

Building Consent File Checklist

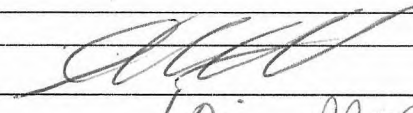
Date:

Applicant: Brown Acres Ltd BC No: 100795
 Project Location: Parker Street, Motueka Valuation No: 1956005201
 Building Type: Construct new dwelling with internal garage

Building Control Administration

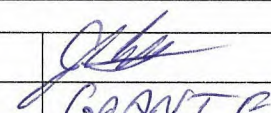


	Yes	No	N/A
Building Consent Application	☒	☐	☐
Architectural Plans	☒	☐	☐
Project Specification	☒	☐	☐
Application Acceptance Guidance Document	☒	☐	☐
Certificate of Title	☒	☐	☐

Signature:		Date:	7-7-10
Officer Name:	Lo. Mearns		

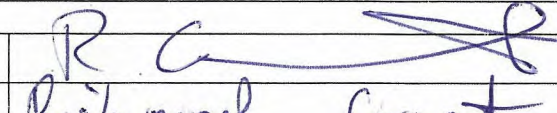
Building Control Officer

	Yes	No	N/A
Statements of Expert Opinion (Design)	☐	☐	☒
Design Reports / Calculations (geotechnical, fire, structural, etc)	☒	☐	☐
Job Allocation	☒	☐	☐
Processing Checklists	☒	☐	☐
Further Information Requests	☐	☒	☐

Signature:		Date:	16/7/10
Officer Name:	GRANT POLER		

Building Inspector

	Yes	No	N/A
Application for Code Compliance Certificate	☒	☐	☐
Inspection Reports	☒	☐	☐
Warranties / Certificates	☒	☐	☐
As-built Drawings	☒	☐	☐
Statements of Expert Opinion (construction review)	☐	☐	☐
Approved Amendments	☒	☐	☐
Recommend Issue of Code Compliance Certificate	☐	☐	☐
Recommend Suspend Application	☐	☐	☐

Signature:		Date:	
Officer Name:	Richard Grant		

Building Consent Application Acceptance Guidance Sheet

FILE

Part 1: Customer Service

☐ Building Application: BC: 100795 Receipt: 524916

☐ Building Practitioner Number: _____ Receipt: _____

Licence Class: Site 1 2 3 Design 1 2 3 (circle one)

Registration Number: _____

Date Stamp



Applicant Name: Brown Acres Ltd

X Co-ordinates: 2501462

Site Address: Lot 4 Park St, Motueka

Y Co-ordinates: 6011302

Project Type: New Dwelling

Project Value: \$ 90,000

CSO Initials: Paula

Valuation No: 1956005201

Sq mtrs: _____ No. WC Pans: _____

☒ New Application

☒ Application form completed and signed

☐ Certificate of Title (all pages)

☒ Two copies of submitted documents
(Drawings and Specifications)

☒ Extra copy of floor plans (for Quotable Value)

☐ Amendments to Existing BC _____

☐ Deposit Paid ☐ Received by Mail ☒ New Building Consent ☐ Other Consents

If any of the above relevant information is NOT present and complete in the Building Consent application, the Tasman District Council reserves the right to decline receipt of the application.

Part 1 continued : Customer Service

Acceptance Checklist

☐ Is this a **New Building**?

☐ Is this an **Alteration to Existing Building**?

☐ **Site Plan**
☐ N/A

- ☒ Location of proposed works
- ☒ North point
- ☒ Full legal description
- ☒ Drains, waste pipes
- ☒ Ground levels or contours

☐ **Floor Plan**
☐ N/A

- ☒ Dimensions
- ☒ Spaces named
- ☒ Smoke detectors for dwellings and alterations to dwellings
- ☒ Location of wood burner or gas fire

☐ **Foundation Plan**
☐ N/A

- ☒ Slab plan (concrete floor)
- ☒ Pile or pole layout (timber floor)
- ☒ Bracing (timber floor)
- ☒ Subfloor framing (timber floor)

☐ **Elevations**
☐ N/A

- ☒ Claddings (drawn or noted on plans)
- ☒ Ground lines
- ☒ Opening windows indicated

☐ **Cross Sections**
☐ N/A

- ☒ Structure indicated
- ☒ Timber treatments (H1.2, H3.2, etc) and grades (MSG.8, VSG.8, etc)
- ☒ Basic structural notes
- ☒ Foundation details

☐ **Fire Safety Report**
(Commercial)
Contact Duty BCO
if assistance is required
☐ N/A

- ☒ Full report provided
- ☒ Alternative Solutions for fire design listed. (Design solutions outside the Building Code Acceptable Solutions need to be submitted to the New Zealand Fire Service Design Review Unit)
- ☒ List of Compliance Schedule items attached

☐ **Accessibility**
(Commercial)
Contact Duty BCO
if assistance is required
☐ N/A

- ☒ Accessibility report attached
- ☒ Accessible car parking indicated on site plan
- ☒ Car parking and access to building surface finish indicated on site plan

☐ **Pole Sheds**
(Farm sheds)
☐ N/A

- ☒ Statement of expert opinion
- ☒ Pole layout and dimensions
- ☒ Pole size and treatment
- ☒ Pole hole depth and concrete filled
- ☒ Roof and wall structure shown
- ☒ Bolts and connectors shown

☐ **Swimming Pools and Spa Pools**
☐ N/A

- ☒ Construction details
- ☒ Fencing details
- ☒ Gate details
- ☒ Window and door location if adjoining house
- ☒ Design statement and inspection statement for concrete or block construction

☐ **Solar Water Heaters/Panels**
☐ N/A

- ☒ Location of panel (on floor or roof plan)
- ☒ Piping diagram
- ☒ New building
- ☒ Existing building
- ☒ Roofing type (corrugated galvanised painted, Colorsteel, concrete tile, etc)
- ☒ Gutter/downpipe type (galvanised painted, Colorsteel, PVC, etc)

☐ **Solid Fuel Heaters**
☐ N/A

- ☒ Location of fire (floor plan or diagram)
- ☒ Installation instructions
- ☒ Smoke detectors
- ☒ Safety report for second-hand fires

☒ **All Drawings to Scale, with scale noted on drawings** (or drawings fully dimensioned)

☒ **Roof Truss Layout, Design** (or rafter details)
☐ N/A

☐ **Engineer Statement of Expert Opinion and Inspection Schedules** (or confirmation that engineer has been engaged to undertake construction monitoring)
Note: One signed copy must be the original
☐ N/A

☒ **Bracing Plan and Calculations** (generally timber framed (studs) buildings)
☐ N/A

☐ **Specification** (for new houses, large alterations and commercial)

Receiving Officer	Name:	Paula	Application Accepted:	☒
	Initial:	PL	Application Declined:	☐
	Date:	6/7/10		

Part 2: Building Control Administration

Fees

☒ PIM \$ 250
☒ BC \$ 1700
☒ BRANZ \$ 90
☒ DBH \$ 177-30

Development Contributions:

☒ Roading \$ 1781
☒ S/water \$ 1790
☐ Water \$ _____
☒ W/water \$ 6980
☒ Discount \$ -527.55

Financial Contributions:

(Reserves) \$ 150

Total \$ 2390-75

Engineering

☐ Sewer connection \$ _____
☐ Water connection \$ _____
☐ Stormwater connection \$ _____
☐ Trade waste \$ _____

Invoice No: _____ Date: _____

Receipt No: _____ Date: _____

Invoice No: 76578 Date: 16-7-10

Receipt No: _____ Date: _____

Receiving Officer	Name:	<u>Cori Mareud</u>	Application Accepted:	☒
	Initial:	<u>cm</u>	Application Declined:	☐
	Date:	<u>7-7-10</u>		

Part 3 continued: Building Consent Officers

Building Consent Conditions / Inspections

Required Inspections

N/A

- | | | |
|---|--|---|
| ☐ ☒ Siting (building profiles) | ☒ Pre-line brace / insulation | ☐ Heating unit / in-built chamber inspection |
| ☐ ☒ Foundation / footing / poles | ☒ Pre-line plumbing | ☐ Swimming / spa pool fence |
| ☐ ☐ Masonry infill / cleanouts | ☒ Pre-line firewall / rating structure | ☐ Non-standard inspections as attached |
| ☐ ☐ Masonry bond beams | ☒ Post-line bracing | ☐ Specify High Risk Detail |
| ☒ Concrete slab / subfloor | ☒ Post-line / firewalls | ☒ Weathertightness details: window, door, penetration |
| ☐ Timber subfloor | ☐ Wet area membrane (showers) | ☐ Foundation / block walls |
| ☒ Trusses and purlin fixings | ☒ Drainage, sewer | ☐ Metal exterior cladding |
| ☒ Pre-wrap / structure | ☒ Drainage, stormwater | ☒ Final - Internal / external Certification |
| ☐ Pre-roof / deck membrane | ☐ On-site effluent disposal | ☐ Final - Heating unit - free-standing |
| ☒ Post-wrap / cavities | ☐ Ext works / driveway, sumps | ☐ Final - Heating unit - in-built |
| ☒ Brick veneer - mid-height | ☐ Retaining walls / soil drains | |
| ☐ Stucco / texture pre-coat | ☐ Solar unit | |
| ☐ Stucco control joints | | |

Hazards / Specified Systems

Is this building subject to natural hazard? ☐ Yes ☒ No

Is this building earthquake-prone? ☐ Yes ☒ No

Are there any Building Act S100 Systems? ☐ Yes ☒ No

(sprinklers, alarms, etc)

If Yes: Please refer to SBCO*

If Yes: Please refer to SBCO

(*Senior Building Consents Officer)

If Yes, does application for Compliance schedule accompany application?

If so, apply AI 12.

Building Act Conditions

- ☐ **BI 60:** This consent is granted pursuant to Section 72 (building on hazard-prone land) of the Building Act and is conditional on the Council notifying the District Land Registrar that this consent is granted pursuant to Section 72. An entry will be made by the District Land Registrar against the Certificate of Title.
- ☐ **BI 61:** This consent is granted pursuant to Section 75 (building over two or more lots) of the Building Act and conditional on Council notifying the District Land Registrar that this consent is granted pursuant to Section 75. An entry will be made by the District Land Registrar against the affected Certificates of Title.
- ☐ **BI 62:** This consent is granted subject to a waiver from the requirements of the Building Code in respect of:

Specify: _____

- ☐ Process completed and approved for granting. Application forwarded to Building Control Administration for issuing.

Receiving Officer	Name:	GRANT FIDLER	Application Granted:	☒
	Initial:	GF	Application Refused:	☐
	Date:	16/7/10		

Part 3: Building Consent Officers

Additional Information

Building Standard Statements

☐	AI01	It is Council policy to apply a standard charge however it reserves the right to assess individual cases as required. Additional charges may be requested if costs incurred exceed the standard.
☐	AI02	The manufacturer's installation specifications shall be on site when inspection required.
☐	AI07	A statement of expert opinion review from a chartered professional engineer is required confirming all site inspections as specified in the engineer's schedule have been completed.
☒	AI09	The owner and the builder are to locate and identify all boundary survey pegs prior to work commencing.
☐	AI10	You should obtain an Energy Works Certificate for any utility system work, eg, electricity/gas.
☐	AI12	This project includes the installation of fire alarms. Fire alarm installations require to be certified by an accredited inspection body. A list of these is available on www.ianz.govt.nz . Book your certifier early. A copy of an Energy Works Certificate for electrical work is required.
☐	AI13	Proprietary exterior plaster claddings shall be applied by an approved applicator and in full compliance with manufacturer's specifications.
☐	AI14	The exterior texture coating applicator shall, on completion of work, provide a statement of expert opinion stating compliance with all aspects of the texture coating products approved application specifications.
☐	AI15	Suitability of ground conditions and foundation bearing are not known. Engineer investigation and design may be required. This will be determined during footing inspection.
☐	AI17	A statement of expert opinion from applicator of wet floor shower/waterproofing membrane, stating compliance with approved application specifications; will be required on completion of work.

Drainage and Plumbing Standard Statements

☒	AD17	On the completion of all drainage work an engineer's as-built plan to scale is to be submitted to the Tasman District Council.
☐	AD19	No plumbing and drainage work is to commence prior to the Council receiving names of your nominated plumber or drainlayer. The attached advisory sheets are to be completed and returned to this office for our records.
☐	AD21	A statement of expert opinion shall be provided from the solar panel installer stating compliance with the Code of Practice for Manufacture and Installation of Solar Water Heating Systems in New Zealand.
☐		
☐		

RESIDENTIAL FINAL INSPECTION - FORM BC10C

ADDRESS 53 Parker St
OWNER Brown Arce

BC NUMBER 100795
CONTRACTOR Bruce
DATE 4-11-2010
INSPECTOR PC

Reinspection of non complying items only

Item 1

Screens has been fitted to Shower.

2. Tanking Certificate has been provided from Tony J Atkin.

3 Pressure test Certificate from Tim Miller has been provided.

All items now comply

fine to issue CCC

Interior

- ☐ Layout as per plans
- ☐ Sinks drain properly without sucking traps
- ☐ Toilets flush properly
- ☐ Impervious floors to wet areas Type _____
- ☐ Joinery installed and sealed to walls
- ☐ Windows as per plans
- ☐ Ventilation adequate to rooms
- ☐ Mechanical vents fitted and ducted to exterior No. _____
- ☐ Smoke detectors fitted
- ☐ Safety barriers are the correct height
- ☐ Safety glazing to shower doors and panels verified
- ☐ Safety glazing to windows and doors and plans verified
- ☐ Handrails fitted to stairs
- ☐ Restrictor stays on windows where required
- ☐ Waterproof seal to shower and basin
- ☐ Water temperature checked _____ degrees
- ☐ HWC secure 2 straps 180L 3 straps other
- ☐ HWC relief pipe to outside if valve vented
- ☐ HWC High or Low pressure
- ☐ HWC Open or Valve vented
- ☐ Tempering valve fitted
- ☐ All valves accessible
- ☐ Gas hot water system Type _____
- ☐ Roof access available Location _____
- ☐ Insulation in place
- ☐ Insulation away from downlights
- ☐ Pipework lagged
- ☐ 1m of copper pipe from cylinder
- ☐ Supply tank secure
- ☐ Cables clipped at access
- ☐ Firewall sheets stopped

☐ Reinspection required

Exterior

- ☐ Cladding type _____
- ☐ Cladding as per plans
- ☐ Roofing secure
- ☐ Roofing type _____
- ☐ Barrier heights appropriate
- ☐ Overflows to enclosed decks installed
- ☐ Windows flashed / sealed to soffit
- ☐ Ground levels 225mm NG 150mm PA
- ☐ Gas bottle location and seismic restraint
- ☐ Subfloor insulation in place and protected
- ☐ Subfloor ventilation exposed
- ☐ Stucco sealed and painted
- ☐ Capillary break to stucco
- ☐ Gully heights 20mm PA 95mm NG
- ☐ Waste pipes sealed through foundations
- ☐ Waste pipes sealed into gullies
- ☐ Stormwater system completed
- ☐ Retaining wall drainage connected to sump
- ☐ Retaining walls completed as per plans
- ☐ Terminal vents in place 80mm only
- ☐ Branch vents in place AAV must be 100mm
- ☐ Weep holes to bricks and top venting in place
- ☐ Exterior weatherproof
- ☐ Sumps installed as per plans
- ☐ Driveway completed as per plan
- ☐ Secondary flow path for excess stormwater
- ☐ Landscaping completed Yes No
- ☐ Gutter / downpipe sizes 65mm No. _____ 80mm No. _____

NG = Natural ground PA = Paved Area

☐ Not applicable for this consent

☒ Checked and approved

☒ Checked and rejected

Certificates

- ☐ PSCR Received Structural / Retaining walls
- ☐ PSCR Received Effluent field
- ☐ Certificates for exterior cladding
- ☐ Energy works certificate received Gas Electric
- ☐ Drainage as-built received
- ☐ Street frontage / Vehicle crossing okay
- ☐ Amended plans received if required
- ☐ Waterproofing certificate
- ☐ Solar heating installation certificate
- ☐ Butynol certificate

Fire In-built

- ☐ Chamber cavity in good condition
- ☐ Lintel in good condition
- ☐ Hearth correct clearance
- ☐ Mantel clearance correct
- ☐ Chimney height over 4.6m
- ☐ Fire fan connected to socket
- ☐ Seismic restraints fitted
- ☐ Hush-type smoke detectors installed

Fire Free-standing

- ☐ Hearth correct clearance
- ☐ Seismic restraints fitted
- ☐ Manufacturer's tolerance correct
- ☐ Ceiling penetration correct as per plan
- ☐ Chimney height over 4.6m
- ☐ Wetback installed by plumber
- ☐ Flue shield fitted
- ☐ Inner flue secure in place and riveted SS
- ☐ Framing in roof correct
- ☐ Hush-type smoke detectors installed

☒ Okay to issue CCC

RESIDENTIAL FINAL INSPECTION - FORM BC10C

ADDRESS 53 Parker St.
OWNER Brown Arce.

BC NUMBER 100795
CONTRACTOR Bruce
DATE 1-11-2010
INSPECTOR Rt

New Dwelling Villa 15
Built as per consented and amended plans to good standard. All painting and decorating complete.
L.G. Heat Pump fitted in lounge. 135Ltr mains pressure Hotwater cylinder correctly fitted in ceiling space.
Water temperature checked 51°C. 1x Hush smoke detector correctly fitted.
Exterior cladding and Roof secure and weatherproof.
Stormwater system complete. As built planimaps from Tim Millar.
Pore wall all stopped and correct. General Roof Warranty provided.
Electrical Certificate from Active Electrical.
P.S. 4 from
Non Complying

- 1 fit Screens to shower
- 2 Require tanking Certificate for tile Shower
- 3 Require Pressure test Certificate

Stop Clock reinspection required

- ☒ **Interior**
- ☒ Layout as per plans
 - ☒ Sinks drain properly without sucking traps
 - ☒ Toilets flush properly
 - ☒ Impervious floors to wet areas Type tiles
 - ☒ Joinery installed and sealed to walls
 - ☒ Windows as per plans
 - ☒ Ventilation adequate to rooms
 - ☒ Mechanical vents fitted and ducted to exterior No. 2
 - ☒ Smoke detectors fitted 1
 - ☒ Safety barriers are the correct height
 - ☒ Safety glazing to shower doors and panels verified
 - ☒ Safety glazing to windows and doors and plans verified
 - ☒ Handrails fitted to stairs
 - ☒ Restrictor stays on windows where required
 - ☒ Waterproof seal to shower and basin
 - ☒ Water temperature checked 51 degrees
 - ☒ HWC secure 2 straps 180L 3 straps other 135L
 - ☒ HWC relief pipe to outside if valve vented
 - ☒ HWC High or Low pressure
 - ☒ HWC Open or Valve vented
 - ☒ Tempering valve fitted
 - ☒ All valves accessible
 - ☒ Gas hot water system Type gase
 - ☒ Roof access available Location garage
 - ☒ Insulation in place
 - ☒ Insulation away from downlights
 - ☒ Pipework lagged
 - ☒ 1m of copper pipe from cylinder
 - ☒ Supply tank secure
 - ☒ Cables clipped at access
 - ☒ Firewall sheets stopped

- ☒ **Exterior**
- ☒ Cladding type Brick
 - ☒ Cladding as per plans
 - ☒ Roofing secure
 - ☒ Roofing type metal tiles
 - ☒ Barrier heights appropriate
 - ☒ Overflows to enclosed decks installed
 - ☒ Windows flashed / sealed to soffit
 - ☒ Ground levels 225mm NG 150mm PA
 - ☒ Gas bottle location and seismic restraint
 - ☒ Subfloor insulation in place and protected
 - ☒ Subfloor ventilation exposed
 - ☒ Stucco sealed and painted
 - ☒ Capillary break to stucco
 - ☒ Gully heights 20mm PA 95mm NG
 - ☒ Waste pipes sealed through foundations
 - ☒ Waste pipes sealed into gullies
 - ☒ Stormwater system completed
 - ☒ Retaining wall drainage connected to sump
 - ☒ Retaining walls completed as per plans
 - ☒ Terminal vents in place 80mm only
 - ☒ Branch vents in place AAV must be 100mm
 - ☒ Weep holes to bricks and top venting in place
 - ☒ Exterior weatherproof
 - ☒ Sumps installed as per plans
 - ☒ Driveway completed as per plan
 - ☒ Secondary flow path for excess stormwater
 - ☒ Landscaping completed Yes No
 - ☒ Gutter / downpipe sizes 65mm No 80mm No. 4
- NG = Natural ground PA = Paved Area
☒ Not applicable for this consent
☒ Checked and approved
☒ Checked and rejected

- ☒ **Certificates**
- ☒ PSOR Received Structural / Retaining walls
 - ☒ PSOR Received Effluent field
 - ☒ Certificates for exterior cladding
 - ☒ Energy works certificate received Gas Electric
 - ☒ Drainage as-built received
 - ☒ Street frontage / Vehicle crossing okay
 - ☒ Amended plans received if required
 - ☒ Waterproofing certificate
 - ☒ Solar heating installation certificate
 - ☒ Butynol certificate

- ☒ **Fire In-built**
- ☒ Chamber cavity in good condition
 - ☒ Lintel in good condition
 - ☒ Hearth correct clearance
 - ☒ Mantel clearance correct
 - ☒ Chimney height over 4.6m
 - ☒ Fire fan connected to socket
 - ☒ Seismic restraints fitted
 - ☒ Hush-type smoke detectors installed
- ☒ **Fire Free-standing**
- ☒ Hearth correct clearance
 - ☒ Seismic restraints fitted
 - ☒ Manufacturer's tolerance correct
 - ☒ Ceiling penetration correct as per plan
 - ☒ Chimney height over 4.6m
 - ☒ Wetback installed by plumber
 - ☒ Flue shield fitted
 - ☒ Inner flue secure in place and riveted SS
 - ☒ Framing in roof correct
 - ☒ Hush-type smoke detectors installed

☐ Reinspection required

☐ Okay to issue OCC

T.K Tilers
Tony Atkin
28a Goodman Drive
Motueka

Date: 2nd November 2010

Ron Tieman
Brown Acre Villas

Unit 15

Waterproofing Producer Statement

Building Company	RJ Kerr Contractors
Building Consent #	
Site Address	Parker Street, Motueka
Areas to be Waterproofed	Shower Walls Shower Floor
Water Proofing System	Branz approved ARDEX SUPERFLEX products

Regards

Tony Atkin



Tasman District Council
BUILDING / PHOTO. RECORD

BC No.: 100795

Date: 1-11-2020 Time: 9.30

Officer:

Signed: 



Tasman District Council
BUILDING / PHOTO RECORD

BC No: 100 795

Date: 1-11-2000 Time: 9:30

Officer:

Signed: *[Signature]*

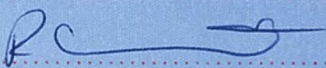


Tasman District Council
BUILDING / PHOTO RECORD

BC No: 100795

Date: 1.11.200 Time: 9:30

Officer:

Signed: 



BC Number: 100795

 Project: Villa 15

 Name and Project Address: 53 Parker st

✓	Checked and approved
X	Checked and rejected
—	Not applicable

Building Consent Checklist

Producer Statement – Construction Review

Building Elements	Items to be Checked	Checked	Rechecked	Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision
Type Producer Statement	PS4 ☒			
Category	Structural ☒ Fire ☐ Backflow ☐ Drainage ☐ Mechanical ☐ Architectural ☐ Hydraulic ☐ Geotechnical ☐ Weathertightness ☐ Heating ☐ Glazing ☐ Plumbing ☐ Air conditioning ☐			
Risk	Level 1 ☒ Level 2 ☐ Level 3 ☐ Level 4 ☐			
Reference to New Zealand Building Code	What clauses of the New Zealand Building Code are referenced? B1 ☒ B2 ☐ C1 ☐ C2 ☐ C3 ☐ C4 ☐ D1 ☐ D2 ☐ E1 ☐ E2 ☐ E3 ☐ F1 ☐ F2 ☐ F3 ☐ F4 ☐ F5 ☐ F6 ☐ F7 ☐ F8 ☐ G1 ☐ G2 ☐ G3 ☐ G4 ☐ G5 ☐ G6 ☐ G7 ☐ G8 ☐ G9 ☐ G10 ☐ G11 ☐ G12 ☐ G13 ☐ G14 ☐ G15 ☐ H1 ☐			
Review of Engineer's PS1	Author's name	☒		
	Author's registration details	☒		
	Producer Statement scope	☒		
	Is the Producer Statement complete, signed, dated and referenced to the correct building project and the plans?	☒		
	Is the Producer Statement clear and legible?	☒		
	Insurance indemnity cover?	☒		
Site Monitoring*	Were inspections carried out to schedule?	☒		
	Who carried out the inspections if not the author of the producer statement?	☒		
	Is a construction review provided?	☐		
	Are inspection notes provided?	☐		

*** Note for Building Inspectors:**

Please staple all engineer's documents (PS4, inspections, details, etc) to the back of this form.

Building Elements	Items to be Checked	Checked	Rechecked	Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision
Inspection Record	Ground conditions	☒		
	Driven piles			
	Poles			
	Precast units			
	Reinforced concrete	☒		
	Structural steel	☒		
	Retaining walls			
	Lift installation			
	Driveway/roading			
	Bracing			
	Other			
Producer Statement Approved	Any conditions required?			

*** Note for Building Inspectors:**

Please staple all engineer's documents (PS4, inspections, details, etc) to the back of this form.

Signed: 	Date of Check: 1 - 11 2010
Signed:	Date of Recheck:

Tasman District Council (as Building Consent Authority) is satisfied on reasonable grounds that the Producer Statement has been prepared by a competent professional and that the inspection record provided is sufficient to consider issuing the Code Compliance Certificate, subject to any other requirements.

Signed on behalf of the Tasman District Council:

Name: Richmond Grant Signature:  Date: 1 - 11 2010



NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED



Building Code Clause(s)

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: Swanney Ltd

(Construction Review Firm)

TO: RJ Ker Contractors Ltd

(Owner/Developer)

TO BE SUPPLIED TO: Tasman District Council

(Building Consent Authority)

IN RESPECT OF: Foundations for units 1&2, 3&4, 15&16, 17&18, 65&66 at Brown Acre Village

(Description of Building Work)

AT: Parker St, Motueka, (Lot 1 DP6563 and Pt Lot 10 DP 3266)

(Address)

LOT DP SO

Swanney Ltd

(Construction Review Firm)

has been engaged by RJ Ker Contractors Ltd

to provide ☐ CM1 ☐ CM2 ☐ CM3 ☒ CM4 ☐ CM5 (Engineering Categories) OF ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 (Architectural Categories)

observation ☐ or other services

(Extent of Engagement)

in respect of clause(s) B1 of the Building Code for the building work described in documents relating to Building Consent No. 100795 and those relating to Building Consent Amendment(s) Nos. issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variation(s) No. (copies attached)

or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works, I believe on reasonable grounds that ☐ All ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1 of the Building Regulations.

I, Jeff Swanney am: ☒ CPEng No. 228498

(Name of Construction Review Professional)

☐ Reg Arch No.

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BE, PG Dip Eng Geol.

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ: ☐ YES ☐ NO

SIGNED BY Jeff Swanney ON BEHALF OF Swanney Ltd

Date: 22 Oct 2010

Signature:

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form to accompany Forms 6 or 8 of the Building (Form) Regulations 2004 for the issue of a Code Compliance Certificate.

GENERAL INSPECTION SHEET 1 - FORM BC10A

ADDRESS 53 Parker st

OWNER Brown Arce

Villa 15 tank for shower

BC NUMBER 100795

CONTRACTOR Tony Atkin

DATE 20 10 2020

INSPECTOR RA

Walls sloped and painted. 3x coats Superflex applied over Aqualine walls & concrete floor in shower area.
Corners reinforced with mesh and sealed with silicone

All as per Gib and Superflex specs
tanked min 200 high and well out on concrete floor

fine for tiling

- ☐ **Siting**
- ☐ Boundary pegs and datum identified
- ☐ Distance to boundary as per plans
- ☐ Finished floor level as per plans
- ☐ **Foundation / Block Walls**
- ☐ Bearing capacity adequate
- ☐ Horizontal rods
- ☐ Starters vertical rods
- ☐ Side / bottom cover minimum 50mm
- ☐ Lapping / tying adequate
- ☐ Width / depth
- ☐ **Piles / Post Holes**
- ☐ Bearing capacity adequate
- ☐ Anchor pile depth 900mm deep x 350 sq or 400 dia
- ☐ Braced piles 450 deep x 350 sq
- ☐ Ordinary piles 200 deep x 250 sq
- ☐ Timber treatment H5
- ☐ Engineer to inspect and certify
- ☐ Shed post holes
- ☐ **Slabs**
- ☐ Topsoil removed
- ☐ Base course less than 600mm
- ☐ Base course compaction Type
- ☐ Binding layer in place
- ☐ Damp-proofing in place and taped and lapped
- ☐ Mesh in place type 665 only for reinforced
- ☐ Supported on chairs / 30mm cover over mesh
- ☐ Waste pipes laid with falls
- ☐ Pipes protected through slab
- ☐ Additional reinforcing to internal corners in place
- ☐ Shrinkage joints / free joints / 100mm concrete cover
- ☐ Insulation installed Type
- ☐ Slab thickenings as per plan
- ☐ **Timber Floors**
- ☐ Piles to bearer connections correct
- ☐ Braces / angle and connections correct
- ☐ Beams joined correctly
- ☐ Joists as per plans
- ☐ Joist to bearer connections S/S under 600mm
- ☐ Subfloor bracing as shown
- ☐ Solid blocking in place
- ☐ **Not applicable for this consent**
- ☐ Reinspection required

- ☐ Support for brace walls in place
- ☐ Correct timber treatment used
- ☐ Correct bolt fixings used S/S Galvanised
- ☐ Joist hangers correctly nailed
- ☐ Underfloor insulation in place
- ☐ Ground clearances >300mm to bottom of bearer
- ☐ Base ventilation allowed for and access door as per plan
- ☐ **Truss Roof and Cutroof**
- ☐ Wind zone low, med, high, very high, SED
- ☐ Purlin fixings correct for wind zone Mitech / 3604
- ☐ Truss layout and trusses fixed correctly as per design
- ☐ Girder truss supports and fixings as per design
- ☐ Roof bracing as per plan
- ☐ Roofing iron length max 8m DK 12m LG
- ☐ Ridge length max 8m DK 12m LG
- ☐ Cutroof and Skillion hold down connection correct
- ☐ **Pre-wrap**
- ☐ Wall layout as per plans
- ☐ DPM under wall plates
- ☐ Stud sizing and spacing correct for wind zone
- ☐ Bottom plate fixing and exterior bracing in place
- ☐ Lintel sizes and strapping as per plan
- ☐ Lintels and cantilevered beams tied down as per plan
- ☐ Top plates to stud connections as per plan
- ☐ Timber treatment and species
- ☐ R. pine D. fir Other
- ☐ Walls
- ☐ Roof
- ☐ Bottom plate
- ☐ Firewalls as per plan
- ☐ Studs tied down correctly
- ☐ Correct fasteners used
- ☐ **Retaining Walls / Block Walls**
- ☐ Timber pole ☐ Block wall
- ☐ Tanking installed behind wall and protected
- ☐ Drainage coil and cloth in place
- ☐ Bearing capacity adequate / engineer
- ☐ Horizontal rods
- ☐ Starters vertical rods
- ☐ Lapping / tying adequate
- ☐ DK = Dark Colour LG = Light Colour
- ☒ **Checked and approved**

- ☐ Cleanout ports as per plan and clear
- ☐ Control joints as per plan
- ☐ Engineer to inspect and certify
- ☐ **Post-wrap and Cavity Systems**
- ☐ Type of wrap
- ☐ Continuous from foundation to top plate
- ☐ Correct laps as per specification
- ☐ Sill wraps in place Type
- ☐ No holes or tears
- ☐ Meter box / gas unit flashing installed as per plan
- ☐ Jamb flashing Galv Plastic Other
- ☐ Sill flashing Galv Plastic Other
- ☐ Head flashing Galv Plastic Aluminium
- ☐ Apron flashings turned out at ends
- ☐ Head and sills turned up at ends
- ☐ Drained ventilated cavity / Width
- ☐ Backing as per consent
- ☐ Base flashing Galv Plastic Other
- ☐ Batten type H3 timber Other
- ☐ Penetrations flashed as per plan
- ☐ Roof space closed off from cavity
- ☐ Insulation not closing cavity
- ☐ Gable thermal barrier fitted as per wind zone
- ☐ Penetration sealed through walls
- ☐ Firewall penetration sealant Type
- ☐ **Steel / Vinyl Cladding and Other Cladding**
- ☐ Horizontal or Vertical
- ☐ Cavity as per plan mm
- ☐ Flashings in place as per plan
- ☐ Bond breaker on battens fitted
- ☐ Type
- ☒ **Waterproof Membrane / Tanking**
- ☒ Name of applicator Tony Atkin
- ☒ Type of membrane Superflex
- ☒ Interior / exterior bathtub shower
- ☒ Substrate Aqualine
- ☒ Fixing of substrate as per plan
- ☒ Moisture content %
- ☒ Correct timber treatment used Type
- ☒ Deck drains / overflows installed
- ☒ **Checked and rejected**

☐ Passed

GENERAL INSPECTION SHEET 2 - FORM BC10B

ADDRESS 53 Parker St

OWNER Brown Arce

BC NUMBER 100795 ~~100794~~

CONTRACTOR Tim Millar

DATE 5.10.2000

INSPECTOR RG

Sewer / Stormwater Vill 15 & 16

64m 100mm P.V.C SNG sewer pipe laid in precast bedding to Council Connections on Western boundary laid @ 1:100 with laser level. Joints primed All to C-13 Standards.
9x inspections, 2x Toilets, 4x Gullies 2x T.Vents.

52m 100 P.V.C SNG Stormwater pipe all E1 Spec's to Connection on Western boundary laid in trench with sewer. 2x down pipes. As built to be supplied

Fine to back.

- ☐ **Brick**
- ☐ Bricklayer
- ☐ Base rebate sealed, ie, Mullseal / Flintcoat
- ☐ Correct cavity 40-75mm
- ☐ Building wrap is not pushed out by insulation
- ☐ Brick ties spacing and tie bed in mortar
- ☐ Correct ties for zone
- ☐ Steel lintels as per plan
- ☐ Weep holes as per plan
- ☐ Jointing 7-13mm horizontal and vertical
- ☐ Expansion joints as per plan
- ☐ Clean cavity and cleanout brick
- ☐ **Stucco / EIFS**
- ☐ Plasterer / applicator
- ☐ Netting tight and spaced off frame
- ☐ Fixing correct / galv nails 30mm into frame
- ☐ EIFS plaster nail washer used and correct
- ☐ Flashing mesh in if required / Solid blocking in
- ☐ Reinforcing mesh if required in place
- ☐ Control joints in place and silicone in
- ☐ No lengths over 4m vertical or horizontal
- ☐ Control break at first floor level
- ☐ **Pre-lining**
- ☐ Bracing as per plans
- ☐ Straps to bracing elements in place
- ☐ Steel angle braces nailed correctly
- ☐ Ceiling batten type Steel Timber
- ☐ Ceiling batten spacing and fixing
- ☐ Power points 90mm in on bracing elements
- ☐ No bracing elements in shower and bath area
- ☐ Window air seals as per plans
- ☐ Moisture content %
- ☐ Insulation to walls Type Rating
- ☐ Insulation to ceilings Type Rating
- ☐ Dragon ties in place
- ☐ Diaphragms fixed direct to trusses
- ☐ Solid blocking around perimeter for diaphragm
- ☐ **Plumbing Pre-lining**
- ☐ Plumber
- ☐ Pipework Polybutylene, Copper, PPR, other
- ☐ Under test, or test certificate
- ☐ Lagged where required
- ☐ **Not applicable for this consent**
- ☐ Reinspection required

- ☐ Pipework adequately supported
- ☐ Waste pipes in and venting / open / AAV
- ☐ **Post-lining**
- ☐ Bracing as per plans
- ☐ Braceline system 32 brace screws or 35 brace nails
- ☐ GS systems 32mm screws or 32mm nails
- ☐ Brace panels nailed correctly
- ☐ Braceline and GS sheets correct corner fixing
- ☐ Fire rating fixed as manufacturer's specifications
- ☐ Aqualine tiles shower fixed at 100mm centres
- ☐ **Drainage**
- ☐ Drainlayer Tim Millar
- ☐ Correct falls ☒ 1:100 G13AS1 ☐ 1:60 AS/NZS 3500
- ☐ Test on
- ☐ Drain inspection points No. 9
- ☐ Toilet fixtures No. 2
- ☐ Gully traps No. 42
- ☐ Terminal vents No.
- ☐ Branch vents No.
- ☐ Laid in bedding peametal
- ☐ Sumps installed as per plan
- ☐ Drain coils connected via sumps
- ☐ Retaining wall drainage into sump No.
- ☐ As-built received to be supplied
- ☐ Soak pits as per plan
- ☐ Septic tank aerated system as per plan
- ☐ Effluent field / trench as per plan
- ☐ Dripper lines pinned / 100mm bark / trench
- ☐ Correct number of downpipes
- ☐ **Pool and Spa Fencing**
- ☐ **Immediate Pool Area**
- ☐ Pool area does not contain any of the following:
 - ☐ Washing line
 - ☐ Play area and equipment
 - ☐ Garage, carport or vehicle access
 - ☐ Vegetable garden
 - ☐ Whole back yard

- ☐ **Fence**
- ☐ 1.2m high, measured from ground level
- ☐ 900mm between horizontal rails
- ☐ Gaps under fence less than 100mm
- ☐ Picket fence gaps no wider than 100mm
- ☐ Mesh size no more than 10mm for fence 1.2m high
- ☐ Mesh size no more than 50mm for fence 1.8m high
- ☐ No climbing points outside fence, eg, seating
- ☐ **Gate(s)**
- ☐ Opens away from pool (outwards)
- ☐ Self-closing and self-latching
- ☐ Latch on outside of gate is 1.5m high
- ☐ Latch on inside of gate is 1.2m high
- ☐ **Doors and Windows in Walls of Buildings**
- ☐ Doors locking device over 1.5m high
- ☐ Windows higher than 1.2m high
- ☐ Window restrictor stays on
- ☐ Doors open outwards / slide
- ☐ **On-Ground (Para-type) Pools**
- ☐ Sides 1.2m above ground level
- ☐ Smooth sides, no climbing points
- ☐ No climbing points within 1.2m of pool
- ☐ Ladder removable and secured away from pool

☒ Checked and approved

☐ Passed

☒ Checked and rejected

GENERAL INSPECTION SHEET 2 - FORM BC10B

ADDRESS 53 Parker st
 OWNER Brown Arce.
Post line Villa 15

BC NUMBER 100795
 CONTRACTOR Bruce
 DATE 5/10/2010
 INSPECTOR Rat

All bracing units in place
 All G.S. sheets fixed at correct centres with Grib screws
 All B.L. sheets fixed at correct centres with brace line nails. All as per Grib ezybrace system 2010.
 Fire wall fixed correctly and sealed with fire cl. sealant as per Grib fire rated systems. second layer
 Aquapline fixed at 100mm centres for tile shower
 Fire for Grib stopping.

- ☒ **Brick**
- ☒ Bricklayer
- ☒ Base rebate sealed, ie, Mullseal / Flintcoat
- ☒ Correct cavity 40-75mm
- ☒ Building wrap is not pushed out by insulation
- ☒ Brick ties spacing and tie bed in mortar
- ☒ Correct ties for zone
- ☒ Steel lintels as per plan
- ☒ Weep holes as per plan
- ☒ Jointing 7-13mm horizontal and vertical
- ☒ Expansion joints as per plan
- ☒ Clean cavity and cleanout brick
- ☒ **Stucco / EIFS**
- ☒ Plasterer / applicator
- ☒ Netting tight and spaced off frame
- ☒ Fixing correct / galv nails 30mm into frame
- ☒ EIFS plaster nail washer used and correct
- ☒ Flashing mesh in if required / Solid blocking in
- ☒ Reinforcing mesh if required in place
- ☒ Control joints in place and silicone in
- ☒ No lengths over 4m vertical or horizontal
- ☒ Control break at first floor level
- ☒ **Pre-lining**
- ☒ Bracing as per plans
- ☒ Straps to bracing elements in place
- ☒ Steel angle braces nailed correctly
- ☒ Ceiling batten type Steel Timber
- ☒ Ceiling batten spacing and fixing
- ☒ Power points 90mm in on bracing elements
- ☒ No bracing elements in shower and bath area
- ☒ Window air seals as per plans
- ☒ Moisture content %
- ☒ Insulation to walls Type Rating
- ☒ Insulation to ceilings Type Rating
- ☒ Dragon ties in place
- ☒ Diaphragms fixed direct to trusses
- ☒ Solid blocking around perimeter for diaphragm
- ☒ **Plumbing Pre-lining**
- ☒ Plumber
- ☒ Pipework Polybutylene, Copper, PPR, other
- ☒ Under test, or test certificate
- ☒ Lagged where required
- ☒ **Not applicable for this consent**
- ☒ Reinspection required

- ☒ Pipework adequately supported
- ☒ Waste pipes in and venting / open / AAV
- ☒ **Post-lining**
- ☒ Bracing as per plans
- ☒ Braceline system 32 brace screws or 35 brace nails
- ☒ GS systems 32mm screws or 32mm nails
- ☒ Brace panels nailed correctly
- ☒ Braceline and GS sheets correct corner fixing
- ☒ Fire rating fixed as manufacturer's specifications
- ☒ Aquapline tiles shower fixed at 100mm centres
- ☒ **Drainage**
- ☒ Drainerlayer
- ☒ Correct falls ☐ 1:100 G13AS1 ☐ 1:60 AS/NZS 3500
- ☒ Test on
- ☒ Drain inspection points No. _____
- ☒ Toilet fixtures No. _____
- ☒ Gully traps No. _____
- ☒ Terminal vents No. _____
- ☒ Branch vents No. _____
- ☒ Laid in bedding
- ☒ Sumps installed as per plan
- ☒ Drain coils connected via sumps
- ☒ Retaining wall drainage into sump No. _____
- ☒ As-built received
- ☒ Soak pits as per plan
- ☒ Septic tank aerated system as per plan
- ☒ Effluent field / trench as per plan
- ☒ Drinker lines pinned / 100mm bark / trench
- ☒ Correct number of downpipes
- ☒ **Pool and Spa Fencing**
- ☒ **Immediate Pool Area**
- ☒ Pool area does not contain any of the following:
 - ☒ Washing line
 - ☒ Play area and equipment
 - ☒ Garage, carport or vehicle access
 - ☒ Vegetable garden
 - ☒ Whole back yard

- ☒ **Fence**
- ☒ 1.2m high, measured from ground level
- ☒ 900mm between horizontal rails
- ☒ Gaps under fence less than 100mm
- ☒ Picket fence gaps no wider than 100mm
- ☒ Mesh size no more than 10mm for fence 1.2m high
- ☒ Mesh size no more than 50mm for fence 1.8m high
- ☒ No climbing points outside fence, eg, seating
- ☒ **Gate(s)**
- ☒ Opens away from pool (outwards)
- ☒ Self-closing and self-latching
- ☒ Latch on outside of gate is 1.5m high
- ☒ Latch on inside of gate is 1.2m high
- ☒ **Doors and Windows in Walls of Buildings**
- ☒ Doors locking device over 1.5m high
- ☒ Windows higher than 1.2m high
- ☒ Window restrictor stays on
- ☒ Doors open outwards / slide
- ☒ **On-Ground (Para-type) Pools**
- ☒ Sides 1.2m above ground level
- ☒ Smooth sides, no climbing points
- ☒ No climbing points within 1.2m of pool
- ☒ Ladder removable and secured away from pool

☒ Checked and approved

☐ Passed

☒ Checked and rejected

GENERAL INSPECTION SHEET 2 - FORM BC10B

ADDRESS 53 Parker St
OWNER Brown Arce

BC NUMBER 100795
CONTRACTOR Brace
DATE 29 9 2020
INSPECTOR RQ

Villa 15 Pre-line
All Bracing elements in place 6kn straps
and 15kn Galv wedge anchors and 50x50 sq washers
within 100 mm of bracing Studs. 70x30g timber ceiling
battens @ 1000 centres & window air seals in place
R 3.6 ceiling and R 2.6 wall batts neatly fitted
Average moisture 15 % Angle braces nailed correctly

Tim Mitlar Plumbing have lagged and supported
polybutylene pipes and will provide test Certificate.

Fire to line

- ☒ **Brick**
- ☐ Bricklayer _____
- ☐ Base rebate sealed, ie, Mullseal / Flintcoat
- ☐ Correct cavity 40-75mm
- ☐ Building wrap is not pushed out by insulation
- ☐ Brick ties spacing and tie bed in mortar
- ☐ Correct ties for zone
- ☐ Steel lintels as per plan
- ☐ Weep holes as per plan
- ☐ Jointing 7-13mm horizontal and vertical
- ☐ Expansion joints as per plan
- ☐ Clean cavity and cleanout brick
- ☐ **Stucco / EIFS**
- ☐ Plasterer / applicator _____
- ☐ Netting tight and spaced off frame
- ☐ Fixing correct / galv nails 30mm into frame
- ☐ EIFS plaster nail washer used and correct
- ☐ Flashing mesh in if required / Solid blocking in
- ☐ Reinforcing mesh if required in place
- ☐ Control joints in place and silicone in
- ☐ No lengths over 4m vertical or horizontal
- ☐ Control break at first floor level
- ☒ **Pre-lining**
- ☒ Bracing as per plans
- ☒ Straps to bracing elements in place
- ☒ Steel angle braces nailed correctly
- ☒ Ceiling batten type Steel 40x40
- ☒ Ceiling batten spacing and fixing Timber
- ☒ Powerpoints 90mm in on bracing elements
- ☒ No bracing elements in shower and bath area
- ☒ Window air seals as per plans
- ☐ Moisture content 15 %
- ☒ Insulation to walls Type P.12c Rating 2.6
- ☒ Insulation to ceilings Type P.12c Rating 3.6
- ☒ Dragon ties in place
- ☒ Diaphragms fixed direct to trusses
- ☐ Solid blocking around perimeter for diaphragm
- ☒ **Plumbing Pre-lining**
- ☒ Plumber Tim Mitlar
- ☒ Pipework Polybutylene, Copper, PPR, other
- ☒ Under test, or test certificate
- ☒ Lagged where required
- ☐ Not applicable for this consent
- ☐ Reinspection required

- ☒ Pipework adequately supported
- ☒ Waste pipes in and venting / open / AAV
- ☒ **Post-lining**
- ☐ Bracing as per plans
- ☐ Braceline system 32 brace screws or 35 brace nails
- ☐ GS systems 32mm screws or 32mm nails
- ☐ Brace panels nailed correctly
- ☐ Braceline and GS sheets correct corner fixing
- ☐ Fire rating fixed as manufacturer's specifications
- ☐ Aqualine tiles shower fixed at 100mm centres
- ☐ **Drainage**
- ☐ Drainlayer _____
- ☐ Correct falls ☐ 1:100 G13AS1 ☐ 1:60 AS/NZS 3500
- ☐ Test on
- ☐ Drain inspection points No. _____
- ☐ Toilet fixtures No. _____
- ☐ Gully traps No. _____
- ☐ Terminal vents No. _____
- ☐ Branch vents No. _____
- ☐ Laid in bedding
- ☐ Sumps installed as per plan
- ☐ Drain coils connected via sumps
- ☐ Retaining wall drainage into sump No. _____
- ☐ As-built received
- ☐ Soak pits as per plan
- ☐ Septic tank aerated system as per plan
- ☐ Effluent field / trench as per plan
- ☐ Drinker lines pinned / 100mm bark / trench
- ☐ Correct number of downpipes _____
- ☐ **Pool and Spa Fencing**
- ☐ **Immediate Pool Area**
- ☐ Pool area does not contain any of the following:
- ☐ Washing line
- ☐ Play area and equipment
- ☐ Garage, carport or vehicle access
- ☐ Vegetable garden
- ☐ Whole back yard

- ☐ **Fence**
- ☐ 1.2m high, measured from ground level
- ☐ 900mm between horizontal rails
- ☐ Gaps under fence less than 100mm
- ☐ Picket fence gaps no wider than 100mm
- ☐ Mesh size no more than 10mm for fence 1.2m high
- ☐ Mesh size no more than 50mm for fence 1.8m high
- ☐ No climbing points outside fence, eg, seating
- ☐ **Gate(s)**
- ☐ Opens away from pool (outwards)
- ☐ Self-closing and self-latching
- ☐ Latch on outside of gate is 1.5m high
- ☐ Latch on inside of gate is 1.2m high
- ☐ **Doors and Windows in Walls of Buildings**
- ☐ Doors locking device over 1.5m high
- ☐ Windows higher than 1.2m high
- ☐ Window restrictor stays on
- ☐ Doors open outwards / slide
- ☐ **On-Ground (Para-type) Pools**
- ☐ Sides .2m above ground level
- ☐ Smooth sides, no climbing points
- ☐ No climbing points within 1.2m of pool
- ☐ Ladder removable and secured away from pool
- ☒ **Checked and approved**
- ☒ **Checked and rejected**
- ☐ **Passed**

GENERAL INSPECTION SHEET 2 - FORM BC10B

BC NUMBER 100795

ADDRESS 53 Parker St

CONTRACTOR Bruce

DATE 22-9-2010

OWNER Villa 15 & 16.

INSPECTOR RC

1 Brick masonry height 2x coats mullseal on base rebate, D.P.C. Flashings in place around openings, backflashed between change of cladding areas, cavity clean, joints correct. Galv lies on 2nd & 3rd course then every 340mm vertically and 600 horizontally weep holes every 3rd brick. Dan bon & stopping where required.

2 Postline first layer fire walls
Fire line sheets fixed correctly as per Gib fire rated systems and bracing screwed at correct centres with Gib screws for G.C. units as per Gib oxybrace system 2010, joints all sealed with firecyl where required.

Fire for full height brick and 2nd layer Gib.

1 ☒ Brick ☒ Bricklayer <u>Galbraith</u> ☒ Base rebate sealed, ie, Mullseal / Flintcoat ☒ Correct cavity 40-75mm ☒ Building wrap is not pushed out by insulation ☒ Brick ties spacing and tie bed in mortar ☒ Correct ties for zone ☒ Steel lintels as per plan ☒ Weep holes as per plan ☒ Jointing 7-13mm horizontal and vertical ☒ Expansion joints as per plan ☒ Clean cavity and cleanout brick ☒ Stucco / FIES ☒ Plasterer / applicator _____ ☒ Netting tight and spaced off frame ☒ Fixing correct / galv nails 30mm into frame ☒ EIFS plaster nail washer used and correct ☒ Flashing mesh in if required / Solid blocking in ☒ Reinforcing mesh if required in place ☒ Control joints in place and silicone in ☒ No lengths over 4m vertical or horizontal ☒ Control break at first floor level ☒ Pre-lining ☒ Bracing as per plans ☒ Straps to bracing elements in place ☒ Steel angle braces nailed correctly ☒ Ceiling batten type <u>Steel Timber</u> ☒ Ceiling batten spacing and fixing ☒ Power points 90mm in on bracing elements ☒ No bracing elements in shower and bath area ☒ Window air seals as per plans ☒ Moisture content _____ % ☒ Insulation to walls Type _____ Rating _____ ☒ Insulation to ceilings Type _____ Rating _____ ☒ Dragon ties in place ☒ Diaphragms fixed direct to trusses ☒ Solid blocking around perimeter for diaphragm ☒ Plumbing Pre-lining ☒ Plumber _____ ☒ Pipework Polybutylene, Copper, PPR, other ☒ Under test, or test certificate ☒ Lagged where required ☒ Not applicable for this consent ☒ Reinspection required	☒ Post-lining ☒ Bracing as per plans ☒ Braceline system 92 brace screws or 35 brace nails ☒ GS systems 32mm screws or 32mm nails ☒ Brace panels nailed correctly ☒ Braceline and GS sheets correct corner fixing ☒ Fire rating fixed as manufacturer's specifications ☒ Aqualine tiles shower fixed at 100mm centres ☒ Drainage ☒ Drainlayer _____ ☒ Correct falls ☐ 1:100 G13AS1 ☐ 1:60 AS/NZS 3500 ☒ Test on ☒ Drain inspection points No. _____ ☒ Toilet fixtures No. _____ ☒ Gully traps No. _____ ☒ Terminal vents No. _____ ☒ Branch vents No. _____ ☒ Laid in bedding ☒ Sumps installed as per plan ☒ Drain coils connected via sumps ☒ Retaining wall drainage into sump No. _____ ☒ As-built received ☒ Soak pits as per plan ☒ Septic tank aerated system as per plan ☒ Effluent field / trench as per plan ☒ Drinker lines pinned / 100mm bark / trench ☒ Correct number of downpipes ☒ Pool and Spa Fencing ☒ Immediate Pool Area ☒ Pool area does not contain any of the following: ☒ Washing line ☒ Play area and equipment ☒ Garage, carport or vehicle access ☒ Vegetable garden ☒ Whole back yard	☒ Fence ☒ 1.2m high, measured from ground level ☒ 900mm between horizontal rails ☒ Gaps under fence less than 100mm ☒ Picket fence gaps no wider than 100mm ☒ Mesh size no more than 10mm for fence 1.2m high ☒ Mesh size no more than 50mm for fence 1.8m high ☒ No climbing points outside fence, eg, seating ☒ Gate(s) ☒ Opens away from pool (outwards) ☒ Self-closing and self-latching ☒ Latch on outside of gate is 1.5m high ☒ Latch on inside of gate is 1.2m high ☒ Doors and Windows in Walls of Buildings ☒ Doors locking device over 1.5m high ☒ Windows higher than 1.2m high ☒ Window restrictor stays on ☒ Doors open outwards / slide ☒ On-Ground (Para-type) Pools ☒ Sides 1.2m above ground level ☒ Smooth sides, no climbing points ☒ No climbing points within 1.2m of pool ☒ Ladder removable and secured away from pool
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☒ Checked and approved

☒ Checked and rejected

☒ Passed

GENERAL INSPECTION SHEET 2 - FORM BC10B

ADDRESS 53 Parker St
OWNER Villa 15 & 16 Fire wall.

BC NUMBER 100795
CONTRACTOR Bruce
DATE 17-9-2010
INSPECTOR RGT

Fire walls bolted down with 150mm Galv wedge anchors and 50 x 50 sq. washers @ 750 centres
Angle braces nailed correctly
10mm Hardies on top Corcl to form seal for Firewall against GIB/ROOF.
R:2-6 Wall batts neatly fitted.
Average Moisture 16%

Fire to line first layer fire GIB.

Brick ☐ Bricklayer _____ ☐ Base rebate sealed, ie, Mullseal / Flintcoat ☐ Correct cavity 40-75mm ☐ Building wrap is not pushed out by insulation ☐ Brick ties spacing and tie bed in mortar ☐ Correct ties for zone ☐ Steel lintels as per plan ☐ Weep holes as per plan ☐ Jointing 7-13mm horizontal and vertical ☐ Expansion joints as per plan ☐ Clean cavity and cleanout brick Stucco / EIFS ☐ Plasterer / applicator _____ ☐ Netting tight and spaced off frame ☐ Fixing correct / galv nails 30mm into frame ☐ EIFS plaster nail washer used and correct ☐ Flashing mesh in if required / Solid blocking in ☐ Reinforcing mesh if required in place ☐ Control joints in place and silicone in ☐ No lengths over 4m vertical or horizontal ☐ Control break at first floor level Pre-lining ☒ Bracing as per plans ☒ Straps to bracing elements in place ☒ Steel angle braces nailed correctly ☒ Ceiling batten type <u>Steel Timber</u> ☒ Ceiling batten spacing and fixing ☒ Power points 90mm in on bracing elements ☒ No bracing elements in shower and bath area ☒ Window air seals as per plans ☒ Moisture content <u>16</u> % ☒ Insulation to walls Type <u>Pink</u> Rating <u>2-6</u> ☒ Insulation to ceilings Type <u>Pink</u> Rating <u>2-6</u> ☒ Dragon ties in place ☒ Diaphragms fixed direct to trusses ☒ Solid blocking around perimeter for diaphragm Plumbing Pre-lining ☐ Plumber _____ ☐ Pipework Polybutylene, Copper, PPR, other ☐ Under test, or test certificate ☐ Lagged where required ☒ Not applicable for this consent ☐ Reinspection required	☒ Pipework adequately supported ☒ Waste pipes in and venting / open / AAV Post-lining ☐ Bracing as per plans ☐ Braceline system 32 brace screws or 35 brace nails ☐ GS systems 32mm screws or 32mm nails ☐ Brace panels nailed correctly ☐ Braceline and GS sheets correct corner fixing ☐ Fire rating fixed as manufacturer's specifications ☐ Aqualine tiles shower fixed at 100mm centres Drainage ☐ Drainlayer _____ ☐ Correct falls ☐ 1:100 G13AS1 ☐ 1:60 AS/NZS 3500 ☐ Test on ☐ Drain inspection points No. _____ ☐ Toilet fixtures No. _____ ☐ Gully traps No. _____ ☐ Terminal vents No. _____ ☐ Branch vents No. _____ ☐ Laid in bedding ☐ Sumps installed as per plan ☐ Drain coils connected via sumps ☐ Retaining wall drainage into sump No. _____ ☐ As-built received ☐ Soak pits as per plan ☐ Septic tank aerated system as per plan ☐ Effluent field / trench as per plan ☐ Drinker lines pinned / 100mm bark / trench ☐ Correct number of downpipes _____ Pool and Spa Fencing Immediate Pool Area ☐ Pool area does not contain any of the following: ☐ Washing line ☐ Play area and equipment ☐ Garage, carport or vehicle access ☐ Vegetable garden ☐ Whole back yard	Fence ☐ 1.2m high, measured from ground level ☐ 900mm between horizontal rails ☐ Gaps under fence less than 100mm ☐ Picket fence gaps no wider than 100mm ☐ Mesh size no more than 10mm for fence 1.2m high ☐ Mesh size no more than 50mm for fence 1.8m high ☐ No climbing points outside fence, eg, seating Gate(s) ☐ Opens away from pool (outwards) ☐ Self-closing and self-latching ☐ Latch on outside of gate is 1.5m high ☐ Latch on inside of gate is 1.2m high Doors and Windows in Walls of Buildings ☐ Doors locking device over 1.5m high ☐ Windows higher than 1.2m high ☐ Window restrictor stays on ☐ Doors open outwards / slide On-Ground (Para-type) Pools ☐ Sides 1.2m above ground level ☐ Smooth sides, no climbing points ☐ No climbing points within 1.2m of pool ☐ Ladder removable and secured away from pool
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☒ Checked and approved

☒ Passed

☒ Checked and rejected

GENERAL INSPECTION SHEET 1 - FORM BC10A

ADDRESS 53 Parker st
OWNER Brown Area

BC NUMBER 100795 100794
CONTRACTOR RI-ker
DATE 9-9-2010
INSPECTOR RGT

Postwrap Villa 15 & 16

Tekton house wrap tight, no tears, well lapped, turned in to openings and sealed with thermacraft sill tape as per E2AS1. Dan band strapping at 800 centres. Roof space closed off from cavity 45mm cavity with 2x coats mulsel on rebated for bricks, rest direct fix linen.

Will check P.P.C Flashings and penetrations at mid height brick inspection

Fire for Cladding

- ☒ **Siting**
- ☒ Boundary pegs and datum identified
 - ☒ Distance to boundary as per plans
 - ☒ Finished floor level as per plans
- ☒ **Foundation / Block Walls**
- ☒ Bearing capacity adequate
 - ☒ Horizontal rods
 - ☒ Starters vertical rods
 - ☒ Side / bottom cover minimum 50mm
 - ☒ Lapping / tying adequate
 - ☒ Width / depth
- ☒ **Piles / Post Holes**
- ☒ Bearing capacity adequate
 - ☒ Anchor pile depth 900mm deep x 350 sq or 400 dia
 - ☒ Braced piles 450 deep x 350 sq
 - ☒ Ordinary piles 200 deep x 250 sq
 - ☒ Timber treatment H5
 - ☒ Engineer to inspect and certify
 - ☒ Shed post holes
- ☒ **Slabs**
- ☒ Topsoil removed
 - ☒ Base course less than 600mm
 - ☒ Base course compaction Type
 - ☒ Binding layer in place
 - ☒ Damp-proofing in place and taped and lapped
 - ☒ Mesh in place type 665 only for reinforced
 - ☒ Supported on chairs / 30mm cover over mesh
 - ☒ Waste pipes laid with falls
 - ☒ Pipes protected through slab
 - ☒ Additional reinforcing to internal corners in place
 - ☒ Shrinkage joints / free joints / 100mm concrete cover
 - ☒ Insulation installed Type
 - ☒ Slab thickenings as per plan
- ☒ **Timber Floors**
- ☒ Piles to bearer connections correct
 - ☒ Braces - angle and connections correct
 - ☒ Bearers joined correctly
 - ☒ Joists as per plans
 - ☒ Joist to bearer connections S/S under 600mm
 - ☒ Subfloor bracing as shown
 - ☒ Solid blocking in place
- ☒ **Not applicable for this consent**
- ☐ Reinspection required

- ☒ Support for brace walls in place
- ☒ Correct timber treatment used
- ☒ Correct bolt fixings used S/S Galvanised
- ☒ Joist hangers correctly nailed
- ☒ Underfloor insulation in place
- ☒ Ground clearances >300mm to bottom of bearer
- ☒ Base ventilation allowed for and access door as per plan
- ☒ **Truss Roof and Cutroof**
- ☒ Wind zone low, med, high, very high, SED
 - ☒ Purlin fixings correct for wind zone Mittech / 3604
 - ☒ Truss layout and trusses fixed correctly as per design
 - ☒ Girder truss supports and fixings as per design
 - ☒ Roof bracing as per plan
 - ☒ Roofing iron length max 8m DK 12m LG
 - ☒ Ridge length max 8m DK 12m LG
 - ☒ Cutroof and Skillion hold down connection correct
- ☒ **Pre-wrap**
- ☒ Wall layout as per plans
 - ☒ DPM under wall plates
 - ☒ Stud sizing and spacing correct for wind zone
 - ☒ Bottom plate fixing and exterior bracing in place
 - ☒ Lintel sizes and strapping as per plan
 - ☒ Lintels and cantilevered beams tied down as per plan
 - ☒ Top plates to stud connections as per plan
 - ☒ Timber treatment and species
- ☒ R. pine D. fir Other
- ☒ Walls
- ☒ Roof
- ☒ Bottom plate
- ☒ Firewalls as per plan
- ☒ Studs tied down correctly
- ☒ Correct fasteners used
- ☒ **Retaining Walls / Block Walls**
- ☒ Timber pole ☐ Block wall
 - ☒ Tanking installed behind wall and protected
 - ☒ Drainage coil and cloth in place
 - ☒ Bearing capacity adequate / engineer
 - ☒ Horizontal rods
 - ☒ Starters vertical rods
 - ☒ Lapping / tying adequate
- DK = Dark Colour LG = Light Colour
- ☒ Checked and approved

- ☒ Cleanout ports as per plan and clear
- ☒ Control joints as per plan
- ☒ Engineer to inspect and certify
- ☒ **Post-wrap and Cavity Systems**
- ☒ Type of wrap Tekton house wrap
 - ☒ Continuous from foundation to top plate
 - ☒ Correct laps as per specification
 - ☒ Sill wraps in place Type Thermacraft
 - ☒ No holes or tears
 - ☒ Meter box / gas unit flashing installed as per plan
 - ☒ Jamb flashing Galv Plastic Other
 - ☒ Gill flashing Galv Plastic Other
 - ☒ Head flashing Galv Plastic Aluminium
 - ☒ Apron flashings turned out at ends
 - ☒ Head and sills turned up at ends 45 Bricks
 - ☒ Drained ventilated cavity / Width
 - ☒ Backing as per consent
 - ☒ Base flashing Galv Plastic Other
 - ☒ Batten type H3 timber Other
 - ☒ Penetrations flashed as per plan
 - ☒ Roof space closed off from cavity
 - ☒ Insulation not closing cavity
 - ☒ Gable thermal barrier fitted as per wind zone
 - ☒ Penetration sealed through walls
 - ☒ Firewall penetration sealant type
- ☒ **Steel / Vinyl Cladding and Other Cladding**
- ☒ Horizontal or Vertical
 - ☒ Cavity as per plan mm
 - ☒ Flashings in place as per plan
 - ☒ Bond breaker on battens fitted
 - ☒ Type
- ☒ **Waterproof Membrane / Tanking**
- ☒ Name of applicator
 - ☒ Type of membrane
 - ☒ Interior / exterior
 - ☒ Substrate
 - ☒ Fixing of substrate as per plan
 - ☒ Moisture content %
 - ☒ Correct timber treatment used Type
 - ☒ Deck drains / overflows installed
- ☒ Checked and rejected

☐ Passed

GENERAL INSPECTION SHEET 1 - FORM BC10A

BC NUMBER 100795
 ADDRESS Parker St
 OWNER Brown Arce.
 CONTRACTOR R.J. Kerr
 DATE 5-8-2010
 INSPECTOR Rat
100 mm slab V.11/15

Slab thickening checked by engineer.

D 10 starters @ 600 centres from foundation turned into slab with ecoro mesh on top with correct laps and tied on 50 mm chairs on polythene D.P.M. taped and taped on plate compacted River run with pea metal Blinding layer.
Additional 2x D 12 rods on internal corners where required

Tim Miller Plumbing has laid wastes with fall and protected through slab.
All as per consented plans
Fire to power

☐ Siting ☐ Boundary pegs and datum identified ☐ Distance to boundary as per plans ☐ Finished floor level as per plans ☐ Foundation / Block Walls ☐ Bearing capacity adequate ☐ Horizontal rods ☐ Starters vertical rods ☐ Side / bottom cover minimum 50mm ☐ Lapping / tying adequate ☐ Width / depth ☐ Piles / Post Holes ☐ Bearing capacity adequate ☐ Anchor pile depth 900mm deep x 350 sq or 400 dia ☐ Braced piles 450 deep x 350 sq ☐ Ordinary piles 200 deep x 250 sq ☐ Timber treatment H5 ☐ Engineer to inspect and certify ☐ Shed post holes ☒ Slabs ☒ Topsoil removed ☒ Base course less than 600mm ☒ Base course compaction Type <u>plate</u> ☒ Binding layer in place ☒ Damp-proofing in place and taped and lapped ☒ Mesh in place type <u>Ecoro</u> 665 only for reinforced ☒ Supported on chairs / 30mm cover over mesh ☐ Waste pipes laid with falls ☒ Pipes protected through slab ☒ Additional reinforcing to internal corners in place ☒ Shrinkage joints / free joints / 100mm concrete cover ☐ Insulation installed Type ☒ Slab thickenings as per plan ☐ Timber Floors ☐ Piles to bearer connections correct ☐ Braces - angle and connections correct ☐ Bearers joined correctly ☐ Joists as per plans ☐ Joist to bearer connections S/S under 600mm ☐ Subfloor bracing as shown ☐ Solid blocking in place ☐ Not applicable for this consent ☐ Reinspection required	☐ Support for brace walls in place ☐ Correct timber treatment used ☐ Correct bolt fixings used S/S Galvanised ☐ Joist hangers correctly nailed ☐ Underfloor insulation in place ☐ Ground clearances >300mm to bottom of bearer ☐ Base ventilation allowed for and access door as per plan ☐ Truss Roof and Cutroof ☐ Wind zone low, med, high, very high, SED ☐ Purlin fixings correct for wind zone Mitech 3604 ☐ Truss layout and trusses fixed correctly as per design ☐ Girder truss supports and fixings as per design ☐ Roof bracing as per plan ☐ Roofing iron length max 8m DK 12m LG ☐ Ridge length max 8m DK 12m LG ☐ Cutroof and Skillion hold down connection correct ☐ Pre-wrap ☐ Wall layout as per plans ☐ DPM under wall plates ☐ Stud sizing and spacing correct for wind zone ☐ Bottom plate fixing and exterior bracing in place ☐ Lintel sizes and strapping as per plan ☐ Lintels and cantilevered beams tied down as per plan ☐ Top plates to stud connections as per plan ☐ Timber treatment and species ☐ R. pine D. fir Other ☐ Walls ☐ Roof ☐ Bottom plate ☐ Firewalls as per plan ☐ Studs tied down correctly ☐ Correct fasteners used ☐ Retaining Walls / Block Walls ☐ Timber pole ☐ Block wall ☐ Tanking installed behind wall and protected ☐ Drainage coil and cloth in place ☐ Bearing capacity adequate / engineer ☐ Horizontal rods ☐ Starters vertical rods ☐ Lapping / tying adequate ☐ DK = Dark Colour LG = Light Colour ☒ Checked and approved	☐ Cleanout ports as per plan and clear ☐ Control joints as per plan ☐ Engineer to inspect and certify ☐ Post-wrap and Cavity Systems ☐ Type of wrap ☐ Continuous from foundation to top plate ☐ Correct laps as per specification ☐ Sill wraps in place Type ☐ No holes or tears ☐ Meter box / gas unit flashing installed as per plan ☐ Jamb flashing Galv Plastic Other ☐ Sill flashing Galv Plastic Other ☐ Head flashing Galv Plastic Aluminium ☐ Apron flashings turned out at ends ☐ Head and sills turned up at ends ☐ Drained ventilated cavity / Width ☐ Backing as per consent ☐ Base flashing Galv Plastic Other ☐ Batten type H3 timber Other ☐ Penetrations flashed as per plan ☐ Roof space closed off from cavity ☐ Insulation not closing cavity ☐ Gable thermal barrier fitted as per wind zone ☐ Penetration sealed through walls ☐ Firewall penetration sealant Type ☐ Steel / Vinyl Cladding and Other Cladding ☐ Horizontal or Vertical ☐ Cavity as per plan mm ☐ Flashings in place as per plan ☐ Bond breaker on battens fitted ☐ Type ☐ Waterproof Membrane / Tanking ☐ Name of applicator ☐ Type of membrane ☐ Interior/exterior ☐ Substrate ☐ Fixing of substrate as per plan ☐ Moisture content % ☐ Correct timber treatment used Type ☐ Deck drains / overflows installed ☒ Checked and rejected
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☒ Passed

GENERAL INSPECTION SHEET 1 - FORM BC10A

ADDRESS

OWNER

BC NUMBER

CONTRACTOR

DATE

INSPECTOR

Siting of Villa 15 to approved plans.
Work complies

- ☒ **Siting**
- ☒ Boundary pegs and datum identified
- ☒ Distance to boundary as per plans
- ☒ Finished floor level as per plans
- ☐ **Foundation / Block Walls**
- ☒ Bearing capacity adequate
- ☐ Horizontal rods
- ☐ Starters vertical rods
- ☐ Side / bottom cover minimum 50mm
- ☐ Lapping / tying adequate
- ☐ Width / depth
- ☐ **Piles / Post Holes**
- ☐ Bearing capacity adequate
- ☐ Anchor pile depth 900mm deep x 350 sq or 400 dia
- ☐ Braced piles 450 deep x 350 sq
- ☐ Ordinary piles 200 deep x 250 sq
- ☐ Timber treatment H5
- ☐ Engineer to inspect and certify
- ☐ Shed post holes
- ☐ **Slabs**
- ☐ Topsoil removed
- ☐ Base course less than 600mm
- ☐ Base course compaction Type
- ☐ Binding layer in place
- ☐ Damp-proofing in place and taped and lapped
- ☐ Mesh in place type 665 only for reinforced
- ☐ Supported on chairs / 30mm cover over mesh
- ☐ Waste pipes laid with falls
- ☐ Pipes protected through slab
- ☐ Additional reinforcing to internal corners in place
- ☐ Shrinkage joints / free joints / 100mm concrete cover
- ☐ Insulation installed Type
- ☐ Slab thickenings as per plan
- ☐ **Timber Floors**
- ☐ Piles to bearer connections correct
- ☐ Braces - angle and connections correct
- ☐ Bearers joined correctly
- ☐ Joists as per plans
- ☐ Joist to bearer connections S/S under 600mm
- ☐ Subfloor bracing as shown
- ☐ Solid blocking in place
- ☐ Not applicable for this consent
- ☐ Reinspection required

- ☐ Support for brace walls in place
- ☒ Correct timber treatment used
- ☐ Correct bolt fixings used S/S Galvanised
- ☐ Joist hangers correctly nailed
- ☐ Underfloor insulation in place
- ☐ Ground clearances >300mm to bottom of bearer
- ☐ Base ventilation allowed for and access door as per plan
- ☐ **Truss Roof and Cutroof**
- ☐ Wind zone low, med, high, very high, SED
- ☐ Purlin fixings correct for wind zone Mitech / 3604
- ☐ Truss layout and trusses fixed correctly as per design
- ☐ Girder truss supports and fixings as per design
- ☐ Roof bracing as per plan
- ☐ Roofing iron length max 8m DK 12m LG
- ☐ Ridge length max 8m DK 12m LG
- ☐ Cutroof and Skillion hold down connection correct
- ☐ **Pre-wrap**
- ☐ Wall layout as per plans
- ☐ DPM under wall plates
- ☐ Stud sizing and spacing correct for wind zone
- ☐ Bottom plate fixing and exterior bracing in place
- ☐ Lintel sizes and strapping as per plan
- ☐ Lintels and cantilevered beams tied down as per plan
- ☐ Top plates to stud connections as per plan
- ☐ Timber treatment and species
- ☐ R. pine D. fir Other
- ☐ Walls
- ☐ Roof
- ☐ Bottom plate
- ☐ Firewalls as per plan
- ☐ Studs tied down correctly
- ☐ Correct fasteners used
- ☐ **Retaining Walls / Block Walls**
- ☐ Timber pole ☐ Block wall
- ☐ Tanking installed behind wall and protected
- ☐ Drainage coil and cloth in place
- ☐ Bearing capacity adequate / engineer
- ☐ Horizontal rods
- ☐ Starters vertical rods
- ☐ Lapping / tying adequate
- DK = Dark Colour LG = Light Colour
- ☒ Checked and approved

- ☐ Cleanout ports as per plan and clear
- ☐ Control joints as per plan
- ☐ Engineer to inspect and certify
- ☐ **Post-wrap and Cavity Systems**
- ☐ Type of wrap
- ☐ Continuous from foundation to top plate
- ☐ Correct laps as per specification
- ☐ Sill wraps in place Type
- ☐ No holes or tears
- ☐ Meter box / gas unit flashing installed as per plan
- ☐ Jamb flashing Galv Plastic Other
- ☐ Sill flashing Galv Plastic Other
- ☐ Head flashing Galv Plastic Aluminium
- ☐ Apron flashings turned out at ends
- ☐ Head and sills turned up at ends
- ☐ Drained ventilated cavity / Width
- ☐ Backing as per consent
- ☐ Base flashing Galv Plastic Other
- ☐ Batten type H3 timber Other
- ☐ Penetrations flashed as per plan
- ☐ Roof space closed off from cavity
- ☐ Insulation not closing cavity
- ☐ Gable thermal barrier fitted as per wind zone
- ☐ Penetration sealed through walls
- ☐ Firewall penetration sealant Type
- ☐ **Steel / Vinyl Cladding and Other Cladding**
- ☐ Horizontal or Vertical
- ☐ Cavity as per plan mm
- ☐ Flashings in place as per plan
- ☐ Bond breaker on battens fitted
- ☐ Type
- ☐ **Waterproof Membrane / Tanking**
- ☐ Name of applicator
- ☐ Type of membrane
- ☐ Interior / exterior
- ☐ Substrate
- ☐ Fixing of substrate as per plan
- ☐ Moisture content %
- ☐ Correct timber treatment used Type
- ☐ Deck drains / overflows installed
- ☒ Checked and rejected

☐ Passed

90 - 104 Felton Mathew Ave,
P.O. Box 18 071, Glen Innes,
Auckland, New Zealand
Freephone: 0800 104 868
Freefax: 0800 766 324
Email: info@gerardroofs.co.nz
Web: www.gerardroofs.co.nz

Name of Purchaser **RJ Ker**
Address Warranted **Unit 15 & 16 Parker St**
Nelson
Type of Warranty **Tile Warranty**
Installation Contractor **Ultimate Roofing Ltd-Nelson**
Date of Warranty **30.08.2010**
Brand **Tuffcoat**

Warranty number
109757

Purchase Order No.
rj ker

AHI Roofing is proud to provide you with the attached **Gerard Roofs® Warranty**.

Our tiles are made from Zinalume coated steel, which is pressed prior to the application of an acrylic topcoat. This manufacturing system provides long term protection in the harshest of climates, including marine environments. This is why we are able to offer you fully backed 50-year pro rata **weatherproof** and 15-year pro rata **surface coating warranties**.

Most building materials require some servicing and maintenance during their product life and roofs are no exception. It is therefore important that you take the time to **read the attached warranty and maintenance guide** for your Gerard Roof.

In addition, please undertake the following actions to **validate your Gerard Roofs Warranty**:

1. Please **complete the attached warranty card** and post back to Gerard Roofs.
2. Please **input your name and address details** (in the space provided) in the upper left-hand corner, of the first page of your warranty.
3. Please **file your warranty** in a safe place.

For more information about Gerard Roofs, suggested maintenance programs or your warranty please visit **www.gerardroofs.co.nz**.

Or alternatively you can call the Gerard Roofs Helpline on **0800 104 868** during office hours.

You can also contact us by fax, e-mail or via the internet.

Yours sincerely



Max Goode
Customer Service Manager

90 - 104 Felton Mathew Ave,
P.O. Box 18 071, Glen Innes,
Auckland, New Zealand
Freephone: 0800 104 868
Freefax: 0800 766 324
Email: info@gerardroofs.co.nz
Web: www.gerardroofs.co.nz

Name of Purchaser **RJ Ker**
Address Warranted **Unit 15-16 Parker St**
Motueka Nelson
Type of Warranty **Klass Warranty**
Installation Contractor **Ultimate Roofing Ltd**
Date of Warranty **27.08.2010**
Brand **Klass Fascia External**

Warranty number
109162

Purchase Order No.
rj ker

AHI Roofing is proud to provide you with the attached **Gerard Roofs® Warranty**.

Our Rainwater Systems are made from Zinalume coated steel. This manufacturing system provides long term protection in the harshest of climates, including marine environments. This is why we are able to offer you fully backed 10-year pro rata **surface coating warranties**.

Most building materials require some servicing and maintenance during their product life and roofs are no exception. It is therefore important that you take the time to **read the attached warranty and maintenance guide** for your Gerard Product.

In addition, please undertake the following actions **to validate your Gerard Roofs Warranty**:

1. Please **complete the attached warranty card** and post back to Gerard Roofs.
2. Please **input your name and address details** (in the space provided) in the upper left-hand corner, of the first page of your warranty.
3. Please **file your warranty** in a safe place.

For more information about Gerard Roofs, suggested maintenance programs or your warranty please visit **www.gerardroofs.co.nz**.

Or alternatively you can call the Gerard Roofs Helpline on **0800 104 868** during office hours.

You can also contact us by fax, e-mail or via the internet.

Yours sincerely



Max Goode
Customer Service Manager

**VARIATION TO AGREEMENT FOR SALE AND
PURCHASE DATED 14 DECEMBER 2007 ("THE
AGREEMENT")**

between

Ngati Rarua Atiawa Iwi Trust Board

and

Whitgift Productions Limited or Nominee

and

Brown Acre Village Limited

and

Rangeview Villas Management Limited

and

John Clayton Welch

**PITT & MOORE
NELSON**

**VARIATION TO AGREEMENT FOR SALE AND PURCHASE DATED 14
DECEMBER 2007 ("the Agreement")**

Date:

3 December

2009

Parties

1. Ngati Rarua Atiawa Iwi Trust Board of Nelson ("the Vendor")
2. Whitgift Productions Limited or Nominee of Wellington ("the Purchaser")
3. Brown Acre Village Limited of Wellington ("the Purchaser's Nominee")
4. Rangeview Villas Management Limited at Wellington ("the First Guarantor")
5. John Clayton Welch of Wellington, Company Director ("the Second Guarantor")

Background

- A. The Vendor and Purchaser have entered into an Agreement for Sale and Purchase of Real Estate dated 14 December 2007 ("the Agreement").
- B. The parties have agreed to vary the terms of the Agreement.
- C. The Purchaser wishes to nominate the Purchaser's Nominee under the terms of the Agreement.
- D. The First and Second Guarantors have agreed to guarantee the obligations of the Purchaser and Nominee under the Agreement (as varied herein).

The terms of the Agreement are varied as follows:

Nomination

1. The Purchaser nominates the Purchaser's Nominee under the provisions of the Agreement and it is acknowledged that both the Purchaser and the Purchaser's Nominee shall be liable for all obligations on the part of the Purchaser under the Agreement (as varied herein).

Deposit

2. A deposit of \$130,000.00 is payable on or before five (5) working days after the date of this Variation.
3. For the purposes of this Agreement, the deposit paid will be apportioned and credited on the basis of \$100,000.00 towards the first settlement and \$15,000.00 per lot on the second settlement (as referred to in Clause 5 below).

Conditions

4. The provisions of Special Conditions 16, 17 and 18 of the Agreement are confirmed and it is recorded that the Agreement (as varied herein) is unconditional in all respects.

Settlement

5. Settlement of the purchase shall be undertaken in two parts as follows:



- a. The sale and transfer of Part Lot 10 DP 3266 CT 417538 and Lot 1 DP 6563 CT NL5C/209 shall be settled on the 13th of January 2010 in consideration for the sum of \$1,000,000.00 plus GST ("the first settlement") subject to Clause 8 below.
 - b. The sale and transfer of Lot 2 DP 6563 CT NL5C/204 and Lot 3 DP 6563 CT NL5C/205 shall be settled on or before the 13th of January 2011 in consideration for the sum of \$300,000.00 plus GST ("the second settlement") provided that the Purchaser shall be entitled to settle earlier on giving 10 working days prior written notice on either or both of the lots in which case the settlement sum will be apportioned as to \$150,000.00 plus GST per lot.
6. In the event of a default on settlement by the Purchaser under either the first settlement or the second settlement, the Vendor shall be entitled, at its sole discretion but without being obliged to do so, to treat the two transactions as separate and distinct and the obligations of the Purchaser under the first and second settlements as severable.
 7. The interest rate for late settlement referred to in the Agreement is varied to 24% per annum so as to be consistent with the penalty interest rate referred to in Clause 8(a) below.

Vendor Finance

8. The sum of \$300,000.00 (being part of the consideration for the first settlement) will be satisfied by the Purchaser entering into a Term Loan Agreement as follows:
 - a. Terms and Conditions:
 - Principal Sum: \$300,000.00
 - Term: 12 calendar months
 - Ordinary interest rate: 14% per annum
 - Penalty interest rate: 24% per annum
 - b. The principal sum will be paid on or before the 13th of January 2011.
 - c. Interest Payments: Interest will be paid by monthly payments of \$3,500.00 (being the ordinary interest rate) in arrears on the 13th day of each and every month during the term with the first payment being due on the 13th of February 2010.
 - d. The Purchaser will have the right to repay the principal sum by payments of \$10,000.00 or multiples of that amount on any of the dates fixed for payment of interest without prior notice and without penalty.
 - e. The term loan will otherwise contain the terms and conditions and be signed in the Auckland District Law Society Term Loan Agreement Ref 8009 Fixed Sum Form with such amendments as may reasonably be required by the Vendor to protect the Vendor's interests.
 - f. The obligations of the Purchaser under the Term Loan Agreement will be guaranteed by the First Guarantor and the Second Guarantor and will be secured by the Mortgage over the Secured Property as referred to below.

Security

9. The First Guarantor will grant a first priority mortgage in the ADLS All Obligations Form 2007/4238 ("the Mortgage") registered over the property situated at 7 Fuller Close, Levin contained in Certificate of Title 415750 (Wellington Registry) together with Supplementary Record Sheet 363399 ("the Property") for the purpose of securing all obligations of the

Purchaser and First Guarantor under the terms of the Agreement (as varied herein) and the Term Loan Agreement.

10. The Term Loan Agreement and Mortgage and any associated documents reasonably required by the Vendor or the Vendor's solicitors will be prepared by the Vendor's solicitor at the cost of the Purchaser and provided to the Purchaser and First and Second Guarantors for signature a reasonable time prior to the first settlement.

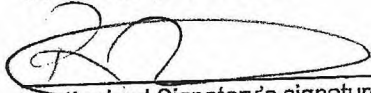
Outgoings and Possession

11. The Purchaser shall be responsible for the payment of rates, water rates and all other outgoings in respect of the properties from the date of possession.
12. Provided that the Purchaser and Guarantors have complied with all the obligations in relation to the first settlement, the Purchaser shall be entitled to possession of the property referred to in the second settlement for development purposes as from the 13th January 2010.

Guarantee

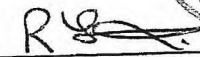
13. The First Guarantor and Second Guarantor, in consideration of the Vendor entering into this Agreement hereby jointly and severally:
 - a. Guarantee to the Vendor the due and punctual payment of the deposit, the purchase price and all other moneys and performance by the Purchaser of all the obligations to be performed by the Purchaser under the Agreement (as varied herein);
 - b. Indemnify the Vendor against all losses the Vendor may incur or suffer should the Purchaser default in the payment of the deposit, the purchase price or other moneys or the performance of any obligations to be performed by the Purchaser under this Agreement (as varied);
 - c. Agree that no release, delay or other indulgence given by the Vendor to the Purchaser or other alteration or variation in the terms of this Agreement, or any other thing whatsoever whereby the First Guarantor or Second Guarantor would have been so released had the First Guarantor or Second Guarantor been a surety only shall release, prejudice or affect the First Guarantor and Second Guarantor's liability as First Guarantor and Second Guarantor or indemnifier;
 - d. Agree that as between the First Guarantor or Second Guarantor and the Vendor, the First Guarantor or Second Guarantor may, for all purposes, be treated as Purchaser and the Vendor shall be under no obligations to take proceedings against the Purchaser before taking proceedings against either the First Guarantor or Second Guarantor.

Signed by Ngati Rarua Atiawa Iwi Trust
Board as the Vendor under Common
Seal in the presence of:


Authorised Signatory's signature

Ropata Taylor
Authorised Signatory's full name

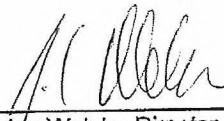


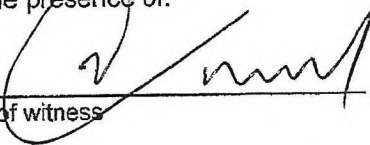

Authorised Signatory's signature

R. S. Titahi
Authorised Signatory's full name



Signed by **Whitgift Productions Limited**
as Purchaser by its Director John Clayton
Welch in the presence of:

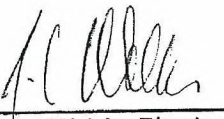

John Clayton Welch - Director

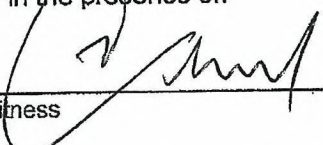

Signature of witness

Name of witness Mical Shane Jervis Treadwell
Solicitor
Occupation WELLINGTON

Address

Signed by **Brown Acre Village Limited**
as the Purchaser's Nominee by John
Clayton Welch in the presence of:

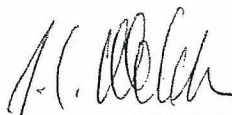

John Clayton Welch - Director

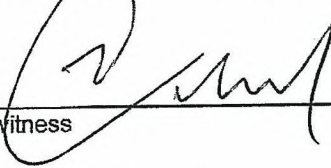

Signature of witness

Name of witness Mical Shane Jervis Treadwell
Solicitor
Occupation WELLINGTON

Address

Signed by **Rangeview Villas
Management Limited** as the First
Guarantor by its Director in the presence
of:

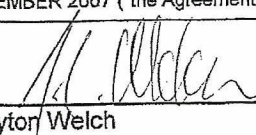

John Clayton Welch - Director


Signature of witness

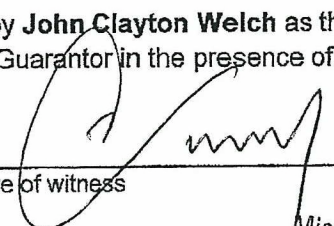
Name of witness Mical Shane Jervis Treadwell
Solicitor
Occupation WELLINGTON

Address

Signed by **John Clayton Welch** as the
Second Guarantor in the presence of:



John Clayton Welch



Signature of witness

Name of witness

Mical Shane Jervis Treadwell
Solicitor
WELLINGTON

Occupation

Address

Amended Plans Only Building Consent Screening

Name: Brown Acres Date: 1/9/10
 Address: Parker St BC: 100795
Motueka RM: _____
Villa 15

Is this building subject to natural hazard? ☐ Yes ☐ No If Yes: Please refer to CBC
 Is this building earthquake-prone? ☐ Yes ☐ No If Yes: Please refer to CBC

Are there any B.A. Sec 100 Systems (sprinklers, alarms, etc)? ☐ Yes ☐ No If Yes: Does application for compliance schedule accompany application? If so, apply AI 12.

Building Consent Conditions / Inspections

Nominate required inspections:

- | | | |
|---|---|---|
| ☐ Siting (building profiles) | ☐ Pre-line brace / insulation | ☐ Heating unit / in-built chamber inspection |
| ☐ Foundation / footing / poles | ☐ Pre-line plumbing | ☐ Heating unit / in-built final |
| ☐ Masonry infill / cleanouts | ☐ Pre-line firewall / rating structure | ☐ Swimming / spa pool fence |
| ☐ Masonry bond beams | ☐ Post-line bracing | ☐ Non-standard inspections as attached |
| ☐ Concrete slab / subfloor | ☐ Post-line / firewalls | ☐ Specify High Risk Detail |
| ☐ Timber subfloor | ☒ Wet area membrane (showers) | |
| ☐ Trusses and purlin fixings | ☐ Drainage, sewer | |
| ☐ Pre-wrap / structure | ☐ Drainage, stormwater | |
| ☐ Pre-roof / deck membrane | ☐ On-site effluent disposal | |
| ☐ Post-wrap / cavities | ☐ Ext works / driveway, sumps | |
| ☐ Brick veneer – mid-height | ☐ Retaining walls / soil drains | |
| ☐ Stucco / texture pre-coat | ☐ Heating unit / free-standing | |
| ☐ Stucco control joints | | ☒ Final |

Standard Conditions

- ☐ **BI 60:** This consent is granted pursuant to Section 72 (building on hazard-prone land) of the Building Act and is conditional on the Council notifying the District Land Registrar that this consent is granted pursuant to Section 72. An entry will be made by the District Land Registrar against the Certificate of Title.
- ☐ **BI 61:** This consent is granted pursuant to Section 75 (building over two or more lots) of the Building Act and conditional on Council notifying the District Land Registrar that this consent is granted pursuant to Section 75. An entry will be made by the District Land Registrar against the affected Certificates of Title.
- ☐ **BI 62:** This consent is granted subject to a waiver from the requirements of the Building Code in respect of:
 Specify: _____

Here We Are!

RICHMOND
 145 Queen Street
 Private Bag 4
 Richmond 7050
 PH (03) 543 6400
 FAX (03) 543 9524

MOTUEKA
 2 Richmond Place
 PO Box 125
 Motueka 7143
 PH (03) 528 2022
 FAX (03) 528 9751

GOLDEN BAY
 76 Catherine Street
 PO Box 74
 Invercargill 7142
 PH (03) 525 0000
 FAX (03) 525 9972

MURCHISON
 22 Fairfax Street
 Murchison 7007
 PH (03) 523 1010
 FAX (03) 523 1012

email: info@tdc.govt.nz website: <http://www.tdc.govt.nz>

24 HOUR
EMERGENCY
PHONE
 Call your local office



ADDITIONAL INFORMATION

BUILDING STATEMENTS	
AI01	It is Council policy to apply a standard charge however it reserves the right to assess individual cases as required. Additional charges may be requested if costs incurred exceed the standard.
AI02	The manufacturer's installation specifications shall be on site when inspection required.
AI03	Council recommends annual maintenance of the heating appliance installed.
AI04	No part of the roof framing can be interfered with, without Building Inspector approval.
AI05	Not approved as a habitable building.
AI06	Not approved as a habitable room.
AI07	A Producer Statement review from a chartered professional engineer is required confirming all site inspections as specified in the engineer's schedule have been completed.
AI08	No deviation from original plans and specifications is permissible without written approval from the Building Inspector. A formal amendment application is to be made.
AI09	The owner and the builder are to locate and identify all boundary survey pegs prior to work commencing.
AI10	You should obtain an Energy Works Certificate for any utility system work, eg, electricity/gas.
AI11	Any covenants that are registered on the title must be observed and followed before any building work commences.
AI12	This project includes the installation of fire alarms. Fire alarm installations require to be certified by an accredited inspection body. A list of these is available on www.ianz.govt.nz . We suggest that you book your certifier early. Also required is a copy of an Energy Works Certificate for electrical work.
AI13	Proprietary exterior plaster claddings shall be applied by an approved applicator and in full compliance with manufacturer's specifications.
AI14	The exterior texture coating applicator shall, on completion of work, provide a Producer Statement stating compliance with all aspects of the texture coating products approved application specifications.
AI15	Suitability of ground conditions and foundation bearing are not known. Engineer investigation and design may be required. This will be determined during footing inspection.
AI16	This building requires regular paintwork and maintenance because of its lack of roof overhang to provide protection.
AI17	A Producer Statement from applicator of wet floor shower/waterproofing membrane, stating compliance with approved application specifications; will be required on completion of work.
DRAINAGE AND PLUMBING STANDARD STATEMENTS	
AD17	On the completion of all drainage work an engineer's as-built plan to scale is to be submitted to the Tasman District Council.
AD18	This building consent has no provision for any sanitary plumbing and drainage. A further consent will be required should any of these features be installed.
AD19	No plumbing and drainage work is to commence prior to the Council receiving names of your nominated plumber or drainlayer. The attached advisory sheets are to be completed and returned to this office for our records.
AD20	It is the owner's responsibility to ensure that the required grade can be obtained between foundations and sewer connection.
AD21	A Producer Statement shall be provided from the solar panel installer stating compliance with the Code of Practice for Manufacture and Installation of Solar Water Heating Systems in New Zealand.
Please Replace Relavant drawings with Ammended sheets.	
Building Statements	Plumbing & Drainage Statements
AI01	AI07
AI02	AI08
AI03	AI09
AI04	AI10
AI05	AI11
AI06	AI12
	AI13
	AI14
	AI15
	AI16
	AI17
	Other as attached
	AD17
	AD18
	AD19
	AD20
	AD21

Amended plans checked and approved

Engineering: _____
(Signature)

Date: _____

Land Use: _____
(Signature)

Date: _____

Building: _____
(Signature)

Date: 6/9/10

Application for amendment to a Building Consent

Note: This application must be accompanied by two copies of the relevant drawings from the issued Building Consent set and two copies of the documents, with the proposed amendments clearly highlighted on both copies.

Project details:

Address: Villa 15 Brown Acres Village
Parker St Motueka.

Legal Description Lot: Lot 4 Valuation # 1956005201

Existing consent number:

BC No: 100 795

Description of amended work

(refer to notes overleaf)

Change shower in bathroom
to 'wet floor tile shower.
Tiles to whole of floor
in bathroom.
Change w8 to Ranch Slider

Owner and applicant details

(note: owner details required in all cases)

Owner (if also applicant, tick box) ☐

Name: Brown Acres Ltd

Address: Po Box 8015 The Terrace Wgtn

Phone No. (Daytime): 04 499 7055

Mobile: 027 443 4800

After hours:

Facsimile: 04 499 7066

Email:

Correspondence to: ☐ owner or ☒ agent

Signed by the owner or

Signature:

Name:

Date:

Value of Amendment (GST inclusive)

Does the amendment alter the project value

☐ Yes \$ (original value)
☒ No \$ (new value)

Are there any amendments to systems for which a compliance schedule has been issued?

☐ Yes ☒ No

Agent

Business name: R J Kev Contractors Ltd

Contact person: Ron Treman

Address: Po Box 155 Paraparaumu

Phone No. (Daytime): 04 298-4227

Mobile: 027 667-3259

After hours:

Facsimile: 04 298 4429

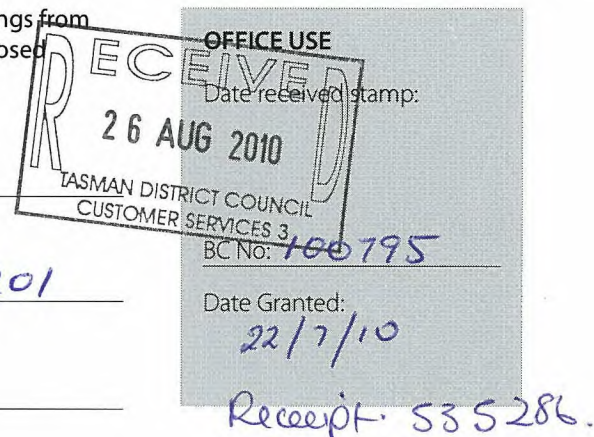
Email: ron@rjkev.co.nz

Signed by the agent (on behalf of, or with authority from, the owner)

Signature: R Treman

Name: Ron Treman

Date: 23/8/10





Building consent

100795

Form 5: Section 51, Building Act 2004

The building

Street address of building: Parker Street, Motueka

Legal description of land where building is located: Pt Lot 10 DP 3266

Valuation number: 1956005201

Building name: Villa 15 Level/unit number:

Location of building within site block no:

The owner

Name of owner: Brown Acres Ltd

Contact person: John Welch

Mailing address: PO Box 8015, The Terrace, Wellington 6143

Street address/registered office:

Phone number: Landline: Mobile: 027 443 4800

Daytime: 04 499 7055 After hours:

Facsimile number: 04 499 7066 Email address: john.welch@aubreys.co.nz

Website:

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

Full Name: RJ Kerr Contractors Ltd

Mailing Address: PO Box 155, Paraparaumu 5254

Phones:: 04 298 4227: 027 667 3259

Fax: 04 298 4429

Email: ron@rjkerr.co.nz

Building work

The following building work is authorised by this building consent:

Construct new dwelling with internal garage - Villa 15: Intended Use: Housing - detached

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Building Consent Conditions

The building inspector is to be notified at least one working day prior to the following inspections:

This building consent is issued subject to the following conditions:

The owner or person undertaking the building work shall advise of completion of work by returning the Application for Code Compliance Certificate form which accompanied the consent.

A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer.

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the building consent authority may allow.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

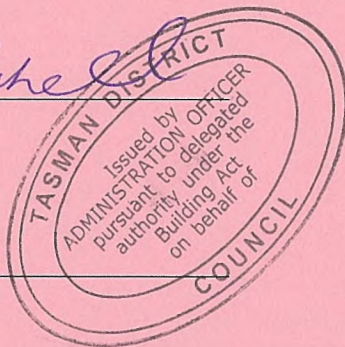
Copies of the following documents are attached to this building consent:

Signature

[Handwritten signature: J. Mitchell]

Position

AO



On behalf of: Tasman District Council Date: 22/07/10

BC Number: 100795

Project: Villa 17, Brown Acres

Name and Project Address: Brown Acres, Parker St, Motueka.

 AS PER
PRE-Vetted
Plans.

✓	Checked and approved
X	Checked and rejected
—	Not applicable

Building Consent Checklist Residential/Habitable

Building Elements	Items to be Checked		Checked	Rechecked	Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision
General Property Information	PIM etc	Section 37: Resource Consent certificate / attached			
		PIM problems resolved / not available / attached to consent			
	Ownership	Certificate of title			
		2+ Allotments: Sect 75 / Amalgamation			
		Any consent notices			
	Subdivision	Subdivision conditions			
	General	Any protected buildings or trees			
		Any special flooding issues			
		Wind zone			
		Project value check			
Site	Positioning	Siting			
		Snow zone			
		Corrosion zone 1/2/3			
		Site-specific requirement			
	Location	Contours/levels/datum			
		Proposed building/s			
		Existing buildings/s			
		Any easements			
	Engineering	Hazards on site/S71			
		Section 72: Land Subject to erosion, etc			
		Flood-prone site MIN FFL.....			
		Ground bearing			
	General	Fault lines			
Specific Design*	Producer Statement	Engineer's name and qualifications			
		PS1 or similar, format and correctness			
		Producer Statement Scope			
	Items Covered	All or parts			
Specification	Content	Correct/up to date/relevant			
		Claddings/openings/downpipes			
Foundations	Concrete Foundations	Depth/width			
		Reinforcement/cover			

* Use Form BC30 for Specific Engineering Design works other than simple beams, simple retaining walls, or similar

			Chkd	Rechkd	Comments
Floors	Floor Levels	Masonry 150 (FGL) 100 (Paving) Other 225 (FGL) 150 (Paving)			
	Concrete Slabs	Thickness/load-bearing			
		Compacted fill/DPM			
		Reinforcing – mesh, cover, bars and supports			
		Tanking: wall DPC: top edge sealing			
		Blockwork: steel & foundations 4229			
		Shrinkage control			
	Timber Floors (Including Decks)	Bearer size, span, spacing			
	(Including Decks)	Joist size, span, spacing			
		Load-bearing walls on floors			
		Distance to supports			
		Lateral support or blocking			
		Subfloor insulation and protection			
		Flooring material			
		Ground clearances and ventilation			
	Pile Foundations	Pile types			
		Pile size, span spacing			
		Pile to bearer fixings			
		Stainless steel fixings if closer than 600mm from ground			
		Subfloor bracing			
Roofing	Roofing	Pitch/roofing underlay			
		Timber treatment if under 10 degrees			
		Roof: truss design and layout			
		Point loads/lintel sizes			
		Rafters and framing			
		Roof bracing			
		Roof gutters			
		Skillion roofs			
		Flat roofs/substrate and membrane			
		Roof penetrations and flashings			
		Purlin size, span, spacing			
		Purlin fixings			
		Ridge beams and support			
		Truss to plate fixings			
Framing	Timber Framing	Timber quality (grade/treatment)			
		Stud height, size, spacing			
		Plate fixings			
		Bottom plate DPC			
		Lintel and beam size, span			
		Lintel point loads			
		Lintel and beam fixings			
		Post fixings, top and bottom			
		Beam size and fixing (eg, verandahs)			
		Wall bracing			
		Brace sheets behind stairs and showers			
		Ceiling diaphragm			
		Ceiling framing/battens			
		Lower level deck framing and floor			
		Upper storey floor framing			
		Upper level deck framing			
Claddings*		Type claddings			
		Risk matrix			
		Cavity			
		Stud spacings to suit cladding type			

* Refer to Form BC25 for all claddings outside scope of E2/AS1.

			Chkd	Rechkd	Comments
Cavity	Flashings	Wall, windows, junctions, parapet etc			
		Building wrap and flexi tape			
		Cladding/control joints			
Internal Finishes	Linings	Internal wet areas			
		Showers/tanking			
Plumbing and Drainage	Water System	Potability of water supply			
		HWC and valving incl. temp. valves			
	Solar Water Heater	Installation and valving to NZS 4614 or G13			
		Producer Statement will be provided			
		Roof mounting and flashings			
		Pipe and valving diagram			
		Roof panel safety valve discharge			
	Waste Pipes	G13 or AS 3500			
		Fixtures per waste			
		Waste pipes size/gradient			
		Waste venting, antisiphonage			
	Drainage	Drain size, gradient, depth, cover			
		Septic tank or AWTS register no.			
		Loading on existing system			
		Downpipes and stormwater disposal			
		Surface water / channel / sumps / subsoil drains-sumps			
Blockwork	Block Walls	Design/reinforcing			
	Openings	Lintels			
General Items	Ventilation	Opening windows/mechanical			
	Stairways	Landings/handrails/safety barriers			
		Anti-slip D1/AS1/Table 2			
		Stair dimensions/pitch			
		Handrails			
		Head clearance			
	Windows / Doors	Glazing			
		Opening restrictors			
	Upper Decks	Construction			
		Step down to deck			
		Drainage and gutters			
		Cladding clearance			
		Stormwater overflow relief			
		Substrate			
		Decking material			
		Deck weatherproofing			
		Barriers			
	Fire Safety	Type/location of smoke alarms			
		Garage walls close to boundary			
		Internal self-contained flat			
	Gas Appliances	Safety precautions (shields, etc)			
		Ventilation			
	Hob Clearance	Electric or gas			
	Insulation	Scheduled method or other			
		Glass area/wall area			
		Roof lights			
		Double glazing			
		Wall insulation			
		Roof insulation			
		Floor insulation			
Fires	Installation of heaters	Refer to separate checklist – Form BC46			
Alternative Solutions		Items identified			
		Appeals and test results			

External Works	Retaining Walls	Siting/surcharge			
		Footings and construction			
		Subsoil drainage			
	Ground Works	Surface water control			
		Any excavation works and fill			
		Driveway construction			

Signed: 	Date of Check: 15 / 07 / 2010
Signed: 	Date of Recheck:

Tasman District Council (Building Consent Authority) has audited this Building Consent application and is satisfied on reasonable grounds that the plans and specifications which accompany this application will meet the provisions of the Building Code. I recommend that Building Consent be granted.

Signed on behalf of the Tasman District Council:

Name: **Grant Fidler**

Signature: 

Date: 16/7/10

Eric Verstappen

To: RD Building
Subject: BC100795 Brown Acre Ltd Villa 15, Parker St Motueka

Council has no records of this property being affected by flooding, land instability, land contamination or specific earthquake hazards. The property is located on the Motueka floodplain, which is protected by a significant stopbank system. There is a potential risk of stopbank failure in a major flood event exceeding 1-2% annual exceedence probability. Should such an event and failure occur, the local roading network and particularly the old river channel west of the property may act as floodways and the property may be affected by overland flow. The FFL of the existing dwelling is elevated above ground and internal road level and while no determination has been made as to this elevation being sufficient in a major overland flow scenario, there is no evidence to warrant further floor level and flood hazard mitigation measures being required other than prudence.

Planning Checksheet for Building Consents

FORM NUMBER: BC5

DATE: 18 August 2006

A - APPLICATION DETAILS

PIM/Building Consent No: 100795

Applicant Name: BROWN AKERS LTD

Property File Ref: 1956005201

Proposed Building and Use: NEW DWELLING

B - NATURAL RESOURCES CHECKS

Wastewater Reticulated?	N	Y	Stormwater Reticulated?	N	Y	Other activities
WW volume same or less?	N	Y	SW volume same or less?	N	Y	
Permitted?		Y N	Permitted?		Y N	Permitted?
Discharge not in WMA?	☐	☐	In R1/R2/Open Sp/Cons/Rec zone?	☐	☐	LDA1 & meets conds? ☐
In SDWDA & treated to BOD20 TSS30?	☐	☐	Discharge Pre 98 in other zones?	☐	☐	LDA2:
In SDWDA and dose loaded to field?	☐	☐	SW won't cause/contrib to erosion?	☐	☐	Batter/excav hght <0.5m ☐
WW Volume < 2,000 l/day?	☐	☐	Site not used for haz subs?	☐	☐	Meets all other conds? ☐
Discharge > 20m from water & bore?	☐	☐	SW won't cause/contrib. to flooding?	☐	☐	Hazardous substances:
Discharge > 1.5m from boundary?	☐	☐	No destruction of habitats in water?	☐	☐	HFSP ratio < PA limit or ...
Discharge > 0.5m from winter gwater?	☐	☐	No films, scum/foams, susp'd material?	☐	☐	is storage <5000L fuel? ☐
Sampling point provided?	☐	☐	Not into coastal waters or open sinkhole?	☐	☐	All other conds met? ☐
Treated to BOD 150 TSS 150?	☐	☐	SW into same catchment as diverted from?	☐	☐	
Loading rate etc good? No breakout?	☐	☐	No obstruction of fish passage?	☐	☐	
Design and operation meets stds	☐	☐				

Infringement details:

☐ Planning check completed and permitted

OR

☐ Requires Consent/Permit

Planner: _____

Date: _____

C - ZONE / AREA / TITLE CHECKS

Designations: NONE Features (eg heritage/flooding/historical pesticides): FLOODING

Roading Hierarchy: COLLECTOR Consent Notice*/BLR no: ?

Zone: RESIDENTIAL

Permitted?	Y	N	Permitted?	Y	N	Permitted?	Y	N
Activity	☒	☐	Outdoor living space or	☒	☐	SETBACKS - Rd bdry	☒	☐
Waimea Village	☐	☐	First floor deck space	☐	☐	1m from access	☐	☐
Density	☒	☐	Deck over 2m and 4m from bdry	☒	☐	Dwellings - 25m rural	☒	☐
Coverage (%)	☒	☐	Walls do not exceed 15 m	☒	☐	10m from industrial zones	☐	☐
Sleepout <36 sqm	☐	☐	Detached bldg <6m has 2.5 step	☐	☐	50m from Old Wharf Rd, Mot	☐	☐
Milnthorpe	☐	☐	Daylight over/around	☒	☐	20m from archaeological sites	☐	☐
One dwelling	☒	☐	Height	☒	☐	Access/loading/turning/parking	☐	☐

Area: NONE Activity permitted? Y ☐ N ☒ Building permitted? Y ☐ N ☒

Infringement details: COMPROMISING HOUSING DEVELOPMENT

NB If either in the Slope Instability Hazard/Earthquake Fault area or if there are consent notices relating to instability then check the property file and subdivision file for any geotechnical reports. All these need to be reviewed by Eric Verstappen. If the geotech report is more than two years old, a new report is required.

D - CONSENT STATUS

Further information required? State information required and attach copy of email/fax/letter or file note (if requested by phone):

BC file sent to: _____ to check: _____

Email CSO ☐

Existing Resource Consent Reference (for this activity / building) RM 080360 is in effect

☒ Yes ☐ No

Outstanding Appeal(s)

☐ Yes ☐ No

E - Comments: ERIC VERSTAPPEN TO APPROVE FOR BUILDING

☒ Planning check completed and permitted/RC granted

OR

☐ Requires consent/permit

Planner: MARK J. JAMES

Date: 8/7/10

Name:

Brown Acres
villa 15

PIM5

100795

PIM5
26/11/08

Engineering Standard PIM Notes

Council Easements

☐	S01	Your proposed building is located within Council's sewer easement area and needs to be resited clear of the easement.
☐	S02	Your proposed building is located within Council's stormwater easement area and needs to be resited clear of the easement.
☐	S03	Your proposed building is located within Council's stormwater secondary flow path easement area and needs to be resited clear of the secondary flow path to ensure run-off is not impeded in an extreme rain event.

Council Services

☐	S10	A Council reticulated sewer lateral has been extended on to your site to provide connection for your development – see "as-built" plan appended.
☐	S11	A Council reticulated stormwater lateral has been extended on to your site to provide connection for your development – see "as-built" plan appended.
☐	S12	A Council water meter is in position to service your site – see "as-built" plan appended.
☐	S13	Council reticulated sewer is in the vicinity to service your site/development. You need to complete a Council wastewater connection application form in order to gain a connection to your property. See form appended.
☐	S14	Council reticulated stormwater is in the vicinity to service your site/development. You need to engage the services of a drainlayer to extend a connection from your site to the Council's stormwater main. An approved Council road opening permit is required prior to any work commencing on-site. See form appended.
☐	S15	Council reticulated water is in the vicinity to service your site/development. You need to complete a Council water service connection application form in order to gain a connection to your boundary or tank. See form appended.

Vehicle Access Crossing

☐	S20	There is no existing vehicle access crossing to serve your site/development. You need to complete a vehicle access crossing permit application form in order to gain approval to provide access to your site. See form appended.
☐	S21	Your proposed plans show the extension of the existing vehicle access crossing. You need to complete a vehicle access crossing permit application form in order to gain approval to carry out this work. See form appended.
☐	S22	Your proposed plans show the relocation of the existing vehicle access crossing. You need to complete a vehicle access crossing permit application form in order to gain approval to carry out this work. See form appended.

Here We Are!

RICHMOND
188 Queen Street
Private Bag 4
Richmond 7050
Ph (03) 543 8490
Fax (03) 543 9524

MOTUEKA
7 Hickmott Place
PO Box 123
Motueka 7143
Ph (03) 528 2022
Fax (03) 528 9751

GOLDEN BAY
78 Commercial Street
PO Box 74
Takaka 7142
Ph (03) 525 0020
Fax (03) 525 9972

MURCHISON
92 Fairfax Street
Murchison 7207
Ph (03) 523 1013
Fax (03) 523 1012

24 Hour
EMERGENCY
PHONE
Call your local office



email: info@tdc.govt.nz website: <http://www.tdc.govt.nz>

On-site Sewage Disposal ☐	Reticulated Sewer ☐	Connection fee applies ☐
On-site Water Tank ☐	Reticulated Water Supply ☐	
On-site Stormwater Disposal ☐	To Kerb ☐	Reticulated Stormwater ☐

Other Comments:

TDC Services to this site are being constructed but are not yet available

Signed: _____

Date: 7.7.10

Tasman District Council Development and Financial Contributions				
Applicant:	Brown Acres		BC No:	
Val No:				
Project:	All units except Villa 3 (BC100690) which is 1st dwelling			
Project Value				
Financial Contribution Reserves				
		Consent value	90,000.00	
		Less GST	80,000.00	
Reserves are calculated	0%	50000	\$0.00	
on a value of building	0.50%	50001 to 200000	\$150.00	
work over \$50,000 (excl GST)	0.25%	>200001	\$0.00	
			<u>\$150.00</u>	
Building Development Contribution				
1st Dwelling (Y)	DC	Full Amount	DIL Received	Total
	Water	\$3,515		
	Wastewater	\$6,980		\$6,980.00
	Roading	\$1,781		\$1,781.00
	Stormwater	\$1,790		\$1,790.00
			DC Payable	\$10,551.00
			Discount of 5%	527.55
			Discounted Total	\$10,023.45

Prepared By:

Checked/Approved By:

Comment:

.....

.....

.....

.....

.....

.....

.....

Application for Project Information Memorandum and/or Building Consent

Section 33 or Section 45, Building Act 2004

Note: Parts A, E and F are to be completed for all applications. All other parts to be completed where relevant.

** For assistance with this application form, please refer to BC1A: User Guide: New Dwellings and Alterations to Dwellings and BC1C: Guidance Notes and Building Consent Procedures.

PART A

OFFICE USE

Date received stamp:



Date Granted:

The Building

Street address of building: (for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)

PARKER ST MOTUEKA

Legal description of land where building is located: (state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)

LOT 4

Building name: (if applicable)

BROWN ACRES LIFESTYLE VILLAGE

Location of building within site/block number: (include nearest street access or valuation number)

Villa 15 Parker Street

Number of levels: (include ground level and any levels below ground) 1

Level/unit number: (if applicable) villa 15 Number of WC pans: 1

Area: (total floor area; indicate area affected by the building work if less than the total area) 103.7 m²

Current, lawfully established use: (include number of occupants per level and per use if more than one)

new dwelling

Year first constructed: (approximate date is acceptable, e.g. 1920s or 1960-1970) NEW DWELLING

The Owner

Name of owner: BROWN ACRES LTD

Contact person: JOHN WELCH

Mailing address: PO Box 8015 The Terrace Wellington 6143

Street address/registered office:

Phone numbers:

Daytime: 04 499 7055

Mobile: 027 443 4800

Facsimile: 04 499 7066

After hours:

E-mail: john.welch@aubreys.co.nz

Website:

Evidence of ownership: (i.e. copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)

☐ Copy of Certificate of Title (less than three months old) ☒ Agreement for sale and purchase ☐ Lease ☐ Other

Agent (only required if application is being made on behalf of the owner)

Name of agent: RJ Kev Contractors Ltd
Contact person: (insert N/A if the applicant is an individual) Ron Tieman
Mailing address: PO Box 155 Paraparaumu
Street address/registered office: 9 Arko Place Paraparaumu
Phone numbers:
Daytime: 04 298 4227 Mobile: 027 667 3259
Facsimile: 04 298 4429 After hours: _____
E-mail: ron@rjkev.co.nz
Website: (if applicable) _____
Relationship to owner: (state details of the authorisation from the owner to make the application on the owner's behalf)
Agent.

First Point of Contact (If not owner or agent)

First point of contact for communications with the Council: _____
Contact person: (insert N/A if the applicant is an individual) _____
Mailing address: _____
Street address/registered office: _____
Phone numbers:
Daytime: _____ Mobile: _____
Facsimile: _____ After hours: _____
E-mail: _____
Website: (if applicable) _____
Relationship to owner: (state details of the authorisation from the owner to make the application on the owner's behalf)

Application

I request that you issue a: (tick one box)

- ☐ Project Information Memorandum (PIM) only
☒ Project Information Memorandum and Building Consent
☐ Building Consent for PIM No. _____ for the building work described in this application

R. Tieman
Signature of ~~owner~~/agent (delete one) on behalf of
and with the authority of the owner

30/6/10
Date

PART B

Project Information Memorandum (do not fill in this section if the application is for a Building Consent only)

The following matters are involved in the project: (tick the matters relevant to the project)

- ☐ Subdivision application no. _____
- ☒ Resource Consent application no. Rm080175 + Rm080360
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers, or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisation from the territorial authority: (specify)

PART C

The Project

Description of the building work: (provide sufficient description of building work to enable scope of work to be fully understood; continue on a separate page if necessary, or refer to an attached document setting out the description)

- ☒ New
- ☐ Alteration
- ☐ Relocation

new dwelling - 2 bedroom - 1 bathroom
- internal access garage.

Will the building work result in a change of use of the building? ☐ Yes ☒ No

If Yes, provide details of the new use: _____

Intended life of the building if less than 50 years: (number of years) _____

List building consents previously issued for this project (if any):
(list who issued the consent, the date of issue and the consent number)

Issued By	Date Issued	Consent No.	Issued By	Date Issued	Consent No.

Estimated value of the building work on which the building levy will be calculated \$ 90,000.00
(including goods and services tax): (state estimated value as defined in Section 7 of the Building Act 2004)

Building Consent (do not fill in this section if the application is for a Project Information Memorandum only)

Plans and specifications are to be attached to this application:

(all plans and specifications must meet the minimum requirements set out in the Regulations or required by the Building Consent Authority)

Please complete full list under attachments overleaf

The building work will comply with the Building Code as follows:

(if you're not sure which clauses are applicable, talk to the BCA or your architect)

Clause (tick relevant clause numbers of Building Code)	Means of compliance (refer to the relevant compliance document(s), or detail of alternative solution in the plans and specifications; if not applicable, put N/A)
☒ B1 Structure	☐ B1/AS1 ☒ NZS 3604 ☐ NZS 4203 ☐ NZS 4229 Other <u>GIA2</u>
☒ B2 Durability	☒ B2/AS1 ☐ NZS 3101 ☒ NZS 3602 ☐ NZS 3604 Other _____
☐ C1-4 Fire	☐ C1/AS1 Other _____
☐ D1 Access Routes	☐ D1/AS1 ☐ NZS 4121 Other _____
☐ D2 Mechanical Installations for Access	☐ D2/AS1 ☐ NZS 4332 ☐ EN81 ☐ EN115 Other _____
☒ E1 Surface Water	☒ E1/AS1 ☐ AS/NZS 3500.3 Other _____
☒ E2 External Moisture	☒ E2/AS1 ☐ Specific design and testing Other _____
☒ E3 Internal Moisture	☒ E3/AS1 Other _____
☐ F1 Hazardous Agents on Site	☐ F1/AS1 Other _____
☐ F2 Hazardous Building Materials	☐ F2/AS1 ☐ NZS 4223 Other _____
☐ F3 Hazardous Substances and Processes	☐ F3/AS1 Other _____
☐ F4 Safety from Falling	☐ F4/AS1 ☐ FSP Act Other _____
☐ F5 Construction and Demolition Hazards	☐ F5/AS1 Other _____
☐ F6 Lighting for Emergency	☐ F6/AS1 Other _____
☒ F7 Warning Systems	☒ F7/AS1 ☐ AS/NZS 1668 ☐ NZS 4512 ☐ NZS 4515 Other _____
☐ F8 Signs	☐ F8/AS1 Other _____

☒ G1 Personal Hygiene	☒ G1/AS1 Other _____
☒ G2 Laundering	☒ G2/AS1 Other _____
☒ G3 Food Preparation and Prevention of Contamination	☒ G3/AS1 Other _____
☒ G4 Ventilation	☒ G4/AS1 ☐ AS 1668.2 Other _____
☐ G5 Interior Environment	☐ G5/AS1 Other _____
☐ G6 Airborne and Impact Sound	☐ G6/AS1 Other _____
☒ G7 Natural Light	☒ G7/AS1 Other _____
☐ G8 Artificial Light	☐ G8/AS1 ☐ NZS 6703 Other _____
☒ G9 Electricity	☒ G9/AS1 Other _____
☐ G10 Piped Services	☐ G10/AS1 ☐ NZS 5261 Other _____
☐ G11 Gas as an Energy Source	☐ G11/AS1 Other _____
☒ G12 Water Supplies	☐ G12/AS1 ☒ AS/NZS 3500.2 ☐ AS/NZS 3500.5 Other _____
☒ G13 Foul Water	☐ G13/AS1 ☒ AS/NZS 3500.2 ☐ BS 5572 Other _____
☐ G14 Industrial Liquid Waste	☐ G14/AS1 Other _____
☐ G15 Solid Waste	☐ G15/AS1 Other _____
☒ H1 Energy Efficiency	☒ H1/AS1 ☒ NZS 4218 ☐ NZS 4243 ☐ ALF Design Manual ☐ NZS 4214 Other _____

Waiver/modification to New Zealand Building Code required for the following parts of the Code: _____

☒ G1 Personal Hygiene	☒ G1/AS1 Other _____
☒ G2 Laundering	☒ G2/AS1 Other _____
☒ G3 Food Preparation and Prevention of Contamination	☒ G3/AS1 Other _____
☒ G4 Ventilation	☒ G4/AS1 ☐ AS 1668.2 Other _____
☐ G5 Interior Environment	☐ G5/AS1 Other _____
☐ G6 Airborne and Impact Sound	☐ G6/AS1 Other _____
☒ G7 Natural Light	☒ G7/AS1 Other _____
☐ G8 Artificial Light	☐ G8/AS1 ☐ NZS 6703 Other _____
☒ G9 Electricity	☒ G9/AS1 Other _____
☐ G10 Piped Services	☐ G10/AS1 ☐ NZS 5261 Other _____
☐ G11 Gas as an Energy Source	☐ G11/AS1 Other _____
☒ G12 Water Supplies	☐ G12/AS1 ☒ AS/NZS 3500.2 ☐ AS/NZS 3500.5 Other _____
☒ G13 Foul Water	☐ G13/AS1 ☒ AS/NZS 3500.2 ☐ BS 5572 Other _____
☐ G14 Industrial Liquid Waste	☐ G14/AS1 Other _____
☐ G15 Solid Waste	☐ G15/AS1 Other _____
☒ H1 Energy Efficiency	☒ H1/AS1 ☒ NZS 4218 ☐ NZS 4243 ☐ ALF Design Manual ☐ NZS 4214 Other _____

Waiver/modification to New Zealand Building Code required for the following parts of the Code: _____

PART D

Compliance schedule (do not fill in this section if this is an application for a Project Information Memorandum only)

Tick one:

- ☒ There are no specified systems in the building
- ☐ The specified systems for the building are as follows:
(specified systems are defined in Regulations; if you are not sure whether your building has specified systems, talk to the BCA, or your architect)
- ☐ The following specified systems are being altered, added to, or removed in the course of the building work:
(insert N/A if not applicable)

PART E

Attachments

The following documents are attached to this application: (tick as applicable, or put N/A if there are no attachments)

- | | |
|---|---|
| ☐ Project Information Memorandum | ☒ Evidence of ownership |
| ☐ Development contribution notice | ☐ Application fee |
| ☐ Certificate attached to Project Information Memorandum | ☒ Plans and specifications (list below) |

- 2 sets of plans + specifications - Resource Consent
- foundation design + PSI - Truss layout + PSI H1
- copy of title - copy of S+P agreement - site layout plan

(If insufficient space, please attach schedule to the application)

PART F

Key Personnel

Builder:

Name: RJ Kev Contractors Ltd
Daytime Ph: 04 298 4227
Mobile Ph: 027 667 3259
After Hours Ph: _____
Facsimile: 04 298 4429
Registration No. _____

Designer:

Name: _____
Daytime Ph: _____
Mobile Ph: _____
After Hours Ph: _____
Facsimile: _____
Registration No. _____

Registered Drainlayer:

Name: Tim Miller Plumbing Ltd
Daytime Ph: 03 547 4532
Mobile Ph: _____
After Hours Ph: 03 547 4532
Facsimile: 03 547 4533
Registration No. 10451

Registered Plumber:

Name: Tim Miller Plumbing Ltd
Daytime Ph: 03 547 4532
Mobile Ph: _____
After Hours Ph: 03 547 4532
Facsimile: 03 547 4533
Registration No. 10451

Application Information

(a) Project Information Memorandum (PIM)

A Project Information Memorandum will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Insufficient information will result in your application being returned.

A fixed fee is required to accompany your PIM application. Please refer to the current Schedule of Charges.

(b) Building Consent (BC)

A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Whenever further information is requested, processing time is suspended for a period of 20 working days to enable the applicant to submit the requested information. The processing time period starts again when the information has been received and deemed adequate.

A deposit fee is required to begin processing your application, check with Customer Services for amount.

Where any aspect of the application requires a Peer Review, this will be carried out by a Council-approved external consultant and resulting fees will be passed onto the applicant.

Once the Building Consent has been processed, you will receive notification, which will include (where appropriate) an invoice for the balance of the fees payable.

Once the fees are paid in full, your Building Consent will be issued.

(c) Combined Project Information Memorandum and Building Consent Applications

Applications for a combined PIM/BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided, the application will be returned.

Inspections

A minimum of 24 hours' notice of commencement of the building work is required to be given to the Building Consent Authority.

During the process of construction, inspections will be necessary to confirm all work complies with your approved Building Consent documentation. The Building Consent Authority requires a minimum of 24 hours' notice prior to the Building Consent Authority's Building Official's visit, however this will not guarantee an inspection in 24 hours if inspection bookings are full for that day.

The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority will make the issue of a Code Compliance Certificate difficult.

Resource Consents

Your application will be assessed by the Environment and Planning Department of the Council to determine whether your project complies with the relevant Tasman Resource Management Plan requirements.

If your application does not comply with the Tasman Resource Management Plan requirements, you will need to either amend your proposal to comply, or apply for a Resource Consent. A certificate will be attached to your Project Information Memorandum to notify that a Resource Consent is required prior to building work commencing.

Code Compliance

A Building Consent is not completed until it has been issued with a Code Compliance Certificate. The owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed but in any event no later than two years after the granting of the Building Consent. A Code Compliance Certificate will be issued within a maximum allowable time of 20 working days, provided all the information required has been supplied.

Note: Certificates will be required from all trades involved in the project.



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

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier NL5C/209
Land Registration District Nelson
Date Issued 31 May 1978

Prior References

NL2A/616

Estate	Fee Simple
Area	3252 square metres more or less
Legal Description	Lot 1 Deposited Plan 6563

Proprietors

Brown Acre Village Limited

Interests

1111 Order in Council imposing Building Line Restriction
8370529.2 Mortgage to Wairarapa Building Society - 13.1.2010 at 10:49 am
8370529.3 Mortgage to EMP-FHM Investments No. 2 Limited - 13.1.2010 at 10:49 am

NL5C/209

Register Only



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

Search Copy



Identifier 417538
Land Registration District Nelson
Date Issued 16 April 2008

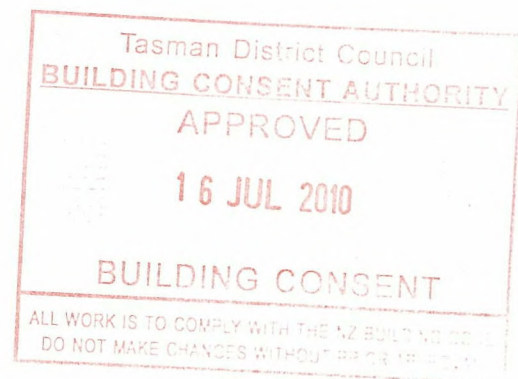
Prior References
NL2A/616

Estate	Fee Simple
Area	2.3424 hectares more or less
Legal Description	Part Lot 10 Deposited Plan 3266

Proprietors
Brown Acre Village Limited

Interests

111 Order in Council imposing a building line restriction along part of the northern portion of the Parker Street frontage - 25.11.1907 at 9:00 am
1111 Order in Council imposing a building line restriction along the Wilkie Street and southern portion of Parker Street frontages - 29.8.1938 at 10:00 am
1453 Order in Council imposing a building line restriction along part of the northern portion of the Parker Street frontage - 19.11.1994 at 10:00 am
8370529.2 Mortgage to Wairarapa Building Society - 13.1.2010 at 10:49 am
8370529.3 Mortgage to EMP-FHM Investments No. 2 Limited - 13.1.2010 at 10:49 am



Identifier

417538

Title Diagram CT 4175

Cpy - 01/01, Pgs - 001, 23/04/08, 09:52



DocID: 212177770

