

BUILDING CONSENT NO. 20223

Section 51, Building Act 2004



BCPROC

CONTACT	APPLICANT
NEWLAND, NEVILLE RAYMOND 1098 BRAEMAR ROAD RD 2 WHAKATANE 3192	NEWLAND, NEVILLE RAYMOND 1098 BRAEMAR ROAD RD 2 WHAKATANE 3192

PROJECT	
Project Location 1098 BRAEMAR ROAD Property No: 0420/126 Valuation No: 07181 003 21 Legal Description: LOT 2 DP419608	Work Description Relocate dwelling to site Intended Use: DWELLING Intended Life: Not less than 50 years Estimated Value: \$100,000

CONDITIONS

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.

This building consent is subject to the following conditions:

1. **DRIVEN PILES** Appropriate documentation and a copy of the driven pile sets shall be provided from a chartered professional engineer to verify that all driven piles have been installed in accordance with the design requirements, the approved building consent, and the NZBC
2. **ELECTRICAL** A copy of the Electrical Certificate is to be provided to Council prior to issue of the code compliance certificate

The following additional advice notes are also relevant to this building consent:

1. **ZONE** The property subject to your application is situated in the Rural1 Zone of the Operative Whakatane District Plan.
2. **ACTIVITY STATUS** In terms of Rules 3.8.1.2(6) and(7a) and 4.2.9 of the Operative Whakatane District Plan, your proposal is a Permitted Activity.



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3. EARTHQUAKE ZONE A This site is located within the Earthquake Zone A.
4. CORROSION ZONE 1 This site is located within Corrosion Zone 1.
5. HIGH WIND ZONE This site is located within a High Wind Zone.
6. POOR BEARING CAPACITY Land in this vicinity is known to have poor bearing capacity. A geotechnical investigation and specific engineering design for foundations may be required for any new building work.

SIGN OFF

Signed by or on behalf of the Whakatane District Council.

Liisa Tioke

Name



Technical Administration Officer



Date

ATTACHMENTS

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

- ☐ Development contribution notice
- ☐ Certificate attached to project information memorandum



BUILDING CONSENT ACCOUNT

TAX INVOICE

GST REG NO: 16-940-356

NEWLAND, NEVILLE RAYMOND
1098 BRAEMAR ROAD
RD 2
WHAKATANE 3192

APPLICATION NO: 20223 / 75770
GIS ID NO:
VALUATION NO: 07181 003 21
LEGAL DESCRIPTION: LOT 2 DP419608
SITE LOCATION: 1098 BRAEMAR ROAD
OWNERS NAME: NEWLAND, NEVILLE RAYMOND
DATE: 21 February 2011
CONTACT NAME: NEWLAND, NEVILLE RAYMOND

DESCRIPTION		CHARGE	GST AMOUNT	TOTAL FEE
BRANZ LEVY	90 00 00 9310	100.00	0.00	100.00
DEPARTMENT OF BUILDING & HOUSING	90 00 00 9309	171.30	25.70	197.00
BUILDING CONSENT APPLICATION FEE	20 20 10 1250	269.57	40.43	310.00
BC PROCESSING FEE - PLANNING	25 10 10 1250	104.48	15.67	120.15
BC PROCESSING FEE	20 20 10 1250	543.48	81.52	625.00
CODE COMPLIANCE CERTIFICATE	20 20 10 1250	89.13	13.37	102.50
BCA DEVELOPMENT LEVY	20 20 12 1203	466.96	70.04	537.00
INSPECTIONS - RURAL	20 20 10 1250	391.30	58.70	450.00
		2,136.22	305.43	

This account is based on the estimated number of inspections for your project.

If fewer inspections are made, the difference will be refunded when the Code Compliance Certificate is issued.

If additional inspections are made the fee for those is payable prior to the issue of the Code Compliance Certificate.

The building consent may be issued subject to conditions. The conditions are specific to your project and are important. You need to understand the conditions and ensure the conditions are complied with. Payment of this invoice will activate the consent and all associated conditions

TOTAL FEES	\$2,441.65
DEPOSIT PAID	500.00
TOTAL PAID	\$500.00
NOW DUE	\$1,941.65

Whakatane
District Council

<<COPY ONLY>>

CASH RECEIPT No: 2011/120123

Received From
N R & J J NEWLAND

Date :21 Feb 2011, Time: 12:20pm
Till :CSC2A
Received :\$ 1941.65 CHEQUE
=====

Sundry Inv: \$ 1941.65 50298
NEWLAND, NEVILLE RAYMOND
BCON 75770

Total Rec : \$ 1941.65
=====

-

Shaun McGinniss

From: Stephen Bos [Stephen.Bos@mtec.co.nz]
Sent: Wednesday, 16 February 2011 3:34 p.m.
To: Shaun McGinniss
Subject: Newland Job - 1098 Breamar Road
Attachments: 1098 Breamar Rd - pile set design.pdf

Hi Shaun

In talking with Neville he has asked that I email the pile sets for the relocatable dwelling to be moved on the site at the above address.

I do not have the BC number but please find attached the PS 1 and set design

Any queries please call

Regards

Stephen Bos | Senior Associate | Civil | Structural Engineer
Mobile 027 475 2009 Email stephen.bos@mtec.co.nz



Planners | Engineers | Surveyors

Level 3, 69 Spring Street,
PO Box 13651, TAURANGA 3141
P 07 571 4500 **F** 07 571 3500 www.mtec.co.nz

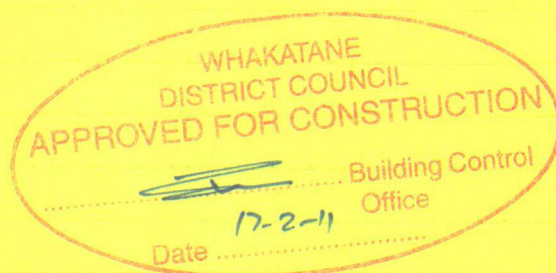
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Build Consent

"20223."

1098 Braemar Rd

- NZBC clause 'F7' domestic smoke alarms to be no further than 3.0 mts from any sleeping area.
- 450 mm clearance under building for maintenance purposes.
- Close sub floor in with base boards or sheets with venting complete an access hatch.
- Main access steps to have access dimensions & handrail in accordance with NZBC 'D1'.





TERRITORIAL AUTHORITY REVIEW PROCESSING SHEET

Form 02.03

0420/1098/000

BC Number	20223	GIS Number		Due Date	25 Feb 2011
Site address	1098 BRAEMAR ROAD	Owner	NEWLAND, NEVILLE RAYMOND		

TERRITORIAL AUTHORITY REVIEW - PLANNING INPUT

DISTRICT PLAN	Notes			Comments	Advice Note Code
Zone	Rural 1				
Designation / Policy Area	/				
Activity status	P			first dwelling	
Rule Number(s)	3.8.1.2 (6)(7a) & 4.2.9.				
Resource Consent	/				
Development Contribution	NA No			part of subdivision creating this lot	
PERFORMANCE STANDARDS	Compliance			Comments	Advice Note Code
Height	N/A	Yes	No		
Natural Light	N/A	Yes	No		
Yards	N/A	Yes	No		
Building location / sight lines	N/A	Yes	No		
Density	N/A	Yes	No		
Outdoor living	N/A	Yes	No		
Site coverage	N/A	Yes	No		
Traffic flow / access	N/A	Yes	No		
Parking / manoeuvring	N/A	Yes	No		
Landscaping	N/A	Yes	No		
Business Zone items	N/A	Yes	No		
Policy Area Items	N/A	Yes	No		

SITE SPECIFIC	N/A	Comments	Advice Note Code
Earthworks / retaining walls	(N/A)		
Minimum floor levels	N/A	see BCO	
Stop banks / Waterways	(N/A)		
Natural hazards	(N/A)	no recorder on SIS	
Contamination	(N/A)		
Fire / water tanks	(N/A)		
Signs	(N/A)		
Relocatable dwelling (<\$10 000)	(N/A)	< \$10.000	
Trees	(N/A)		
Historic places	(N/A)		
OTHER	N/A	Comments	Advice Note Code
Previous land use consents	(N/A)		
Previous subdivision consents	N/A	24.3.08.72	
Certificate of Title	N/A	474655 lot 2 (5.5935ha)	
Consent notice / encumbrance	(N/A)		
Easements	(N/A)		
Other relevant Building Consent	(N/A)		
NOTES (if any)			
☒ ADVICE notes entered into OZONE (please use PIM END NOTES)? ☒ PROCESSING TIME entered into time recording sheet inside file cover?			
PLANNING OFFICER	John		DATE 1/2/11

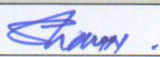
TERRITORIAL AUTHORITY REVIEW - BUILDING CONTROL INPUT

Check the following information sources to assist you in processing & decision making. Record any standard conditions or advice notes in the column provided.

- | | |
|---|--|
| ☒ GIS Natural Hazards map & Coastal Hazards map | ☐ Property file |
| ☐ Environment BOP map | ☐ Subdivision file |
| ☐ GIS Services As-Built map | ☐ Contaminated Property database |
| ☐ GIS Earthquake Prone Buildings map | ☐ Hive |
| ☐ Swimming Pool database | ☐ Policy / Guidance / Technical Procedure |
| ☐ Engineering COP | ☐ WDC Bylaws |
| ☐ Resource Consent / Consent Notice | ☐ Local Knowledge |
| ☐ Ozone Database | |

ISSUES	DECISION	REASON	OUTCOME	ADVICE #
NATURAL HAZARDS (sec71-74) Natural hazard identified. ☐ Erosion ☐ Inundation ☐ Falling Debris ☐ Subsidence ☐ Slippage	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Sec 72 cert will resolve ☐ Hazard not mitigated	☒ Approve ☐ Action Sec 72 cert ☐ Not Approved	
HERITAGE STATUS (sec 39) Registered Historic Site, Historic Area, Wahi Tapu, or Wahi Tapu Area identified.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Historic Places will Approve ☐ Not Approved by Historic Places	☒ Approve ☐ Obtain Historic Places Approval ☐ Not Approved	
SUBDIVISION (sec 116A) Subdivision will affect the building.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Will comply with Sec 116A ☐ Not comply with Sec 116A	☒ Approve ☐ Approve with Advice note ☐ Not Approved	
RESOURCE CONSENT RC conditions will affect the building consent.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Will comply with NZBC ☐ Not comply with NZBC	☒ Approve ☐ Approve with Advice note ☐ Not Approved	
BUILDING ON 2 or MORE ALLOTMENTS (sec75-83) Building will be constructed over a property boundary.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Sec 75 cert will resolve ☐ Not Approved	☒ Approve ☐ Action Sec 75 cert ☐ Not Approve	
CHANGE of USE (sec114, 115, & 118-120) Project will involve a change of use.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Will comply with Sec 115 ☐ Not comply with Sec115	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
ALTERATIONS to EXISTING BUILDING (sec112, 118-120) Existing building will be altered.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Will comply with Sec 112 ☐ Not comply with Sec112	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
SPECIFIED LIFE BUILDING (sec113) Specified intended life proposed.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Will comply with Sec 113 ☐ Not comply with Sec113	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
EXTENSION of SPECIFIED LIFE (sec 116) Extension to the specified intended life proposed.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Will comply with Sec 116 ☐ Not comply with Sec116	☒ Approve ☐ Approve with Advice note ☐ Not Approve	

ISSUES	DECISION	REASON	OUTCOME	ADVICE #
CERTIFICATE of ACCEPTANCE (sec96-99A) Relevant COA information provided.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Will comply Sec96-99A ☐ Not comply Sec96-99A	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
CERTIFICATE for PUBLIC USE (sec 362A-363C) Relevant CPU information provided. Protection of Public.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Will comply Sec362A-363 ☐ Not comply Sec362A-363	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
CMP Construction management plan addressing silt traps, debris, noise, dust, etc	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ CMP provided & adequate ☐ Not addressed	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
EARTHQUAKE PRONE BUILDING (sec 131-132) Building is EQP	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ EQP issues addressed ☐ Not addressed EQP issues	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
SEWER Authorisation for disposing wastewater?	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Authorisation provided ☐ Not provided	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
STORMWATER Authorisation for disposing stormwater.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Authorisation provided ☐ Not provided	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
WATER Authorisation for water supply.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Authorisation provided ☐ Not provided	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
VEHICLE CROSSING Authorisation for vehicle crossing.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Authorisation provided ☐ Not provided	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
EXISTING DRAINS Authorisation for building over existing public & private drains, sewers, services.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Authorisation provided ☐ Not provided	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
CONSENT, NOTICE, CERTIFICATE, ORDER Affects the land or any building on the land	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Issues addressed ☐ Not addressed	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
RESTRICTED USE Information relating to the use to which the land may be put & conditions attached to that use	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Issues addressed ☐ Not addressed	☒ Approve ☐ Approve with Advice note ☐ Not Approve	

ISSUES	DECISION	REASON	OUTCOME	ADVICE #
CLASSIFICATION Information notified to the TA by any statutory organisation having power to classify land or buildings	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Issues addressed ☐ Not addressed	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
NETWORK UTILITIES Information notified to TA by any network utility operator	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Issues addressed ☐ Not addressed	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
EVACUATION SCHEME Scheme is required and application acknowledges.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Issues addressed ☐ Not addressed	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
HEALTH Requires premise or occupation registration.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Issues addressed ☐ Not addressed	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
LIQUOR LICENSING Requires liquor licensing approval.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Issues addressed ☐ Not addressed	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
TRADE WASTE Requires Trade Waste approval.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Issues addressed ☐ Not addressed	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
OTHER INFORMATION Any other information concerning the land that may impact or is likely to be relevant to the design & construction of the proposed building.	☒ N/A ☐ Approve ☐ Not Approve	☒ N/A ☐ Issues addressed ☐ Not addressed	☒ Approve ☐ Approve with Advice note ☐ Not Approve	
NOTES / COMMENTS				
• Engineer Report. - picked up.. soft ground bearing. - (PIM 19) Corrosion Zone 2. (PIM 17) Earthquake Zone 2 (PIM 9) High wind Zone (PIM 30) poor bearing capacity.				
☒ ADVICE notes entered into OZONE (please use PIM END NOTES)? ☒ PROCESSING TIME entered into time recording sheet inside file cover?				
BUILDING CONTROL OFFICER			DATE	17-2-11



Building Consent Assessment Sheet

WHAKATANE DISTRICT COUNCIL

BUILDING CONSENT ASSESSMENT SHEET

Name:	NEWLAND, NEVILLE RAYMOND	Application Number:	20223
Address:	1098 BRAEMAR ROAD	Project:	Relocate dwelling to site
Building Consent	☒ Staged Consent	☐ Variation	☐ Certificate of Acceptance (TA)

ASSESSMENT NOTES

To satisfy regulation 6 all decisions and reasons for those decisions are to be recorded. To ensure that the correct information is collected please ensure that:

- All boxes are marked with either a tick, or dash to demonstrate that the field has been considered and a decision made. A blank box indicates that a decision needs to be made and that compliance has not yet been achieved.
- Assess the documentation for compliance utilizing pages 1-4 for the applicable NZBC clauses, pages 5-6 for the Building Elements, and pages 7-8 for External Consultants, PIM & TA matters, Compliance Schedules, Waivers & Modifications, Alternative Solutions and Final approval.
- Record whether there are any conditions required for entry into Ozone.
- When satisfied that compliance is achieved, indicate this decision with ✓ in the 'Reason for Decision/Mean of Compliance' box, and sign off each code clause on pages 1-4. Sign off within Final Check (page 8) indicates approval to issue.
- You may utilize & attach a copy of the BC Processing Training Guide to support this assessment procedure.



Requires Action

(requires consideration & decision)

(dash) | Not Applicable

(not applicable / not required for compliance)

(tick) ✓ Passed

(considered & decision is to approve)

☒ B1 STRUCTURE	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	B1/AS1 ☐	NZS 3604 ☐	AS/NZS 1170 ☐	NZS 4229 ☐

NZS 1170 / NZS 3604 3404

Signature:

Date:

☒ B2 DURABILITY	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	B2/AS1 ☒	NZS 3101 ☐	NZS 3602 ☐	NZS 3604 ☒

Signature:

Date:

☐ C1-C2-C3-C4 FIRE	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	C1/AS1 ☐	C2/AS1 ☐	C3/AS1 ☐	C4/AS1 ☐

Signature:

Date:

☐ D1 ACCESS ROUTES	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	D1/AS1 ☐	NZS 4121 ☐		

Signature:

Date:

☐ D2 MECHANICAL INSTALLATION FOR ACCESS	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	D2/AS1 ☐	NZS 4322 ☐	EN/81 ☐	EN/115 ☐

Signature:

Date

☒ E1 SURFACE WATER	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	E1/AS1 ☒	AS/NZS 3500 ☐			
Signature: _____ Date: _____					
☐ E2 EXTERNAL MOISTURE	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	E2/AS1 ☐	SPECIFIC DESIGN ☐			
Signature: _____ Date: _____					
☐ E3 INTERNAL MOISTURE	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	E3/AS1 ☐	COUNCIL STANDARDS ☐			
Signature: _____ Date: _____					
☐ F1 HAZARDOUS AGENTS ON SITE	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	F1/AS1 ☐				
Signature: _____ Date: _____					
☐ F2 HAZARDOUS BUILDING MATERIALS	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	F2/AS1 ☐	NZS 4223 ☐			
Signature: _____ Date: _____					
☐ F3 HAZARDOUS SUBSTANCES	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	F3/AS1 ☐				
Signature: _____ Date: _____					
☐ F4 SAFETY FROM FALLING	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	F4/AS1 ☐	FENCING OF SWIMMING POOLS ACT ☐			
Signature: _____ Date: _____					
☐ F5 CONSTRUCTION AND DEMOLITION HAZARDS	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	F5/AS1 ☐				
Signature: _____ Date: _____					
☐ F6 LIGHTING FOR EMERGENCY	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	F6/AS1 ☐				
Signature: _____ Date: _____					

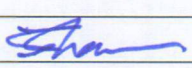
☐ F7 WARNING SYSTEMS	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	F7/AS1 ☐	NZS 4512 ☐	NZS 4515 ☐	AS/NZS1668 ☐
Signature: _____ Date: _____				
☐ F8 SIGNS	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	F8/AS1 ☐	NZS 4512 ☐	NZS 4515 ☐	AS/NZS1668 ☐
Signature: _____ Date: _____				
☐ G1 PERSONAL HYGIENE	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G1/AS1 ☐			
Signature: _____ Date: _____				
☐ G2 LAUNDERING	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G2/AS1 ☐			
Signature: _____ Date: _____				
☐ G3 FOOD PREPARATION AND PREVENTION FROM CONTAMINATION	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G3/AS1 ☐			
Signature: _____ Date: _____				
☐ G4 VENTILATION	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G4/AS1 ☐	AS 1668.2 ☐		
Signature: _____ Date: _____				
☐ G5 INTERIOR ENVIRONMENT	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G5/AS1 ☐			
Signature: _____ Date: _____				
☐ G6 AIRBORNE AND IMPACT SOUND	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G6/AS1 ☐			
Signature: _____ Date: _____				
☐ G7 NATURAL LIGHT	REASON FOR DECISION/MEANS OF COMPLIANCE			
The documentation complies with:	G7/AS1 ☐			
Signature: _____ Date: _____				

☐ G8 ARTIFICIAL LIGHT	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G8/AS1 ☐	NZS 6703 ☐			
Signature: _____ Date: _____					
☐ G9 ELECTRICITY	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G9/AS1 ☐				
<i>But will have electricity consent condition</i>					
Signature: _____ Date: _____					
☐ G10 PIPED SERVICES	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G10/AS1 ☐	NZS 5261 ☐			
Signature: _____ Date: _____					
☐ G11 GAS AS AN ENERGY SOURCE	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G11/AS1 ☐				
Signature: _____ Date: _____					
☐ G12 WATER SUPPLIES	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G12/AS1 ☐	AS/NZS 3500.2 ☐	AS/NZS 3500.5 ☐		
Signature: _____ Date: _____					
☒ G13 FOUL WATER	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G13/AS1 ☒	AS/NZS 3500.2 ☐	BS 5572 ☐	G13/VM4 ☐	
Signature: _____ Date: _____					
☐ G14 INDUSTRIAL LIQUID WASTE	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G14/AS1 ☐				
Signature: _____ Date: _____					
☐ G15 SOLID WASTE	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	G15/AS1 ☐				
Signature: _____ Date: _____					
☐ H1 ENERGY EFFICIENCY	REASON FOR DECISION/MEANS OF COMPLIANCE				
The documentation complies with:	H1/AS1 ☐	NZS 4214 ☐	NZS 4218 ☐	NZS 4243 ☐	
Signature: _____ Date: _____					

☐ Requires Action (requires consideration & decision)	☐ (dash) Not Applicable (not applicable / not required for compliance)	☒ (tick) Passed (considered & decision is to approve)
BUILDING ELEMENTS	Decision / Notes / References / Conditions	
Site & Location - Natural hazards, contamination, coastal erosion, flooding areas, ground soakage area - Site stability, ground bearing, earthworks, specific design - Positioning, contours, levels, Moturiki datum - Zones → wind, earthquake, corrosion, fault lines - Easements, power lines etc - Access & facilities for people with disabilities	☒	
Foundations - Load paths addressed - Depth, width, sizes, reinforcing, cover, type - Foundation walls, blockwork, tanking membrane, subsoil drainage - Appropriate type/system/materials being used - Specific design	☒ <i>Engineered design driven pile foundations.</i>	
Timber Sub-floor - Member sizing, span, spacing, treatment, grade, loading & connections - Vents provided and correct location and sizing - Access to sub-floor & subfloor insulation provided - Correct bracing designed and located correctly - Appropriate type/system/materials being used	☒	
Floors - Height above ground - Thickness, load bearing, DPM, thickenings, reinforcing, cover, control joints - Correct member sizes and location being used - Correct FRR (system/type, penetrations etc) - Acoustics to G6 with sufficient details - Appropriate type/system/materials being used	☒	
Exterior Decks & Stairs - Handrails/barriers as per F4 - Appropriate durability of fixings and timbers - Exterior steps, stairs, ramps & decks designed to D1 & E2 - Appropriate type/system/materials being used	☐ <i>Notes provided & consent.</i>	
Framing / Wall Structure - Correct member sizes/locations - Correct materials/treatment/grade for proposed location/use - Wall bracing sufficient & correct type & location - Load paths, lintels, beams, structural steel, specific design - Appropriate type/system/materials being used	☐	
Roof Framing - Member sizing, span, spacing, treatment, grade, loading & connections - Design, layout, bracing - Structural steel, specific design - Appropriate type/system/materials being used	☐	
Roof - Approved type for location and slope - Correct type and location of flashings - Penetrations identified and flashed accordingly - Valleys & ridges shown and details correct - Fixings identified and correct - Downpipes number, location and sizing correct - Overflow relief for spouting/gutters as required - Chimney height, materials and flashings - Appropriate type/system/materials being used	☐	

Exterior Wall Claddings ☒ • Risk matrix, cavity, battens, building wrap, cladding, control joints, clearances, penetrations, fixings, ties, coatings • Correct flashings/details/ locations & types • Within limitations of E2 • Appropriate type/system/materials being used	<i>Existing</i>
Windows ☒ • Correct locations, type and sizes shown • Glazing complies with F5 • Appropriate type/system/materials being used	"
Insulation ☒ • Approved insulation complying with H1 • Specific thermal design to H1 • Appropriate type/system/materials being used	"
Internal Linings ☒ • Correct FRR (type, penetrations, fixings etc) shown • Correct acoustics complying with G6 shown • Diaphragms to ceilings • Appropriate type/system/materials being used	"
Interior ☒ • Appropriate floor plan (visual awareness etc) • Appropriate ventilation systems • Adequate lighting provided (natural and artificial) • Kitchen(s) provided & compliant with G3 • Sufficient toilet(s) provided and compliant with G1 • Stairs & barriers • Smoke alarms (domestic situations) • Wet area protection (system applicator required?) • Means of egress • Wall bracing identified • Appropriate type/system/materials being used	"
Hot & Cold Water Supplies ☐ • Adequate and correct type/system/sizing, schematic • Correct type & location of fittings, HWC etc • Appropriate type/system/materials being used	"
Stormwater & Foulwater Systems ☒ • ORG 100mm below floor level ~ AS3500 • Gully dish/waste pipes correctly sized & located • Vents provided, located & sized correctly • Sufficient stormwater collection & disposal system • Correct location/sizing/gradient of all pipework • Effluent disposal as per Regional Council requirements • Approved type/system/materials being used	"
Solid Fuel Heaters ☒ • Approved make/model, (emission requirements) • Correct location, seismic restraints & clearances	"
Accessible Facilities ☒ • Appropriate routes & hardware • Grab rails to ramps and stairs • Correct access, facilities & signage	"
Building Systems ☒ • Appropriate fire alarm/protection system specified/shown • Emergency lighting provided • Exit signage provided • Egress door hardware • Pressurisation/extraction system certified • Fire safety system plans • Mechanical access provided & certified	"

☐ Requires Action (requires consideration & decision)	(dash) Not Applicable (not applicable / not required for compliance)	(tick) ✓ Passed (considered & decision is to approve)
External Consultants Referral		Decision / Notes / References / Conditions
Structural	☐	
Geotechnical	☐	
Lift	☐	
Mechanical Ventilation	☐	
Fire Design	☐	
Acoustic	☐	
Contaminated Sites	☐	
Floor Levels	☐	
Alternative Solutions	☐	
Other	☐	
New Zealand Fire Service Commission		Decision / Comment / References / Conditions
Design review unit	☐	
PIM & TA		Decision / Comment / References / Conditions
Relevant Matters Arising from PIM	☐	
Heritage Status	☐	
Subdivision	☐	
Resource consent	☐	
Building constructed on 2 or more allotments (sec 75)	☐	
Natural Hazards (sec 72)	☐	
Development contribution	☐	
Change of use	☐	
Alterations to existing building	☐	
Specified Life Buildings	☐	
Extension to specified intended life	☐	
Certificate of acceptance	☐	
Certificate for public use	☐	
Warnings or Bans	☐	
Restricted Building Work	☐	
Energy Work	☐	
Access to Buildings by Persons with Disabilities	☐	
Earthquake Prone Buildings	☐	

Compliance Schedule								Use & attach Compliance Schedule Advice form	
Systems listed								☒	
Inspection, maintenance and reporting schedules provided								☒	
Waivers and Modifications								Decision / Comment / References / Conditions	
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							
Energy work								Refer to Department of Building and Housing	
Access for people with disabilities								Refer to Department of Building and Housing	
Alternative solutions								Decision / Comment / References / Conditions	
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							
FINAL CHECK									
All relevant sections of the Building Code have been checked and certified as complying with the requirements of the New Zealand Building Code.									☒
Peer reviews have been completed as required, and reports from external consultants received & approved.									☒
The PIM has been checked and the building complies with all conditions detailed on the PIM.									☒
Plans and specifications are of an adequate standard for inspection and the Council's records.									☒
Plans and Specifications approved and identified as approved. All relevant documentation attached									☒
All consent conditions entered within the Ozone system.									☒
Estimated Inspections noted on inside cover sheet together with processing time and dates.									☒
Reasons for decisions have been recorded as required.									☒
CONSENT/CERTIFICATE APPROVAL/COMMENTS									
A building consent/certificate of acceptance can be issued subject to the conditions as listed within Ozone and/or noted on the approved building consent plans.									
PROCESSING OFFICER									
							DATE: 17-2-11		

WDC Records Department

- Service Request -

Transaction No: 32377

Call Type: Property File Request - Building

Creator: HAYLEYL

File ordered by: WDC STAFF MEMBER HAYLEY

Contact Address: Put your extension number in the Ph (Temp). Put your full name in the Ref field

Contact Phone: day 0064 07 3060500

****Temp Phone:** 7456
**For this call if different from contacts usual details

Created on: 28 Jan 2011 - 12:30pm

Received: 28 Jan 2011 - 12:30pm

01 Feb 2011 - 04:30pm

Requested property file/s:

Address	GIS ID
1098 BRAEMAR ROAD	0420/1098

FILE 2770/0080 - maybe this file?

Call Details:

Comments (record all comments/progress that are not part of scheduling or completing)	Date:	Time:
.....		
.....		
.....		
.....		

Officer: _____ **Time Spent:** _____ **Entered in Contact Centre:** ☐



Maintain Valuation Details (View Only)

RT/RT2000 (Site Version: WDC)

Valno	07181	003	21		Cancelled		08 JUL 2010	03 DEC 2010
Status	LIVE				Revised	01 Sep 2007	07:45pm	09:47am
	NEWLAND, NEVILLE RAYMOND						DianeM	Kristy Jenkins
	NEWLAND, JULIE JOYCE						Npd Cancel	

Parcel	Sue	Legals	Key	OP	Occport
1	0420/126	7170445	LOT 2 DP 419608	DC	D/credit
				DB	D/debit
				PV	Parent
				DM	Debt Management

Road: BRAEMAR ROAD House: Unit:

Legals: LOT 2 DP 419608

Values	Improvements
Land	240,000
Improve	10,000
Capital	250,000
Trees	
Cert Of Title	474655
Dwellings	

Area	5.5935
Group Code	

Summary	Year	2011
contig		
Assessd		\$528.91
To Inv		\$132.93
To Clear		\$265.90

Balances		
Rates		132.97
WA Water		
Total		132.97

Open

Next >>

- anchor piles sub w - 8 ft - long
- sitting ground
- - pile sets.

EXIST LEGAL	EXIST PAR_ID (SUE #)	EXIST ADDRESS #	NEW LEGAL	PAR_ID (NEW SUE # if deposited)	Legal Area (ha)	StrNum	UnitNum	Road_Name	PropertyFile#	Comments
Lot 2 DP 419608		37 SYMOND ROAD	Lot 1 DP 495520			37		SYMOND ROAD	4900/0037/000	Subdivision. Address allocation. Lot 1 dwelling retains existing address, 1098 BRAEMAR restored as tentative address for indicated dwelling site.
			Lot 2 DP 495520			1098		BRAEMAR ROAD	0420/1098/000	



EXIST LEGAL	EXIST PAR_ID (SUE #)	EXIST ADDRESS #	NEW LEGAL	PAR_ID (NEW SUE # if deposited)	Legal Area (ha)	StrNum	UnitNum	Road_Name	GIS_ID	Comments
LOT 2 DP 419608	7170445	1098 BRAEMAR ROAD	LOT 2 DP 419608	7170445	5.5935 Ha	37		SYMOND ROAD	4900/0037/000	Allocated new address,37 Symond Road,1098 Braemar Rd now retired.



Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008.

LOCATION SERVICES MAP

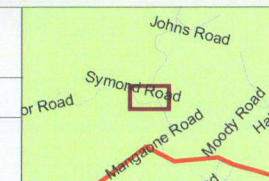
37 SYMOND ROAD

Date of Issue: 2/02/2011

Scale 1: 3 560

Prepared By: JM

DATA\GIS\Rural Numbers\Symond37



Whakatane District Council