully Established Use	Commercial	N	Not specified
Intended Life of the Building if 50 Years or Less	Indefinite	N	Not specified
Location of Building Within Site / Block Number	N/A	Y	N/A
Level / Unit Number	N/A	Y	N/A
Expiry Date	7 May	Y	
Compliance period on B WOF			1 month
Location of C/S			On the premise
B WOF signed By	Agent for owner		
Dated	31 May 2018		
Comments: Property file needs to be reviewed to update and populate missing ozone fields			
Ozone details update by:	**Date:**		

Section 108 & 108 (3)(c), Building Act 2004

Systems	System on BWOF	System on Form 12A	IQP Signed & Name in Full	IQP on approved IQP Register	Dated	12 Months Compliance
	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
SS1 - Automatic systems for fire suppression	Y	Y	Y	Y	Y	Y
SS2 - Automatic or manual emergency warning systems for fire or other dangers	Y	Y	Y	Y	Y	Y
SS3/1 - Automatic doors						
SS3/2 - Access controlled doors						
SS3/3 - Interfaced fire or smoke doors or windows						
SS4 - Emergency lighting systems						
SS5 – Escape route pressurisation						
SS6 - Riser Mains						
SS7 - Automatic back flow preventers	Y	Y	Y	Y	Y	Y
SS8/1 - Passenger carrying lifts						
SS8/2 – Service lifts						
SS8/3 – Escalators & Moving walks						
SS9 - Mechanical ventilation or air conditioning						
SS10 – Building maintenance units						
SS11 – Laboratory fume cupboards.						
SS12/1 - Audio loops						
SS 13/1 – Mechanical smoke control						
SS13/2 - Natural smoke control						
SS13/3 – Smoke curtains						
SS14/2 - Signs relating to a	Y	Y	Y	Y	Y	N

OBJECTIV

system or feature specified in any of clause 1 to 13						
SS15/2 - Final exits	Y	Y	Y	Y	Y	N
SS15/3 - Fire separations						
SS15/4 - Signs for communicating information intended to facilitate evacuation	Y	Y	Y	Y	Y	N
SS15/5 - Smoke Separations						
Amendment to compliance schedule required: Yes						
Compliance schedule amended by:				**Date:**		
CS amendment not approved:				**Action instigated:**		
Systems & IQP Name:						
Comments: As a qualified B WOF received, a field audit was completed on 5 June 2018. The ownership of the premise has changed, no longer Eastbay Podiatry, rather now Legacy Accounting						

FORM 11

Application for Amendment to Compliance Schedule

OBJECTIV

Form 11 Received	**N/A**
Signed By (full name):	
IQP Number:	
Company Name:	WDC
Date:	5 June 2018
Reason for Change? Name of the building changed from Eastbay Podiatry to Legacy Accounting. Ownership of the building has also changed, P Ltd, P O Box 13574, Tauranga Central	
Further Information required for Specified System?	
Amendment to compliance schedule approved: Paul Howells	
Compliance schedule amended by:	**Date:**

Auditor: Paul Howells

Date of audit: 5 June 2018

Section 108 & 108 (3)(c), Building Act 2004

Outcome of Audit: From a review of the log books on site it was apparent that the fire alarm and sprinkler system together with the backflow preventer were the subject to regular checking by the IQP. It was only the signage and final exits for which there was no records of checks being carried out. This was discussed with the buildings owner, Barry Morgan. Now that he is aware of the requirements he will ensure regular review occurs. On the basis of this the B WOF was accepted.

OBJECTIV

WHAKATĀNE
District Council

5 June 2018

Mr B Morgan
C/- 10 Domain Road
WHAKATĀNE.

Dear Barry

BUILDING WARRANT OF FITNESS FOR LEGACY ACCOUNTING, 10 DOMAIN RD, WHAKATANE

Thank you for meeting with me on site today, 5 June 2018.

As I mentioned, the Council has received the building warrant of fitness renewal documentation for the above premise. These documents on review were found to have not been issued for the full 12 month period as required under the Building Act 2004. Rather, some of the documentation had been qualified in that it applied for a 1 month period only.

From our discussion I appreciate that your instructions to your service provider has been to address all of the testing and maintenance requirements applicable to the compliance schedule. The area that has not been fully covered pertains to the relatively minor matters of signage in the building as well as the final exits. These features would normally checked on a monthly basis by either the building occupier or owner rather than by a specialist contactor, who would then sign the log book maintained on site to verify this had occurred.

Given the minor nature of the omission, I have accepted the building warrant of fitness renewal documentation for the past year. Obviously, your cooperation in keeping these records up to date in future would be appreciated.

Yours faithfully

Paul Howells
BUILDING MONITORING OFFICER

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

Section 108 & 108 (3)(c), Building Act 2004

Compliance schedule number: 468	**Building Risk (** please circle) **Medium**	**Site Contact: Barry Morgan**	
Address: 10 Domain Rd, Whakatane	**Contact details** Office ___3085453_____ Mobile _____	BWof on display Expiry Date	No, document being amended.
Prior to onsite Audit			
Health and Safety Induction required			No
What Hazardous Goods on site (HAZNO) (if present list quantity and volume) or N/A			
If present how are they stored / located			
Are they compatible			
Correct PPE - worn if applicable			
Was the Emergency plan. SDS, Spills kit, available / visible			
Audit			OBJECTIV
Compliance Schedule available for audit inspection			Yes
Location of Logbook / records		On the premise	
Are Annual reports and 12a for last 2 years available			Y
If annual reports and 12a missing - what is the reason			

Systems	System present in building	System on Compliance Schedule	System on Bwof	Documentation acceptable	Comments
	Yes/No	**Yes / No**	**Yes / No**	**Yes / No**	
SS1 - Automatic systems for fire suppression	Y	Y	Y	Y	
SS2 - Automatic or manual emergency warning systems for fire or other dangers	Y	Y	Y	Y	
SS3/1 - Automatic doors					
Systems	**System present**	**System on Compliance**	**System**	**Documentation**	**Comments**

Section 108 & 108 (3)(c), Building Act 2004

	in building	Schedule	on Bwof	acceptable	
	Yes/No	Yes / No	Yes / No	Yes / No	
SS3/2 - Access controlled doors					
SS3/3 - Interfaced fire or smoke doors or windows					
SS4 - Emergency lighting systems					
SS5 – Escape route pressurisation					
SS6 - Riser Mains					
SS7 - Automatic back flow preventers	Y	Y	Y	Y	
SS8/1 - Passenger carrying lifts					
SS8/2 – Service lifts					
SS8/3 – Escalators & Moving walks					
SS9 - Mechanical ventilation or air conditioning					
SS10 – Building maintenance units					
SS11 – Laboratory fume cupboards.					OBJECTIV
SS12/1 - Audio loops					
SS 13/1 – Mechanical smoke control					
SS13/2 - Natural smoke control					
SS13/3 – Smoke curtains					
SS14/2 - Signs relating to a system or feature specified in any of clause 1 to 13	Y	Y	Y	N	Monthly check by owners not recorded
SS15/2 - Final exits	Y	Y	Y	N	Monthly check by owner not recorded
SS15/3 - Fire separations					
SS15/4 - Signs for communicating information intended to facilitate evacuation	Y	Y	Y	N	Monthly check by owner not recorded
SS15/5 - Smoke Separations					
Comments	**Owner unaware of need for checking of signage/final exits, will commence**				
Amendment to compliance schedule required: Y. Owners details and name of premise need to be					

Section 108 & 108 (3)(c), Building Act 2004

updated, referenced in desk audit.	
Compliance schedule amended by:	**Date:**
CS amendment not approved:	**Action instigated:**
Systems & IQP Name:	
Comments:	

FORM 11

Application for Amendment to Compliance Schedule

Form 11 Received	**N/A**
Signed By (full name):	
IQP Number:	
Company Name:	
Date:	
Reason for Change?	
Further Information required for Specified System?	
Amendment to compliance schedule approved:	
Compliance schedule amended by:	**Date:**

Auditor: Paul Howells

Date of audit: 5 June 2018

Outcome of Audit: Audit not passed. Full discussion with the buildings owner. Owners checks to be commenced, ownership details to be updated as per the desk audit.

Premises Name & Address: Legacy Accountants – 0010 Domain Road			CS number: 468	
System	Ozone	BWOF	CS	Type/IMR
SS1 Automatic systems for fire suppression (for example, sprinkler systems)	☑	☑	☑	☐
SS2 Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit).	☑	☑	☑	☐
SS3 Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation).	☐	☐	☐	☐
SS4 Emergency lighting systems.	☐	☐	☐	☐
SS5 Escape route pressurisation systems.	☐	☐	☐	☐
SS6 Riser mains for use by fire services.	☐	☐	☐	☐
SS7 Automatic back-flow preventers connected to a potable water supply.	☑	☑	☑	☐
SS8 Lifts, escalators, travelators, or other systems for moving people or goods within buildings.	☐	☐	☐	☐
SS9 Mechanical ventilation or air conditioning systems.	☐	☐	☐	☐
SS10 Building maintenance units providing access to exterior and interior walls of buildings.	☐	☐	☐	☐
SS11 Laboratory fume cupboards.	☐	☐	☐	☐
SS12 Audio loops or other assistive listening systems.	☐	☐	☐	☐
SS13 Smoke control systems.	☐	☐	☐	☐
SS14 Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1 to 13.	☑	☑	☑	☐
SS15 Any or all of the following systems and features, so long as they form part of a building's means of escape from fire, and so long as those means also contain any or all of the systems or features specified in clauses 1 to 6, 9, and 13: (a)systems for communicating spoken information intended to facilitate evacuation; and (b)final exits (as defined by clause A2 of the building code); and (c)fire separations (as so defined); and (d)signs for communicating information intended to facilitate evacuation; and (e)smoke separations (as so defined).	☑	☑	☑	☐

Comments
Latest CS on file, 26/09/2016, page 6 ‘BWOFs – 0010 Domain Road’ (A1759421)
No BC listed on Ozone
Oldest BWOF 07/05/2004, page 94 ‘BWOFs – 0010 Domain Road’ (A1759421)
Oldest CS, 07/05/2003, page 2 ‘Compliance schedules – 0010 Domain Road’ (A1759422)
Latest BC 10888 – Backpackers Accommodation – 2003
Fire report first page of ‘Specifications’
Form 11 amending all systems to make them more site specific.

9130
0830|0010

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 10/12/2014 Expires. 07/05/2015

BUILDING

BWOF

Description: EASTBAY PODIATRY
Street Address: 10 DOMAIN ROAD, WHAKATANE
Valuation Roll No.: 7107/885.00 Legal Description: Lot 33 DP 556
Intended use and any conditions of use: CONSULTING ROOMS

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

SCANNED

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

- ✓ AUTOMATIC SPRINKLER SYSTEMS
- ✓ EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS
- ✓ AUTOMATIC BACK-FLOW PREVENTER
- ✓ SIGNS FOR SPECIFIED SYSTEMS
- ✓ FINAL EXITS
- ✓ SIGNS TO FACILITATE EVACUATION

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No. A490258
12 FEB 2015
ACTIONED Paul DATE
1
2
3
4

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner. MATTHEW FRASER ...Position.... DIRECTOR

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 5/12/14
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-348-6658 E-mail: gathomson@xtra.co.nz

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

163 MAUI STREET, PRIVATE BAG 3207, HAMILTON 3240, PHONE (07) 849 5440, FAX (07) 07 849 5517

FORM 12A **TO: GA Thomson & Associates**

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name	Eastbay Podiatry
Building Warrant of Fitness No.	468
Street address of building	10 Domain Road, Whakatane
Legal description of land where building is located.....	Lot 33 DPS 556
Level/unit number.....	

The Owner

Name of owner	M Fraser and E Beeler
Contact person[1]	Matt Fraser
Mailing address	10 Domain Road, Whakatane
Street address	

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 01 month prior to the date stated below in relation to the following specified system(s):

SS1 Automatic Systems for fire suppression

Name of Licensed Building Practitioner/Independent Qualified Person Trevor McCracken

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration 110/2002/07

Date signed 31-10-2014.

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

163 MAUI STREET, PRIVATE BAG 3207, HAMILTON 3240, PHONE (07) 849 5440, FAX (07) 07 849 5517

FORM 12A

TO: GA Thomson & Associates

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name	Eastbay Podiatry
Building Warrant of Fitness No.	468
Street address of building	10 Domain Road, Whakatane
Legal description of land where building is located	Lot 33 DPS 556
Level/unit number	

The Owner

Name of owner	M Fraser and E Beeler
Contact person[1]	Matt Fraser
Mailing address	10 Domain Road, Whakatane
Street address	

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

SS2 Auto/Manual emergency warning systems

Name of Licensed Building Practitioner/Independent Qualified Person Trevor McCracken

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration 110/2002/07

Date signed 16-9-2014.

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: EASTBAY PODIATRY	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

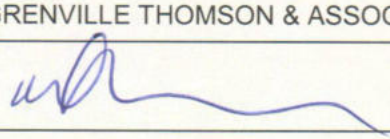
Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPLIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **1 month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows	X	14	Emergency power systems for, or Signs (related to 1-13) /1 /2
	4	Emergency lighting systems	X	15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply		(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems		(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS:

Name of Independent Qualified Person: Malcolm Stuart Thomson		IQP No.2013/5537
Name of IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Independent Qualified Person :		Date: 12.12.14

Telephoned Fire Security Services 13.2.15.
Trevor apparently no longer works for the firm
In respect to the backflow component, ~~the test~~ no
advice could be given as to whether any consideration
had been given to the backflow component - whether
this was integral with the sprinkler system and
whether any supporting test documentation was
available to establish that this had been checked.
A message will be sent to Gavin, who apparently
may be able to shed some light on matters.

Compliance Schedule

SECTION 100, BUILDING ACT 2004

WHAKATĀNE
District Council

The building

Street address of building: 10 DOMAIN ROAD
Legal description of land where building is located: LOT 33 DP556
Building name (if applicable): Eastbay Podiatry

Current, lawfully established, use: Podiatry Clinic
Year first constructed: 2003

The owner

Name of owner FRASER FAMILY INVESTMENTS LIMITED

Contact person

FRASER FAMILY INVESTMENTS LIMITED
18 SULLIVAN STREET
WHAKATANE 3120

Phone number 1 - day 0064 021 530830
Phone number 2 -
Email address -
Website -

Specified Systems

The Compliance Schedule is kept at 10 DOMAIN ROAD

The following specified systems are covered by the Compliance Schedule **468** for this building:

Automatic sprinkler systems for fire suppression
Signs
Final exits
Signs for evacuations
Automatic or Manual Emergency warning systems
Automatic Back-flow preventers

Notes

The maximum number of occupants that can safely use this building is

Signature

Team Leader Technical Administration

Position

26 Sep 2016

Date

On behalf of: Whakatane District Council

[redacted]

Paul Howells

From: Paul Howells
Sent: Monday, 26 September 2016 11:37 a.m.
To: 'Tina Hamilton'
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Tina.

Attached is the compliance schedule for this premise. It expired on 7 May 2016. My understanding is that the owner of the building was going to look into whether a B WOF was still needed for the building given the change in use that has occurred. There is also matter of both the sprinkler system and the emergency warning systems having been modified without any building consent being obtained. Given the above, could you let me know if you are looking to do a renewal of the existing compliance schedule

Cheers

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: Tina Hamilton [mailto:tina.hamilton@firesecurity.co.nz]
Sent: Wednesday, 21 September 2016 3:56 p.m.
To: Paul Howells
Cc: Kerry Smith
Subject: FW: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Paul
Can you please send the below CS if you have it available?
Thank you

Tina Hamilton | BWOF and Compliance Administrator
Head Office | 163 Maui St | Private Bag 3207 | Hamilton
9:00am to 2:30pm Monday to Friday

Ph 07 849 5440 | **DDI** 07 850 7837 | **Fax** 07 849 5517
e-mail tina.hamilton@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz

FIRE SECURITY SERVICES

From: Tina Hamilton
Sent: Tuesday, 20 September 2016 10:28 a.m.
To: 'Paul Howells'
Cc: Glenn Jones
Subject: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Paul
Can I please have the compliance schedule for the following site?

10 Domain Road
Whakatane

Thank you

Tina Hamilton | BWOF and Compliance Administrator
Head Office | 163 Maui St | Private Bag 3207 | Hamilton
9:00am to 2:30pm Monday to Friday

Ph 07 849 5440 | **DDI** 07 850 7837 | **Fax** 07 849 5517
e-mail tina.hamilton@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz

FIRE SECURITY SERVICES

From: Glenn Jones
Sent: Tuesday, 20 September 2016 9:09 a.m.
To: Kerry Smith
Cc: Tina Hamilton
Subject: 10 Domain Rd, Whakatane

Hi Kerry, got this on board finally, one that we have done work for and have an account already set up.
Just the usual please to Lou for PB.

Tina the usual Manual please & charge of $65.
And sorry I don't have BWOF due date but you'll see by client Barry's mention below must be due.
Can you please obtain that from your sources or do you want me to ask the tester or relevant council?

Council need the compliance and we cannot find any manual in building - can you also replace that please.

Signed doc attached.

Any issues please ring me.

Cheers

Barry

Barry Morgan | Director
Legacy Accountants Limited

Change of address details

Legacy Property Bay Ltd
PO Box 88
Whakatane

Attn: Barry Mayer.

Met in office 16. Aug 16. Barry advised that fire sprinkler and alarm systems had been altered by Fire Protech Services to allow an outbuilding to be demolished. I confirmed to Barry that good works should properly be carried out under a building consent.

Conversation with a Buyer would ordinarily have been required to be present given the change in use. Barry confirmed < 10 people on site and no lighting work. I suggested that it may be possible that no alarm or sprinkler would be required under the NZBC. He will review this further with Sally + Malcolm Thompson. Suggested also that the requirement for backflow prevention could also be looked at - if this was solely due to the sprinkler system & it was possible that this feature could also be deleted. This would effectively cancel the requirement for any compliance schedule to be in place.

Malcolm will consider matters and will send us through advice as to how he wishes to proceed.

16.8.16

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From: GA Thomson & Associates [mailto:gathomson@xtra.co.nz]
Sent: Thursday, 26 May 2016 12:46 p.m.
To: Liisa Tioke; Paul Howells
Subject: 10 Domain Road

Good afternoon

Can I please have the current Compliance Schedule for the above site which is now owned by Legacy Accounting. One of the owners has informed me that they have not done any structural work other than to remove the back garage however this required disconnecting the fire alarm from that area.

Kind regards
Sally Reid
Client Services Manager
Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
Po Box 733, Whakatane 3158

Phone: 07 312 4494
Fax: 07 312 4498

Paul Howells

From: GA Thomson & Associates <gathomson@xtra.co.nz>
Sent: Monday, 30 May 2016 9:26 a.m.
To: Paul Howells
Subject: RE: 10 Domain Road

Good morning

This property is now owned by Legacy Accounting so the owner details are wrong. It should have come through to you from Rates I would have thought?

A zone for the fire alarm was removed when the garage/apartment was demolished.

We have had nothing to do with this building for the last two years and were recently approached by the new owners. If any of the above information needs to be discussed with them, your initial point of contact is Barry Morgan, part owner, 3062094

Kind regards
Sally

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Thursday, 26 May 2016 4:25 p.m.
To: GA Thomson & Associates
Subject: RE: 10 Domain Road

Hi Sally.

Copy of the compliance schedule attached. If there has been any works in relation to the fire alarm or sprinkler systems, then I would be expecting such works to have been covered under a building consent. We haven't issued any for this address in the recent past.

Regards

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
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E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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0830/0010

WHAKATĀNE
District Council

2 May 2016

Fraser Family Investments Ltd
18 Sullivan St
WHAKATĀNE 3120

Dear Sir/Madam

EASTBAY PODIATRY, COMPLIANCE SCHEDULE NUMBER 468, ADDRESS 10 DOMAIN RD, WHAKATANE.

According to our records, the Building Warrant of Fitness (B-WOF) for the above referenced premise expires on 7 May 2016. To date, the Whakatane District Council has not received a current warrant of fitness and supporting documentation for the building. If this is not correct, or if our records are out-of-date, please advise me and I will be happy to revise the information we hold.

The B-WOF document is particularly significant in respect to your building. It is this document which certifies that all the essential features necessary for the safe, continued use of the premises have been regularly maintained and serviced throughout the preceding 12 months. Allowing a building to remain operating without a current B-WOF is therefore of concern to the Council from a public safety perspective. That situation may also have potential implications in respect to any insurance cover you hold, as well as being an offence under building legislation.

Please arrange for the required documentation to be supplied to the undersigned. It would be appreciated if your response could be provided within 10 working days from the date of this letter.

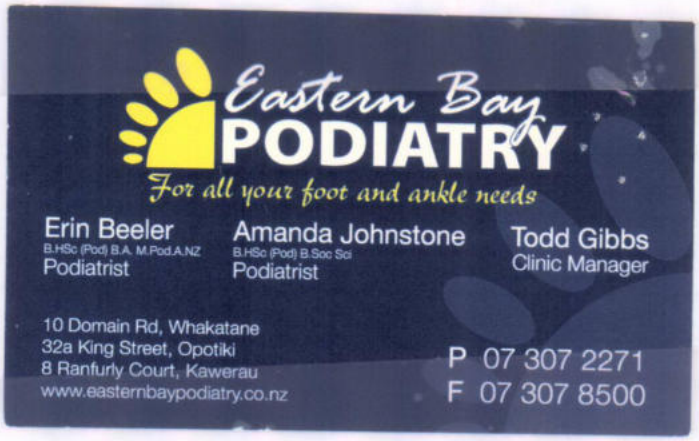
Note that the annual renewal of the B-WOF, including the updating of these documents, where necessary, does not incur a Council charge. However, if a further round of on-site follow-up auditing has to be undertaken, this will incur costs at the Council's current charge-out rate as specified under the current fees and charges schedule.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully

Paul Howells
BUILDING MONITORING OFFICER

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand



Your next appointment is .....

Matt Fraser,
Clinic Manager.
021 530 830.

10 - Domain.

East by Radiata.

CS LGB.

Expired 7.5.~~13~~13

- Site visit 3.6.14. Need Rwat on display in reception area - expired 7.5.13.
  Telephoned and left message asking that Matt contact me re this issue.

  Phoned again & left message 4.6.14

  4.6.14 - Contacted Matt - he will make contact with Grenville & arrange for the renewal to be done.

- Telephone discussion Matt 1.9.14 - he chased up Grenville, should be sorted asap.

matthew_drax@hotmail.co.uk.
Telephone discussion Sally - Grenville Thompson Associates - 30.10.14. She confirmed sprinklers had not been tested as for last 2 years & confirmed to her that checking & certification of the current condition of the sprinklers would be required as part of the B.Wat renewal. She will contact Matt again to confirm this to him.

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 06/12/2012 Expires. 07/05/2013

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position...Receptionist.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 12/12/12
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Building Condition Assessment Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

1 February 2013

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No. .....
-4 FEB 2013
ACTIONED
1. ..... DATE
2. .....
3. .....
4. .....

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed a copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Eastbay Podiatry, 10 Domain Road, Whakatane

NB:
1. Form 11s have been included for these sites and we request a copy of the new Compliance Schedule these will generate.
2. Please invoice the owner for your services.

If I can be of further service to you please do not hesitate to contact me.
Yours sincerely

Sally Reid

Mrs Sally Reid
Client Services Manager

Enc.

Paul Howells

From: Paul Howells
Sent: Thursday, 19 February 2015 12:59 p.m.
To: 'GA Thomson & Associates'
Subject: RE: Eastbay Podiatry

Cheers Sally, a good outcome.

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
[redacted]ommerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: GA Thomson & Associates [mailto:gathomson@xtra.co.nz]
Sent: Thursday, 19 February 2015 12:13 p.m.
To: Paul Howells
Subject: Eastbay Podiatry

Hi Paul

Spoken with Tina in Hamilton and they will send through a qualifying statement tomorrow which I will then send on to you.

Sally Reid
Client Services Manager
Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
Po Box 733, Whakatane 3158

Phone: 07 312 4494
Fax: 07 312 4498

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

163 MAUI STREET, PRIVATE BAG 3207, HAMILTON 3240, PHONE (07) 849 5440, FAX (07) 07 849 5517

FORM 12A **TO: GA Thomson & Associates**

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name ..... Eastbay Podiatry

Building Warrant of Fitness No. 468

Street address of building ..... 10 Domain Road, Whakatane

Legal description of land where building is located ..... Lot 33 DPS 556

Level/unit number .....

The Owner

Name of owner ..... M Fraser and E Beeler

Contact person[1] ..... Matt Fraser

Mailing address ..... 10 Domain Road, Whakatane

Street address .....

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 01 month prior to the date stated below in relation to the following specified system(s):

Please note : As the SS7 Automatic Backflow Preventer is part of the sprinkler system, it has been tested and maintained as part of that feature requirements and is complaint.

SS1 Automatic Systems for fire suppression

Name of Licensed Building Practitioner/Independent Qualified Person Allan Dennis

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration 110/2000/134

Date signed 20-2-15

Paul Howells

From: Paul Howells
Sent: Friday, 20 February 2015 11:51 a.m.
To: 'GA Thomson & Associates'
Subject: RE: Eastbay Podiatry

Perfect Sally, thanks.

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
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From: GA Thomson & Associates [mailto:gathomson@xtra.co.nz]
Sent: Friday, 20 February 2015 10:46 a.m.
To: Paul Howells
Subject: RE: Eastbay Podiatry

Good morning Paul

Please find attached the 12a from Fire Security Services.

Sally

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Thursday, 19 February 2015 12:59 p.m.
To: GA Thomson & Associates
Subject: RE: Eastbay Podiatry

Cheers Sally, a good outcome.

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
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From: GA Thomson & Associates [mailto:gathomson@xtra.co.nz]
Sent: Thursday, 19 February 2015 12:13 p.m.
To: Paul Howells
Subject: Eastbay Podiatry

Hi Paul

Spoken with Tina in Hamilton and they will send through a qualifying statement tomorrow which I will then send on to you.

Sally Reid
Client Services Manager
Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
Po Box 733, Whakatane 3158

Phone: 07 312 4494
Fax: 07 312 4498

0830/6010 AE63210

WHAKATĀNE
District Council

14 January 2015

MB Fraser
C/- Fraser Family Trust
18 Sullivan Street
Whakatāne 3120

Dear Sir/Madam

RE: COMPLIANCE SCHEDULE 468 – EASTBAY PODIATRY

Following receipt of a Building Warrant of Fitness from your IQP, we have generated a Compliance Schedule detailing the specified systems within your building and their associated monitoring and maintenance requirements. A copy is attached for your records. Please ensure a copy is kept on site.

Please feel free to contact me at Paul.Howells@whakatane.govt.nz should you require any further assistance, advice or support.

Kind regards

PP:

Paul Howells
BUILDING MONITORING OFFICER

CC: Grenville Thomson and Associates Ltd

COMPLIANCE SCHEDULE NO. 468

Section 100, Building Act 2004
Issued by: Whakatane District Council
Printed on: 14 Jan 2015

GIS ID NO: 0830/0010/000

WHAKATĀNE
District Council

BUILDING

Premises:
EASTBAY PODIATRY

Intended Use:
Podiatry Clinic

Location:
10 DOMAIN ROAD

Intended Life:
Indefinite but not less than 50 years

Purpose Group:

Legal Description:
LOT 33 DP556

Fire Hazard Category:

Council Charges
The Council's total charge's payable on the uplifting of this compliance schedule in accordance with the attached details, are: **$ NIL**

OWNER

Name of owner:
FRASER, MATTHEW BRUCE

Telephone Number/s
day 0064 021 530830

Contact Person:
FRASER, MATTHEW BRUCE

Mailing address:
C/O FRASER FAMILY TRUST
18 SULLIVAN STREET
WHAKATANE 3120

SPECIFIED SYSTEMS

This is to state that compliance schedule 468 specifies inspection, maintenance, and reporting procedures of following systems and features of the building.

SS1 Automatic systems for fire suppression (for example sprinkler systems)

SS14/2 Signs relating to, a system or feature specified in any of clauses 1 to 13.

SS15/2 Final exits

SS15/4 Signs for communicating information intended to facilitate evacuation.

SS2 Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit).

SS7 Automatic back-flow preventer connected to a potable water supply

NOTES

The maximum number of occupants that can safely use this building is:

The compliance schedule and the written reports obtained with the compliance schedule are to be kept at:

10 DOMAIN ROAD

Signed by *or* on behalf of the Council.

Paul Howells	Monitoring Officer-Building	Reissue Date 22/03/2013 Anniversary Date:07/05
Name	Position	Date

SS1 – Automatic Systems for Fire Suppression

Type 6
Type 7
Deluge System

Make
Type
Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4541
In accordance with NZS 4515
In accordance with AS 1851
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency / Frequency
Automatic systems for fire suppression require regular inspection and testing to ensure the systems will operate as required by the performance standard in the event of a fire.

The interface with the emergency warning system requires monthly inspections.

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with the performance and inspection standard or document, and to ensure the system will operate as required in the event of a fire.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS14/2 - Signs Relating to, a System or Feature specified in any of Clauses 1 to 13

Sign instruction on how to operate a fire alarm call point
Sign showing location of automatic door for accessibility
Sign advising not to sure the lift in the event of fire
Sign indicating the lift's rated load in persons and kilograms
Sign showing location of lift for accessibility
International symbol for deafness

Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4121
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Signage should be inspected in accordance with the published Standard or the performance specification of the associated specified system.

Monthly inspections of illuminated signs to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.
iv) Illuminated.

Annual inspections of signs not required to be illuminated to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.

Maintenance
Responsive maintenance should be carried out in accordance with the nominated performance and inspection Standard of the associated system, and to ensure signs remain correctly positioned and legible.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS15/2 – Final Exits

An exit door from the building to the street
An exit gate at the base of an external stair
An exit gate between an enclosed yard of a building and the street
A door between two evacuation zones of a building with staged evacuation
A door between two buildings where either building is a safe place for the adjacent building

Location: *refer to attached plan*

Performance Standard
In accordance with Acceptable Solutions C/AS1 – C/AS7 Protection from Fire
In accordance with NZBC F8
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Final exits require regular inspection to ensure occupants are not prevented from leaving the building in the event of an emergency.

Daily, when the building is in use, and monthly inspections by owner to ensure the doors are not locked, barred and blocked.

And that door-locking devices:

i) Are clearly visible
ii) Are easily operated without a key or other security device.
iii) Do not prevent or override the direct operation of panic bolts fitted to any door.

Maintenance
Responsive maintenance should be carried out to ensure occupants are not prevented from leaving the building in the event of an emergency.

In particular, the final exits should be maintained to ensure they are:

i) Cleary identified
ii) Free of obstructions
iii) Unlocked
iv) Easily-used.

Persons Responsible
Daily and monthly inspections shall be undertaken by the owner
Annual inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS15/4 – Signs for Communicating Information intended to Facilitate Evacuation

(Emergency lighting that also forms an exit sign needs to have its illumination aspect checked under SS4)

Exit Sign
Directional sign
No exit sign

Location: *refer to attached plan*

Performance Standard
In accordance with F8
In accordance with NZS 4121
In accordance with AS 2293
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
[redacted]ns require regular inspection to ensure they are displayed to facilitate evacuation in an event of an emergency.

Monthly inspections of illuminated signs to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.
iv) Illuminated.

Annual inspections of signs not required to be illuminated to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.

Maintenance
Responsive maintenance should be carried out in accordance with the nominated performance and inspection Standard, and to ensure signs remain correctly positioned and legible and where appropriate ensure the escape route is identified.

[redacted]rsons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS2 – Emergency Warning Systems

Type 2
Type 3
Type 4
Type 5
Other emergency warning system warning occupants of a potentially hazardous situation

Make
Type
Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4512
In accordance with AS 1851
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Emergency warning systems require regular inspection and testing to ensure the system will operate as required by the performance standard in the event of fire or other danger.

The interface with the following specified systems requires monthly inspections:

Sprinkler system
Auto doors
Access controlled doors
Fire/smoke doors
Escape route pressurization
Lifts
Escalator
Mechanical ventilation
Mechanical smoke control
Natural smoke control
Smoke curtain

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with NZS 4512 and to ensure the system will operate as required in the event of a fire or other danger.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

Security / Smoke alarm *alternative solution*

Maintenance
Systems require regular inspection to ensure they remain fit for purpose and require inspections to be completed by the building owner or representative, the security contractor and an annual inspection by an IQP.

Inspections
Monthly – By owner or representative

- Check that security system is operational
- Check that no smoke/heat detectors are isolated or disabled
- Visually inspect all smoke/heat detectors for damage or removal
- Check that sounders operate
- Check that monitoring connection is operational (if connected)

Six monthly – By security alarm maintenance contractor

- Inspect each battery for tight and clean terminals
- Test battery by applying a load equal to the Ampere Hour rating of the battery for 10 seconds and ensuring each battery does not drop below 10 volts (80% of nominal 12v) with chargers turned off
- Test the operation of all sounders
- Inspect system configuration and wiring to ensure smoke/heat detection are functional

Annual – By IQP

- Inspect the location and visual condition of all smoke/heat detectors to ensure that they can reliably detect products of combustion
- Clean and test (using test smoke) at least 20% of smoke detectors on each circuit
- Check and confirm that a "fire signal" is received by the remote monitoring centre if connected.
- Test and measure the operation of all alerting sounders to ensure a minimal sound level as per original specifications
- Verify that the monthly owners checks have been carried out
- Verify that the six monthly service checks have been carried out
- Log location of detectors tested.

Performance Standards
Specifically designed inspection and maintenance document

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS7 – Automatic Backflow Preventers

Reduced Pressure Zone devices
Double Check Valve Assemblies
Pressure Type Vacuum Breakers
Atmospheric Vacuum Breakers

Location: *refer to attached plan*

Performance Standard
In accordance with AS/NZS 2845.3
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Automatic backflow preventers require regular testing to ensure they provide protection to the drinking water supply.

RPZ & D/C & Pressure Vacuum Breakers
Annual inspections by an independent qualified person/licensed building practitioner in accordance with AS/NZS 2845

Atmospheric Vacuum Breakers
Annual inspections by an independent qualified person/licensed building practitioner to achieve the required results:

i) Operate the device by turning on the fixture or equipment and observe the operation. The poppet or float must close on increase in pressure, and

ii) Operate the device by turning off the fixture or equipment and observe the operation. The poppet or float must open on decrease in pressure.

Non-Testable Automatic Vacuum Breaker
Annual inspections by an independent qualified person/licensed building practitioner and should be replaced or repaired if leaking or displaying any other fault.

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with AS/NZS 2845 and ensure the backflow preventer provides protection to the drinking water supply.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

COMPLIANCE SCHEDULE CHECKLIST

FORM 02.04.02

Address of property: «BC_MAST_PROJ_LOCN»					**BC No:** «BC_MAST_ID»			
Current use related to crowd activities: (circle applicable use)	CS	CL	CO	CM	SC	SD	SA	SR
	SH	WL	WM	WH	WF	IA	ID	
Fire Hazard Category: (circle applicable use)	FHC 1	FHC 2	FHC 3	FHC 4	Specific Design			
Maximum Occupancy Load: (enter max load)	CS ~~420~~ 468							

	Specified system	New	Add / Altered	Existing	Remove
SS1	Automatic systems for fire suppression	☑	☐	☐	☐
SS2	Automatic or Manual emergency warning systems	☑	☐	☐	☐
SS3/1	Automatic doors	☐	☐	☐	☐
SS3/2	Access controlled doors	☐	☐	☐	☐
SS3/3	Interfaced fire or smoke doors or windows	☐	☐	☐	☐
SS4	Emergency lighting systems	☐	☐	☐	☐
SS5	Escape route pressurisation systems	☐	☐	☐	☐
SS6	Riser mains for use by fire services	☐	☐	☐	☐
SS7	Any automatic backflow preventers fitted to a potable water supply	☐	☐	☑	☐
SS8/1	Passenger-carrying lifts	☐	☐	☐	☐
SS8/2	Service lifts	☐	☐	☐	☐
SS8/3	Escalators and moving walks	☐	☐	☐	☐
SS9	Mechanical ventilation systems, or air-conditioning systems	☐	☐	☐	☐
SS10	Building maintenance units for providing access to buildings	☐	☐	☐	☐
SS11	Laboratory fume cupboards	☐	☐	☐	☐
SS12/1	Audio loops	☐	☐	☐	☐
SS12/2	FM radio frequency systems and infrared beam transmission systems	☐	☐	☐	☐
SS13/1	Mechanical smoke control	☐	☐	☐	☐
SS13/2	Natural smoke control	☐	☐	☐	☐
SS13/3	Smoke curtains	☐	☐	☐	☐
SS14/1	Emergency power systems	☐	☐	☐	☐
SS14/2	Signs relating to a system or feature	☐	☐	☑	☐
SS15/1	Systems for communicating spoken information intended to facilitate evacuation	☐	☐	☐	☐
SS15/2	Final exits	☐	☐	☑	☐
SS15/3	Fire separations	☐	☐	☐	☐
SS15/4	Signs for communicating information intended to facilitate evacuation	☐	☐	☑	☐
SS15/5	Smoke separations	☐	☐	☐	☐
SS16	Cable Cars	☐	☐	☐	☐
Section103(d)(i)	NZBC Act 2004 – Means of Escape				☐
Section103(d)(ii)	NZBC Act 2004 – Safety Barriers				☐
Section103(d)(iii)	NZBC Act 2004 – Means of Access & Facilities for use by PWD				☐
Section103(d)(iv)	NZBC Act 2004 – Handheld Hose Reels for Fire Fighting				☐
Section103(d)(v)	NZBC Act 2004 – Signs relating to Access & Facilities for PWD				☐

Comments: Reviewed against 02ane and existing records. Note mechanical vent was previously a feature - fire shaved only a extract vent adjacent to a shaved ∴ deemed ok to remain, only other changes are those of BC Amendment.

DECISION		REASON FOR DECISION		OUTCOME OF DECISION	
Approved	☑	Complies with NZBC	☑	Issue Consent (CS)	☑
Not Approved	☐	Does not Comply with NZBC	☐	Do Not Issue consent / CS	☐
Request More Info	☐	Insufficient Info	☐	Request more info	☐
OFFICER:	P. Howells	SIGNATURE:		DATE:	22.3.13

P O Box 733 Whakatane
Mobile: 027-283-7021
Phone: Whk 07-312-4494

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Thursday, 21 March 2013 4:47 p.m.
To: gathomson@xtra.co.nz
Subject: RE: producer statement 10 domain road whakatane

Cheers Roslyn.

What's happening in respect to the sprinklers??

Paul

Paul Howells | **Building Monitoring Officer**

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 **Ext** 7534 | **ddi** 07 306 0534 | **Mobile** 027 453 6259 | **Fax** 07 307 0718
Email Paul.Howells@whakatane.govt.nz | **Web** www.whakatane.govt.nz

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Sent: Thursday, 21 March 2013 3:42 p.m.
To: Paul Howells
Subject: FW: producer statement 10 domain road whakatane

Good afternoon Paul

Please find attached Producer Statement as above for your information. Still waiting on a Form 12A – will forward by e-mail as soon as it arrives.

Regards

Roslyn Thomson

Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
P O Box 733 Whakatane
Mobile: 027-283-7021
Phone: Whk 07-312-4494

From: Gavin Stowe [mailto:gavins@firesecurity.co.nz]
Sent: Tuesday, 19 March 2013 4:29 p.m.
To: gathomson@xtra.co.nz
Subject: producer statement 10 domain road whakatane

Paul Howells

From: Paul Howells
Sent: Friday, 22 March 2013 3:10 p.m.
To: 'gathomson@xtra.co.nz'
Subject: RE: FORM 12A EAST BAY PODIATRY

Thanks Roslyn.

I will arrange for the new compliance schedule to be prepared at the earliest.

One other matter, looking through he file I see Sally was asking that the back flow preventer be taken off from the compliance schedule. The reason given was that it is a non-testable device. From looking at the DBH Compliance schedule handbook, from my reading, non-testable devices are still required to be included on the CS. They are required to be inspected at least annually and be repaired or replaced if they show signs of leakage or other faults. Based on this, and unless additional clarification can be provided to support an alternative view, I would be looking to keep it as a CS feature.

Have a good weekend.

Paul

Paul Howells | **Building Monitoring Officer**

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 **Ext** 7534 | **ddi** 07 306 0534 | **Mobile** 027 453 6259 | **Fax** 07 307 0718
Email Paul.Howells@whakatane.govt.nz | **Web** www.whakatane.govt.nz

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From: gathomson@xtra.co.nz [mailto:gathomson@xtra.co.nz]
Sent: Friday, 22 March 2013 2:19 p.m.
To: Paul Howells
Subject: FORM 12A EAST BAY PODIATRY

Good afternoon Paul

Attachment Form 12A for the above site - Sprinklers and Fire Alarm

Cheers

Roslyn Thomson

Grenville Thomson & Associates Ltd

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 06/12/2012 Expires. 07/05/2013

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position...Receptionist.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 12/12/12
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

GA Thomson

[illegible] 21/3/13 4pm.

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: EASTBAY PODIATRY	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPLIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12 month** prior to the date stated below in relation to the following specified system/s:

X	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
x	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply		(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems		(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS:

Name of Licensed Building Practitioner: Allan Dennis		LBP/IQP No. 2000/134
Name of LBP/IQP Company:	Fire Security Services	
Signature of Licensed Building Practitioner :		Date: 21/3/13

Paul Howells

From: gathomson@xtra.co.nz
Sent: Friday, 22 March 2013 2:19 p.m.
To: Paul Howells
Subject: FORM 12A EAST BAY PODIATRY
Attachments: FSS Sprinkler & Fire Alarm 12A.pdf

Good afternoon Paul

Attachment Form 12A for the above site - Sprinklers and Fire Alarm

Cheers

Roslyn Thomson

Grenville Thomson & Associates Ltd
P O Box 733 Whakatane
[redacted]bile: 027-283-7021
[redacted]ne: Whk 07-312-4494

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Thursday, 21 March 2013 4:47 p.m.
To: gathomson@xtra.co.nz
Subject: RE: producer statement 10 domain road whakatane

Cheers Roslyn.

What's happening in respect to the sprinklers??

Paul

Paul Howells | **Building Monitoring Officer**

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 **Ext** 7534 | **ddi** 07 306 0534 | **Mobile** 027 453 6259 | **Fax** 07 307 0718
[redacted]ail Paul.Howells@whakatane.govt.nz | **Web** www.whakatane.govt.nz

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Good afternoon Paul

Please find attached Producer Statement as above for your information. Still waiting on a Form 12A – will forward by e-mail as soon as it arrives.

Regards

Roslyn Thomson

Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
P O Box 733 Whakatane
Mobile: 027-283-7021
Phone: Whk 07-312-4494

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Sent: Tuesday, 19 March 2013 4:29 p.m.
To: gathomson@xtra.co.nz
Subject: producer statement 10 domain road whakatane

Hello Grenville,

I have attached a copy of the producer statement for 10 Domain Road Whakatane as requested.

Regards

Gavin Stowe | BOP Service & Compliance Supervisor
Bay of Plenty | Unit 10, 23 Tukorako Drive, Mount Maunganui 3116
P O Box 4250, Mount Maunganui South, Mount Maunganui 3149

Ph 07 5474085 | **Cell** 027 484 8520 | **Fax** 07 574 6732 | **DDI** 075474393
e-mail gavins@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz

FIRE SECURITY SERVICES

Fire Alarm Systems, Fire Sprinkler Systems (Domestic, Residential & Commercial to the relevant NZ Standards)
Security & Access Control, Closed Circuit TV, Fire Hose Reels & Extinguishers, Hydrant Riser Systems,
Emergency Lighting, Gas Flood & Vesda Systems, Building Compliance, 24 Hour Nationwide Service.

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Thank You.

0830/0010

WHAKATĀNE
District Council

10 Domain

10 December 2013

Eastbay Podiatry
10 Domain Rd
WHAKATĀNE 3120.

Dear Sir / Madam

EASTBAY PODIATRY, COMPLIANCE SCHEDULE NUMBER 468, 10 DOMAIN ROAD, WHAKATANE

I have recently completed a review of Whakatane District Council records on buildings that have been issued with a compliance schedule. Such buildings are subject to the Building Warrant of Fitness (B-WOF) regime, which requires the warrant to be renewed and supplied to the Council on an annual basis.

According to our records, the B-WOF for Eastbay Podiatry expired on 13 May 2013. If this is not correct, or if our records are out-of-date, please advise me and I will be happy to revise the information we hold.

The B-WOF document is particularly significant in respect to your building. It is this document which certifies that all the essential features necessary for the safe, continued use of the premises have been regularly maintained and serviced throughout the preceding 12 months. Allowing a building to remain operating without a current B-WOF is therefore of concern to the Council from a public safety perspective. That situation may also have potential implications in respect to any insurance cover you hold, as well as being an offence under building legislation.

Please arrange for the required documentation to be supplied to the undersigned. It would be appreciated if your response could be provided within 10 working days from the date of this letter.

Note that the annual renewal of the B-WOF, including the updating of these documents, where necessary, does not incur a Council charge. However, if a further round of on-site follow-up auditing has to be undertaken, this will incur costs at the Council's current charge-out rate as specified under the current fees and charges schedule.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully

Paul Howells
BUILDING MONITORING OFFICER

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

Paul Howells

From: Paul Howells
Sent: Thursday, 21 March 2013 4:47 p.m.
To: 'gathomson@xtra.co.nz'
Subject: RE: producer statement 10 domain road whakatane

Cheers Roslyn.

What's happening in respect to the sprinklers??

Paul

Paul Howells | **Building Monitoring Officer**

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 **Ext** 7534 | **ddi** 07 306 0534 | **Mobile** 027 453 6259 | **Fax** 07 307 0718
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Regards

Roslyn Thomson

Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
P O Box 733 Whakatane
Mobile: 027-283-7021
Phone: Whk 07-312-4494

From: Gavin Stowe [mailto:gavins@firesecurity.co.nz]
Sent: Tuesday, 19 March 2013 4:29 p.m.
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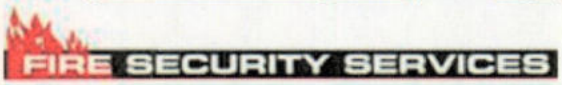
Hello Grenville,

I have attached a copy of the producer statement for 10 Domain Road Whakatane as requested.

Regards

Gavin Stowe | BOP Service & Compliance Supervisor
Bay of Plenty | Unit 10, 23 Tukorako Drive, Mount Maunganui 3116
P O Box 4250, Mount Maunganui South, Mount Maunganui 3149

Ph 07 5474085 | **Cell** 027 484 8520 | **Fax** 07 574 6732 | **DDI** 075474393
e-mail gavins@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz



**Fire Alarm Systems, Fire Sprinkler Systems (Domestic, Residential & Commercial to the relevant NZ Standards)
Security & Access Control, Closed Circuit TV, Fire Hose Reels & Extinguishers, Hydrant Riser Systems,
Emergency Lighting, Gas Flood & Vesda Systems, Building Compliance, 24 Hour Nationwide Service.**

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Thank You.

FIRE SECURITY SERVICES LTD.
"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"
UNIT 10, 23 TUKORAKO DR, P O BOX 4250, MT MAUNGANUI SOUTH 3149, PHONE (07) 547 4085, FAX (07) 574 6732

19.03.2013

M Fraser & Erin Beeler Partnership
10 Domain Road
Whakatane

ATTENTION: Mathew & Erin

Dear Mathew,

RE: PRODUCER STATEMENT
10 Domain Road
Whakatane

We write to advise that the Thermal Detector has been installed and completed to NZS4512:1997 at the above site.

Should you require any further information, please do not hesitate to contact the writer at the above address.

Yours faithfully,
FIRE SECURITY SERVICES LTD

Gavin Stowe

Gavin Stowe
Service and Compliance Supervisor BOP

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

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SANZ STANDARDS NEW ZEALAND

FPA NEW ZEALAND CERTIFIED FIRE ALARM COMPANY

International Standards Certifications Lic: QAC/RS4/0005

REGISTERED BUILDING W.O.F. CERTIFIERS

MEMBER NZSA

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TOLL FREE 0800 11 46 11

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: EASTBAY PODIATRY	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPLIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 **month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
x	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply		(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems		(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS:

Name of Licensed Building Practitioner: Allan Dennis		LBP/IQP No. 2000/134
Name of LBP/IQP Company:	Fire Security Services	
Signature of Licensed Building Practitioner :		Date: 21/3/13

10 Domain Road

8 March 2013

M Fraser & E Beeler
Eastbay Podiatry
10 Domain Road
WHAKATANE.

Dear Sir/Madam

BUILDING WARRANT OF FITNESS FOR EASTBAY PODIATRY, CS 468.

Further to my letter to you of 12 February 2013, I note no response has as yet been received by this office to the compliance schedule matters that were brought to your attention.

As mentioned previously, the satisfactory operation of features such as your emergency warning and sprinkler systems are viewed as being essential to the safe operation of your premise. Accordingly, I would ask that you treat the verification that these systems have been appropriately maintained and tested, and are indeed able to operate satisfactorily, as a matter of high importance.

Please note if a satisfactory resolution to the above is not received within 10 working days for the date of this letter, I shall be obliged to put matters on a formal basis. Your cooperation in this matter would be appreciated.

Yours faithfully

P Howells
BUILDING MONITORING OFFICER.

File Nok. Telephone discussion with Matt 21.3.13. Contractors have been reminded both re sprinklers & emergency warning systems and have completed relevant paperwork to certify them. It is now up to Granville to forward their remarks off to this office.

10 Domain

12 February 2013

M Fraser & E Beeler
Eastbay Podiatry
10 Domain Road
WHAKATANE

Dear Sir/Madam

BUILDING WARRANT OF FITNESS FOR EASTBAY PODIATRY – CS NO 468.

As advised during our telephone discussion of 7 February 2013, the Council has received an updated Building Warrant of Fitness, B-WOF, for the above premise.

Looking at the B-WOF as supplied, I note the building includes the features of an emergency warning system as well as automatic sprinklers. The documentation supplied does not however provide verification that these systems have been appropriately tested and maintained for the preceding 12 months.

Due to the significance of the features, it would be appreciated if you would arrange with your IQP for the required documentation to be supplied at the earliest opportunity. Alternatively you may wish to apply to this authority for a down grade the buildings systems and features.

Your prompt action in this matter would be appreciated.

Yours faithfully

Paul Howells
BUILDING MONITORING OFFICER

1.3.13
Telephoned Roger in at Grenville Thompson & associates. Will get Sally to phone back.
8.3.13. Telephone discussion Sally - she confirmed some discussions had been had with owner but matters still to be finalised.

[FILENAME AND PATH]

File Note.

Telephone discussion with Grenville Thompson 7.2.13 confirmed we have been provided with a B- work which certifies compliance with all features as sik. This is including the fire alarms and sprinklers for which he advises no further 12 has been supplied.

Grenville suggested some issues existed between the IQP engaged to look at the heat and the owner - Matt Fraser.

Telephoned Matt - 3072271 - confirmed warrant as provided was not correct and would not be accepted, this being because sprinklers and alarms had not be verified as being fully compliant. He raised possibility of applying for a down grade of the buildings features as it had changed from a backpackers to a Podiatory centre. Matt will pursue further with Grenville.

9126

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- Building Warrant of Fitness Inspections
- Building Condition Assessment Reports
- Building Safety Audits

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

1 February 2013

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No. A 344782
-4 FEB 2013
ACTIONED
1 lw DATE
2
3
4
SCANNED

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed a copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Eastbay Podiatry, 10 Domain Road, Whakatane

NB:
1. Form 11s have been included for these sites and we request a copy of the new Compliance Schedule these will generate.
2. Please invoice the owner for your services.

If I can be of further service to you please do not hesitate to contact me.
Yours sincerely

Sally Reid

Mrs Sally Reid
Client Services Manager

Enc.

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 06/12/2012 Expires. 07/05/2013

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position...Receptionist.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 12/12/12
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

REPORT ON COMPLIANCE ISSUES IN LIEU OF A FORM 12A AS PER BA04.

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD, WHAKATANE**	Legal Description of land where building is located: **Lot 33 DPS 556**
Building Name: **EASTBAY PODIATRY**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **M FRASER & E BEELER**	Contact Person: **MATT FRASER**
Mailing Address: **10 DOMAIN ROAD, WHAKATANE**	Street Address/Registered Office:

COMPLIANCE SYSTEM(S) COVERED BY THIS REPORT:-

✓	1	Automatic systems for fire suppression
✓	2	Automatic or manual warning systems for fire or other dangers

COMMENTS AND REASONS FOR NOT COMPLETING FORM 12A RE COMPLIANCE ISSUES:-
(Attach additional numbered pages if required.)

The reason for submitting this Report in lieu of a 12A form is that we are unable to collect the relevant paperwork from the service provider – Fire Security Services.

They are refusing to issue a 12Auntil remedial, that they have advised the owner of, is fixed.

The owner is in dispute with FSS over this and is currently seeking a second opinion and a new service provider.

Name of Independent Qualified Person (Please Print):	Grenville Alfred Thomson	**LBP/IQP NO.** 110/2002/10
Name of LBP/IQP Company	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Licensed Building Practitioner:		**Date:** 01/02/2013

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: EASTBAY PODIATRY	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPLIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the / **month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows	X	14	Emergency power systems for, or Signs (related to 1-13) /1 /2
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply	X	(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems	X	(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS: C/S 7 – Backflow is non-testable

Name of Independent Qualified Person: Grenville Alfred Thomson		IQP No.110/2002/10
Name of IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Independent Qualified Person :		Date: 17/12/2012

Form 11

Application for amendment to Compliance Schedule # 468

Section 106, Building Act 2004

The building

Street address of building: **10 DOMAIN ROAD, WHAKATANE**

Legal description of land where building is located: LOT 33 DP 556

Building name: **EASTBAY PODIATRY**

Location of building within site/block number:

Level/unit number: NA

Current, lawfully established, use: **OFFICES**

The owner

Name of owner: **M FRASER & E BEELER**

*Contact person: **MATT FRASER**

Mailing address: **10 DOMAIN ROAD, WHAKATANE**

Street address/registered office: NA

Phone number: Landline: NA Mobile: NA

Daytime: NA After hours: NA

Facsimile number: NA

Email address: NA

Website: NA

Evidence of ownership: NA

†**Agent**

†Name of agent: **Grenville Thomson & Associates**

‡Contact person: **SALLY REID**

Mailing address: **PO Box 733, Whakatane**

Street address/registered office: NA

Phone number: Landline: **07 312 4494** Mobile: NA

Daytime: **07 312 4494** After hours: NA

Facsimile number: **07 312 4498**

Email address: **gathomson@xtra.co.nz**

Website: NA

Relationship with owner: **Licensee's agent**

First point of contact for communications with the council: **Grenville Thomson & Associates**

Application

I request that the compliance schedule for the above building be amended as follows:

Specified system	Amendment	Reason
1. Means of Access and Facilities for Persons with Disabilities	Remove from Compliance Schedule	Changes required as per Section 45 Building Amendment Act 2012
2. Automatic backflow preventer	Remove from Compliance Schedule	This has a non-testable valve
3. Signs required by the Building Code in respect of systems listed in Section 44 (1)	Change to SS 14/2 Signs for Specified Systems	Changes required as per Section 45 Building Amendment Act 2012
4. Signs required by the Building Code in respect of systems listed in Section 44 (1)	Change to SS 15/4 Signs for Specified Systems	Changes required as per Section 45 Building Amendment Act 2012
5. Means of Escape from fire	Change to SS 15/2 Final Exits	Changes required as per Section 45 Building Amendment Act 2012

Sally Reid

Signature

Date: 1/2/2013

FILE 0830/0010/000

23 December 2009

MR M B FRAZER
10 DOMAIN ROAD
WHAKATANE 3080

A336692

Dear Mr Frazer,

BUILDING WARRANT OF FITNESS AUDIT – COMPLIANCE SCHEDULE 468
LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE

An audit of the above premises was carried out recently to determine compliance with the Compliance Schedule and Building Warrant of Fitness processes pursuant to the provisions of the Building Act 2004.

Generally, the items detailed in the Compliance Schedule were in order but the following matters were noted as needing attention to achieve full compliance.

1. The designated parking area and access facilities for disabled users of the building needs to be marked with the International signage.

2. The compliance Schedule details the presence of air conditioning but it is in error or the unit has been removed in the past. The compliance schedule should be amended to reflect what exists at the present time.

However, you have confirmed that the use and occupation of the building as a backpackers lodge is going to change in the New Year and a review of the need for life safety features will be under taken at that time. It is likely that the building will revert to a single household unit and a professional office.

In view of the circumstances the required remedial action can be deferred until the New Year when we can discuss the matter further and confirm the action you intend to take.

The purpose of the Building Warrant of Fitness system is to ensure life – safety features in the building are properly maintained so that users of the building can expect them to be available for their protection. Your co operation in this matter to date has been appreciated.

I enclose an account for the audit costs for your attention herewith.

Yours faithfully

pp

W. R. Irvine
Building Control

Whakatane District Council

TAX INVOICE

GST REG NO: 16-940-356

FRASER, MATTHEW BRUCE 10 Domain Road Whakatane 3120	**Invoice No:** **Date:** **Customer No:** **Your Reference:**	56631 23 Dec 2009 36446 420

DETAILS	QTY	UNIT	AMOUNT
COMPLIANCE SCHEDULE			
WOF AUDIT AND INSPECTION CHARGES	45	2.17	86.80
BWOF AUDIT ADMINISTRATION	72	1.67	106.88
BWPF AUDIT AT LLOYDS BACK PACKERS, 10 DOMAIN ROAD, WHAKATANE - INSPECTED 15 DECEMBER 2009			

	SUB TOTAL	193.68
	GST	24.21
	TOTAL	**$217.89**

Detach this portion and return with your payment to the address below.

Whakatane District Council **Commerce Street** **Private Bag 1002** **Whakatane 3120** **New Zealand** **Telephone: 07 3060 500**	FRASER, MATTHEW BRUCE 10 Domain Road Whakatane 3120	**INVOICE NUMBER:** **CUSTOMER NO:** **AMOUNT:**	56631 36446 **$217.89**

WHAKATANE DISTRICT COUNCIL
PRIVATE BAG 1002
WHAKATANE

WARRANT OF FITNESS AUDIT

PROPERTY ADDRESS: 10 Domain Rd

COMPLIANCE SCHEDULE NO: 468

BUILDING NAME: Lloyds Backpackers.

BUILDING OWNER REPRESENTATIVE PRESENT: Matt. 11.30 Am Tues 15th

(tick) ✓ Passed (considered & approved) (cross) ✗ Failed (considered & not approved) (dash) | Not Applicable. (not applicable to job / not required to be considered for compliance)

	System Installed	System installed	Included in WOF	Documentation OK	Follow up Yes/no
SS1/CS1	Automatic sprinklers				
SS31/CS2	Automatic doors				
SS33/CS2	Fire or smoke doors				
SS2/CS3	Warning systems	✓			
SS4/CS4	Emergency lighting				
SS5/CS5	Pressurisation systems				
SS6/CS6	Riser mains				
SS7/CS7	Backflow preventers				
SS83/CS83	Escalators				
SS81/CS81	Passenger lifts				
SS82/CS82	Service lifts				
SS9/CS9	Mechanical ventilation				
CS10	Other mechanical				
SS10/CS11	Building maintenance units				
SS142/CS12	Signs for specified systems				
S103/1/CS13	Means of escape				
S103/2/CS14	Safety barriers				
S103/3/CS15	Access & facilities for disabled				
S103/4/CS16	Hose reels		Extinguishers Serviced ✓		
S103/5 CS17	Signs – building code or Sec 120				
General	Incorrect CS number noted on WOF				

DECISION		REASON FOR DECISION		OUTCOME OF INSPECTION	
AUDIT FAIL	✗	Documentation and/or system non-compliant	✗	Reinspection required	
AUDIT PASS		Documentation and system compliant		Reinspection not required	✗

Site Instructions/Additional Comments: 15/12/09 Red eggers. Benton no alt con

Reminder to change in near future

Write letter – no time limit @ this point

Inspector:	W Irvine	**Date:**	15/12/09
Time (mins):	45	**Mileage:**	

to invoice/letter

0830/0010

BUILDING WARRANT OF FITNESS AUDIT

Premises: CHRISTIE (LLOYD'S BACKPACKERS) **Date Inspected:** 28/6/04

Building Address: 10 DOMAIN RD WHAKATANE

Contact Name: Pamela CHRISTIE **Position:** **Phone:** 3078005

Compliance Schedule No: 468 **Kept:**

Features:

~~1~~ ✓ **Sprinkler or Automatic Alarm:** *
2 **Automatic Fire Doors:**
~~3~~ ✓ **Emergency Warning System:** *
4 **Emergency Lighting System:**
5 **Escape Route Pressurisation:**
6 **Riser Mains:**
~~7~~ ✓ **Back-Flow Preventer:**
8 **Lifts, Escalators:**
~~9~~ ✓ **Air conditioning Ventilation:** — only has extractor fan in shower connected to light switch.
10 **Other Mechanical/Electrical:**
11 **Building Maintenance Units:**
~~12~~ ✓ **Signs:**
~~13~~ ✓ **Means of Escape:**
14 **Safety Barriers:**
~~15~~ ✓ **Access Facilities for Disabled:**
16 **Fire Hose Reels:**
17 **Signs for Disabled:**

Warrant of Fitness Issue: 7/5/03 **Displayed:** NOT **Expiry Date:** 6/5/04.

Independent Qualified Persons:

Comments:

*3 last checked 14/6/04 – Austin BOOTH FSS Ltd Rotorua
*1 " " "

—

Is to get Grenville Thomson involved in compliance issues now that WOF due.

—

18/6 – no one home when visited.

BUILDING STATEMENT OF FITNESS 468

Section 44(4)(c), Building Act 1991

APPLICANT

SL Christie
10 Domain Road
Whakatane
Contact: Pamela Christie
Phone: 3078005

PROJECT

Intended Use: BACKPACKERS ACCOMODATION
Condition of Use:NIL

PROJECT LOCATION

Site Address: 10 Domain Road
Legal Description: LOT 33
Survey Plan: DP 556
Valuation Number: 7107/885/00/

This is to state that Compliance Schedule No: 468 specifies inspection, maintenance, and reporting procedures for the following systems and features of the building.

Automatic sprinkler systems or other systems of automatic fire protection.

Emergency warning systems for fire or other dangers.

Any automatic back-flow preventer connected to a potable water supply.

Mechanical ventilation or air conditioning systems serving all or a major part of the building.

Such signs as are required by the building code in respect of the above-mentioned systems.

Means of escape from fire.

Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 Disabled Persons Community Welfare Act 1975.

The Compliance Schedule and the written reports obtained in accordance with the Compliance Schedule are to be kept at: 10 DOMAIN ROAD WHAKATANE.

JR Farrell
DISTRICT INSPECTOR

Date Issued: 07/05/2003
Expiry Date: 06/05/2004

COMPLIANCE SCHEDULE 468

Section 44(2), Building Act 1991

Building Consent No: 10888

APPLICANT

SL Christie
10 Domain Road
Whakatane
Contact: Pamela Christie
Phone: 3078005

COUNCIL CHARGES

Compliance Schedule (New buildings only).
Fee: .00
Receipt No:

PROJECT

Intended Use: BACKPACKERS ACCOMODATION
Condition of Use:NIL

PROJECT LOCATION

Site Address: 10 Domain Road
Whakatane
Legal Description: LOT 33
Survey Plan: DP 556
Valuation Number: 7107/885/00/

SYSTEM OR FEATURE

Automatic sprinkler systems or other systems of automatic fire protection. ✓

Emergency warning systems for fire or other dangers. ✓

Any automatic back-flow preventer connected to a potable water supply. ✓

Mechanical ventilation or air conditioning systems serving all or a major part of the building. ?

Such signs as are required by the building code in respect of the above-mentioned systems. ✓

Means of escape from fire. ✓

Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 Disabled Persons Community Welfare Act 1975. ?

Inspection, Maintenance and Reporting procedures for each of the systems are appended.

JR Farrell
DISTRICT INSPECTOR

Wed May 7 2003

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2009 Expires. 07/05/2010

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position.....Owner.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 9/06/09
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: LLOYDS BACKPACKERS	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

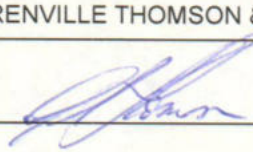
Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the / **month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows	X	14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply	X	(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems	X	(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS: C/S 7 – Backflow is non-testable

Name of Licensed Building Practitioner: Grenville Alfred Thomson		LBP/IQP No. 3379
Name of LBP/IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Licensed Building Practitioner :		Date: 09/06/2009

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: LLOYDS BACKPACKERS	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

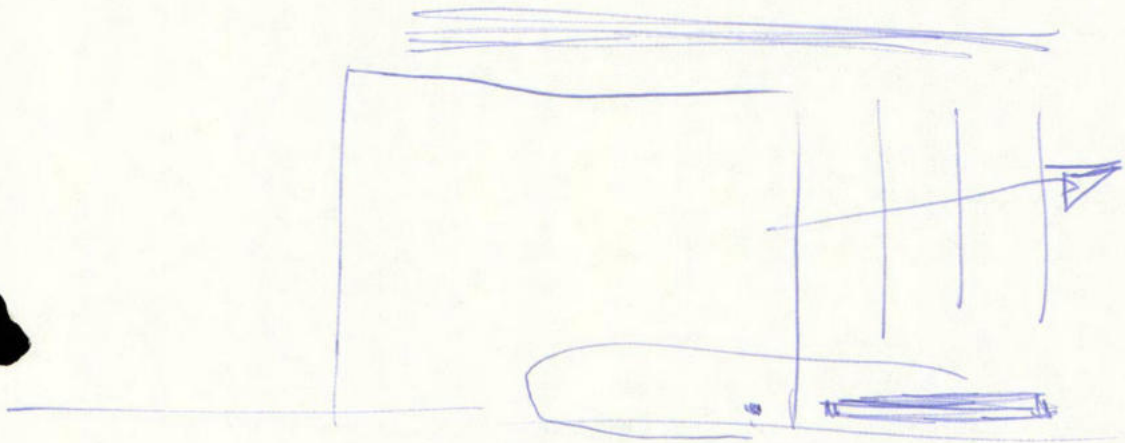
COMPIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12 month** prior to the date stated below in relation to the following specified system/s:

x	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
x	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply		(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems		(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS:

Name of Licensed Building Practitioner:	Ian Sorday	LBP/IQP No. 9273
Name of LBP/IQP Company:	FSS	
Signature of Licensed Building Practitioner :		Date: 09/06/04



Rear
Egress

copy of compliance schedule

0830/0010/000

3 December 2009

FRASER, MATTHEW BRUCE
10 DOMAIN ROAD
WHAKATANE 3080

Attention: THE PROPERTY MANAGER

Dear Sir/ Madam.

BUILDING WARRANT OF FITNESS AUDIT PROGRAMME: LLOYDS BACKPACKERS, 10 DOMAIN ROAD, CS number 468

The Council is required to administer the Building Warrant of Fitness process that is set out in sections 100 to 111 of the Building Act 2004.

To achieve compliance with the Building Act requirements, random audits by Council officers are carried out from time to time of premises with compliance schedules. The purpose of this letter is to confirm that the above premises and its associated documents are to be audited in the near future.

It would be appreciated if you could telephone Hayley Lougher on (07) 306 0556 to arrange a time that is mutually convenient for an officer of the Council to visit and inspect the premises. The officer will also examine the documented records associated with the compliance schedule and building warrant of fitness.

Please note that the Building Act provides for the Council to charge a fee for audits of this type. There will be an invoice issued at the conclusion of the process to cover the costs of auditing your premises. The invoice will reflect actual time spent by the officer in ascertaining compliance with the Building Act requirements. Your facilitation of the process will minimize the costs that you subsequently incur.

Thank you.

Yours faithfully

PP:

Jeff Farrell
MANAGER
DEVELOPMENT AND COMPLIANCE

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Pre-Purchase Building Inspection Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: A171798
20 JUL 2010
ACTIONED
1 Paul H. DATE
2
3
4

SCANNED

19 July 2010

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Eastbay Podiatry, 10 Domain Road, Whakatane

Please note:
Form 12As have been issued for the above sites for **1 month** only due to no documentation available to substantiate monthly inspections at the time of annual BWOF inspection

If I can be of further service to you please do not hesitate to contact me.
Yours sincerely

Sally Reid

Mrs Sally Reid
Client Services Manager

Enc.

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2010 Expires. 07/05/2011

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner..MATT FRASER.....Position.....OWNER.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE:17/06/10
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: LLOYDS BACKPACKERS	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the / **month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems	X	15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply	X	(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems	X	(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS: C/S 7 – Backflow is non-testable

Name of Independent Qualified Person: Grenville Alfred Thomson		IQP No. 3379
Name of IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Independent Qualified Person :		Date: 17/06/2010

FIRE SECURITY SERVICES LTD.

SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976

408 ANGLESEA STREET, HAMILTON. PRIVATE BAG 3207. PHONE 0-7-838 2238. FAX 0-7-838 2236

Established 1976 • Registered I.Q.P.'s

FORM 12A

TO: G A. Thomson

FAX:

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name ..... Lloyds Backpackers

Building Warrant of Fitness No. .....

Street address of building ..... 10 Domain Road, Whakatane

Legal description of land where building is located ..... Lot 33 DPS 556

Level/unit number ..... All Levels

The Owner

Name of owner ..... M Fraser & E Beeler

Contact person[1] .....

Mailing address ..... As Above

Street address .....

Registered office[2] ..... As Above

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

Automatic/manual fire alarm

Hose reels

Name of Licensed Building Practitioner/Independent Qualified Person Wayne Allen .....

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration No. 15276 .....

Date signed 23/04/10 .....

Bay Building Compliance Management
PROTECTING PEOPLE FOR 40 YEARS

PO Box 5130
Rotorua 3044

FORM 12A

TO:

FAX:

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name	EASTBAY PODIATRY
Building Warrant of Fitness No.	468
Street address of building	10 DOMAIN ROAD, WHAKATANE
Legal description of land where building is located	LOT 33 DPS 556
Level/unit number	All Areas

The Owner

Name of owner	M FRASER & E BEELER
Contact person[1]	Matt Fraser
Mailing address	10 DOMAIN ROAD, WHAKATANE
Street address	
Registered office[2]	

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 months prior to the date stated below in relation to the following specified system(s):

Automatic sprinkler

Please Note Only 1 month due to contractor leaving no testing results on site but have tested for the complete year. This has now been rectified with contractor

Name of Licensed Building Practitioner/Independent Qualified Person Ian Saunders

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration No. 9273.....

Date signed 09/07/2010

Rotorua Office - Chris Skews p. 07 348 7532 f. 07 348 7523 m. 021 776 329 e. office@bbcm.co.nz
Tauranga Office - Ian Saunders p. 07 552 8795 f. 07 348 7523 m. 027 530 8122 e. tauranga@bbcm.co.nz

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Pre-Purchase Building Inspection Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

10 June 2011

REGISTERED

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: A 230779
13 JUN 2011
ACTIONED DATE
1 Lisa
2
3
4

SCANNED

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed a copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Eastbay Podiatry, 10 Domain Road, Whakatane

Please note:
The Form 12A has been issued for the above site for **1 month** due to no documentation available to substantiate monthly inspections at the time of annual BWOF inspection

Also: A Form 12A in Lieu has been attached for the sprinkler feature for a second year.

If I can be of further service to you please do not hesitate to contact me.
Yours sincerely

Sally Reid

Mrs Sally Reid
Client Services Manager

Enc.

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2011 Expires. 07/05/2012

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

- ✓ AUTOMATIC SPRINKLER SYSTEMS
- ✓ EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS
- ✓ ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY
- ✓ SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991
- ✓ MEANS OF ESCAPE FROM FIRE
- ✓ ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position.....Director.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE:.....9/05/11.....
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: LLOYDS BACKPACKERS	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **1 month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems	X	15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply	X	(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems	X	(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS: C/S 7 – Backflow is non-testable

Name of Independent Qualified Person: Grenville Alfred Thomson		IQP No.110/2002/10
Name of IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Independent Qualified Person :		Date: 09/05/2011

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

FAX:

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

FORM 12A **TO:**

The Building

Building name	Eastbay Podiatry
Building Warrant of Fitness No.	
Street address of building	10 Domain Road, Whakatane
Legal description of land where building is located	Lot 33 DPS 556
Level/unit number	All Levels

The Owner

Name of owner	M Fraser & E Beeler
Contact person[1]	
Mailing address	As Above
Street address	
Registered office[2]	As Above

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

Automatic/manual fire alarm

Name of Licensed Building Practitioner/Independent Qualified Person Wayne Allen

Signature of Licensed Building Practitioner/Independent Qualified Person

Registration No. 110/2010/5363

Date signed 7/6/11

REPORT ON COMPLIANCE ISSUES IN LIEU OF A FORM 12A AS PER BA04.

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD, WHAKATANE**	Legal Description of land where building is located: **Lot 33 DPS 556**
Building Name: **EASTBAY PODIATRY**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **M FRASER & E BEELER**	Contact Person: **MATT FRASER**
Mailing Address: **10 DOMAIN ROAD, WHAKATANE**	Street Address/Registered Office:

COMPLIANCE SYSTEM(S) COVERED BY THIS REPORT:-

✓	1	Automatic systems for fire suppression

COMMENTS AND REASONS FOR NOT COMPLETING FORM 12A RE COMPLIANCE ISSUES:-
(Attach additional numbered pages if required.)

The reason for submitting this Report in lieu of a 12A form is that we are unable to collect the relevant paperwork from the service provider. There has been no testing done on this system since the last Building Warrant of Fitness in 2010.

Name of Independent Qualified Person (Please Print):	Grenville Alfred Thomson	**LBP/IQP NO.** 110/2002/10
Name of LBP/IQP Company	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Licensed Building Practitioner:		**Date:** 09/06/2011

File Note – Pre-application Meeting
0830/0010

10 Domain Road – Ted Hyptis 8/6/09.

Add pediatry clinic to Hyod's Backpackers.
Is Room @ back really allowed by RC?
Ted believes yes. Whole new consent coming
so will tidy that issue up.
Compliance with BC Act in terms two uses. Highly
fire rated now for sleeping. Disabled facilities.
for pediatry clinic.

Parking
2 People living / managers.
3 per room.
1 Pediatrist
6 Bare minimum. required by Plan. 5 onsite (1 disabled to be formed)

Hours of operation limited so no conflict with Parking for Backpackers. Shared use. ie after 10am pediatry clinic starts.
Review condition may be appropriate.

- Signage / Landscaping.
- Neighbours consents needed.
- [redacted].

20 backpackers now – will be reduced to 14 with use 1 room for pediatry.

Probably ok with strict conditions about use. + Review conditions. 1 client at clinic at a time. Pediatrist is manager of Backpackers.

Lara Swan
8/6/09.

PIM?? See BCO.

0830/0010

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2008 Expires. 07/05/2009

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: S L CHRISTIE
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position.....Manager.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 8/5/8
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

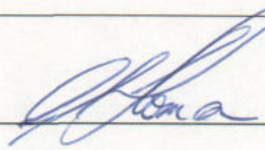
FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**
COMPLIANCE	
The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the / months prior to the date stated below in relation to the following specified system/s:	

SYSTEMS – as per Building Act 1991

	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
	C	Emergency warning system for fire or other dangers	X	L	Such signs required by the Building code for systems or features
	D	Emergency Lighting	X	M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use	X	O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:
C/S 7 - Backflow non-testable

Name of Licensed Building Practitioner (Please Print):	**Grenville Alfred Thomson**	**LBP/IQP NO. 3379**
Name of LBP/IQP Company	**Grenville Thomson & Associates Ltd**	
Signature of Licensed Building Practitioner:		**Date:** 08/05/2008

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**
COMPLIANCE	
The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the months prior to the date stated below in relation to the following specified system/s:	

SYSTEMS – as per Building Act 1991

X	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
X	C	Emergency warning system for fire or other dangers		L	Such signs required by the Building code for systems or features
	D	Emergency Lighting		M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use		O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:

Name of Licensed Building Practitioner (Please Print):	IAN SAUNDERS	**LBP/IQP NO.** 9273.
Name of LBP/IQP Company	FIRE SECURITY SERVICES.	
Signature of Licensed Building Practitioner:		**Date:** 12/05/08

0830/00010/000

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Pre-Purchase Building Inspection Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: 645573
12 SEP 2007
ACTIONED Trish DATE
1
2
3
4

11 September 2007

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Attn: Paul Howells

FILE

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Lloyds Backpackers, 10 Domain Road, Whakatane

If I can be of further service to you please do not hesitate to contact me.

Yours sincerely

Grenville Thomson
DIRECTOR
IQP/LBP 3379 Dip.B.Con. AMNZIOB MFPANZ

Enc.

FILE

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2007 Expires. 07/05/2008

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: S L CHRISTIE
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

Signed for and on behalf of the Owner.....Position.....Manager.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 3/7/7
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**
COMPLIANCE	
The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:	

SYSTEMS – as per Building Act 1991

	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
	C	Emergency warning system for fire or other dangers	X	L	Such signs required by the Building code for systems or features
	D	Emergency Lighting	X	M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use	X	O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:
C/S 7 - Backflow non-testable

Name of Licensed Building Practitioner (Please Print):	**Grenville Alfred Thomson**	**LBP/IQP NO. 3379**
Name of LBP/IQP Company	**Grenville Thomson & Associates Ltd**	
Signature of Licensed Building Practitioner:		**Date:** 03/07/2007

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**

COMPLIANCE

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the months prior to the date stated below in relation to the following specified system/s:

SYSTEMS – as per Building Act 1991

X	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
X	C	Emergency warning system for fire or other dangers		L	Such signs required by the Building code for systems or features
	D	Emergency Lighting		M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use		O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:

Name of Licensed Building Practitioner (Please Print):	IAN SAUNDERS	**LBP/IQP NO.** 9273.
Name of LBP/IQP Company	FIRE SECURITY SERVICE LTD.	
Signature of Licensed Building Practitioner:		**Date:** 06/09/07.

0830/0010/000

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991

Issued: 07/05/2006 Expires. 07/05/2007

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

3715

OWNER

Name: S L CHRISTIE
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

Signed for and on behalf of the Owner.....Position.....Owner.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 25-05-06
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No. G 35660
- 6 JUL 2006
ACTIONED DATE
1 Patricia
2
3
4

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**

COMPLIANCE

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the months prior to the date stated below in relation to the following specified system/s:

SYSTEMS – as per Building Act 1991

	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
X	C	Emergency warning system for fire or other dangers	X	L	Such signs required by the Building code for systems or features
	D	Emergency Lighting	X	M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use	X	O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:

Name of Licensed Building Practitioner (Please Print): Grenville Alfred Thomson		**LBP/IQP NO. 3379**
Name of LBP/IQP Company	**Grenville Thomson & Associates Ltd**	
Signature of Licensed Building Practitioner:		**Date:** 07/05/2006

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**

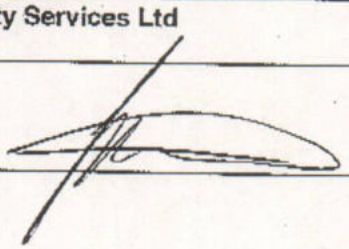
COMPLIANCE

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

SYSTEMS – as per Building Act 1991

X	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
	C	Emergency warning system for fire or other dangers		L	Such signs required by the Building code for systems or features
	D	Emergency Lighting		M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use		O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments: Nil

Name of Licensed Building Practitioner (Please Print):	**Ian Saunders**	**LBP/IQP NO. 9273**
Name of LBP/IQP Company	**Fire Security Services Ltd**	
Signature of Licensed Building Practitioner:		**Date:** 04/07/06

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- Building Warrant of Fitness Inspections
- Pre-Purchase Building Inspection Reports
- Building Safety Audits

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

WHAKATANE DISTRICT COUNCIL
FILE.
REG No.: .....
-6 JUL 2006
ACTIONED DATE
1 .....
2 .....
3 .....
4

4 July 2006

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane

Attn: Paul Howells

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Lloyds Backpackers, 10 Domain Road, Whakatane

If I can be of further service to you please do not hesitate to contact me.

Yours sincerely

pp GT Reid

Grenville Thomson
DIRECTOR
IQP 3379 Dip.B.Con. AMNZIOB MFPANZ

Enc.

0830/0010

BUILDING WARRANT OF FITNESS AUDIT

Premises: CHRISTIE (LLOYD'S BACKPACKERS) **Date Inspected:** 28/6/04

Building Address: 10 DOMAIN RD WHAKATANE

Contact Name: Pamela CHRISTIE **Position:** **Phone:** 3078005

Compliance Schedule No: 468 **Kept:**

Features:

~~1~~ ✓ **Sprinkler or Automatic Alarm:** *
2 **Automatic Fire Doors:**
~~3~~ ✓ **Emergency Warning System:** *
4 **Emergency Lighting System:**
5 **Escape Route Pressurisation:**
6 **Riser Mains:**
~~7~~ ✓ **Back-Flow Preventer:**
8 **Lifts, Escalators:**
~~9~~ ✓ **Air conditioning Ventilation:** — only has extractor fan in shower connected to light switch.
10 **Other Mechanical/Electrical:**
11 **Building Maintenance Units:**
~~12~~ ✓ **Signs:**
~~13~~ ✓ **Means of Escape:**
14 **Safety Barriers:**
~~15~~ ✓ **Access Facilities for Disabled:**
16 **Fire Hose Reels:**
17 **Signs for Disabled:**

Warrant of Fitness Issue: 7/5/03 **Displayed:** NOT **Expiry Date:** 6/5/04.

Independent Qualified Persons:

Comments:

*3 last checked 14/6/04 – Austin Booth FSS Ltd Rotorua
*1 " " " "

Is to get Grenville Thomson involved in compliance issues now that WOF due.

18/6 – no one home when visited.

0830/0010

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991

Issued: 07/05/2005 Expires. 07/05/2006

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: S L CHRISTIE
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

Signed for and on behalf of the Owner.....Position.....Manager.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 25-5-5
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No: 29108
18 AUG 2005
ACTIONED
1 Paul H DATE
2
3
4

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**
COMPLIANCE	
The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the months prior to the date stated below in relation to the following specified system/s:	

SYSTEMS – as per Building Act 1991

	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
	C	Emergency warning system for fire or other dangers	x	L	Such signs required by the Building code for systems or features
	D	Emergency Lighting	x	M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use	x	O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:

Name of Licensed Building Practitioner (Please Print):	**Grenville Alfred Thomson**	**LBP/IQP NO. 3379**
Name of LBP/IQP Company	**Grenville Thomson & Associates Ltd**	
Signature of Licensed Building Practitioner:		**Date:** 30/05/2005

SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976

408 ANGLESEA STREET, HAMILTON, PRIVATE BAG 3207. PHONE 0-7-838 2238, FAX 0-7-838 2235

Established 1976 • Registered I.Q.P.'s

FORM 12A

TO:

FAX:

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name ..... Lloyds Backpackers

Building Warrant of Fitness No. .....

Street address of building ..... 10 Domain Road, Whakatane

Legal description of land where building is located .....

Level/unit number ..... All Levels

The Owner

Name of owner ..... Pam Christie

Contact person[1] ..... Pam

Mailing address ..... As Above

Street address .....

Registered office[2] ..... As Above

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

Automatic/manual fire alarm

Hose reels

Name of Licensed Building Practitioner/Independent Qualified Person Brett Pearson .....

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration No. 7823.....

Date signed 15/08/05 .....

rosegarden

From: "Jenny Varney" <jenny.varney@nzca.ac.nz>
To: <rosegarden@xtra.co.nz>
Sent: 22 July 2005 11:32 a.m.
Subject: Advertising scam

****
Your mail has been scanned by InterScan VirusWall.
****

ADVERTISING SCAM - BEWARE.

Kindergarten Associations and Childcare Centre are currently being sent proofs of adverts for their Centres, by The Fire Safety Journal P O Box 1751, Palmerston North. These adverts are copied from adverts in other publications and request approval for Publication. If the proof is approved and the advert is paid for, the centre then receives proofs and bills for the all or some of the following publications:

Crime Talk, P O Box 101872, North Shore Mail Centre, Auckland Schools & University Magazines, P O Box 7527, Sydenham, Christchurch The Regional Trade Directory, P O Box 36636, Northcote, Auckland 2004 Civil Defender, 96 Carnoustie Wattle Down Manurewa, Auckland Schools Educational Journal, P O Box 251422, Pakaranga, Auckland Ambulance Limited, P O Box 68952, Newton, Auckland

The Police have advised that all the above publications are linked.

A Kindergarten Association is currently taking a complaint to the Police and a childcare centre is complaining to the Commerce Commisssion.

Jenny Varney
Manger Member services

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Pre-Purchase Building Inspection Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3080

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

16 August 2005

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane

Attn: Paul Howells

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed copy of renewed Building Warrant of Fitness and Form 12A Certificate of Compliance issued for:

C/S No: **25 – National Bank & Others, 236 The Strand, Whakatane**
404 – Tunnicliffe Timber, Kowhai Ave, Edgecumbe
468 – Lloyds Backpackers, 10 Domain Road, Whakatane

If I can be of further service to you please do not hesitate to contact me.

Yours sincerely

Grenville Thomson
DIRECTOR
IQP 3379 Dip.B.Con. AMNZIOB MFPANZ

Enc.

0830|0010

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991

Issued: 07/05/2004 Expires. 07/05/2005

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: S L CHRISTIE
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

FILE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

Signed for and on behalf of the Owner.....Position.....Manager.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 3/9/04
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 025-283-7021 E-mail: gathomson@xtra.co.nz

14 January 2015

WHAKATĀNE
District Council

MB Fraser
C/- Fraser Family Trust
18 Sullivan Street
Whakatāne 3120

Dear Sir/Madam

RE: COMPLIANCE SCHEDULE 468 – EASTBAY PODIATRY

Following receipt of a Building Warrant of Fitness from your IQP, we have generated a Compliance Schedule detailing the specified systems within your building and their associated monitoring and maintenance requirements. A copy is attached for your records. Please ensure a copy is kept on site.

Please feel free to contact me at Paul.Howells@whakatane.govt.nz should you require any further assistance, advice or support.

Kind regards

PP:

Paul Howells
BUILDING MONITORING OFFICER

CC: Grenville Thomson and Associates Ltd

COMPLIANCE SCHEDULE NO. 468

Section 100, Building Act 2004
Issued by: Whakatane District Council
Printed on: 14 Jan 2015

GIS ID NO: 0830/0010/000

WHAKATĀNE District Council

BUILDING

Premises:
EASTBAY PODIATRY

Intended Use:
Podiatry Clinic

Location:
10 DOMAIN ROAD

Intended Life:
Indefinite but not less than 50 years

Purpose Group:

Legal Description:
LOT 33 DP556

Fire Hazard Category:

Council Charges
The Council's total charge's payable on the uplifting of this compliance schedule in accordance with the attached details, are: **$ NIL**

OWNER

Name of owner:
FRASER, MATTHEW BRUCE

Telephone Number/s
day 0064 021 530830

Contact Person:
FRASER, MATTHEW BRUCE

Mailing address:
C/O FRASER FAMILY TRUST
18 SULLIVAN STREET
WHAKATANE 3120

SPECIFIED SYSTEMS

This is to state that compliance schedule 468 specifies inspection, maintenance, and reporting procedures of following systems and features of the building.

SS1 Automatic systems for fire suppression (for example sprinkler systems)

SS14/2 Signs relating to, a system or feature specified in any of clauses 1 to 13.

SS15/2 Final exits

SS15/4 Signs for communicating information intended to facilitate evacuation.

SS2 Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit).

SS7 Automatic back-flow preventer connected to a potable water supply

NOTES

The maximum number of occupants that can safely use this building is:

The compliance schedule and the written reports obtained with the compliance schedule are to be kept at:

10 DOMAIN ROAD

Signed by *or* on behalf of the Council.

Paul Howells	Monitoring Officer-Building	Reissue Date 22/03/2013 Anniversary Date:07/05
Name	Position	Date

SS1 – Automatic Systems for Fire Suppression

Type 6
Type 7
Deluge System

Make
Type
Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4541
In accordance with NZS 4515
In accordance with AS 1851
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency / Frequency
Automatic systems for fire suppression require regular inspection and testing to ensure the systems will operate as required by the performance standard in the event of a fire.

The interface with the emergency warning system requires monthly inspections.

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with the performance and inspection standard or document, and to ensure the system will operate as required in the event of a fire.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS14/2 - Signs Relating to, a System or Feature specified in any of Clauses 1 to 13

Sign instruction on how to operate a fire alarm call point
Sign showing location of automatic door for accessibility
Sign advising not to sure the lift in the event of fire
Sign indicating the lift's rated load in persons and kilograms
Sign showing location of lift for accessibility
International symbol for deafness

Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4121
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Signage should be inspected in accordance with the published Standard or the performance specification of the associated specified system.

Monthly inspections of illuminated signs to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.
iv) Illuminated.

Annual inspections of signs not required to be illuminated to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.

Maintenance
Responsive maintenance should be carried out in accordance with the nominated performance and inspection Standard of the associated system, and to ensure signs remain correctly positioned and legible.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS15/2 – Final Exits

An exit door from the building to the street
An exit gate at the base of an external stair
An exit gate between an enclosed yard of a building and the street
A door between two evacuation zones of a building with staged evacuation
A door between two buildings where either building is a safe place for the adjacent building

Location: *refer to attached plan*

Performance Standard
In accordance with Acceptable Solutions C/AS1 – C/AS7 Protection from Fire
In accordance with NZBC F8
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Final exits require regular inspection to ensure occupants are not prevented from leaving the building in the event of an emergency.

Daily, when the building is in use, and monthly inspections by owner to ensure the doors are not locked, barred and blocked.

And that door-locking devices:

i) Are clearly visible
ii) Are easily operated without a key or other security device.
iii) Do not prevent or override the direct operation of panic bolts fitted to any door.

Maintenance
Responsive maintenance should be carried out to ensure occupants are not prevented from leaving the building in the event of an emergency.

In particular, the final exits should be maintained to ensure they are:

i) Cleary identified
ii) Free of obstructions
iii) Unlocked
iv) Easily-used.

Persons Responsible
Daily and monthly inspections shall be undertaken by the owner
Annual inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS15/4 – Signs for Communicating Information intended to Facilitate Evacuation

(Emergency lighting that also forms an exit sign needs to have its illumination aspect checked under SS4)

Exit Sign
Directional sign
No exit sign

Location: *refer to attached plan*

Performance Standard
In accordance with F8
In accordance with NZS 4121
In accordance with AS 2293
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Signs require regular inspection to ensure they are displayed to facilitate evacuation in an event of an emergency.

Monthly inspections of illuminated signs to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.
iv) Illuminated.

Annual inspections of signs not required to be illuminated to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.

Maintenance
Responsive maintenance should be carried out in accordance with the nominated performance and inspection Standard, and to ensure signs remain correctly positioned and legible and where appropriate ensure the escape route is identified.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS2 – Emergency Warning Systems

Type 2
Type 3
Type 4
Type 5
Other emergency warning system warning occupants of a potentially hazardous situation

Make
Type
Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4512
In accordance with AS 1851
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Emergency warning systems require regular inspection and testing to ensure the system will operate as required by the performance standard in the event of fire or other danger.

The interface with the following specified systems requires monthly inspections:

Sprinkler system
Auto doors
Access controlled doors
Fire/smoke doors
Escape route pressurization
Lifts
Escalator
Mechanical ventilation
Mechanical smoke control
Natural smoke control
Smoke curtain

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with NZS 4512 and to ensure the system will operate as required in the event of a fire or other danger.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

Security / Smoke alarm *alternative solution*

Maintenance
Systems require regular inspection to ensure they remain fit for purpose and require inspections to be completed by the building owner or representative, the security contractor and an annual inspection by an IQP.

Inspections
Monthly – By owner or representative

- Check that security system is operational
- Check that no smoke/heat detectors are isolated or disabled
- Visually inspect all smoke/heat detectors for damage or removal
- Check that sounders operate
- Check that monitoring connection is operational (if connected)

Six monthly – By security alarm maintenance contractor

- Inspect each battery for tight and clean terminals
- Test battery by applying a load equal to the Ampere Hour rating of the battery for 10 seconds and ensuring each battery does not drop below 10 volts (80% of nominal 12v) with chargers turned off
- Test the operation of all sounders
- Inspect system configuration and wiring to ensure smoke/heat detection are functional

Annual – By IQP

- Inspect the location and visual condition of all smoke/heat detectors to ensure that they can reliably detect products of combustion
- Clean and test (using test smoke) at least 20% of smoke detectors on each circuit
- Check and confirm that a "fire signal" is received by the remote monitoring centre if connected.
- Test and measure the operation of all alerting sounders to ensure a minimal sound level as per original specifications
- Verify that the monthly owners checks have been carried out
- Verify that the six monthly service checks have been carried out
- Log location of detectors tested.

Performance Standards
Specifically designed inspection and maintenance document

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS7 – Automatic Backflow Preventers

Reduced Pressure Zone devices
Double Check Valve Assemblies
Pressure Type Vacuum Breakers
Atmospheric Vacuum Breakers

Location: *refer to attached plan*

Performance Standard
In accordance with AS/NZS 2845.3
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Automatic backflow preventers require regular testing to ensure they provide protection to the drinking water supply.

RPZ & D/C & Pressure Vacuum Breakers
Annual inspections by an independent qualified person/licensed building practitioner in accordance with AS/NZS 2845

Atmospheric Vacuum Breakers
Annual inspections by an independent qualified person/licensed building practitioner to achieve the required results:

i) Operate the device by turning on the fixture or equipment and observe the operation. The poppet or float must close on increase in pressure, and

ii) Operate the device by turning off the fixture or equipment and observe the operation. The poppet or float must open on decrease in pressure.

Non-Testable Automatic Vacuum Breaker
Annual inspections by an independent qualified person/licensed building practitioner and should be replaced or repaired if leaking or displaying any other fault.

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with AS/NZS 2845 and ensure the backflow preventer provides protection to the drinking water supply.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

COMPLIANCE SCHEDULE CHECKLIST

FORM 02.04.02

Address of property: «BC_MAST_PROJ_LOCN»					**BC No:** «BC_MAST_ID»			
Current use related to crowd activities: (circle applicable use)	CS	CL	CO	CM	SC	SD	SA	SR
	SH	WL	WM	WH	WF	IA	ID	
Fire Hazard Category: (circle applicable use)	FHC 1	FHC 2	FHC 3	FHC 4	Specific Design			
Maximum Occupancy Load: (enter max load)	CS ~~620~~ 468							

	Specified system	New	Add / Altered	Existing	Remove
SS1	Automatic systems for fire suppression	☑	☐	☐	☐
SS2	Automatic or Manual emergency warning systems	☑	☐	☐	☐
SS3/1	Automatic doors	☐	☐	☐	☐
SS3/2	Access controlled doors	☐	☐	☐	☐
SS3/3	Interfaced fire or smoke doors or windows	☐	☐	☐	☐
SS4	Emergency lighting systems	☐	☐	☐	☐
SS5	Escape route pressurisation systems	☐	☐	☐	☐
SS6	Riser mains for use by fire services	☐	☐	☐	☐
SS7	Any automatic backflow preventers fitted to a potable water supply	☐	☐	☑	☐
SS8/1	Passenger-carrying lifts	☐	☐	☐	☐
SS8/2	Service lifts	☐	☐	☐	☐
SS8/3	Escalators and moving walks	☐	☐	☐	☐
SS9	Mechanical ventilation systems, or air-conditioning systems	☐	☐	☐	☐
SS10	Building maintenance units for providing access to buildings	☐	☐	☐	☐
SS11	Laboratory fume cupboards	☐	☐	☐	☐
SS12/1	Audio loops	☐	☐	☐	☐
SS12/2	FM radio frequency systems and infrared beam transmission systems	☐	☐	☐	☐
SS13/1	Mechanical smoke control	☐	☐	☐	☐
SS13/2	Natural smoke control	☐	☐	☐	☐
SS13/3	Smoke curtains	☐	☐	☐	☐
SS14/1	Emergency power systems	☐	☐	☐	☐
SS14/2	Signs relating to a system or feature	☐	☐	☑	☐
SS15/1	Systems for communicating spoken information intended to facilitate evacuation	☐	☐	☐	☐
SS15/2	Final exits	☐	☐	☑	☐
SS15/3	Fire separations	☐	☐	☐	☐
SS15/4	Signs for communicating information intended to facilitate evacuation	☐	☐	☐	☐
SS15/5	Smoke separations	☐	☐	☐	☐
SS16	Cable Cars	☐	☐	☐	☐
Section103(d)(i)	NZBC Act 2004 – Means of Escape				☐
Section103(d)(ii)	NZBC Act 2004 – Safety Barriers				☐
Section103(d)(iii)	NZBC Act 2004 – Means of Access & Facilities for use by PWD				☐
Section103(d)(iv)	NZBC Act 2004 – Handheld Hose Reels for Fire Fighting				☐
Section103(d)(v)	NZBC Act 2004 – Signs relating to Access & Facilities for PWD				☐

Comments: Reviewed against 0206 and existing records. Note mechanical vent was previously a feature - f.i. shown only as extract vent adjacent to a shower ∴ deemed ok to remove. Any other changes are now on BC Amendment.

DECISION		REASON FOR DECISION		OUTCOME OF DECISION	
Approved	☑	Complies with NZBC	☑	Issue Consent (CS)	☑
Not Approved	☐	Does not Comply with NZBC	☐	Do Not Issue consent / CS	☐
Request More Info	☐	Insufficient Info	☐	Request more info	☐
OFFICER:	P. Howells	SIGNATURE:		DATE:	22.3.13

P O Box 733 Whakatane
Mobile: 027-283-7021
Phone: Whk 07-312-4494

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Thursday, 21 March 2013 4:47 p.m.
To: gathomson@xtra.co.nz
Subject: RE: producer statement 10 domain road whakatane

Cheers Roslyn.

What's happening in respect to the sprinklers??

Paul

Paul Howells | Building Monitoring Officer

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 **Ext** 7534 | **ddi** 07 306 0534 | **Mobile** 027 453 6259 | **Fax** 07 307 0718
Email Paul.Howells@whakatane.govt.nz | **Web** www.whakatane.govt.nz

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From: gathomson@xtra.co.nz [mailto:gathomson@xtra.co.nz]
Sent: Thursday, 21 March 2013 3:42 p.m.
To: Paul Howells
Subject: FW: producer statement 10 domain road whakatane

Good afternoon Paul

Please find attached Producer Statement as above for your information. Still waiting on a Form 12A – will forward by e-mail as soon as it arrives.

Regards

Roslyn Thomson

Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
P O Box 733 Whakatane
Mobile: 027-283-7021
Phone: Whk 07-312-4494

From: Gavin Stowe [mailto:gavins@firesecurity.co.nz]
Sent: Tuesday, 19 March 2013 4:29 p.m.
To: gathomson@xtra.co.nz
Subject: producer statement 10 domain road whakatane

Paul Howells

From: Paul Howells
Sent: Friday, 22 March 2013 3:10 p.m.
To: 'gathomson@xtra.co.nz'
Subject: RE: FORM 12A EAST BAY PODIATRY

Thanks Roslyn.

I will arrange for the new compliance schedule to be prepared at the earliest.

One other matter, looking through he file I see Sally was asking that the back flow preventer be taken off from the compliance schedule. The reason given was that it is a non-testable device. From looking at the DBH Compliance schedule handbook, from my reading, non-testable devices are still required to be included on the CS. They are required to be inspected at least annually and be repaired or replaced if they show signs of leakage or other faults. Based on this, and unless additional clarification can be provided to support an alternative view, I would be looking to keep it as a CS feature.

Have a good weekend.

Paul

Paul Howells | **Building Monitoring Officer**

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 **Ext** 7534 | **ddl** 07 306 0534 | **Mobile** 027 453 6259 | **Fax** 07 307 0718
Email Paul.Howells@whakatane.govt.nz | **Web** www.whakatane.govt.nz

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From: gathomson@xtra.co.nz [mailto:gathomson@xtra.co.nz]
Sent: Friday, 22 March 2013 2:19 p.m.
To: Paul Howells
Subject: FORM 12A EAST BAY PODIATRY

Good afternoon Paul

Attachment Form 12A for the above site - Sprinklers and Fire Alarm

Cheers

Roslyn Thomson

Grenville Thomson & Associates Ltd

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 06/12/2012 Expires. 07/05/2013

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position...Receptionist.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 12/12/12
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

GA Thomson

21/3/13 4pm

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: EASTBAY PODIATRY	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPLIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12 month** prior to the date stated below in relation to the following specified system/s:

X	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
x	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply		(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems		(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS:

Name of Licensed Building Practitioner: Allan Dennis		LBP/IQP No. 2000/134
Name of LBP/IQP Company:	Fire Security Services	
Signature of Licensed Building Practitioner :		Date: 21/3/13

Paul Howells

From: gathomson@xtra.co.nz
Sent: Friday, 22 March 2013 2:19 p.m.
To: Paul Howells
Subject: FORM 12A EAST BAY PODIATRY
Attachments: FSS Sprinkler & Fire Alarm 12A.pdf

Good afternoon Paul

Attachment Form 12A for the above site - Sprinklers and Fire Alarm

Cheers

Roslyn Thomson

Grenville Thomson & Associates Ltd
P O Box 733 Whakatane
bile: 027-283-7021
ne: Whk 07-312-4494

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Thursday, 21 March 2013 4:47 p.m.
To: gathomson@xtra.co.nz
Subject: RE: producer statement 10 domain road whakatane

Cheers Roslyn.

What's happening in respect to the sprinklers??

Paul

Paul Howells | **Building Monitoring Officer**

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 **Ext** 7534 | **ddi** 07 306 0534 | **Mobile** 027 453 6259 | **Fax** 07 307 0718
ail Paul.Howells@whakatane.govt.nz | **Web** www.whakatane.govt.nz

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Sent: Thursday, 21 March 2013 3:42 p.m.
To: Paul Howells
Subject: FW: producer statement 10 domain road whakatane

Good afternoon Paul

Please find attached Producer Statement as above for your information. Still waiting on a Form 12A – will forward by e-mail as soon as it arrives.

Regards

Roslyn Thomson

Grenville Thomson & Associates Ltd
Complete Fire Protection **Services Ltd**
P O Box 733 Whakatane
Mobile: 027-283-7021
Phone: Whk 07-312-4494

From: Gavin Stowe [mailto:gavins@firesecurity.co.nz]
Sent: Tuesday, 19 March 2013 4:29 p.m.
To: gathomson@xtra.co.nz
Subject: producer statement 10 domain road whakatane

Hello Grenville,

I have attached a copy of the producer statement for 10 Domain Road Whakatane as requested.

Regards

Gavin Stowe | BOP Service & Compliance Supervisor
Bay of Plenty | Unit 10, 23 Tukorako Drive, Mount Maunganui 3116
P O Box 4250, Mount Maunganui South, Mount Maunganui 3149

Ph 07 5474085 | **Cell** 027 484 8520 | **Fax** 07 574 6732 | **DDI** 075474393
e-mail gavins@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz

FIRE SECURITY SERVICES

Fire Alarm Systems, Fire Sprinkler Systems (Domestic, Residential & Commercial to the relevant NZ Standards) Security & Access Control, Closed Circuit TV, Fire Hose Reels & Extinguishers, Hydrant Riser Systems, Emergency Lighting, Gas Flood & Vesda Systems, Building Compliance, 24 Hour Nationwide Service.

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Thank You.

9130
0830|0010

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 10/12/2014 Expires. 07/05/2015

BUILDING

BWOF

Description: EASTBAY PODIATRY
Street Address: 10 DOMAIN ROAD, WHAKATANE
Valuation Roll No.: 7107/885.00 Legal Description: Lot 33 DP 556
Intended use and any conditions of use: CONSULTING ROOMS

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

SCANNED

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

- ✓ AUTOMATIC SPRINKLER SYSTEMS
- ✓ EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS
- ✓ AUTOMATIC BACK-FLOW PREVENTER
- ✓ SIGNS FOR SPECIFIED SYSTEMS
- ✓ FINAL EXITS
- ✓ SIGNS TO FACILITATE EVACUATION

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No. A490258
12 FEB 2015
ACTIONED Paul DATE
1
2
3
4

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner. MATTHEW FRASER ...Position.... DIRECTOR

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 5/12/14
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-348-6658 E-mail: gathomson@xtra.co.nz

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

163 MAUI STREET, PRIVATE BAG 3207, HAMILTON 3240, PHONE (07) 849 5440, FAX (07) 07 849 5517

FORM 12A **TO: GA Thomson & Associates**

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name	Eastbay Podiatry
Building Warrant of Fitness No.	468
Street address of building	10 Domain Road, Whakatane
Legal description of land where building is located.....	Lot 33 DPS 556
Level/unit number.....	

The Owner

Name of owner	M Fraser and E Beeler
Contact person[1]	Matt Fraser
Mailing address	10 Domain Road, Whakatane
Street address	

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 01 month prior to the date stated below in relation to the following specified system(s):

SS1 Automatic Systems for fire suppression

Name of Licensed Building Practitioner/Independent Qualified Person Trevor McCracken

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration 110/2002/07

Date signed 31-10-2014.

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

163 MAUI STREET, PRIVATE BAG 3207, HAMILTON 3240, PHONE (07) 849 5440, FAX (07) 07 849 5517

FORM 12A

TO: GA Thomson & Associates

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name	Eastbay Podiatry
Building Warrant of Fitness No.	468
Street address of building	10 Domain Road, Whakatane
Legal description of land where building is located	Lot 33 DPS 556
Level/unit number	

The Owner

Name of owner	M Fraser and E Beeler
Contact person[1]	Matt Fraser
Mailing address	10 Domain Road, Whakatane
Street address	

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

SS2 Auto/Manual emergency warning systems

Name of Licensed Building Practitioner/Independent Qualified Person Trevor McCracken

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration 110/2002/07

Date signed 16-9-2014.

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: EASTBAY PODIATRY	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

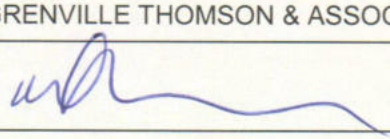
Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPLIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **1 month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows	X	14	Emergency power systems for, or Signs (related to 1-13) /1 /2
	4	Emergency lighting systems	X	15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply		(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems		(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS:

Name of Independent Qualified Person: Malcolm Stuart Thomson		IQP No.2013/5537
Name of IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Independent Qualified Person :		Date: 12.12.14

Telephoned Fire Security Services 13.2.15.
Trevor apparently no longer works for the firm
In respect to the backflow component, ~~the test~~ no
advice could be given as to whether any consideration
had been given to the backflow component - whether
this was integral with the sprinkler system and
whether any supporting test documentation was
available to establish that this had been checked.
A message will be sent to Gavin, who apparently
may be able to shed some light on matters.

Compliance Schedule

SECTION 100, BUILDING ACT 2004

WHAKATĀNE
District Council

The building

Street address of building: 10 DOMAIN ROAD
Legal description of land where building is located: LOT 33 DP556
Building name (if applicable): Eastbay Podiatry

Current, lawfully established, use: Podiatry Clinic
Year first constructed: 2003

The owner

Name of owner FRASER FAMILY INVESTMENTS LIMITED

Contact person

FRASER FAMILY INVESTMENTS LIMITED
18 SULLIVAN STREET
WHAKATANE 3120

Phone number 1 - day 0064 021 530830
Phone number 2 -
Email address -
Website -

Specified Systems

The Compliance Schedule is kept at 10 DOMAIN ROAD

The following specified systems are covered by the Compliance Schedule **468** for this building:

Automatic sprinkler systems for fire suppression
Signs
Final exits
Signs for evacuations
Automatic or Manual Emergency warning systems
Automatic Back-flow preventers

Notes

The maximum number of occupants that can safely use this building is

Signature

Team Leader Technical Administration

Position

26 Sep 2016

Date

On behalf of: Whakatane District Council

[redacted]

Paul Howells

From: Paul Howells
Sent: Monday, 26 September 2016 11:37 a.m.
To: 'Tina Hamilton'
Subject: RE: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Tina.

Attached is the compliance schedule for this premise. It expired on 7 May 2016. My understanding is that the owner of the building was going to look into whether a B WOF was still needed for the building given the change in use that has occurred. There is also matter of both the sprinkler system and the emergency warning systems having been modified without any building consent being obtained. Given the above, could you let me know if you are looking to do a renewal of the existing compliance schedule

Cheers

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: Tina Hamilton [mailto:tina.hamilton@firesecurity.co.nz]
Sent: Wednesday, 21 September 2016 3:56 p.m.
To: Paul Howells
Cc: Kerry Smith
Subject: FW: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Paul
Can you please send the below CS if you have it available?
Thank you

Tina Hamilton | BWOF and Compliance Administrator
Head Office | 163 Maui St | Private Bag 3207 | Hamilton
9:00am to 2:30pm Monday to Friday

Ph 07 849 5440 | **DDI** 07 850 7837 | **Fax** 07 849 5517
e-mail tina.hamilton@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz

FIRE SECURITY SERVICES

From: Tina Hamilton
Sent: Tuesday, 20 September 2016 10:28 a.m.
To: 'Paul Howells'
Cc: Glenn Jones
Subject: Compliance Schedule for 10 Domain Rd, Whakatane

Hi Paul
Can I please have the compliance schedule for the following site?

10 Domain Road
Whakatane

Thank you

Tina Hamilton | BWOF and Compliance Administrator
Head Office | 163 Maui St | Private Bag 3207 | Hamilton
9:00am to 2:30pm Monday to Friday

Ph 07 849 5440 | **DDI** 07 850 7837 | **Fax** 07 849 5517
e-mail tina.hamilton@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz

FIRE SECURITY SERVICES

From: Glenn Jones
Sent: Tuesday, 20 September 2016 9:09 a.m.
To: Kerry Smith
Cc: Tina Hamilton
Subject: 10 Domain Rd, Whakatane

Hi Kerry, got this on board finally, one that we have done work for and have an account already set up.
Just the usual please to Lou for PB.

Tina the usual Manual please & charge of $65.
And sorry I don't have BWOF due date but you'll see by client Barry's mention below must be due.
Can you please obtain that from your sources or do you want me to ask the tester or relevant council?

Council need the compliance and we cannot find any manual in building - can you also replace that please.

Signed doc attached.

Any issues please ring me.

Cheers

Barry

Barry Morgan | Director
Legacy Accountants Limited

Change of address details

Legacy Property Bay Ltd
PO Box 88
Whakatane

Attn: Barry Mayer.

Met in office 16. Aug 16. Barry advised that fire sprinkler and alarm systems had been altered by Fire Protech Services to allow an outbuilding to be demolished. I confirmed to Barry that good works should properly be carried out under a building consent.

Conversation with a Buyer would ordinarily have been required to be present given the change in use. Barry confirmed < 10 people on site and no lighting work. I suggested that it may be possible that no alarm or sprinkler would be required under the NZBC. He will review this further with Sally + Malcolm Thompson. Suggested also that the requirement for backflow prevention could also be looked at - if this was solely due to the sprinkler system & it was possible that this feature could also be deleted. This would effectively cancel the requirement for any compliance schedule to be in place.

Malcolm will consider matters and will send us through advice as to how he wishes to proceed.

16.8.16

must not use, read, distribute or copy this document. If you have received this document by mistake, please call us on 0800 WDCICT and destroy the original message. Thank you.

From: GA Thomson & Associates [mailto:gathomson@xtra.co.nz]
Sent: Thursday, 26 May 2016 12:46 p.m.
To: Liisa Tioke; Paul Howells
Subject: 10 Domain Road

Good afternoon

Can I please have the current Compliance Schedule for the above site which is now owned by Legacy Accounting. One of the owners has informed me that they have not done any structural work other than to remove the back garage however this required disconnecting the fire alarm from that area.

Kind regards
Sally Reid
Client Services Manager
Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
Po Box 733, Whakatane 3158

Phone: 07 312 4494
Fax: 07 312 4498

Paul Howells

From: GA Thomson & Associates <gathomson@xtra.co.nz>
Sent: Monday, 30 May 2016 9:26 a.m.
To: Paul Howells
Subject: RE: 10 Domain Road

Good morning

This property is now owned by Legacy Accounting so the owner details are wrong. It should have come through to you from Rates I would have thought?

A zone for the fire alarm was removed when the garage/apartment was demolished.

We have had nothing to do with this building for the last two years and were recently approached by the new owners. If any of the above information needs to be discussed with them, your initial point of contact is Barry Morgan, part owner, 3062094

Kind regards
Sally

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Thursday, 26 May 2016 4:25 p.m.
To: GA Thomson & Associates
Subject: RE: 10 Domain Road

Hi Sally.

Copy of the compliance schedule attached. If there has been any works in relation to the fire alarm or sprinkler systems, then I would be expecting such works to have been covered under a building consent. We haven't issued any for this address in the recent past.

Regards

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

The content of this email is confidential information and may also be legally privileged, intended only for the person named above. If this email is not addressed to you, you

0830/0010

WHAKATĀNE
District Council

2 May 2016

Fraser Family Investments Ltd
18 Sullivan St
WHAKATĀNE 3120

Dear Sir/Madam

EASTBAY PODIATRY, COMPLIANCE SCHEDULE NUMBER 468, ADDRESS 10 DOMAIN RD, WHAKATANE.

According to our records, the Building Warrant of Fitness (B-WOF) for the above referenced premise expires on 7 May 2016. To date, the Whakatane District Council has not received a current warrant of fitness and supporting documentation for the building. If this is not correct, or if our records are out-of-date, please advise me and I will be happy to revise the information we hold.

The B-WOF document is particularly significant in respect to your building. It is this document which certifies that all the essential features necessary for the safe, continued use of the premises have been regularly maintained and serviced throughout the preceding 12 months. Allowing a building to remain operating without a current B-WOF is therefore of concern to the Council from a public safety perspective. That situation may also have potential implications in respect to any insurance cover you hold, as well as being an offence under building legislation.

Please arrange for the required documentation to be supplied to the undersigned. It would be appreciated if your response could be provided within 10 working days from the date of this letter.

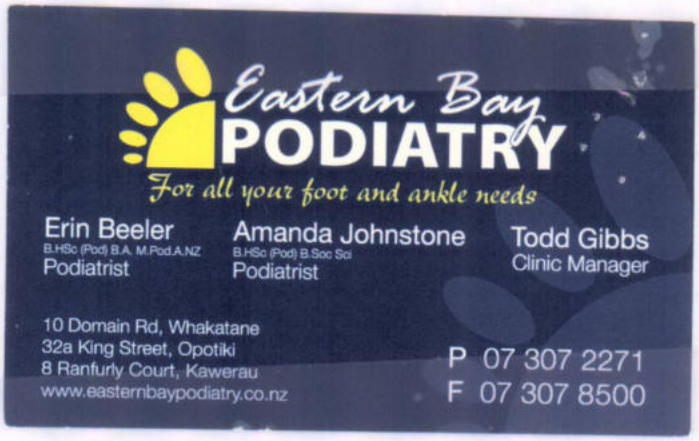
Note that the annual renewal of the B-WOF, including the updating of these documents, where necessary, does not incur a Council charge. However, if a further round of on-site follow-up auditing has to be undertaken, this will incur costs at the Council's current charge-out rate as specified under the current fees and charges schedule.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully

Paul Howells
BUILDING MONITORING OFFICER

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand



Your next appointment is .....

Matt Fraser,
Clinic Manager.
021 530 830.

10 - Domain.

East by Radiata.

CS LGB.

Expired 7.5.~~13~~13

- Site visit 3.6.14. Need Rwat on display in reception area - expired 7.5.13.
  Telephoned and left message asking that Matt contact me re this issue.

  Phoned again & left message 4.6.14

  4.6.14 - Contacted Matt - he will make contact with Grenville & arrange for the renewal to be done.

- Telephone discussion Matt 1.9.14 - he chased up Grenville, should be sorted asap.

matthew_drax@hotmail.co.uk.
Telephone discussion Sally - Grenville Thompson Associates - 30.10.14. She confirmed sprinklers had not been tested as for last 2 years & confirmed to her that checking & certification of the current condition of the sprinklers would be required as part of the B.Wat renewal. She will contact Matt again to confirm this to him.

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 06/12/2012 Expires. 07/05/2013

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position...Receptionist.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 12/12/12
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Building Condition Assessment Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

1 February 2013

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No. .....
-4 FEB 2013
ACTIONED
1. ..... DATE
2. .....
3. .....
4. .....

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed a copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Eastbay Podiatry, 10 Domain Road, Whakatane

NB:
1. Form 11s have been included for these sites and we request a copy of the new Compliance Schedule these will generate.
2. Please invoice the owner for your services.

If I can be of further service to you please do not hesitate to contact me.
Yours sincerely

Sally Reid

Mrs Sally Reid
Client Services Manager

Enc.

Paul Howells

From: Paul Howells
Sent: Thursday, 19 February 2015 12:59 p.m.
To: 'GA Thomson & Associates'
Subject: RE: Eastbay Podiatry

Cheers Sally, a good outcome.

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
[redacted]ommerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: GA Thomson & Associates [mailto:gathomson@xtra.co.nz]
Sent: Thursday, 19 February 2015 12:13 p.m.
To: Paul Howells
Subject: Eastbay Podiatry

Hi Paul

Spoken with Tina in Hamilton and they will send through a qualifying statement tomorrow which I will then send on to you.

Sally Reid
Client Services Manager
Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
Po Box 733, Whakatane 3158

Phone: 07 312 4494
Fax: 07 312 4498

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

163 MAUI STREET, PRIVATE BAG 3207, HAMILTON 3240, PHONE (07) 849 5440, FAX (07) 07 849 5517

FORM 12A **TO: GA Thomson & Associates**

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name ..... Eastbay Podiatry

Building Warrant of Fitness No. 468

Street address of building ..... 10 Domain Road, Whakatane

Legal description of land where building is located ..... Lot 33 DPS 556

Level/unit number .....

The Owner

Name of owner ..... M Fraser and E Beeler

Contact person[1] ..... Matt Fraser

Mailing address ..... 10 Domain Road, Whakatane

Street address .....

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 01 month prior to the date stated below in relation to the following specified system(s):

Please note : As the SS7 Automatic Backflow Preventer is part of the sprinkler system, it has been tested and maintained as part of that feature requirements and is complaint.

SS1 Automatic Systems for fire suppression

Name of Licensed Building Practitioner/Independent Qualified Person Allan Dennis

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration 110/2000/134

Date signed 20-2-15

Paul Howells

From: Paul Howells
Sent: Friday, 20 February 2015 11:51 a.m.
To: 'GA Thomson & Associates'
Subject: RE: Eastbay Podiatry

Perfect Sally, thanks.

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
E Paul.Howells@whakatane.govt.nz W www.whakatane.govt.nz
ommerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: GA Thomson & Associates [mailto:gathomson@xtra.co.nz]
Sent: Friday, 20 February 2015 10:46 a.m.
To: Paul Howells
Subject: RE: Eastbay Podiatry

Good morning Paul

Please find attached the 12a from Fire Security Services.

Sally

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Thursday, 19 February 2015 12:59 p.m.
To: GA Thomson & Associates
Subject: RE: Eastbay Podiatry

Cheers Sally, a good outcome.

Paul

Paul Howells BUILDING MONITORING OFFICER

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7534 DDI 07 306 0534 M 027 453 6259 F 07 307 0718
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From: GA Thomson & Associates [mailto:gathomson@xtra.co.nz]
Sent: Thursday, 19 February 2015 12:13 p.m.
To: Paul Howells
Subject: Eastbay Podiatry

Hi Paul

Spoken with Tina in Hamilton and they will send through a qualifying statement tomorrow which I will then send on to you.

Sally Reid
Client Services Manager
Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
Po Box 733, Whakatane 3158

Phone: 07 312 4494
Fax: 07 312 4498

0830/6010 AE63210

WHAKATĀNE
District Council

14 January 2015

MB Fraser
C/- Fraser Family Trust
18 Sullivan Street
Whakatāne 3120

Dear Sir/Madam

RE: COMPLIANCE SCHEDULE 468 – EASTBAY PODIATRY

Following receipt of a Building Warrant of Fitness from your IQP, we have generated a Compliance Schedule detailing the specified systems within your building and their associated monitoring and maintenance requirements. A copy is attached for your records. Please ensure a copy is kept on site.

Please feel free to contact me at Paul.Howells@whakatane.govt.nz should you require any further assistance, advice or support.

Kind regards

PP:

Paul Howells
BUILDING MONITORING OFFICER

CC: Grenville Thomson and Associates Ltd

COMPLIANCE SCHEDULE NO. 468

Section 100, Building Act 2004
Issued by: Whakatane District Council
Printed on: 14 Jan 2015

GIS ID NO: 0830/0010/000

WHAKATĀNE
District Council

BUILDING

Premises:
EASTBAY PODIATRY

Intended Use:
Podiatry Clinic

Location:
10 DOMAIN ROAD

Intended Life:
Indefinite but not less than 50 years

Purpose Group:

Legal Description:
LOT 33 DP556

Fire Hazard Category:

Council Charges
The Council's total charge's payable on the uplifting of this compliance schedule in accordance with the attached details, are: **$ NIL**

OWNER

Name of owner:
FRASER, MATTHEW BRUCE

Telephone Number/s
day 0064 021 530830

Contact Person:
FRASER, MATTHEW BRUCE

Mailing address:
C/O FRASER FAMILY TRUST
18 SULLIVAN STREET
WHAKATANE 3120

SPECIFIED SYSTEMS

This is to state that compliance schedule 468 specifies inspection, maintenance, and reporting procedures of following systems and features of the building.

SS1 Automatic systems for fire suppression (for example sprinkler systems)

SS14/2 Signs relating to, a system or feature specified in any of clauses 1 to 13.

SS15/2 Final exits

SS15/4 Signs for communicating information intended to facilitate evacuation.

SS2 Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit).

SS7 Automatic back-flow preventer connected to a potable water supply

NOTES

The maximum number of occupants that can safely use this building is:

The compliance schedule and the written reports obtained with the compliance schedule are to be kept at:

10 DOMAIN ROAD

Signed by *or* on behalf of the Council.

Paul Howells	Monitoring Officer-Building	Reissue Date 22/03/2013 Anniversary Date:07/05
Name	Position	Date

SS1 – Automatic Systems for Fire Suppression

Type 6
Type 7
Deluge System

Make
Type
Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4541
In accordance with NZS 4515
In accordance with AS 1851
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency / Frequency
Automatic systems for fire suppression require regular inspection and testing to ensure the systems will operate as required by the performance standard in the event of a fire.

The interface with the emergency warning system requires monthly inspections.

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with the performance and inspection standard or document, and to ensure the system will operate as required in the event of a fire.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS14/2 - Signs Relating to, a System or Feature specified in any of Clauses 1 to 13

Sign instruction on how to operate a fire alarm call point
Sign showing location of automatic door for accessibility
Sign advising not to sure the lift in the event of fire
Sign indicating the lift's rated load in persons and kilograms
Sign showing location of lift for accessibility
International symbol for deafness

Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4121
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Signage should be inspected in accordance with the published Standard or the performance specification of the associated specified system.

Monthly inspections of illuminated signs to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.
iv) Illuminated.

Annual inspections of signs not required to be illuminated to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.

Maintenance
Responsive maintenance should be carried out in accordance with the nominated performance and inspection Standard of the associated system, and to ensure signs remain correctly positioned and legible.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS15/2 – Final Exits

An exit door from the building to the street
An exit gate at the base of an external stair
An exit gate between an enclosed yard of a building and the street
A door between two evacuation zones of a building with staged evacuation
A door between two buildings where either building is a safe place for the adjacent building

Location: *refer to attached plan*

Performance Standard
In accordance with Acceptable Solutions C/AS1 – C/AS7 Protection from Fire
In accordance with NZBC F8
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Final exits require regular inspection to ensure occupants are not prevented from leaving the building in the event of an emergency.

Daily, when the building is in use, and monthly inspections by owner to ensure the doors are not locked, barred and blocked.

And that door-locking devices:

i) Are clearly visible
ii) Are easily operated without a key or other security device.
iii) Do not prevent or override the direct operation of panic bolts fitted to any door.

Maintenance
Responsive maintenance should be carried out to ensure occupants are not prevented from leaving the building in the event of an emergency.

In particular, the final exits should be maintained to ensure they are:

i) Cleary identified
ii) Free of obstructions
iii) Unlocked
iv) Easily-used.

Persons Responsible
Daily and monthly inspections shall be undertaken by the owner
Annual inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS15/4 – Signs for Communicating Information intended to Facilitate Evacuation

(Emergency lighting that also forms an exit sign needs to have its illumination aspect checked under SS4)

Exit Sign
Directional sign
No exit sign

Location: *refer to attached plan*

Performance Standard
In accordance with F8
In accordance with NZS 4121
In accordance with AS 2293
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
[redacted]ns require regular inspection to ensure they are displayed to facilitate evacuation in an event of an emergency.

Monthly inspections of illuminated signs to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.
iv) Illuminated.

Annual inspections of signs not required to be illuminated to ensure they are:

i) Of the correct type
ii) Present and in the right locations.
iii) Legible.

Maintenance
Responsive maintenance should be carried out in accordance with the nominated performance and inspection Standard, and to ensure signs remain correctly positioned and legible and where appropriate ensure the escape route is identified.

[redacted]rsons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS2 – Emergency Warning Systems

Type 2
Type 3
Type 4
Type 5
Other emergency warning system warning occupants of a potentially hazardous situation

Make
Type
Location: *refer to attached plan*

Performance Standard
In accordance with NZS 4512
In accordance with AS 1851
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Emergency warning systems require regular inspection and testing to ensure the system will operate as required by the performance standard in the event of fire or other danger.

The interface with the following specified systems requires monthly inspections:

Sprinkler system
Auto doors
Access controlled doors
Fire/smoke doors
Escape route pressurization
Lifts
Escalator
Mechanical ventilation
Mechanical smoke control
Natural smoke control
Smoke curtain

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with NZS 4512 and to ensure the system will operate as required in the event of a fire or other danger.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

Security / Smoke alarm *alternative solution*

Maintenance
Systems require regular inspection to ensure they remain fit for purpose and require inspections to be completed by the building owner or representative, the security contractor and an annual inspection by an IQP.

Inspections
Monthly – By owner or representative

- Check that security system is operational
- Check that no smoke/heat detectors are isolated or disabled
- Visually inspect all smoke/heat detectors for damage or removal
- Check that sounders operate
- Check that monitoring connection is operational (if connected)

Six monthly – By security alarm maintenance contractor

- Inspect each battery for tight and clean terminals
- Test battery by applying a load equal to the Ampere Hour rating of the battery for 10 seconds and ensuring each battery does not drop below 10 volts (80% of nominal 12v) with chargers turned off
- Test the operation of all sounders
- Inspect system configuration and wiring to ensure smoke/heat detection are functional

Annual – By IQP

- Inspect the location and visual condition of all smoke/heat detectors to ensure that they can reliably detect products of combustion
- Clean and test (using test smoke) at least 20% of smoke detectors on each circuit
- Check and confirm that a "fire signal" is received by the remote monitoring centre if connected.
- Test and measure the operation of all alerting sounders to ensure a minimal sound level as per original specifications
- Verify that the monthly owners checks have been carried out
- Verify that the six monthly service checks have been carried out
- Log location of detectors tested.

Performance Standards
Specifically designed inspection and maintenance document

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

SS7 – Automatic Backflow Preventers

Reduced Pressure Zone devices
Double Check Valve Assemblies
Pressure Type Vacuum Breakers
Atmospheric Vacuum Breakers

Location: *refer to attached plan*

Performance Standard
In accordance with AS/NZS 2845.3
Specifically designed solution prepared by a person who, on the basis of experience and qualifications, is competent to do so.

Inspection / Frequency
Automatic backflow preventers require regular testing to ensure they provide protection to the drinking water supply.

RPZ & D/C & Pressure Vacuum Breakers
Annual inspections by an independent qualified person/licensed building practitioner in accordance with AS/NZS 2845

Atmospheric Vacuum Breakers
Annual inspections by an independent qualified person/licensed building practitioner to achieve the required results:

i) Operate the device by turning on the fixture or equipment and observe the operation. The poppet or float must close on increase in pressure, and

ii) Operate the device by turning off the fixture or equipment and observe the operation. The poppet or float must open on decrease in pressure.

Non-Testable Automatic Vacuum Breaker
Annual inspections by an independent qualified person/licensed building practitioner and should be replaced or repaired if leaking or displaying any other fault.

Maintenance
Planned preventative maintenance and responsive maintenance should be carried out in accordance with AS/NZS 2845 and ensure the backflow preventer provides protection to the drinking water supply.

Persons Responsible
All inspections shall be undertaken by independent qualified persons.

Reporting
The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include:

- Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work.
- A Form 12A provided by an IQP annually

COMPLIANCE SCHEDULE CHECKLIST

FORM 02.04.02

Address of property: «BC_MAST_PROJ_LOCN»					**BC No:** «BC_MAST_ID»			
Current use related to crowd activities: (circle applicable use)	CS	CL	CO	CM	SC	SD	SA	SR
	SH	WL	WM	WH	WF	IA	ID	
Fire Hazard Category: (circle applicable use)	FHC 1	FHC 2	FHC 3	FHC 4	Specific Design			
Maximum Occupancy Load: (enter max load)	CS ~~420~~ 468							

	Specified system	New	Add / Altered	Existing	Remove
SS1	Automatic systems for fire suppression	☑	☐	☐	☐
SS2	Automatic or Manual emergency warning systems	☑	☐	☐	☐
SS3/1	Automatic doors	☐	☐	☐	☐
SS3/2	Access controlled doors	☐	☐	☐	☐
SS3/3	Interfaced fire or smoke doors or windows	☐	☐	☐	☐
SS4	Emergency lighting systems	☐	☐	☐	☐
SS5	Escape route pressurisation systems	☐	☐	☐	☐
SS6	Riser mains for use by fire services	☐	☐	☐	☐
SS7	Any automatic backflow preventers fitted to a potable water supply	☐	☐	☑	☐
SS8/1	Passenger-carrying lifts	☐	☐	☐	☐
SS8/2	Service lifts	☐	☐	☐	☐
SS8/3	Escalators and moving walks	☐	☐	☐	☐
SS9	Mechanical ventilation systems, or air-conditioning systems	☐	☐	☐	☐
SS10	Building maintenance units for providing access to buildings	☐	☐	☐	☐
SS11	Laboratory fume cupboards	☐	☐	☐	☐
SS12/1	Audio loops	☐	☐	☐	☐
SS12/2	FM radio frequency systems and infrared beam transmission systems	☐	☐	☐	☐
SS13/1	Mechanical smoke control	☐	☐	☐	☐
SS13/2	Natural smoke control	☐	☐	☐	☐
SS13/3	Smoke curtains	☐	☐	☐	☐
SS14/1	Emergency power systems	☐	☐	☐	☐
SS14/2	Signs relating to a system or feature	☐	☐	☑	☐
SS15/1	Systems for communicating spoken information intended to facilitate evacuation	☐	☐	☐	☐
SS15/2	Final exits	☐	☐	☑	☐
SS15/3	Fire separations	☐	☐	☐	☐
SS15/4	Signs for communicating information intended to facilitate evacuation	☐	☐	☑	☐
SS15/5	Smoke separations	☐	☐	☐	☐
SS16	Cable Cars	☐	☐	☐	☐
Section103(d)(i)	NZBC Act 2004 – Means of Escape				☐
Section103(d)(ii)	NZBC Act 2004 – Safety Barriers				☐
Section103(d)(iii)	NZBC Act 2004 – Means of Access & Facilities for use by PWD				☐
Section103(d)(iv)	NZBC Act 2004 – Handheld Hose Reels for Fire Fighting				☐
Section103(d)(v)	NZBC Act 2004 – Signs relating to Access & Facilities for PWD				☐

Comments: Reviewed against 02ane and existing records. Note mechanical vent was previously a feature - fire shaved only a extract vent adjacent to a shaved ∴ deemed ok to remain, only other changes are those of BC Amendment.

DECISION		REASON FOR DECISION		OUTCOME OF DECISION	
Approved	☑	Complies with NZBC	☑	Issue Consent (CS)	☑
Not Approved	☐	Does not Comply with NZBC	☐	Do Not Issue consent / CS	☐
Request More Info	☐	Insufficient Info	☐	Request more info	☐
OFFICER:	P. Howells	SIGNATURE:		DATE:	22.3.13

P O Box 733 Whakatane
Mobile: 027-283-7021
Phone: Whk 07-312-4494

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Thursday, 21 March 2013 4:47 p.m.
To: gathomson@xtra.co.nz
Subject: RE: producer statement 10 domain road whakatane

Cheers Roslyn.

What's happening in respect to the sprinklers??

Paul

Paul Howells | **Building Monitoring Officer**

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 **Ext** 7534 | **ddi** 07 306 0534 | **Mobile** 027 453 6259 | **Fax** 07 307 0718
Email Paul.Howells@whakatane.govt.nz | **Web** www.whakatane.govt.nz

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From: gathomson@xtra.co.nz [mailto:gathomson@xtra.co.nz]
Sent: Thursday, 21 March 2013 3:42 p.m.
To: Paul Howells
Subject: FW: producer statement 10 domain road whakatane

Good afternoon Paul

Please find attached Producer Statement as above for your information. Still waiting on a Form 12A – will forward by e-mail as soon as it arrives.

Regards

Roslyn Thomson

Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
P O Box 733 Whakatane
Mobile: 027-283-7021
Phone: Whk 07-312-4494

From: Gavin Stowe [mailto:gavins@firesecurity.co.nz]
Sent: Tuesday, 19 March 2013 4:29 p.m.
To: gathomson@xtra.co.nz
Subject: producer statement 10 domain road whakatane

Paul Howells

From: Paul Howells
Sent: Friday, 22 March 2013 3:10 p.m.
To: 'gathomson@xtra.co.nz'
Subject: RE: FORM 12A EAST BAY PODIATRY

Thanks Roslyn.

I will arrange for the new compliance schedule to be prepared at the earliest.

One other matter, looking through he file I see Sally was asking that the back flow preventer be taken off from the compliance schedule. The reason given was that it is a non-testable device. From looking at the DBH Compliance schedule handbook, from my reading, non-testable devices are still required to be included on the CS. They are required to be inspected at least annually and be repaired or replaced if they show signs of leakage or other faults. Based on this, and unless additional clarification can be provided to support an alternative view, I would be looking to keep it as a CS feature.

Have a good weekend.

Paul

Paul Howells | **Building Monitoring Officer**

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 **Ext** 7534 | **ddi** 07 306 0534 | **Mobile** 027 453 6259 | **Fax** 07 307 0718
Email Paul.Howells@whakatane.govt.nz | **Web** www.whakatane.govt.nz

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From: gathomson@xtra.co.nz [mailto:gathomson@xtra.co.nz]
Sent: Friday, 22 March 2013 2:19 p.m.
To: Paul Howells
Subject: FORM 12A EAST BAY PODIATRY

Good afternoon Paul

Attachment Form 12A for the above site - Sprinklers and Fire Alarm

Cheers

Roslyn Thomson

Grenville Thomson & Associates Ltd

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 06/12/2012 Expires. 07/05/2013

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position...Receptionist.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 12/12/12
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

GA Thomson

[illegible] 21/3/13 4pm.

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: EASTBAY PODIATRY	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPLIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12 month** prior to the date stated below in relation to the following specified system/s:

X	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
x	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply		(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems		(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS:

Name of Licensed Building Practitioner: Allan Dennis		LBP/IQP No. 2000/134
Name of LBP/IQP Company:	Fire Security Services	
Signature of Licensed Building Practitioner :		Date: 21/3/13

Paul Howells

From: gathomson@xtra.co.nz
Sent: Friday, 22 March 2013 2:19 p.m.
To: Paul Howells
Subject: FORM 12A EAST BAY PODIATRY
Attachments: FSS Sprinkler & Fire Alarm 12A.pdf

Good afternoon Paul

Attachment Form 12A for the above site - Sprinklers and Fire Alarm

Cheers

Roslyn Thomson

Grenville Thomson & Associates Ltd
P O Box 733 Whakatane
[redacted]bile: 027-283-7021
[redacted]ne: Whk 07-312-4494

From: Paul Howells [mailto:Paul.Howells@whakatane.govt.nz]
Sent: Thursday, 21 March 2013 4:47 p.m.
To: gathomson@xtra.co.nz
Subject: RE: producer statement 10 domain road whakatane

Cheers Roslyn.

What's happening in respect to the sprinklers??

Paul

Paul Howells | **Building Monitoring Officer**

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 **Ext** 7534 | **ddi** 07 306 0534 | **Mobile** 027 453 6259 | **Fax** 07 307 0718
[redacted]ail Paul.Howells@whakatane.govt.nz | **Web** www.whakatane.govt.nz

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Good afternoon Paul

Please find attached Producer Statement as above for your information. Still waiting on a Form 12A – will forward by e-mail as soon as it arrives.

Regards

Roslyn Thomson

Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
P O Box 733 Whakatane
Mobile: 027-283-7021
Phone: Whk 07-312-4494

From: Gavin Stowe [mailto:gavins@firesecurity.co.nz]
Sent: Tuesday, 19 March 2013 4:29 p.m.
To: gathomson@xtra.co.nz
Subject: producer statement 10 domain road whakatane

Hello Grenville,

I have attached a copy of the producer statement for 10 Domain Road Whakatane as requested.

Regards

Gavin Stowe | BOP Service & Compliance Supervisor
Bay of Plenty | Unit 10, 23 Tukorako Drive, Mount Maunganui 3116
P O Box 4250, Mount Maunganui South, Mount Maunganui 3149

Ph 07 5474085 | **Cell** 027 484 8520 | **Fax** 07 574 6732 | **DDI** 075474393
e-mail gavins@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz

FIRE SECURITY SERVICES

Fire Alarm Systems, Fire Sprinkler Systems (Domestic, Residential & Commercial to the relevant NZ Standards)
Security & Access Control, Closed Circuit TV, Fire Hose Reels & Extinguishers, Hydrant Riser Systems,
Emergency Lighting, Gas Flood & Vesda Systems, Building Compliance, 24 Hour Nationwide Service.

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Thank You.

0830/0010

WHAKATĀNE
District Council

10 Domain

10 December 2013

Eastbay Podiatry
10 Domain Rd
WHAKATĀNE 3120.

Dear Sir / Madam

EASTBAY PODIATRY, COMPLIANCE SCHEDULE NUMBER 468, 10 DOMAIN ROAD, WHAKATANE

I have recently completed a review of Whakatane District Council records on buildings that have been issued with a compliance schedule. Such buildings are subject to the Building Warrant of Fitness (B-WOF) regime, which requires the warrant to be renewed and supplied to the Council on an annual basis.

According to our records, the B-WOF for Eastbay Podiatry expired on 13 May 2013. If this is not correct, or if our records are out-of-date, please advise me and I will be happy to revise the information we hold.

The B-WOF document is particularly significant in respect to your building. It is this document which certifies that all the essential features necessary for the safe, continued use of the premises have been regularly maintained and serviced throughout the preceding 12 months. Allowing a building to remain operating without a current B-WOF is therefore of concern to the Council from a public safety perspective. That situation may also have potential implications in respect to any insurance cover you hold, as well as being an offence under building legislation.

Please arrange for the required documentation to be supplied to the undersigned. It would be appreciated if your response could be provided within 10 working days from the date of this letter.

Note that the annual renewal of the B-WOF, including the updating of these documents, where necessary, does not incur a Council charge. However, if a further round of on-site follow-up auditing has to be undertaken, this will incur costs at the Council's current charge-out rate as specified under the current fees and charges schedule.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully

Paul Howells
BUILDING MONITORING OFFICER

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

Paul Howells

From: Paul Howells
Sent: Thursday, 21 March 2013 4:47 p.m.
To: 'gathomson@xtra.co.nz'
Subject: RE: producer statement 10 domain road whakatane

Cheers Roslyn.

What's happening in respect to the sprinklers??

Paul

Paul Howells | **Building Monitoring Officer**

WHAKATĀNE DISTRICT COUNCIL | Private Bag 1002 | Whakatāne 3158
Phone 07 306 0500 **Ext** 7534 | **ddi** 07 306 0534 | **Mobile** 027 453 6259 | **Fax** 07 307 0718
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Subject: FW: producer statement 10 domain road whakatane

Good afternoon Paul

Please find attached Producer Statement as above for your information. Still waiting on a Form 12A – will forward by e-mail as soon as it arrives.

Regards

Roslyn Thomson

Grenville Thomson & Associates Ltd
Complete Fire Protection Services Ltd
P O Box 733 Whakatane
Mobile: 027-283-7021
Phone: Whk 07-312-4494

From: Gavin Stowe [mailto:gavins@firesecurity.co.nz]
Sent: Tuesday, 19 March 2013 4:29 p.m.
To: gathomson@xtra.co.nz
Subject: producer statement 10 domain road whakatane

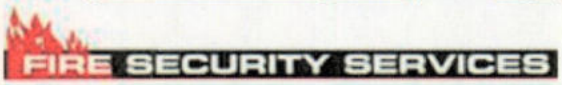
Hello Grenville,

I have attached a copy of the producer statement for 10 Domain Road Whakatane as requested.

Regards

Gavin Stowe | BOP Service & Compliance Supervisor
Bay of Plenty | Unit 10, 23 Tukorako Drive, Mount Maunganui 3116
P O Box 4250, Mount Maunganui South, Mount Maunganui 3149

Ph 07 5474085 | **Cell** 027 484 8520 | **Fax** 07 574 6732 | **DDI** 075474393
e-mail gavins@firesecurity.co.nz | **Web** http://www.firesecurity.co.nz



**Fire Alarm Systems, Fire Sprinkler Systems (Domestic, Residential & Commercial to the relevant NZ Standards)
Security & Access Control, Closed Circuit TV, Fire Hose Reels & Extinguishers, Hydrant Riser Systems,
Emergency Lighting, Gas Flood & Vesda Systems, Building Compliance, 24 Hour Nationwide Service.**

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Thank You.

FIRE SECURITY SERVICES LTD.
"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"
UNIT 10, 23 TUKORAKO DR, P O BOX 4250, MT MAUNGANUI SOUTH 3149, PHONE (07) 547 4085, FAX (07) 574 6732

19.03.2013

M Fraser & Erin Beeler Partnership
10 Domain Road
Whakatane

ATTENTION: Mathew & Erin

Dear Mathew,

RE: PRODUCER STATEMENT
10 Domain Road
Whakatane

We write to advise that the Thermal Detector has been installed and completed to NZS4512:1997 at the above site.

Should you require any further information, please do not hesitate to contact the writer at the above address.

Yours faithfully,
FIRE SECURITY SERVICES LTD

Gavin Stowe

Gavin Stowe
Service and Compliance Supervisor BOP

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

UNIT 10, 23 TUKORAKO DR, P O BOX 4250, MT MAUNGANUI SOUTH 3149, PHONE (07) 547 4085, FAX (07) 574 6732

SANZ STANDARDS NEW ZEALAND

FPA NEW ZEALAND CERTIFIED FIRE ALARM COMPANY

International Standards Certifications Lic: QAC/RS4/0005

REGISTERED BUILDING W.O.F. CERTIFIERS

MEMBER NZSA

WHANGAREI • AUCKLAND • HAMILTON • TAURANGA • ROTORUA • HASTINGS • NEW PLYMOUTH • WELLINGTON • AUSTRALIA

TOLL FREE 0800 11 46 11

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: EASTBAY PODIATRY	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPLIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 **month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
x	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply		(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems		(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS:

Name of Licensed Building Practitioner: Allan Dennis		LBP/IQP No. 2000/134
Name of LBP/IQP Company:	Fire Security Services	
Signature of Licensed Building Practitioner :		Date: 21/3/13

10 Domain Road

8 March 2013

M Fraser & E Beeler
Eastbay Podiatry
10 Domain Road
WHAKATANE.

Dear Sir/Madam

BUILDING WARRANT OF FITNESS FOR EASTBAY PODIATRY, CS 468.

Further to my letter to you of 12 February 2013, I note no response has as yet been received by this office to the compliance schedule matters that were brought to your attention.

As mentioned previously, the satisfactory operation of features such as your emergency warning and sprinkler systems are viewed as being essential to the safe operation of your premise. Accordingly, I would ask that you treat the verification that these systems have been appropriately maintained and tested, and are indeed able to operate satisfactorily, as a matter of high importance.

Please note if a satisfactory resolution to the above is not received within 10 working days for the date of this letter, I shall be obliged to put matters on a formal basis. Your cooperation in this matter would be appreciated.

Yours faithfully

P Howells
BUILDING MONITORING OFFICER.

File Nok. Telephone discussion with Matt 21.3.13. Contractors have been reminded both re sprinklers & emergency warning systems and have completed relevant paperwork to certify them. It is now up to Granville to forward their remarks off to this office.

10 Domain

12 February 2013

M Fraser & E Beeler
Eastbay Podiatry
10 Domain Road
WHAKATANE

Dear Sir/Madam

BUILDING WARRANT OF FITNESS FOR EASTBAY PODIATRY – CS NO 468.

As advised during our telephone discussion of 7 February 2013, the Council has received an updated Building Warrant of Fitness, B-WOF, for the above premise.

Looking at the B-WOF as supplied, I note the building includes the features of an emergency warning system as well as automatic sprinklers. The documentation supplied does not however provide verification that these systems have been appropriately tested and maintained for the preceding 12 months.

Due to the significance of the features, it would be appreciated if you would arrange with your IQP for the required documentation to be supplied at the earliest opportunity. Alternatively you may wish to apply to this authority for a down grade the buildings systems and features.

Your prompt action in this matter would be appreciated.

Yours faithfully

Paul Howells
BUILDING MONITORING OFFICER

1.3.13
Telephoned Roger in at Grenville Thompson & associates. Will get Sally to phone back.
8.3.13. Telephone discussion Sally - she confirmed some discussions had been had with owner but matters still to be finalised.

[FILENAME AND PATH]

File Note.

Telephone discussion with Grenville Thompson 7.2.13 confirmed we have been provided with a B- work which certifies compliance with all features as sik. This is including the fire alarms and sprinklers for which he advises no further 12 has been supplied.

Grenville suggested some issues existed between the IQP engaged to look at the heat and the owner - Matt Fraser.

Telephoned Matt - 3072271 - confirmed warrant as provided was not correct and would not be accepted, this being because sprinklers and alarms had not be verified as being fully compliant. He raised possibility of applying for a down grade of the buildings features as it had changed from a backpackers to a Podiatory centre. Matt will pursue further with Grenville.

9126

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- Building Warrant of Fitness Inspections
- Building Condition Assessment Reports
- Building Safety Audits

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

1 February 2013

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No. A 344782
-4 FEB 2013
ACTIONED
1 lw DATE
2
3
4
SCANNED

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed a copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Eastbay Podiatry, 10 Domain Road, Whakatane

NB:
1. Form 11s have been included for these sites and we request a copy of the new Compliance Schedule these will generate.
2. Please invoice the owner for your services.

If I can be of further service to you please do not hesitate to contact me.
Yours sincerely

Sally Reid

Mrs Sally Reid
Client Services Manager

Enc.

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 06/12/2012 Expires. 07/05/2013

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position...Receptionist.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 12/12/12
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

REPORT ON COMPLIANCE ISSUES IN LIEU OF A FORM 12A AS PER BA04.

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD, WHAKATANE**	Legal Description of land where building is located: **Lot 33 DPS 556**
Building Name: **EASTBAY PODIATRY**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **M FRASER & E BEELER**	Contact Person: **MATT FRASER**
Mailing Address: **10 DOMAIN ROAD, WHAKATANE**	Street Address/Registered Office:

COMPLIANCE SYSTEM(S) COVERED BY THIS REPORT:-

✓	1	Automatic systems for fire suppression
✓	2	Automatic or manual warning systems for fire or other dangers

COMMENTS AND REASONS FOR NOT COMPLETING FORM 12A RE COMPLIANCE ISSUES:-
(Attach additional numbered pages if required.)

The reason for submitting this Report in lieu of a 12A form is that we are unable to collect the relevant paperwork from the service provider – Fire Security Services.

They are refusing to issue a 12Auntil remedial, that they have advised the owner of, is fixed.

The owner is in dispute with FSS over this and is currently seeking a second opinion and a new service provider.

Name of Independent Qualified Person (Please Print):	Grenville Alfred Thomson	**LBP/IQP NO.** 110/2002/10
Name of LBP/IQP Company	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Licensed Building Practitioner:		**Date:** 01/02/2013

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: EASTBAY PODIATRY	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPLIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the / **month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows	X	14	Emergency power systems for, or Signs (related to 1-13) /1 /2
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply	X	(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems	X	(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS: C/S 7 – Backflow is non-testable

Name of Independent Qualified Person: Grenville Alfred Thomson		IQP No.110/2002/10
Name of IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Independent Qualified Person :		Date: 17/12/2012

Form 11

Application for amendment to Compliance Schedule # 468

Section 106, Building Act 2004

The building

Street address of building: **10 DOMAIN ROAD, WHAKATANE**

Legal description of land where building is located: LOT 33 DP 556

Building name: **EASTBAY PODIATRY**

Location of building within site/block number:

Level/unit number: NA

Current, lawfully established, use: **OFFICES**

The owner

Name of owner: **M FRASER & E BEELER**

*Contact person: **MATT FRASER**

Mailing address: **10 DOMAIN ROAD, WHAKATANE**

Street address/registered office: NA

Phone number: Landline: NA Mobile: NA

Daytime: NA After hours: NA

Facsimile number: NA

Email address: NA

Website: NA

Evidence of ownership: NA

†**Agent**

†Name of agent: **Grenville Thomson & Associates**

‡Contact person: **SALLY REID**

Mailing address: **PO Box 733, Whakatane**

Street address/registered office: NA

Phone number: Landline: **07 312 4494** Mobile: NA

Daytime: **07 312 4494** After hours: NA

Facsimile number: **07 312 4498**

Email address: **gathomson@xtra.co.nz**

Website: NA

Relationship with owner: **Licensee's agent**

First point of contact for communications with the council: **Grenville Thomson & Associates**

Application

I request that the compliance schedule for the above building be amended as follows:

Specified system	Amendment	Reason
1. Means of Access and Facilities for Persons with Disabilities	Remove from Compliance Schedule	Changes required as per Section 45 Building Amendment Act 2012
2. Automatic backflow preventer	Remove from Compliance Schedule	This has a non-testable valve
3. Signs required by the Building Code in respect of systems listed in Section 44 (1)	Change to SS 14/2 Signs for Specified Systems	Changes required as per Section 45 Building Amendment Act 2012
4. Signs required by the Building Code in respect of systems listed in Section 44 (1)	Change to SS 15/4 Signs for Specified Systems	Changes required as per Section 45 Building Amendment Act 2012
5. Means of Escape from fire	Change to SS 15/2 Final Exits	Changes required as per Section 45 Building Amendment Act 2012

Sally Reid

Signature

Date: 1/2/2013

FILE 0830/0010/000

23 December 2009

MR M B FRAZER
10 DOMAIN ROAD
WHAKATANE 3080

A336692

Dear Mr Frazer,

BUILDING WARRANT OF FITNESS AUDIT – COMPLIANCE SCHEDULE 468
LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE

An audit of the above premises was carried out recently to determine compliance with the Compliance Schedule and Building Warrant of Fitness processes pursuant to the provisions of the Building Act 2004.

Generally, the items detailed in the Compliance Schedule were in order but the following matters were noted as needing attention to achieve full compliance.

1. The designated parking area and access facilities for disabled users of the building needs to be marked with the International signage.

2. The compliance Schedule details the presence of air conditioning but it is in error or the unit has been removed in the past. The compliance schedule should be amended to reflect what exists at the present time.

However, you have confirmed that the use and occupation of the building as a backpackers lodge is going to change in the New Year and a review of the need for life safety features will be under taken at that time. It is likely that the building will revert to a single household unit and a professional office.

In view of the circumstances the required remedial action can be deferred until the New Year when we can discuss the matter further and confirm the action you intend to take.

The purpose of the Building Warrant of Fitness system is to ensure life – safety features in the building are properly maintained so that users of the building can expect them to be available for their protection. Your co operation in this matter to date has been appreciated.

I enclose an account for the audit costs for your attention herewith.

Yours faithfully

pp

W. R. Irvine
Building Control

Whakatane District Council

TAX INVOICE

GST REG NO: 16-940-356

FRASER, MATTHEW BRUCE 10 Domain Road Whakatane 3120	**Invoice No:** **Date:** **Customer No:** **Your Reference:**	56631 23 Dec 2009 36446 420

DETAILS	QTY	UNIT	AMOUNT
COMPLIANCE SCHEDULE			
WOF AUDIT AND INSPECTION CHARGES	45	2.17	86.80
BWOF AUDIT ADMINISTRATION	72	1.67	106.88
BWPF AUDIT AT LLOYDS BACK PACKERS, 10 DOMAIN ROAD, WHAKATANE - INSPECTED 15 DECEMBER 2009			

	SUB TOTAL	193.68
	GST	24.21
	TOTAL	**$217.89**

Detach this portion and return with your payment to the address below.

Whakatane District Council **Commerce Street** **Private Bag 1002** **Whakatane 3120** **New Zealand** **Telephone: 07 3060 500**	FRASER, MATTHEW BRUCE 10 Domain Road Whakatane 3120	**INVOICE NUMBER:** **CUSTOMER NO:** **AMOUNT:**	56631 36446 **$217.89**

WHAKATANE DISTRICT COUNCIL
PRIVATE BAG 1002
WHAKATANE

WARRANT OF FITNESS AUDIT

PROPERTY ADDRESS: 10 Domain Rd

COMPLIANCE SCHEDULE NO: 468

BUILDING NAME: Lloyds Backpackers.

BUILDING OWNER REPRESENTATIVE PRESENT: Matt. 11.30 Am Tues 15th

(tick) ✓ Passed (considered & approved) (cross) ✗ Failed (considered & not approved) (dash) | Not Applicable. (not applicable to job / not required to be considered for compliance)

	System Installed	System installed	Included in WOF	Documentation OK	Follow up Yes/no
SS1/CS1	Automatic sprinklers				
SS31/CS2	Automatic doors				
SS33/CS2	Fire or smoke doors				
SS2/CS3	Warning systems	✓			
SS4/CS4	Emergency lighting				
SS5/CS5	Pressurisation systems				
SS6/CS6	Riser mains				
SS7/CS7	Backflow preventers				
SS83/CS83	Escalators				
SS81/CS81	Passenger lifts				
SS82/CS82	Service lifts				
SS9/CS9	Mechanical ventilation				
CS10	Other mechanical				
SS10/CS11	Building maintenance units				
SS142/CS12	Signs for specified systems				
S103/1/CS13	Means of escape				
S103/2/CS14	Safety barriers				
S103/3/CS15	Access & facilities for disabled				
S103/4/CS16	Hose reels		Extinguishers Serviced ✓		
S103/5 CS17	Signs – building code or Sec 120				
General	Incorrect CS number noted on WOF				

DECISION		REASON FOR DECISION		OUTCOME OF INSPECTION	
AUDIT FAIL	✗	Documentation and/or system non-compliant	✗	Reinspection required	
AUDIT PASS		Documentation and system compliant		Reinspection not required	✗

Site Instructions/Additional Comments: 15/12/09 Red eggers. Benton no alt con

Reminder to change in near future

Write letter – no time limit @ this point

Inspector:	W Irvine	**Date:**	15/12/09
Time (mins):	45	**Mileage:**	

to invoice/letter

0830/0010

BUILDING WARRANT OF FITNESS AUDIT

Premises: CHRISTIE (LLOYD'S BACKPACKERS) **Date Inspected:** 28/6/04

Building Address: 10 DOMAIN RD WHAKATANE

Contact Name: Pamela CHRISTIE **Position:** **Phone:** 3078005

Compliance Schedule No: 468 **Kept:**

Features:

~~1~~ ✓ **Sprinkler or Automatic Alarm:** *
2 **Automatic Fire Doors:**
~~3~~ ✓ **Emergency Warning System:** *
4 **Emergency Lighting System:**
5 **Escape Route Pressurisation:**
6 **Riser Mains:**
~~7~~ ✓ **Back-Flow Preventer:**
8 **Lifts, Escalators:**
~~9~~ ✓ **Air conditioning Ventilation:** — only has extractor fan in shower connected to light switch.
10 **Other Mechanical/Electrical:**
11 **Building Maintenance Units:**
~~12~~ ✓ **Signs:**
~~13~~ ✓ **Means of Escape:**
14 **Safety Barriers:**
~~15~~ ✓ **Access Facilities for Disabled:**
16 **Fire Hose Reels:**
17 **Signs for Disabled:**

Warrant of Fitness Issue: 7/5/03 **Displayed:** NOT **Expiry Date:** 6/5/04.

Independent Qualified Persons:

Comments:

*3 last checked 14/6/04 – Austin BOOTH FSS Ltd Rotorua
*1 " " "

—

Is to get Grenville Thomson involved in compliance issues now that WOF due.

—

18/6 – no one home when visited.

BUILDING STATEMENT OF FITNESS 468

Section 44(4)(c), Building Act 1991

APPLICANT

SL Christie
10 Domain Road
Whakatane
Contact: Pamela Christie
Phone: 3078005

PROJECT

Intended Use: BACKPACKERS ACCOMODATION
Condition of Use:NIL

PROJECT LOCATION

Site Address: 10 Domain Road
Legal Description: LOT 33
Survey Plan: DP 556
Valuation Number: 7107/885/00/

This is to state that Compliance Schedule No: 468 specifies inspection, maintenance, and reporting procedures for the following systems and features of the building.

Automatic sprinkler systems or other systems of automatic fire protection.

Emergency warning systems for fire or other dangers.

Any automatic back-flow preventer connected to a potable water supply.

Mechanical ventilation or air conditioning systems serving all or a major part of the building.

Such signs as are required by the building code in respect of the above-mentioned systems.

Means of escape from fire.

Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 Disabled Persons Community Welfare Act 1975.

The Compliance Schedule and the written reports obtained in accordance with the Compliance Schedule are to be kept at: 10 DOMAIN ROAD WHAKATANE.

JR Farrell
DISTRICT INSPECTOR

Date Issued: 07/05/2003
Expiry Date: 06/05/2004

COMPLIANCE SCHEDULE 468

Section 44(2), Building Act 1991

Building Consent No: 10888

APPLICANT

SL Christie
10 Domain Road
Whakatane
Contact: Pamela Christie
Phone: 3078005

COUNCIL CHARGES

Compliance Schedule (New buildings only).
Fee: .00
Receipt No:

PROJECT

Intended Use: BACKPACKERS ACCOMODATION
Condition of Use:NIL

PROJECT LOCATION

Site Address: 10 Domain Road
Whakatane
Legal Description: LOT 33
Survey Plan: DP 556
Valuation Number: 7107/885/00/

SYSTEM OR FEATURE

Automatic sprinkler systems or other systems of automatic fire protection. ✓

Emergency warning systems for fire or other dangers. ✓

Any automatic back-flow preventer connected to a potable water supply. ✓

Mechanical ventilation or air conditioning systems serving all or a major part of the building. ?

Such signs as are required by the building code in respect of the above-mentioned systems. ✓

Means of escape from fire. ✓

Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 Disabled Persons Community Welfare Act 1975. ?

Inspection, Maintenance and Reporting procedures for each of the systems are appended.

JR Farrell
DISTRICT INSPECTOR

Wed May 7 2003

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2009 Expires. 07/05/2010

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position.....Owner.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 9/06/09
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: LLOYDS BACKPACKERS	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

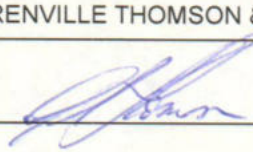
Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the / **month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows	X	14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply	X	(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems	X	(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS: C/S 7 – Backflow is non-testable

Name of Licensed Building Practitioner: Grenville Alfred Thomson		LBP/IQP No. 3379
Name of LBP/IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Licensed Building Practitioner :		Date: 09/06/2009

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: LLOYDS BACKPACKERS	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

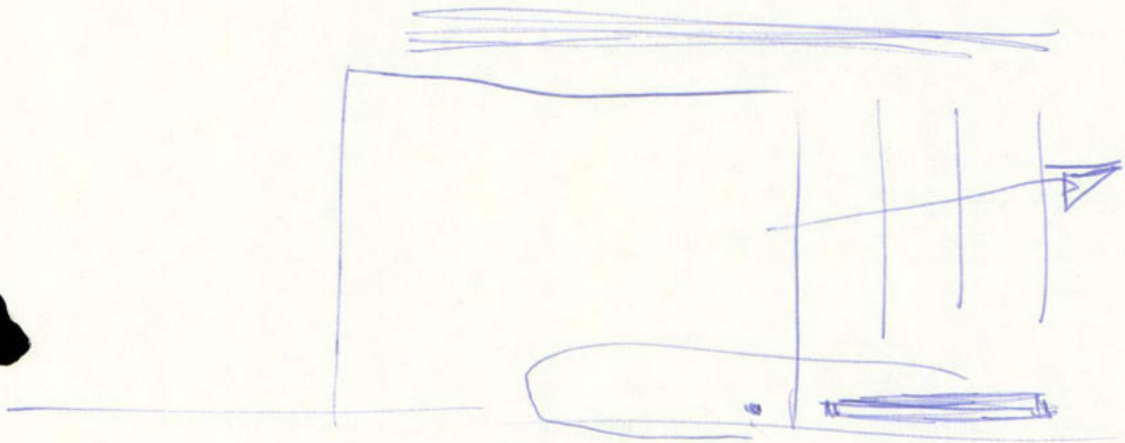
COMPIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12 month** prior to the date stated below in relation to the following specified system/s:

x	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
x	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems		15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply		(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems		(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS:

Name of Licensed Building Practitioner:	Ian Sorday	LBP/IQP No. 9273
Name of LBP/IQP Company:	FSS	
Signature of Licensed Building Practitioner :		Date: 09/06/04



Rear
Egress

copy of compliance schedule

0830/0010/000

3 December 2009

FRASER, MATTHEW BRUCE
10 DOMAIN ROAD
WHAKATANE 3080

Attention: THE PROPERTY MANAGER

Dear Sir/ Madam.

BUILDING WARRANT OF FITNESS AUDIT PROGRAMME: LLOYDS BACKPACKERS, 10 DOMAIN ROAD, CS number 468

The Council is required to administer the Building Warrant of Fitness process that is set out in sections 100 to 111 of the Building Act 2004.

To achieve compliance with the Building Act requirements, random audits by Council officers are carried out from time to time of premises with compliance schedules. The purpose of this letter is to confirm that the above premises and its associated documents are to be audited in the near future.

It would be appreciated if you could telephone Hayley Lougher on (07) 306 0556 to arrange a time that is mutually convenient for an officer of the Council to visit and inspect the premises. The officer will also examine the documented records associated with the compliance schedule and building warrant of fitness.

Please note that the Building Act provides for the Council to charge a fee for audits of this type. There will be an invoice issued at the conclusion of the process to cover the costs of auditing your premises. The invoice will reflect actual time spent by the officer in ascertaining compliance with the Building Act requirements. Your facilitation of the process will minimize the costs that you subsequently incur.

Thank you.

Yours faithfully

PP:

Jeff Farrell
MANAGER
DEVELOPMENT AND COMPLIANCE

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Pre-Purchase Building Inspection Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: A171798
20 JUL 2010
ACTIONED
1 Paul H. DATE
2
3
4

SCANNED

19 July 2010

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Eastbay Podiatry, 10 Domain Road, Whakatane

Please note:
Form 12As have been issued for the above sites for **1 month** only due to no documentation available to substantiate monthly inspections at the time of annual BWOF inspection

If I can be of further service to you please do not hesitate to contact me.
Yours sincerely

Sally Reid

Mrs Sally Reid
Client Services Manager

Enc.

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2010 Expires. 07/05/2011

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner..MATT FRASER.....Position.....OWNER.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE:17/06/10
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: LLOYDS BACKPACKERS	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the / **month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
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	4	Emergency lighting systems	X	15	Other fire safety systems or features /1 /2 /3 /4 /5
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	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply	X	(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems	X	(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS: C/S 7 – Backflow is non-testable

Name of Independent Qualified Person: Grenville Alfred Thomson		IQP No. 3379
Name of IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Independent Qualified Person :		Date: 17/06/2010

FIRE SECURITY SERVICES LTD.

SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976

408 ANGLESEA STREET, HAMILTON. PRIVATE BAG 3207. PHONE 0-7-838 2238. FAX 0-7-838 2236

Established 1976 • Registered I.Q.P.'s

FORM 12A

TO: G A. Thomson

FAX:

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name ..... Lloyds Backpackers

Building Warrant of Fitness No. .....

Street address of building ..... 10 Domain Road, Whakatane

Legal description of land where building is located ..... Lot 33 DPS 556

Level/unit number ..... All Levels

The Owner

Name of owner ..... M Fraser & E Beeler

Contact person[1] .....

Mailing address ..... As Above

Street address .....

Registered office[2] ..... As Above

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

Automatic/manual fire alarm

Hose reels

Name of Licensed Building Practitioner/Independent Qualified Person Wayne Allen .....

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration No. 15276 .....

Date signed 23/04/10 .....

Bay Building Compliance Management
PROTECTING PEOPLE FOR 40 YEARS

PO Box 5130
Rotorua 3044

FORM 12A

TO:

FAX:

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name	EASTBAY PODIATRY
Building Warrant of Fitness No.	468
Street address of building	10 DOMAIN ROAD, WHAKATANE
Legal description of land where building is located	LOT 33 DPS 556
Level/unit number	All Areas

The Owner

Name of owner	M FRASER & E BEELER
Contact person[1]	Matt Fraser
Mailing address	10 DOMAIN ROAD, WHAKATANE
Street address	
Registered office[2]	

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 months prior to the date stated below in relation to the following specified system(s):

Automatic sprinkler

Please Note Only 1 month due to contractor leaving no testing results on site but have tested for the complete year. This has now been rectified with contractor

Name of Licensed Building Practitioner/Independent Qualified Person Ian Saunders

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration No. 9273.....

Date signed 09/07/2010

Rotorua Office - Chris Skews p. 07 348 7532 f. 07 348 7523 m. 021 776 329 e. office@bbcm.co.nz
Tauranga Office - Ian Saunders p. 07 552 8795 f. 07 348 7523 m. 027 530 8122 e. tauranga@bbcm.co.nz

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Pre-Purchase Building Inspection Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

10 June 2011

REGISTERED

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: A 230779
13 JUN 2011
ACTIONED DATE
1 Lisa
2
3
4

SCANNED

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed a copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Eastbay Podiatry, 10 Domain Road, Whakatane

Please note:
The Form 12A has been issued for the above site for **1 month** due to no documentation available to substantiate monthly inspections at the time of annual BWOF inspection

Also: A Form 12A in Lieu has been attached for the sprinkler feature for a second year.

If I can be of further service to you please do not hesitate to contact me.
Yours sincerely

Sally Reid

Mrs Sally Reid
Client Services Manager

Enc.

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2011 Expires. 07/05/2012

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
HOME & OFFICE

Description: EASTBAY PODIATRY
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: MR M FRASER & E BEELER
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

- ✓ AUTOMATIC SPRINKLER SYSTEMS
- ✓ EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS
- ✓ ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY
- ✓ SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991
- ✓ MEANS OF ESCAPE FROM FIRE
- ✓ ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at EASTBAY PODIATRY, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position.....Director.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE:.....9/05/11.....
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

Form 12A Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of Building: 10 DOMAIN ROAD, WHAKATANE	**Legal Description of land where building is located** LOT 33 DPS 556
Building Name: LLOYDS BACKPACKERS	**Location of Building within site/block number:**
Level/Unit Number:	**Annual BWOF Expiry Date:** 07/05 **Compliance Schedule No:**468

THE OWNER

Name of Owner: M FRASER & E BEELER	**Contact Person:** MATT FRASER
Mailing Address: 10 DOMAIN ROAD, WHAKATANE	**Street Address/Registered Office:**

COMPIANCE

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **1 month** prior to the date stated below in relation to the following specified system/s:

	1	Automatic systems for fire suppression (eg sprinkler systems)		12	Audio loops or other assistive listening systems
	2	Automatic or manual warning systems for fire or other dangers		13	Smoke control systems
	3	Electromagnetic or automatic doors or windows		14	Emergency power systems for, or Signs (related to 1-13)
	4	Emergency lighting systems	X	15	Other fire safety systems or features /1 /2 /3 /4 /5
	5	Escape route pressurisation system		16	Cable Cars
	6	Riser mains for use by fire services			**Section 103 (d) Building Act 2004**
	7	Automatic back-flow preventer connected to a portable water supply	X	(i)	Means of Escape from fire
	8	Lifts, escalators, travelators or other systems for moving people or goods with buildings		(ii)	Safety barriers
	9	Mechanical ventilation or air conditioning systems	X	(iii)	Means of access & facilities for use, by persons with disabilities under Section 118
	10	Building maintenance units providing access to exterior and interior walls of buildings		(iv)	Handheld hose reels for fire fighting
	11	Laboratory fume cupboard		(v)	Any signs required by the Building Code or by Section 120

COMMENTS: C/S 7 – Backflow is non-testable

Name of Independent Qualified Person: Grenville Alfred Thomson		IQP No.110/2002/10
Name of IQP Company:	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Independent Qualified Person :		Date: 09/05/2011

FIRE SECURITY SERVICES LTD.

"SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976"

FAX:

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

FORM 12A **TO:**

The Building

Building name	Eastbay Podiatry
Building Warrant of Fitness No.	
Street address of building	10 Domain Road, Whakatane
Legal description of land where building is located	Lot 33 DPS 556
Level/unit number	All Levels

The Owner

Name of owner	M Fraser & E Beeler
Contact person[1]	
Mailing address	As Above
Street address	
Registered office[2]	As Above

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

Automatic/manual fire alarm

Name of Licensed Building Practitioner/Independent Qualified Person Wayne Allen

Signature of Licensed Building Practitioner/Independent Qualified Person

Registration No. 110/2010/5363

Date signed 7/6/11

REPORT ON COMPLIANCE ISSUES IN LIEU OF A FORM 12A AS PER BA04.

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD, WHAKATANE**	Legal Description of land where building is located: **Lot 33 DPS 556**
Building Name: **EASTBAY PODIATRY**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **M FRASER & E BEELER**	Contact Person: **MATT FRASER**
Mailing Address: **10 DOMAIN ROAD, WHAKATANE**	Street Address/Registered Office:

COMPLIANCE SYSTEM(S) COVERED BY THIS REPORT:-

✓	1	Automatic systems for fire suppression

COMMENTS AND REASONS FOR NOT COMPLETING FORM 12A RE COMPLIANCE ISSUES:-
(Attach additional numbered pages if required.)

The reason for submitting this Report in lieu of a 12A form is that we are unable to collect the relevant paperwork from the service provider. There has been no testing done on this system since the last Building Warrant of Fitness in 2010.

Name of Independent Qualified Person (Please Print):	Grenville Alfred Thomson	**LBP/IQP NO.** 110/2002/10
Name of LBP/IQP Company	GRENVILLE THOMSON & ASSOCIATES LTD	
Signature of Licensed Building Practitioner:		**Date:** 09/06/2011

File Note – Pre-application Meeting
0830/0010

10 Domain Road – Ted Hyptis 8/6/09.

Add pediatry clinic to Hyod's Backpackers.
Is Room @ back really allowed by RC?
Ted believes yes. Whole new consent coming
so will tidy that issue up.
Compliance with BC Act in terms two uses. Highly
fire rated now for sleeping. Disabled facilities.
for pediatry clinic.

Parking
2 People living / managers.
3 per room.
1 Pediatrist
6 Bare minimum. required by Plan. 5 onsite (1 disabled to be formed)

Hours of operation limited so no conflict with Parking for Backpackers. Shared use. ie after 10am pediatry clinic starts.
Review condition may be appropriate.

- Signage / Landscaping.
- Neighbours consents needed.
- [redacted].

20 backpackers now – will be reduced to 14 with use 1 room for pediatry.

Probably ok with strict conditions about use. + Review conditions. 1 client at clinic at a time. Pediatrist is manager of Backpackers.

Lara Swan
8/6/09.

PIM?? See BCO.

0830/0010

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2008 Expires. 07/05/2009

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: S L CHRISTIE
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

The Inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 1 **month/s** prior to the date stated below, which is a requirement of The Building act 2004, section 108 3 b

Signed for and on behalf of the Owner.....Position.....Manager.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 8/5/8
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

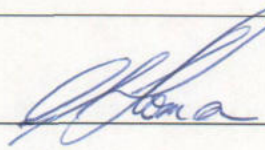
FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**
COMPLIANCE	
The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the / months prior to the date stated below in relation to the following specified system/s:	

SYSTEMS – as per Building Act 1991

	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
	C	Emergency warning system for fire or other dangers	X	L	Such signs required by the Building code for systems or features
	D	Emergency Lighting	X	M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use	X	O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:
C/S 7 - Backflow non-testable

Name of Licensed Building Practitioner (Please Print):	**Grenville Alfred Thomson**	**LBP/IQP NO. 3379**
Name of LBP/IQP Company	**Grenville Thomson & Associates Ltd**	
Signature of Licensed Building Practitioner:		**Date:** 08/05/2008

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**
COMPLIANCE	
The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the months prior to the date stated below in relation to the following specified system/s:	

SYSTEMS – as per Building Act 1991

X	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
X	C	Emergency warning system for fire or other dangers		L	Such signs required by the Building code for systems or features
	D	Emergency Lighting		M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use		O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:

Name of Licensed Building Practitioner (Please Print):	IAN SAUNDERS	**LBP/IQP NO.** 9273.
Name of LBP/IQP Company	FIRE SECURITY SERVICES.	
Signature of Licensed Building Practitioner:		**Date:** 12/05/08

0830/00010/000

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Pre-Purchase Building Inspection Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No.: 645573
12 SEP 2007
ACTIONED Trish DATE
1
2
3
4

11 September 2007

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane 3158

Attn: Paul Howells

FILE

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Lloyds Backpackers, 10 Domain Road, Whakatane

If I can be of further service to you please do not hesitate to contact me.

Yours sincerely

Grenville Thomson
DIRECTOR
IQP/LBP 3379 Dip.B.Con. AMNZIOB MFPANZ

Enc.

FILE

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991/Section 108, Building Act 2004

Issued: 07/05/2007 Expires. 07/05/2008

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: S L CHRISTIE
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

Signed for and on behalf of the Owner.....Position.....Manager.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 3/7/7
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**
COMPLIANCE	
The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:	

SYSTEMS – as per Building Act 1991

	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
	C	Emergency warning system for fire or other dangers	X	L	Such signs required by the Building code for systems or features
	D	Emergency Lighting	X	M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use	X	O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:
C/S 7 - Backflow non-testable

Name of Licensed Building Practitioner (Please Print):	**Grenville Alfred Thomson**	**LBP/IQP NO. 3379**
Name of LBP/IQP Company	**Grenville Thomson & Associates Ltd**	
Signature of Licensed Building Practitioner:		**Date:** 03/07/2007

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**

COMPLIANCE

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the months prior to the date stated below in relation to the following specified system/s:

SYSTEMS – as per Building Act 1991

X	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
X	C	Emergency warning system for fire or other dangers		L	Such signs required by the Building code for systems or features
	D	Emergency Lighting		M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use		O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:

Name of Licensed Building Practitioner (Please Print):	IAN SAUNDERS	**LBP/IQP NO.** 9273.
Name of LBP/IQP Company	FIRE SECURITY SERVICE LTD.	
Signature of Licensed Building Practitioner:		**Date:** 06/09/07.

0830/0010/000

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991

Issued: 07/05/2006 Expires. 07/05/2007

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

3715

OWNER

Name: S L CHRISTIE
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

Signed for and on behalf of the Owner.....Position.....Owner.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 25-05-06
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No. G 35660
- 6 JUL 2006
ACTIONED DATE
1 Patricia
2
3
4

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**

COMPLIANCE

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the months prior to the date stated below in relation to the following specified system/s:

SYSTEMS – as per Building Act 1991

	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
X	C	Emergency warning system for fire or other dangers	X	L	Such signs required by the Building code for systems or features
	D	Emergency Lighting	X	M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use	X	O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:

Name of Licensed Building Practitioner (Please Print): Grenville Alfred Thomson		**LBP/IQP NO. 3379**
Name of LBP/IQP Company	**Grenville Thomson & Associates Ltd**	
Signature of Licensed Building Practitioner:		**Date:** 07/05/2006

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**

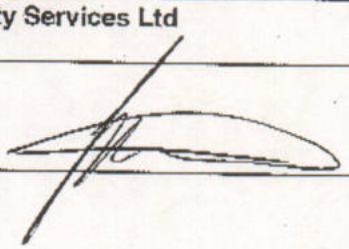
COMPLIANCE

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

SYSTEMS – as per Building Act 1991

X	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
	C	Emergency warning system for fire or other dangers		L	Such signs required by the Building code for systems or features
	D	Emergency Lighting		M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use		O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments: Nil

Name of Licensed Building Practitioner (Please Print):	**Ian Saunders**	**LBP/IQP NO. 9273**
Name of LBP/IQP Company	**Fire Security Services Ltd**	
Signature of Licensed Building Practitioner:		**Date:** 04/07/06

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- Building Warrant of Fitness Inspections
- Pre-Purchase Building Inspection Reports
- Building Safety Audits

P O BOX 733, WHAKATANE 3158

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

WHAKATANE DISTRICT COUNCIL
FILE.
REG No.: .....
-6 JUL 2006
ACTIONED DATE
1 .....
2 .....
3 .....
4

4 July 2006

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane

Attn: Paul Howells

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed copy of renewed Building Warrant of Fitness and Form 12A documentation relevant to:

C/S No: 468 – Lloyds Backpackers, 10 Domain Road, Whakatane

If I can be of further service to you please do not hesitate to contact me.

Yours sincerely

pp GT Reid

Grenville Thomson
DIRECTOR
IQP 3379 Dip.B.Con. AMNZIOB MFPANZ

Enc.

0830/0010

BUILDING WARRANT OF FITNESS AUDIT

Premises: CHRISTIE (LLOYD'S BACKPACKERS) **Date Inspected:** 28/6/04

Building Address: 10 DOMAIN RD WHAKATANE

Contact Name: Pamela CHRISTIE **Position:** **Phone:** 3078005

Compliance Schedule No: 468 **Kept:**

Features:

~~1~~ ✓ **Sprinkler or Automatic Alarm:** *
2 **Automatic Fire Doors:**
~~3~~ ✓ **Emergency Warning System:** *
4 **Emergency Lighting System:**
5 **Escape Route Pressurisation:**
6 **Riser Mains:**
~~7~~ ✓ **Back-Flow Preventer:**
8 **Lifts, Escalators:**
~~9~~ ✓ **Air conditioning Ventilation:** — only has extractor fan in shower connected to light switch.
10 **Other Mechanical/Electrical:**
11 **Building Maintenance Units:**
~~12~~ ✓ **Signs:**
~~13~~ ✓ **Means of Escape:**
14 **Safety Barriers:**
~~15~~ ✓ **Access Facilities for Disabled:**
16 **Fire Hose Reels:**
17 **Signs for Disabled:**

Warrant of Fitness Issue: 7/5/03 **Displayed:** NOT **Expiry Date:** 6/5/04.

Independent Qualified Persons:

Comments:

*3 last checked 14/6/04 – Austin Booth FSS Ltd Rotorua
*1 " " " "

Is to get Grenville Thomson involved in compliance issues now that WOF due.

18/6 – no one home when visited.

0830/0010

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991

Issued: 07/05/2005 Expires. 07/05/2006

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: S L CHRISTIE
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

MEANS OF ESCAPE FROM FIRE

ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

Signed for and on behalf of the Owner.....Position.....Manager.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 25-5-5
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 027-283-7021 E-mail: gathomson@xtra.co.nz

WHAKATANE DISTRICT COUNCIL
FILE:
REG. No: 29108
18 AUG 2005
ACTIONED
1 Paul H DATE
2
3
4

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING	
Street address of Building: **10 DOMAIN ROAD WHAKATANE**	Legal Description of land where building is located: **LOT 33 DP 556**
Building Name: **LLOYDS BACKPACKERS**	Location of Building within site/block number:
Level/Unit Number:	Annual BWOF Expiry Date: **07/05**
	Compliance Schedule No.: **468**
THE OWNER	
Name of Owner: **S L CHRISTIE**	Contact Person: **PAM CHRISTIE**
Mailing Address: **10 DOMAIN ROAD WHAKATANE**	Street Address/Registered Office: **10 DOMAIN ROAD**
COMPLIANCE	
The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the months prior to the date stated below in relation to the following specified system/s:	

SYSTEMS – as per Building Act 1991

	A	Automatic sprinkler system or other form of fire protection		J	Any other mechanical, electrical or electronic systems
	B	Automatic fire doors		K	Building maintenance unit
	C	Emergency warning system for fire or other dangers	x	L	Such signs required by the Building code for systems or features
	D	Emergency Lighting	x	M	Means of Escape from fire or other dangers
	E	Escape route pressurisation		N	Safety Barriers
	F	Riser mains for fire service use	x	O	Means of Access and Facilities for People with Disabilities
	G	Automatic backflow protection connected to the potable water supply		P	Hand Held Hose Reels
	H	Lifts, escalators, travelators or similar systems		Q	Signs required for People with Disabilities
	I	Mechanical ventilation or air conditioning			

Comments:

Name of Licensed Building Practitioner (Please Print):	**Grenville Alfred Thomson**	**LBP/IQP NO. 3379**
Name of LBP/IQP Company	**Grenville Thomson & Associates Ltd**	
Signature of Licensed Building Practitioner:		**Date:** 30/05/2005

SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976

408 ANGLESEA STREET, HAMILTON, PRIVATE BAG 3207. PHONE 0-7-838 2238, FAX 0-7-838 2235

Established 1976 • Registered I.Q.P.'s

FORM 12A

TO:

FAX:

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures

Section 108(3)(c), Building Act 2004

The Building

Building name ..... Lloyds Backpackers

Building Warrant of Fitness No. .....

Street address of building ..... 10 Domain Road, Whakatane

Legal description of land where building is located .....

Level/unit number ..... All Levels

The Owner

Name of owner ..... Pam Christie

Contact person[1] ..... Pam

Mailing address ..... As Above

Street address .....

Registered office[2] ..... As Above

Compliance

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

Automatic/manual fire alarm

Hose reels

Name of Licensed Building Practitioner/Independent Qualified Person Brett Pearson .....

Signature of Licensed Building Practitioner/Independent Qualified Person .....

Registration No. 7823.....

Date signed 15/08/05 .....

rosegarden

From: "Jenny Varney" <jenny.varney@nzca.ac.nz>
To: <rosegarden@xtra.co.nz>
Sent: 22 July 2005 11:32 a.m.
Subject: Advertising scam

****
Your mail has been scanned by InterScan VirusWall.
****

ADVERTISING SCAM - BEWARE.

Kindergarten Associations and Childcare Centre are currently being sent proofs of adverts for their Centres, by The Fire Safety Journal P O Box 1751, Palmerston North. These adverts are copied from adverts in other publications and request approval for Publication. If the proof is approved and the advert is paid for, the centre then receives proofs and bills for the all or some of the following publications:

Crime Talk, P O Box 101872, North Shore Mail Centre, Auckland Schools & University Magazines, P O Box 7527, Sydenham, Christchurch The Regional Trade Directory, P O Box 36636, Northcote, Auckland 2004 Civil Defender, 96 Carnoustie Wattle Down Manurewa, Auckland Schools Educational Journal, P O Box 251422, Pakaranga, Auckland Ambulance Limited, P O Box 68952, Newton, Auckland

The Police have advised that all the above publications are linked.

A Kindergarten Association is currently taking a complaint to the Police and a childcare centre is complaining to the Commerce Commisssion.

Jenny Varney
Manger Member services

Grenville Thomson & Associates Ltd

Building Consultants, Asset & Project Managers; Fire Protection Consultants
Bay of Plenty Coverage

- *Building Warrant of Fitness Inspections*
- *Pre-Purchase Building Inspection Reports*
- *Building Safety Audits*

P O BOX 733, WHAKATANE 3080

Mobile 027-283 7021
Whk: 07-312 4494
Tpo: 07-376 8606
Fax: 07-312-4498
E-mail:gathomson@xtra.co.nz

16 August 2005

Mr Jeff Farrell
District Building Inspector
Whakatane District Council
Private Bag 1002
Whakatane

Attn: Paul Howells

Dear Mr Farrell

Building Warrant of Fitness

Please find enclosed copy of renewed Building Warrant of Fitness and Form 12A Certificate of Compliance issued for:

C/S No: **25 – National Bank & Others, 236 The Strand, Whakatane**
404 – Tunnicliffe Timber, Kowhai Ave, Edgecumbe
468 – Lloyds Backpackers, 10 Domain Road, Whakatane

If I can be of further service to you please do not hesitate to contact me.

Yours sincerely

Grenville Thomson
DIRECTOR
IQP 3379 Dip.B.Con. AMNZIOB MFPANZ

Enc.

0830|0010

BUILDING WARRANT OF FITNESS

Section 44(2), Building Act 1991

Issued: 07/05/2004 Expires. 07/05/2005

BUILDING

Street Address: 10 DOMAIN ROAD
WHAKATANE
Intended use and any conditions of use:
ACCOMMODATION

Description: LLOYDS BACKPACKERS
Property Number:
Valuation Roll No.: 7107/885.00
Lot 33 DP 556

OWNER

Name: S L CHRISTIE
Mailing Address: 10 DOMAIN ROAD
WHAKATANE

FILE

Compliance schedule No. 468 issued by WHAKATANE District Council specifies inspection and maintenance procedures for the following features of the building:

FEATURES

AUTOMATIC SPRINKLER SYSTEMS

EMERGENCY WARNING SYSTEMS FOR FIRE OR OTHER DANGERS

ANY AUTOMATIC BACK-FLOW PREVENTER CONNECTED TOA POTABLE WATER SUPPLY

SIGNS REQUIRED BY THE BUILDING CODE IN RESPECT OF SYSTEMS LISTED IN SECTION 44 (1) OF THE BUILDING ACT 1991

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ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at LLOYDS BACKPACKERS, 10 DOMAIN ROAD, WHAKATANE.

Signed for and on behalf of the Owner.....Position.....Manager.....

Prepared by: Grenville Thomson & Associates Ltd, P O Box 733, Whakatane DATE: 3/9/04
Phone: 07-312-4494 Fax: 07-312-4498 Mobile: 025-283-7021 E-mail: gathomson@xtra.co.nz

2 May 2016

Fraser Family Investments Ltd
18 Sullivan St
WHAKATĀNE 3120

Dear Sir/Madam

EASTBAY PODIATRY, COMPLIANCE SCHEDULE NUMBER 468, ADDRESS 10 DOMAIN RD, WHAKATANE.

According to our records, the Building Warrant of Fitness (B-WOF) for the above referenced premise expires on 7 May 2016. To date, the Whakatane District Council has not received a current warrant of fitness and supporting documentation for the building. If this is not correct, or if our records are out-of-date, please advise me and I will be happy to revise the information we hold.

The B-WOF document is particularly significant in respect to your building. It is this document which certifies that all the essential features necessary for the safe, continued use of the premises have been regularly maintained and serviced throughout the preceding 12 months. Allowing a building to remain operating without a current B-WOF is therefore of concern to the Council from a public safety perspective. That situation may also have potential implications in respect to any insurance cover you hold, as well as being an offence under building legislation.

Please arrange for the required documentation to be supplied to the undersigned. It would be appreciated if your response could be provided within 10 working days from the date of this letter.

Note that the annual renewal of the B-WOF, including the updating of these documents, where necessary, does not incur a Council charge. However, if a further round of on-site follow-up auditing has to be undertaken, this will incur costs at the Council's current charge-out rate as specified under the current fees and charges schedule.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully

Paul Howells
BUILDING MONITORING OFFICER