489/67

PALMERSTON NORTH CITY CORPORATION

BUILDING APPLICATION FORM
[Please Print]

TO THE CITY ENGINEER 27.10.1989

I hereby apply for permission to Erect dwelling

at 67 Moonshire Valley Rd

in accordance with plans/specifications deposited.

FOR: Mr & Mrs Stafford of 4 ~~Keith~~ Kent Crescent

APPLICANT: Mr & Mrs STAFFORD. Phone No: 82098

SIGNATURE: M.A. Nichols ADDRESS:

PARTICULARS OF LAND - LOT NO: 19 DP: 67306 FLOOR AREA: 120 m²

PLUMBER: ~~Murray Nichols~~ S.

DRAINLAYER:

BUILDER: MURRAY NICHOLS.

Address: 55 LONG MELFORD Rd. P.N.

ARCH/ENG: DUCKETT CRAW.

ESTIMATED VALUE OF WORK:		
Building	$	134,150
Plumbing	$	13,500
Drainage	$	2,350
TOTAL:	$	140 000.00
	Owner said	140,000
GST Included	$	157,500

FOR OFFICE USE ONLY

Dep. Plans: 2 Specs: 2 Calcs: Insp. Area: Russell

Permit No: GO 77408 Date Issued: 20.11.89

Val. No. 70-121 A

	OUT	IN
TOWN PLANNING	27/10	7/11
P/D INSPECTOR	1/11 7/11	8/11
BUILDING INSPECTOR	2/11 8/11	17/11
N.Z. FIRE SERVICE		
STRUCTURAL ENGINEER		
FIRE INSPECTOR		
STREET MAINTENANCE	7/11	13/11
VALUATION		
HEALTH INSPECTOR		
TRAFFIC		
Letter to ARCHITECT/BUILDER		
CATCHMENT BOARD		

ITEM		AMOUNT $
Building Permit		1,003
B/R Levy		140
Plumbing/Drainage		283.00
Planning Fee		17.00
Prop. Refuse Rate		56.00
Res. Contribution		
Vehicle Crossing		Existing
Water Service		
Sewer		
Stormwater		
Catchment Bd. Levy		
Sub Total	$	1499.00
G.S.T.	$	187.40
TOTAL FEE	$	1686.40

PALMERSTON NORTH CITY CORPORATION

BUILDING PERMIT REQUIREMENTS

27.10.1989

PROPOSED Erect dwelling (3 Bed) AT 67 Moonshine Valley Rd

FOR Mr & Mrs Stafford PHONE 82098

BUILDER M. Nicholls PLUMBER _____ DRAINLAYER _____

LOT NO 19 D.P. 67306 FLOOR AREA 170m² GST _____ Plumbing

PRICE 140,000

CITY PLANNING

OK [signature] 7/11/89

PLUMBING & DRAINAGE INSPECTOR

[signature]

7-11-89

FEES	
B/P	$1,003-00
B/R	140-00
P/D	283.00
T/P	17-00
RATES	56.00
RES/C	
V/XING	Existing
WATER	
SEWER	
S/W	
C/B	
SUB TOTAL	1499-00
CST	187-38
TOTAL FEE	$1,686-40

DESIGN ENGINEER _____

TRUSSES. (CARTER HOLT). R-51 LIGHTWEIGHT.

BUILDING INSPECTOR _____

1) R6 ties are to bend into floor slabs and are to lap HRC. 300 mm.

2) Steel angle lintels are required over openings in brick veneer.

3) Roof strutting beam are not permitted to be fixed to ceiling joists.

[signature] 15/11/89

Note * Superior model fireplace requires inspection during installation.

I / WE (Owner/Builder) ..... M.A. Nicholls .....
accept the above conditions.

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. G 077408

Inspector: M Russell File No. No.

Receipt No. 5700

Date Permit Issued 10/11/89

OWNER

Name Mr & Mrs Stafford

Mailing Address 4 Kent Crescent
Palmerston North

BUILDER

Name M. Nichols

Mailing Address 55 Linq Milford Rd
Palmerston North

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 67

Street Name Moonshine Valley Rd

Town/District Palmerston North

Riding

LEGAL DESCRIPTION

Valuation Roll No. 70-12-1-21

Lot 19 D.P. 67306

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect 3 Bed Dwelling

FLOOR AREA

Whole Sq. Metres 120

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	
Plumbing	
Drainage	
G.S.T.	
TOTAL	157,500 00

NATURE OF PERMIT (TICK BOX)

- [x] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$		$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$		$
M.S. Plumbing	$	G.S.T.	$
		TOTAL:	$ 11[illegible] 00

Receipt No. 5700

Date of Payment 20/11/89

Authorised Officer [signature]

Special Conditions:

As per copy supplied.

Builder Alex Fevvier assisting on site

Inspected	REMARKS (e.g. stage reached with work)
27/11/89	Very firm bearing steed not in yet but on site - check back later - o/k
22/12	floor powed o/k

(CONTINUED OVER)

Date Inspected	
3/1/90	Framing started
1.2	Sheet bracing along front walls - D/fir framing bracing o/k. - John Moody starting roof.
13.3	Bricks not completed - walls lined Batts to sloping ceilings - Insulwool Rockwool to come yet for flat ceilings. Superior fireplace o/k - correct hearth and mantle dimensions discussed with builder.
23.3	Bricks o/k No Rockwool
27.3	o/k

COMPLETED (Signature) _____ Date 27 / 3 / 90

BC/MP/01A

11th October 1989

B L & V C Stafford Phone 85 338
2 Kent Crescent
PALMERSTON NORTH 79029 WORK

Palmerston North City Corporation
Private Bag
PALMERSTON NORTH

ATTENTION: CITY PLANNING DEPARTMENT

Dear Sir

We wish to make application to the Department for planning consent for a private residence at Moonshine Valley.

A detailed plan has been prepared by us to support this application and a Building Permit will be applied for within the next two weeks.

Please find attached a plan of the total area giving all details we feel you may require and also a plan from Royds Garden Ltd Consulting Engineers for our Septic Tank requirements.

Early approval to this application would be appreciated as we wish to start our home by the first week of November 1989.

Yours faithfully

B L STAFFORD

Royds Garden | Consulting Engineers & Planners

Royds Garden Limited
300 Church Street, PO Box 2033,
Palmerston North, New Zealand. Fax (063) 61-164.
Telephone (063) 74-034 & 85-572.

8186
9 October 1989

B L & V C Stafford
2 Kent Crescent
Palmerston North.

Dear Sir,

RE: B L and V C STAFFORD - MOONSHINE VALLEY
EFFLUENT TREATMENT AND DISPOSAL

Further to your request, we have completed the design of the effluent treatment and disposal bed for your Moonshine Valley property.

We have enclosed design details and information required to support your application to the Local Authority.

1. PERCOLATION RATES

The percolation test results for your property indicate a 'severe' limitation to drainage, as defined by NZS 4610:1982 and as such requires specific design.

The average percolation rate was 14mm/hr.

2. WASTEWATER PRODUCTION

The disposal bed will cater for up to 5 people.
Design daily wastewater production 750 l/day
septic tank volume 2700 l

Royds Garden

3. DISPOSAL TRENCH REQUIREMENTS

Two 30 x 1 m trenches 2 metres apart are required for effluent disposal. These are to be installed along the contour with a trench slope of not more than 1:200.

A cut-off trench is required above the trench to direct surface runoff away from the disposal area.

The disposal trenches are required to be at least 3m away from dwellings and at least 1.5m from the boundary.

The design allows for resting or alterative loading of the three beds should this be necessary for either operation or maintenance of the system.

4. EVAPOTRANSPIRATION PLANTING

The following species are suggested as suitable for planting the disposal area to aid evapotranspiration.

Trees	Elms, Willows, Birch, Euclypatus
Fringe Trees	Lemonwood (Pittosporum), MakoMako
Plants and Evergreens	Arum Lily, Flax, Geraniums (large varieties), Fushia, Rhubarb.
Grasses	Kikuyu, Paspalum, Yorkshire Fog
Ground Cover	Yellow Clover.

5. RESERVE DISPOSAL AREA

The plan shows four disposal trenches. The two lower trenches represent a 100% reserve disposal area. The reserve trenches would be constructed in the future if or when they were required.

6. CONSTRUCTION SUPERVISION

At the time of construction arrangements will need to be made between ourselves and the PNCC inspectors for inspection and supervision of construction.

Royds Garden

7. INFORMATION ENCLOSED

Site Plan
Percolation test results
Trench Details
Design calculations.

If you require any further information please do not hesitate to contact this office.

Yours faithfully,
ROYDS GARDEN LTD.,
per:

R M Shand
RMS:BHK:ss

M71/67

PALMERSTON NORTH CITY CORPORATION

INSPECTORS COPY OF PERMIT

Plumber _____ Drainlayer _____

Mr. Stafford Owner

No. 67 Moonshine Valley Rd Palmerston North. Lot 19

2091/92

Description of Work: The installation of:—

/ Bath 2 Basin 2 Shower / Sink / Tub 2 W.C. Urinal Stall

/ Hotwater Cylinder

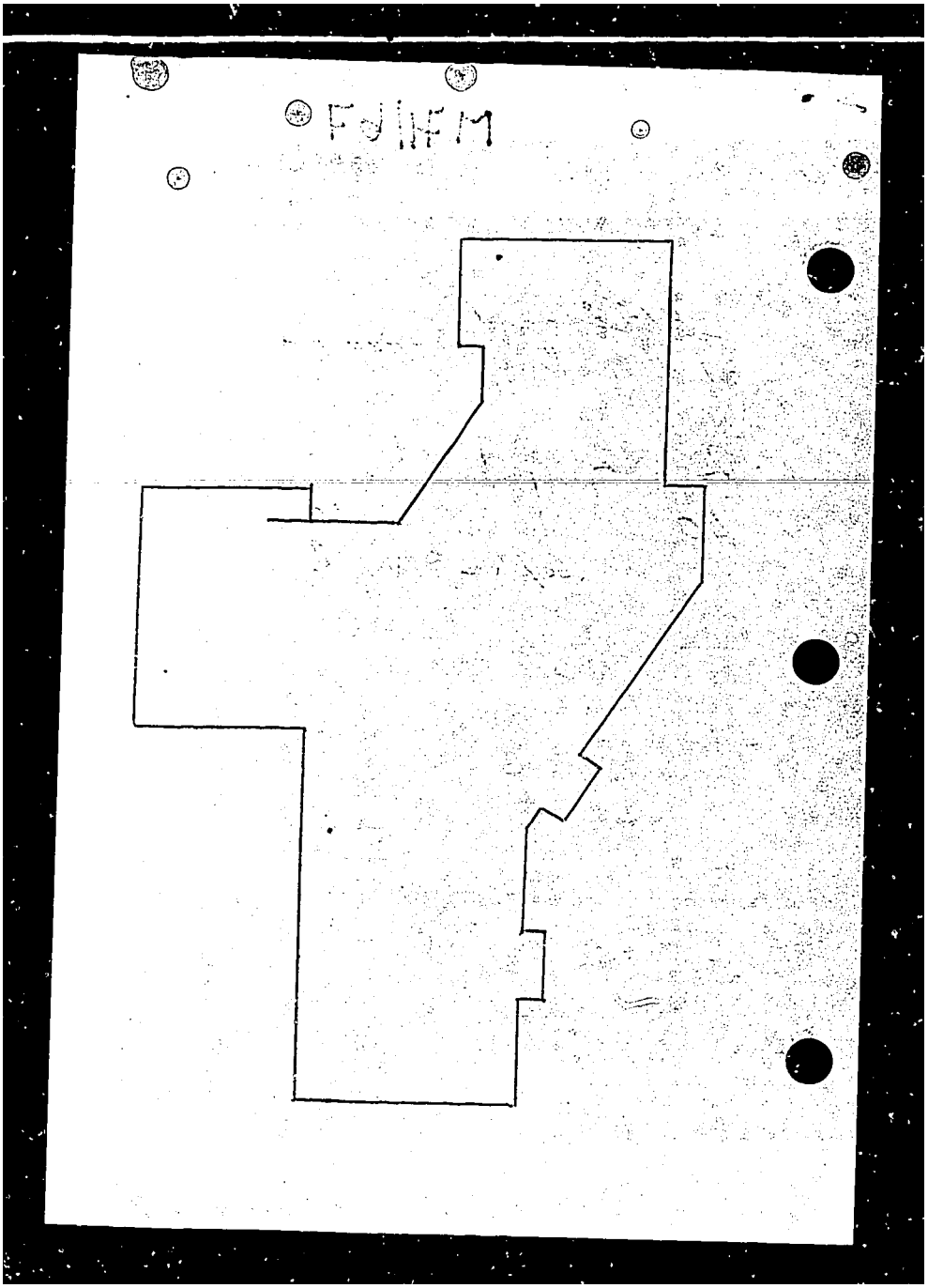
40 m. Sewerage drain 40 m. Stormwater drain

Miscellaneous: Septic tank

Insp. Dates: _____

BUILDING PERMIT NO. _____ RECEIPT NO _____

7-11-89


FULHAM

PALMERSTON NORTH CITY CORPORATION

APPLICATION FOR PERMIT FOR PLUMBING AND/OR DRAINAGE WORK

TO: The Engineer

I, the undersigned, hereby apply for permission for the work described herein and set out in the plans attached hereto to be carried out in the premises whose owner and location are shown below:

LOCATION: 67 Moonshine Valley Rd Being Lot 19 D.P. _____

OWNER: Mr/Mrs Stafford BUILDER: _____

DRAINLAYER: _____ PLUMBER: _____

1. The Installation of

Fitting	Basement	Ground Floor	First Floor	Above First
Bath		1		
Basin		2		
Shower		2		
Sink		1		
Tub		1		
W.C.		2		
Urinal Stall				
H.W. Cylinder		1		
TOTAL		10		

Receipt No: _____

Permit No: 2091/92

Bldg Permit No: G077408

2. The Construction of: S.W.

40 m 100 mm F/water dr. 40 100mm

_____ m 150 mm " " _____ 150mm

_____ _____ " " _____

3. Miscellaneous Work (state details): 1 septic tank

(special traps, special plumbing fittings etc.)

Estimated value of Drainage $ 2350-00 SIGNATURE: _____

(Builder/Owner/Plumber/D'layer)

Estimated value of Plumbing $ 3500-00

TOTAL $ 5850-00 DATE: _____

FOR OFFICE USE ONLY

Charge for: _____ Sewer Lateral/Saddle _____

Permit Fees: _____ S.W. Lateral/Saddle _____

S.W. Crossing _____

Water Connection Renewal _____

Drainage 119-00

Plumbing 164-00

TOTAL: $283-00

REMARKS

7-11-89

NOTES:

1. On sloping ground install a cut off drain immediately uphill of the evapotranspiration and seepage trench.

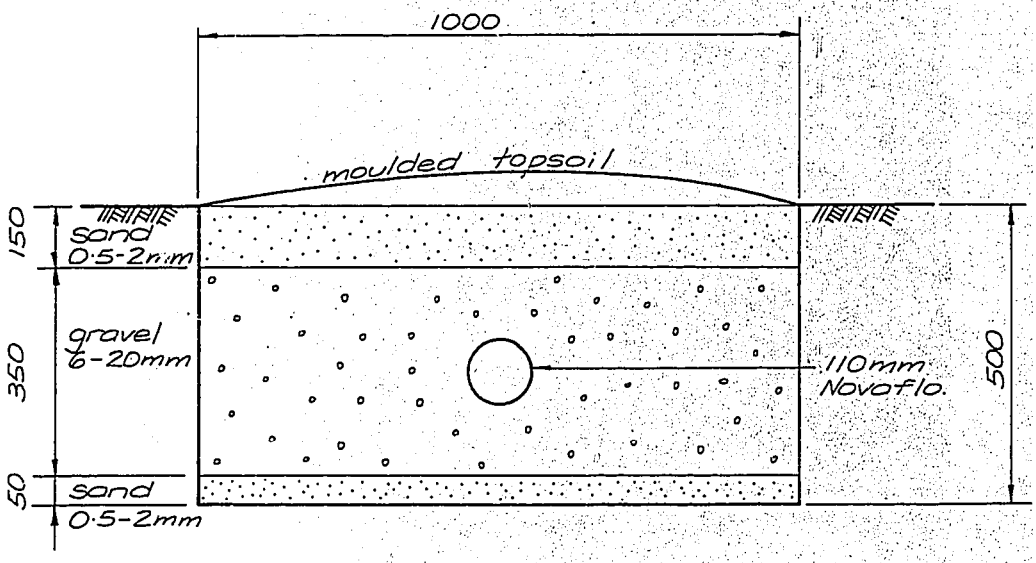
2 When excavating, ensure that the trench sides and bottom are not compacted or sealed. All surfaces should be roughened or scratched to improve percolation.

3 The perforated drainage pipe should be vented at each end and in the middle.

4. When siting the E.T.S. trench, sufficient area should be set aside to allow for duplication of the trench.

5 The trench should be installed in the higher permeability soil.

6 Drainage pipe should be laid at a grade of 1:200



SECTION
Scale 1:10

EFFLUENT DISPOSAL SYSTEM TRENCH DETAILS	RoydsGarden LIMITED Consulting Engineers & Planners CHRISTCHURCH DUNEDIN BALCLUTHA INVERCARGILL PALMERSTON NORTH GREYMOUTH.	19/5/89 G48

Royds Garden | Consulting Engineers & Planners

Project B. STRATFORD | Job No. 8186

Description EFFLUENT DISPOSAL

Computed | Date 6/11/89

Checked | Date

Ref/Dwgs | Sheet

1. Percolation Test Results Sept 89.

Hole	1	2.	3	4.	Hole Average
Hole 1	25	20	20	20	21
2	15	10	10	10	11
3	15	01	10	10.	9

Site Average 14 mm/hour.

According to NZS 4610 site has sever limitations.

2. Waste water production.

Design allowance for one house 750l/house/day

3. Disposal Area

- calculated according to Bernhart (1973) for aerobic seepage bed

Design dose rate = 10 mm/day. (10l/m²/day)

Bed area required : 75 m²

4. Trench requirements - include side loading.

Trench width 1m

side loading on trench 2 × 0.25

Disposal area per metre of trench = 1.5 m²/m

Trench length Required 75 ÷ 1.5 = 50 m long

Suggested Design Req't. 2 × 30m trenches. 1m wide.

BRANZ BUILDING RESEARCH ASSOCIATION OF NEW ZEALAND

SHEET A

(CIRCLE whichever is applicable)

DUCKETT CRAW
Architectural Designers
P.O. BOX 5235, PALM. NTH.
PH. 66355

NAME: STAFFORD HOUSE

STOREY: (Single or top) / Lower of two or middle of three / Lower of three

WIND AREA: High / (Medium) / Low

STOREY HEIGHT = 2.4 m

SITE ADDRESS:
MOONSHINE VALLEY
AOKAUTERE

RECEIVED
B/I DEPT.
DATE 1/11/89

1) FOR EARTHQUAKE

Roof weight : light (heavy)

Average roof slope : 20 °

Earthquake Zone: (A) / B / C

E = 3 B.U.'s / m²

2) WIND along the building (W1)

Average roof height : 1.5 m

Greatest roof slope : 20 °

ALONG

w1 wall = 12 B.U.'s/m

w1 roof = 13 B.U.'s/m

W1 total = 25 B.U.'s/m

3) WIND across the building (W2)

Average roof height : 1.5 m

Greatest roof slope : 20 °

ACROSS

w2 wall = 12 B.U.'s/m

w2 roof = 13 B.U.'s/m

W2 total = 25 B.U.'s/m

ROOF or (BUILDING LENGTH) BL = 23.1 m

ROOF or (BUILDING WIDTH) BW = 15.2 m

(GROSS ROOF or BUILDING PLAN AREA) GPA = 270 m²

EARTHQUAKE: LOAD (ALONG and ACROSS) E x GPA = 3 x 270 = (810) B.U.'s

WIND: LOAD ALONG W1 x BW = 25 x 15.2 = 380 B.U.'s

WIND: LOAD ACROSS W2 x BL = 25 x 23.1 = 577 B.U.'s

BRANZ

SHEET B

ALONG

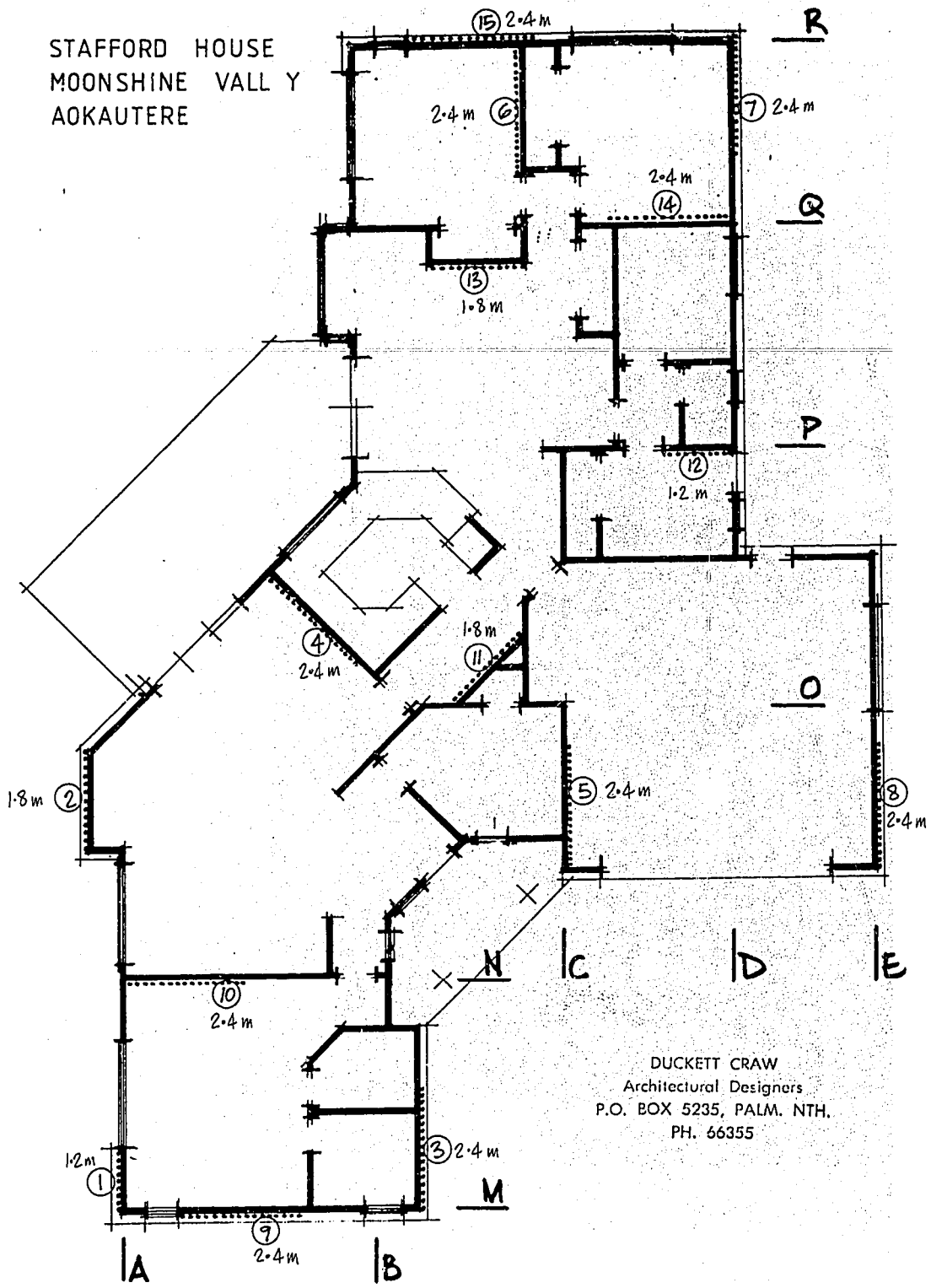
1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind along	A	100	1	8	67	1·2	80·4
			2	1	42	1·8	75·6
	B	70	3	1	42	2·4	100·8
			4	2	62	2·4	148·8
	C	70	5	2	62	2·4	148·8
			6	2	62	2·4	148·8
	D	100	7	1	42	2·4	100·8
	E	70	8	1	42	2·4	100·8
810					TOTAL		904·8

DUCKETT CRAW
Architectural Designers
P.O. BOX 5235, PALM. NTH.
PH [illegible]

ACROSS

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind across	M	60	9	1	42	2·4	100·8
	N	70	10	2	62	2·4	148·8
	O	70	11	2	62	2·4	148·8
	P	70	12	8	67	1·8	120·6
	Q	70	13	2	62	1·8	111·6
			14	2	62	2·4	148·8
	R	80	15	1	42	2·4	100·8
810					TOTAL		880·2

STAFFORD HOUSE
MOONSHINE VALL Y
AOKAUTERE



DUCKETT CRAW
Architectural Designers
P.O. BOX 5235, PALM. NTH.
PH. 66355

..... bracing element

B R A C I N G S C H E D U L E

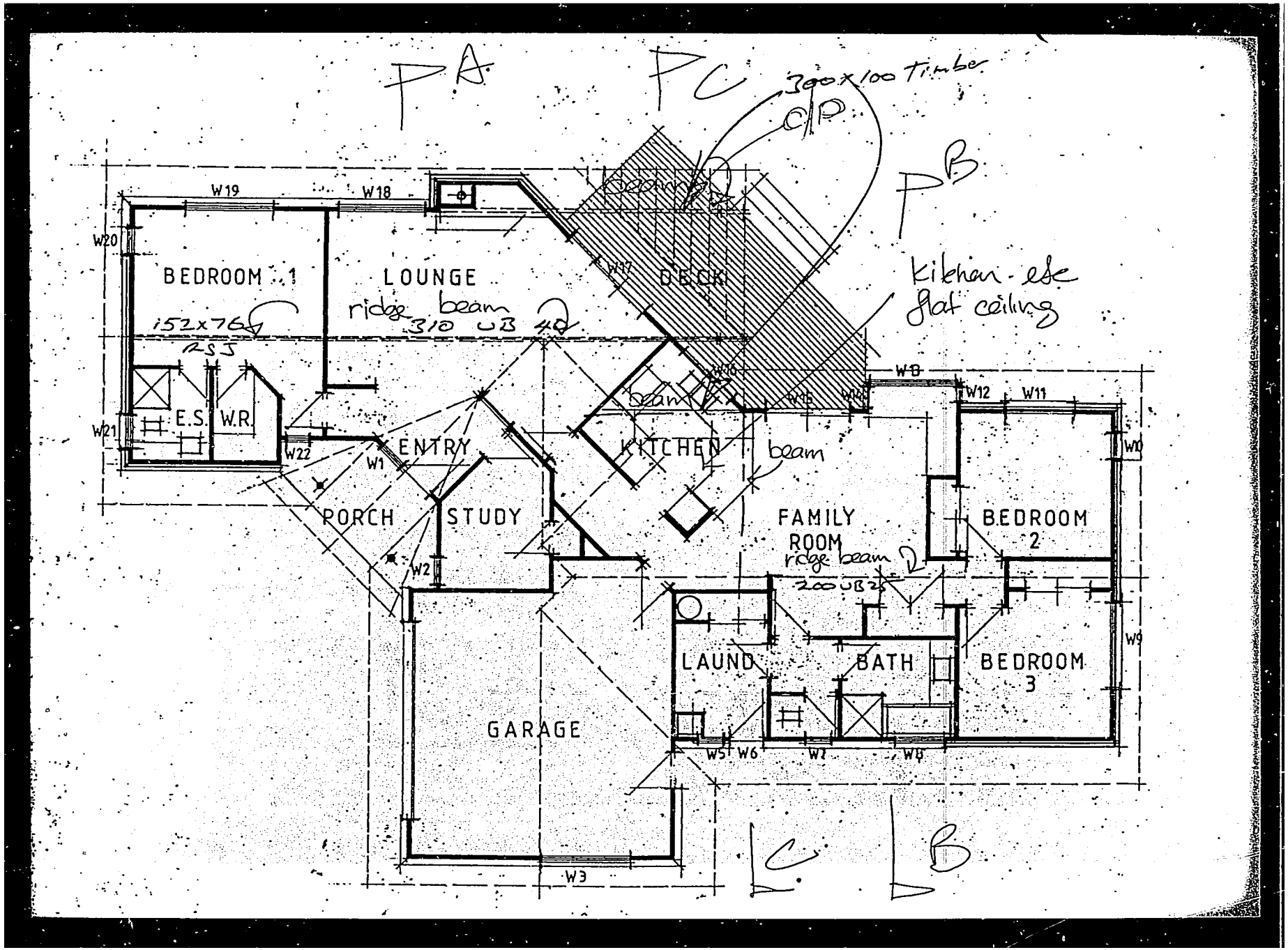
PAYNE SEWELL LTD

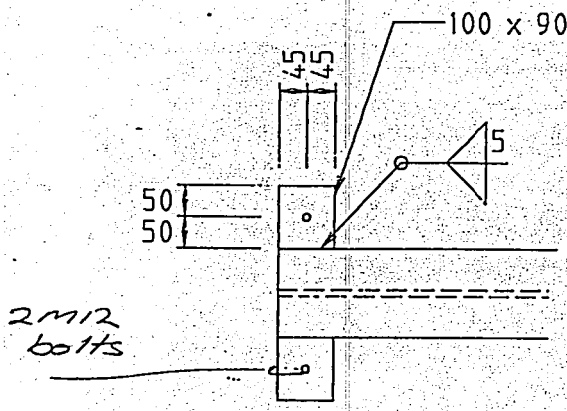
CONSULTING ENGINEERS · SURVEYORS · PLANNERS

MESSRS DUCKETT/CRAW

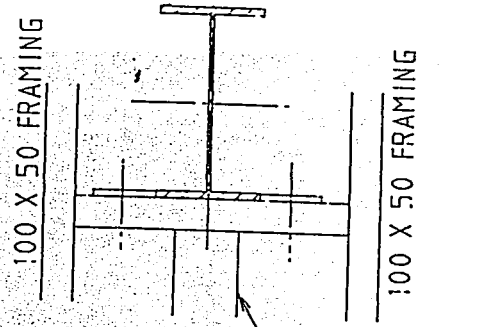
STAFFORD HOUSE

- CALCULATIONS AND DETAILS -

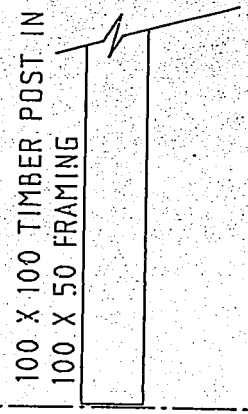

PA
PC
300x100 Timber
C/P
PB
W19
W18
W20
BEDROOM 1
LOUNGE
ridge beam
310 UB 40
152x76
RSJ
DECK
kitchen-ette
flat ceiling
W17
W16
W15
W14
W13
W12
W11
W10
W9
W8
E.S.
W.R.
W21
W22
W1
ENTRY
KITCHEN
beam
beam
PORCH
STUDY
FAMILY
ROOM
ridge beam
200 UB 25
BEDROOM
2
W2
LAUND
BATH
BEDROOM
3
GARAGE
W5
W6
W7
W4
W3
C
B

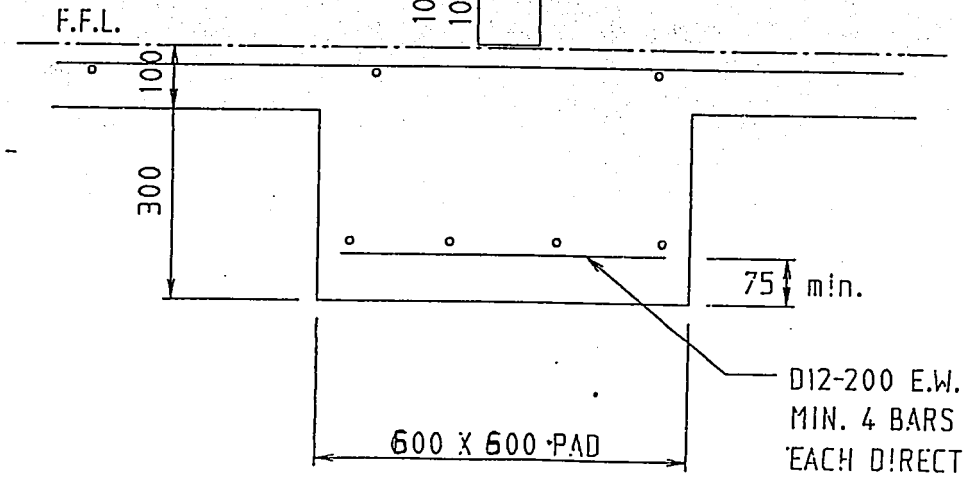


Detail ①
PLAN



Detail ①
ELEVATION





NOTE:
PLACE BELOW RING
FOUNDATION ON
EXTERIOR WALLS

PAYNE SEWELL LTD

CLIENT

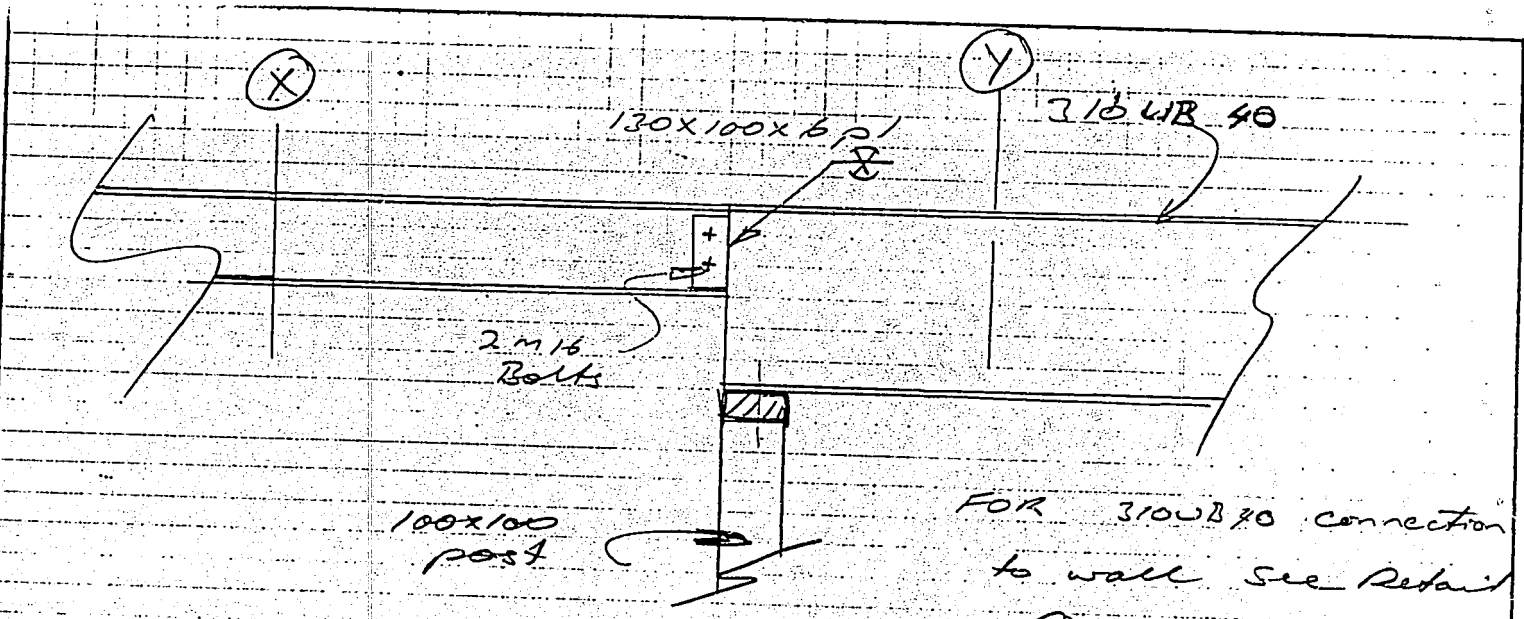
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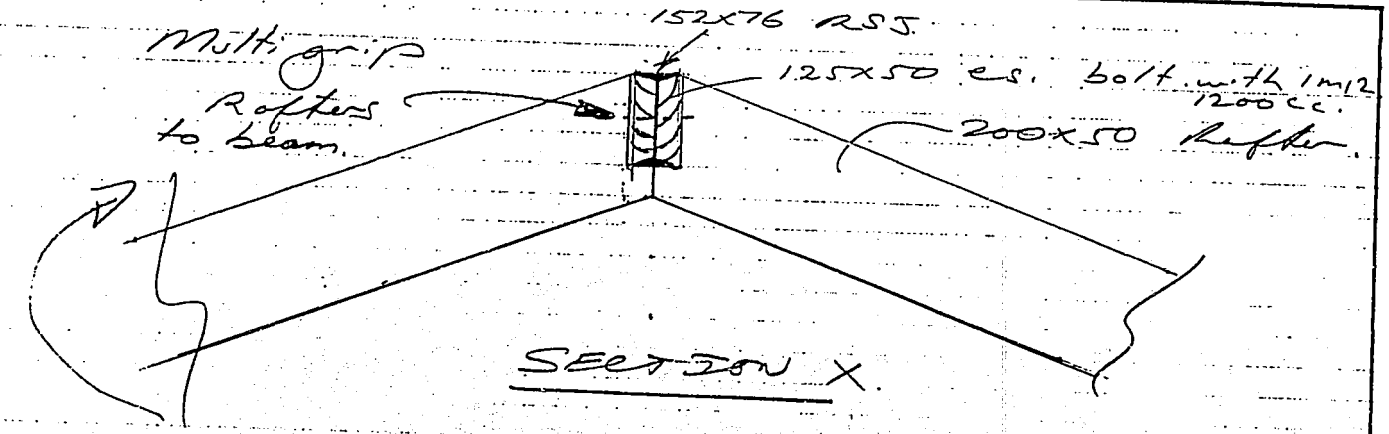
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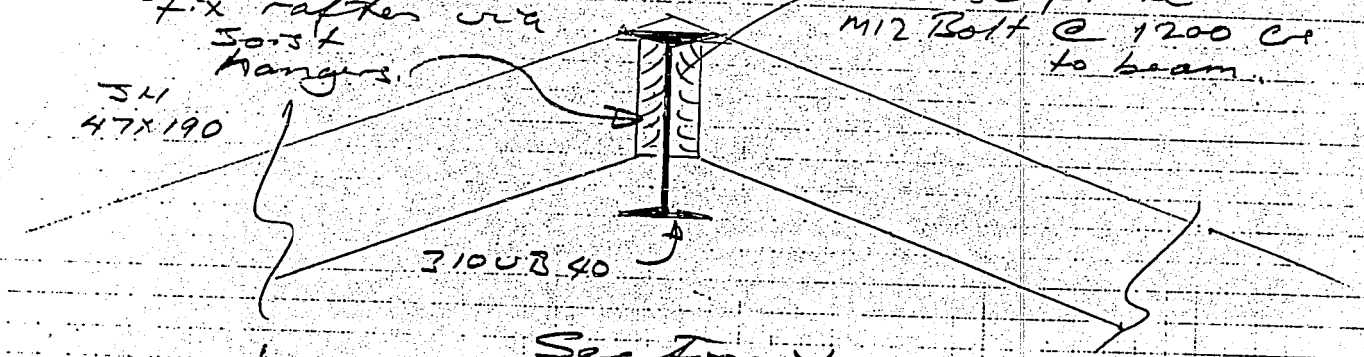
BY





SECTION X.

Fully nail with
3.15 mm ø nails.



Section Y.

CLIENT
SUBJECT
FILE NO
DATE
PAGE
BY

PAYNE SEWELL LTD

PAYNE SEWELL LTD

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CLIENT	SUBJECT	FILE NO	DATE	PAGE	BY

Beam over	≈ Span	Type
Bedroom 1.	4.5 m.	152×76 RSJ. precamber 10 mm
LOUNGE.	8.0 m	310 UB 40. Precamber 10 mm
Deck.	3.95 m.	200×100.
Kitchen.	3.3. m	300×100
Family Room	5.6 m	200 UB 25 precamber 10 mm

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CLIENT	SUBJECT	FILE NO	DATE	PAGE	BY

LOADINGS

Roof DL = 1.0 kPa

LL = 0.25 kPa

Bedroom (1)

Span = 4.55 m.

Common $\frac{5.8}{2}$ – roof U = 3.62 kN/m

$M = \frac{4.55^2}{8} \times \frac{5.8}{2} \times 1.25$

$= 9.32$ kN.m

Try 127 × 64 RSJ.

$\Delta = 2.22 \times 10^{-2}$ m = 22 mm

Ratio = 5.24

Try 300 × 100

$\Delta = 0.0126$

Use 152 × 76 RSJ

$\Delta = 22 \times \frac{454}{874} = 11.42$

DDL = 10 mm

DLL = 2.2 "

Lounge beam

Span 8.0m

w = 3620

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CONSULTING ENGINEERS · SURVEYORS · PLANNERS

CLIENT	SUBJECT	FILE No	DATE	PAGE	BY

$M = 3.62 \times \frac{8^2}{8} = 28.96$ kN.m

$\Rightarrow$ 200 UB 25.0 kg Section

$\Delta = \frac{5(2620)\,8^4}{384\,(200\times10^3)\,23.6\times10^{-6}}$

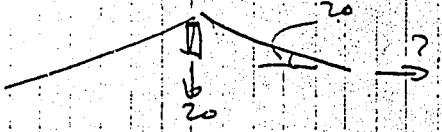
$= 0.041$ m

$\Delta_{DL} = 41 \times 0.2 = 8$ mm

$\Delta_{DL} = 33$ mm

Try 250 UB

$\Delta_{DL} = 33 \times \frac{23.6}{44} = (17.7)$ ✓



$\frac{20}{20}$

$\frac{20}{x} = \frac{}{\tan 20}$

$\frac{20}{\tan 20} = x$

$x = 55$ mm To Length.

Try 310 UB 40.

$\Delta = 20 \times \frac{44}{85} = 10.3$

$\Rightarrow$ use 310 UB 40

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CLIENT	SUBJECT	FILE NO	DATE	PAGE	BY

Beam Over Deck

Span 3.95

$w = \frac{3.62}{2} = 1.81$

$M = \frac{1.81 \times 3.95^2}{8} = 3.53 \text{ kN.m}$

$\Delta = 3.6 \times 10^{-3} \text{ m}$

⇒ 300×100 Timber OK.

Beam Over Kitchen

Span = 3.3 m. $w = 2.75 \times 1.25 = 3.43$

$M = \frac{3.3^2}{8} \times 3.43 = 4.669$

$\Delta = 3.3 \times 10^{-3}$

⇒ 300×100 OK.

Family Room

Span = 5.6 m

$w = \frac{7.5}{2} \times 1.25 = 4.67$

$M = \frac{4.67 \times 5.6^2}{8} = 18.3 \text{ kN.m}$

Try 200UB

$\Delta = 12.4 \text{ mm}$.

APPLICATION FOR CONSENT TO CONTROLLED USE

APPLICANT:	Stafford
SITE:	Moonshine
LEGAL DESCRIPTION:	Lot 13 (Lot 19 on amended plan to come)
AREA:	1.5605 ha
PROPOSAL:	Dwelling

CITY PLANNING:

ULUC CLASS TYPE:	233 Aws, 231 Bwd, 232 Cts
SITING: (yards, etc)	ok
SITE COVERAGE:	ok
CONDITIONS:	None

SIGNED:

DATE: 16/10/89.

CITY ENGINEER:

MAP UNIT NUMBER/ULUC ASSESSMENT:

Refer engineering check list (to be attached).

CONDITIONS:

OK for effluent disposal and drainage control

SIGNED:

DATE: 6.11.89.

LANDSCAPE ARCHITECT:

ASSESSMENT:

CONDITIONS:

Grass species Kikuyu, Paspalum, Yorkshire Fog are not to be planted

SIGNED: G Wilson

DATE: 6/11/89

RECOMMENDATION:

That consent to erect dwelling be approved subject to the conditions contained in the following resolution:

Pursuant to the powers delegated to officers under Section 88 of the Town and Country Planning Act 1977, the application to erect dwelling made pursuant to Ordinance 2A.04.1 has been considered and pursuant to Sections 67 and 75 of the Town and Country Planning Act 1977 consent is granted subject to the following conditions:/without conditions.

Conditions

Grass species Kikuyu, Paspalum, Yorkshire Fog are not to be planted

Dated: 7/11/89

CITY PLANNER:

ON BEHALF OF THE AOKAUTERE ADMINISTRATION COMMITTEE

Palmerston North City Corporation

LIS DEPT. ITION

19 Sept 19 89 Areas.

MEMORANDUM for: City Planner

Lot 13 Moonshine Rd ROW

Building Permit Requirements

A Provided excavation complied :-

1. The entrance off the ROW to be constructed to conform generally with a Farm Entrance type construction.
2. Details of batter protection on cut bank above house site : cut back. OK.
3. House platform appears to be partly ~~natural~~ undisturbed virgin country & partly fill (unconsolidated) more diff Testing req'd. ~~unless~~ on virgin country.

Conditions have been satisfied verbally by Mr. Stafford - 31-10-89

[signature]

SIMON PRINT

- ...ance of ROW to house
- ...off protection for ...ng drainage areas.
- ...ction of stabilizing ...ea drainage ...
- stabilizing of ...ea ...a planted.
- ...c for building - fle... ...s case req'd with ...
- ...ved design ...ealed roadway to ... ...ility
- 2. Im...ise to 20 - ...

SITE PLAN INFORMATION

Aokautere & Country Areas.

1. Soil condition
   (i) House foundations
   (ii) Effluent disposal

2. Drainage (Stormwater) - entrance of ROW to house (swing of drain)
   (i) Sealed areas - run-off protection for existing drainage areas.
   (ii) - protection of stabilizing of new drainage areas.

3. Earthworks

Affect 2.4m → cut & fill areas - stabilizing of banks
Say 60° slope - protection of flora & fauna.
1:1 or 1:1
Suitability of site for building platform
1/3 Some filling, some cut 2/3 case req'd with foundations

4. Entrance ways - Standard design
   off ROW - no splays - To be sealed roadway to boundary
   Visibility

Top of slope to trees say another 2.4m rise @ 20° then flat

SPECIFICATION OF WORK TO BE DONE AND MATERIALS TO BE DONE

IN THE CONSTRUCTION OF A RESIDENCE

MOONSHINE VALLEY - AOKAUTERE FOR

B L & V C STAFFORD

INDEX

1.	Preliminary and General
3.	Excavation
6.	Concrete Work
9.	Brickwork
13.	Metal Windows
14.	Carpentry
15.	Joinery
16.	Roofing
17.	Plumbing & Drainlaying
21.	Electric
30.	Painting

DUCKETT/CRAW

Architectural Designers
77 Walding Street
P O Box 5235
PALMERSTON NORTH Ph: 66355 or 85447

SPECIFICATION

'0.15 This specification is to be read in conjunction with the accompanying drawings and any other drawing which may be issued during the currency of the Contract.

Any item in this specification and not shown on the drawings and vice versa, shall be equally binding as though included in both.

Specialist trades, applications, or finishes all carried out to good trade practice or in accordance with manufacturer's instructions.

Contract Documents:

1. The accompanying drawings
2. This specification
3. Construction - NZS 3604 (1984)
4. Bracing Schedule

SECTION 1

PRELIMINARY AND GENERAL (ALL TRADES)

1.05 Permits

The Contractor shall arrange to obtain all permits to build etc. arrange all inspections and pay all fees as required by the Local Authorities, and the various supply authorities.

1.10 Protection of Work

All parts of the work liable to injury and all adjoining property, existing work, footways, trees, etc. are to be protected until completion of the Contract.

1.15 PC Sums (Net Sums)

The PC Sums quoted in this specification are net and the Contractor or sub-Contractor concerned must add any cartage fixing charges and profit he requires to all such items.

1.20 Site

The site of the works will be pointed out to Tenderers who are advised to visit same and check the slope of the ground, quality of the soil, etc. as no extras will be paid for foundation work, site drainage and levelling not detailed or specified.

1.25 By-Laws

The whole of the work in this Contract is to be carried out in strict accordance with the local authorities Regulations, and to be of a standard as approved by the Loan Company.

1.30 Extent of Work

This Contract comprises the erection and completion in the soundest and most workmanlike manner of all the work shown or reasonably implied on the accompanying drawings and in accordance with this specification and the supply of all plant, tools, labour, materials, fixtures and fittings required for the due completion of the work.

1.35 Insurance

The Contractor shall at all times, keep the whole of the works fully covered by insurance, Fire, Public Liability, Workers' Compensation etc.

1.40 Temporary Services

The Contractor shall arrange for all temporary services, pay all fees in connection therewith and remove same on completion of the Contract. Sheds, toilet, power, water, access to the building site, scaffolding.

1.45 Maintenance

The Contractor shall maintain the property for a period of 30 days after completion, and any damage done, arising during that time through faulty workmanship or materials shall be made good at the Contractor's expense.

1.50 Completion

On completion all trade debris is to be removed from the site and the building left clean and ready for occupancy with all services and mechanical parts in a good working order.

SECTION 3

EXCAVATION

General

Excavate as required for all wall footings, pile footings, steps etc. as shown on the drawings.

Footing excavations are to be taken down to a solid bearing and to be not less than 300 mm deep (450 mm in clay condition).

Excavations are to be stepped to suit the slope of the ground and kept level at the bottom, maintained free from water or fallen material and shall be firm before placing reinforcing or concrete.

Backfill and ram the earth around the foundations after concrete work has firmly set.

Deposit the surplus soil around the foundations after concrete work has firmly set.

Deposit the surplus soil on the site or cart away as directed by the Owners.

SECTION 6

CONCRETOR

6.05 Materials

Concrete to be Ordinary Grade of 17.5 MPa complying with NZS 3109. Reinforcement to be deformed mild steel rods or reinforcing mesh, as detailed, free from scale loose rust, paint, grease, dirt etc. All in accordance with NZS.

Formwork shall be erected and braced in such a manner that the concrete shall finish to the dimensions shown or specified. The formwork is to be hosed out and kept wet before and while the concrete is being placed.

6.10 Concrete Work

Construct the various footings as detailed on the drawings and reinforced as shown.

Construct the various concrete corners, base walls, steps, slabs etc. as indicated on the drawings, and reinforced as shown. Steps and treads as shown or as instructed on site. Allow for all concrete openings as required.

6.15 Concrete Slabs

Hardfill to be granular as approved by Local Authority compacted in layers maximum depth of 100 mm. Overlay with black polythene damp proof course with taped joints or DPC membrane as specified on the Drawings.

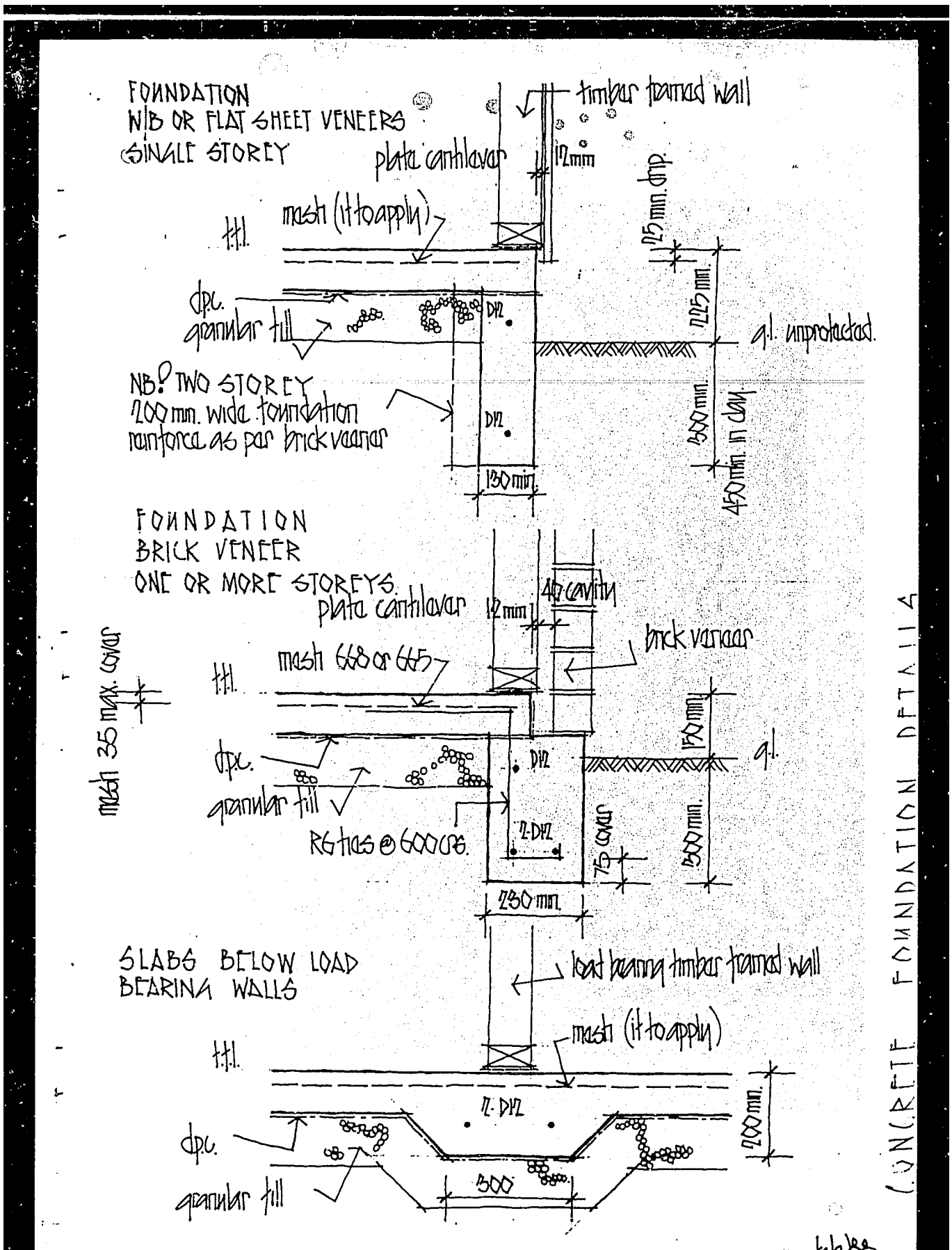
All floor slabs to be laid to true and straight surfaces, screeded, wood floated and finished with a steel float or power float to a fine finish. Thickness and reinforcing as detailed on the drawings. Generally 100mm thick. Thicken slab as shown below bearing walls. Reinforce or cut as noted on plan.

Allow to build in all holding down bolts, pipes, wires etc as required, prior to the pouring of the concrete. Holding down bolts to be 300 mm maximum from corners and at 1.2 m centres maximum.

All exposed concrete work (except floors) to be roughened or scratched for subsequent plastering.

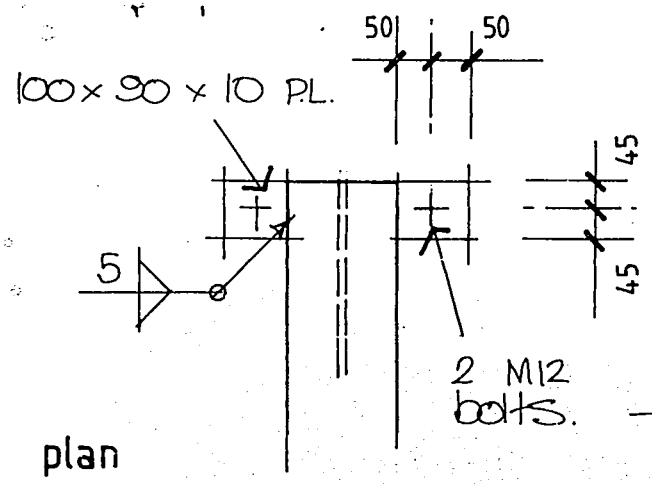
6.20 General

Any special attention to foundation walls, footings and slab shall be in accordance with the details as shown on the working drawings.

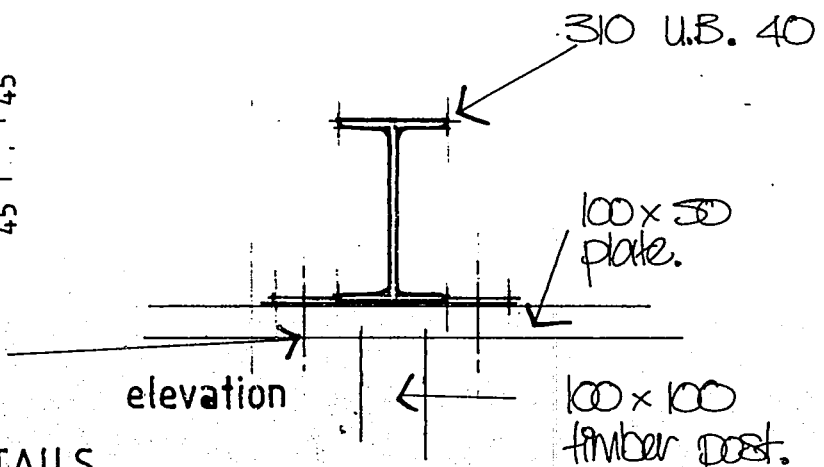


CONCRETE FOUNDATION DETAILS

feb 88

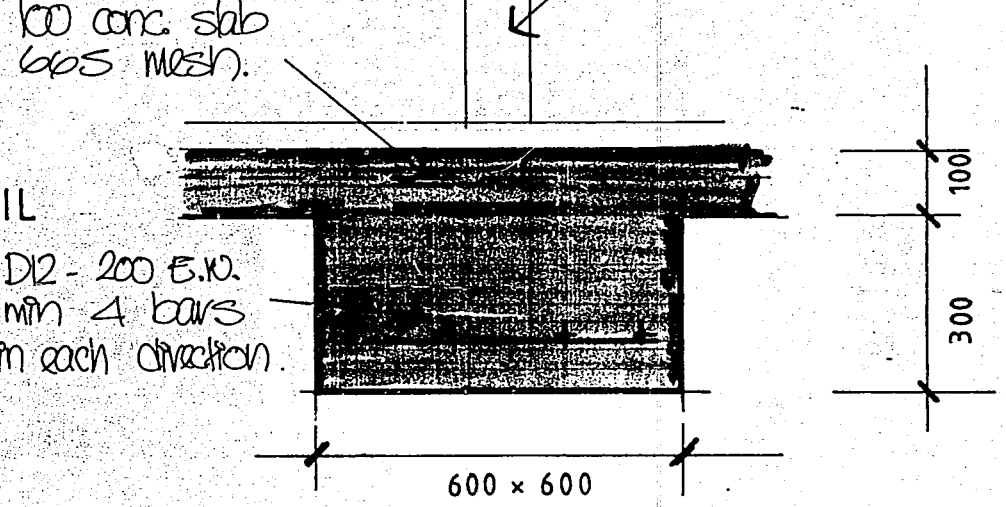


plan



elevation

BEAM CONNECTION DETAILS



CONCRETE PAD DETAIL

STAFFORD HOUSE · CONSTRUCTION DETAILS 1 : 10.

SECTION 9

BRICKWORK

9.05 Extent of Work

The work consists of construction of brick surround to living room free standing fire and to coal range, and construction of tiled hearth to living room.

9.10 Materials

Bricks are to be hard, square, well burnt bricks delivered to the site in packets and free from chipped edges. The bricks are to be wetted before laying.

Brick Type: Refer Schedule of Exterior Finishes.

9.15 Mortar

All mortar used for bricklaying shall compose of 1 part Lime and 4 parts Sand. Add "Febtone" colouring agent to all mortar to give toning to match bricks as approved on site.

9.20 Laying

All vertical and horizontal joints are to be fully flushed with mortar. The work shall be carried up in even heights with no part rising more than .900 above adjoining work. All angles and intersections shall be properly bonded and perpends kept true.

Brick veneer internal walls shall be built up flush with timber framing.

Exterior brick veneer walls shall be built 40 mm clear of the timber framing, care being taken to keep the cavity free from mortar droppings. The Contractor shall flush the mortar on the back of the walls as the work proceeds and at regular intervals during the work shall wash the mortar droppings from the wire ties.

Rake out every third joint in bottom course as weephole and build in vermin proofing to a lower course to close off cavity from under floor. No pointing required - joints shall be tooled finished as work proceeds

Brick veneer shall be anchored to wall framing with century zinc plate ties, skew nailed to studs with 50 mm galv. nails and bedded well into brick joints. Place ties at 600 mm centres horizontally and 350 mm vertically.

METAL WINDOWS

WORKMANSHIP

The whole of the work shall be carried out by skilled tradesmen using adequate and proper equipment and methods in accordance with best trade practice and shall be of the best description.

METAL WINDOWS & DOORS

Manufacturer, supply, deliver to the site, erect install and fix complete and glaze all the windows and doors for the building as shown on plan and scheduled over. It shall also be fitted in accordance with details commonly employed and sealed against all surfaces typical to thosd if not specifically detailed.

All joinery units to comply with the requirejents of NZS 4211 and NZS 3504 for the manufacturer and performance of aluminium windows.

SIZES

All window and door frames shall be purpose made to fit exactly and individual openings. Any errors in sizes shall be the manufacturer's responsibility and shall be corrected at his expense.

HARDWARE

Provide all hardware as required to windows and doors. Use those commonly employed if not specifically specified.

WINDOW SCHEDULE

All untis powder coated aluminium colour to be selected from stand range. All glazing clear unless also specified.

All sizes shown overall unit sizes - all dimensions, details etc to be checked on site before fabrication.

Note variation in head heights scheduled.

Unit	Height	Width	Head Height	Remarks
W1	2200	1600	2200	Timber door to be selected. Gable frame over.
W2	2200	600	2200	-
W3	1200	2000	2200	-
W4	2200	800	2200	Hinged door
W5	1200	600	2200	-
W6	2200	800		Hinged door
W7	1200	600	2200	Obsc. glass
W8	1400	1200	2200	Obsc. glass
W9	1200	2000	2000	-
W10	1200	600	2000	-
W11	2200	2100	2200	Both door panels to slide behind sash panel.
W12	Check on site		-	Cill height 700
W13	"	" "	-	" " "
W14	"	" "	-	" " "
W15	2200	2000	2200	Ranch slider
W16		x 1600	2200	Greenhouse window projects 300 sliding windows
W17	2200	3000	2200	Both door panels to slide behind sash panel - gable frame over.
W18	2200	2000	2200	-
W19	2200	2000	2200	Both door panels to slide behind sash panel.
W20	2200	800	2200	Gable frame over
W21	1000	800	2200	Obsc. glass gable frame over.
W22	2200	600	2200	-

SECTION 14

CARPENTER

14.05 Construction

All materials are to be the best of their respective kinds and grades, laid true to their various lines and levels and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction in accordance with the local by-laws.

All timber work abutting or resting on masonry units, concrete or brickwork is to be protected with a bitumen-fabric damp proof course.

All fixings and fastenings shall be in accordance with NZS 3604 1984.

Studs are to be set out to heights as shown on Plans. Bowed studs are to be straightened with sawcuts, wedges, and with two pieces of 100 x 25 mm timber 450 mm long (1 piece each side).

Lintels are to be checked 15 mm minimum into solid trimmer studs. Where built up trimmer studs are used one 100 x 50 mm stud is to be run up past the trimmer to the top plate and the remaining 100 x 50 or 100 x 25 is to run up to the underside of the lintel, and blocked above. Refer Table.

Nogging (dwangs) shall be 100 x 50 set out to accommodate the wall lining sheets and where required drilled or notched for ventilation.

The wall frames are to be assembled, squared, braced and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumbed both ways using a plumb bob and line and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Rafters to be plumb cut to ridges and hip rafters and to be birdsmouthed to plates and fastened to the plates.

Supply and fix the necessary ridge boards, hip rafters, valley rafters, valley boards, underpurlins, roof struts, strutting beams and collar ties and braces as required to complete the roof framing and as detailed on the drawing.

14.15

Exterior

Behind all wall cladding fit a breather type building paper lapped 100 mm and carried up to top plate level.

Fascia and barge boards are to be fixed to level and straight lines, mitred where joined and securely fastened.

Wall areas are to be covered with exterior lining as shown on the drawings.

Soffits, verges and porch ceilings to be lined as shown on the Drawings.

Build in the various exterior joinery frames as supplied under "Joiner". Fit sill trays, head capping and flashings, trim at sides with scribers and under the sill with a quadrant mould, all as required.

Exterior doors to be fitted on one and half pairs of 100 mm galvanised loose pin (brass) butts.

NB Refer Schedule of Exterior Finishes.

14.20 Cover in all roof and gutter areas, including all upstands, indicated on the drawings to have a butynol rubber membrane sheathing with (CPD) Construction Grade plywood with exposed surface sanded smooth and free from knots. Sheets should be fixed with 3mm gaps between all sheets and be nailed with twist shank nails punched just below the surface. Right angle internal corners shall have ex 50 x 50 triangular fillet to all corners and external corners rounded to reduce wear on and improve finish on all edges.

SCHEDULE OF MATERIALS

MATERIAL	SIZE	GRADE	REMARKS
Foundation Bottom Plates	100 x 50	Rad No 1 Tan	Bolted down
Top & Bottom Plates	100 x 50	Rad No 1 B.T.	Long lengths. Nail plate jointe
Studs	100 x 50	" " " "	600 Crs Max
Lintels	Refer Table	" " " "	
Dwangs	100 x 50	" " " "	2 or 3 Rows
Bracing			Refer Bracing Schedule
Ceiling Joists	100 x 50	Rad No 1 B.T	600 crs max span 2.3m
Ceiling Battens	40 x 25	Rad B.T.	400 Crs. 400 max Span
Rafters	150 x 50	" No 1 B.T	400 Crs 3.3m Span
"	" "	" " " "	600 Crs 2.9m Span
"	" "	" " " "	900 Crs 2.6m Span
Rafters	200 x 30	Rad No 1 B.T	600 crs max span 3.8m
Ridge Board	200 x 25	Rad merch. B.T	-
Collar Ties	" "	" " " "	1.8 crs
Roof Struts	100 x 50	Rad No 1 B.T.	As per NZS 3604

Note: All framing timbers spans, spacing and fixings to be in accordance with NZS 3604

BT - Boric treated
Tan - Tanalised

14.30

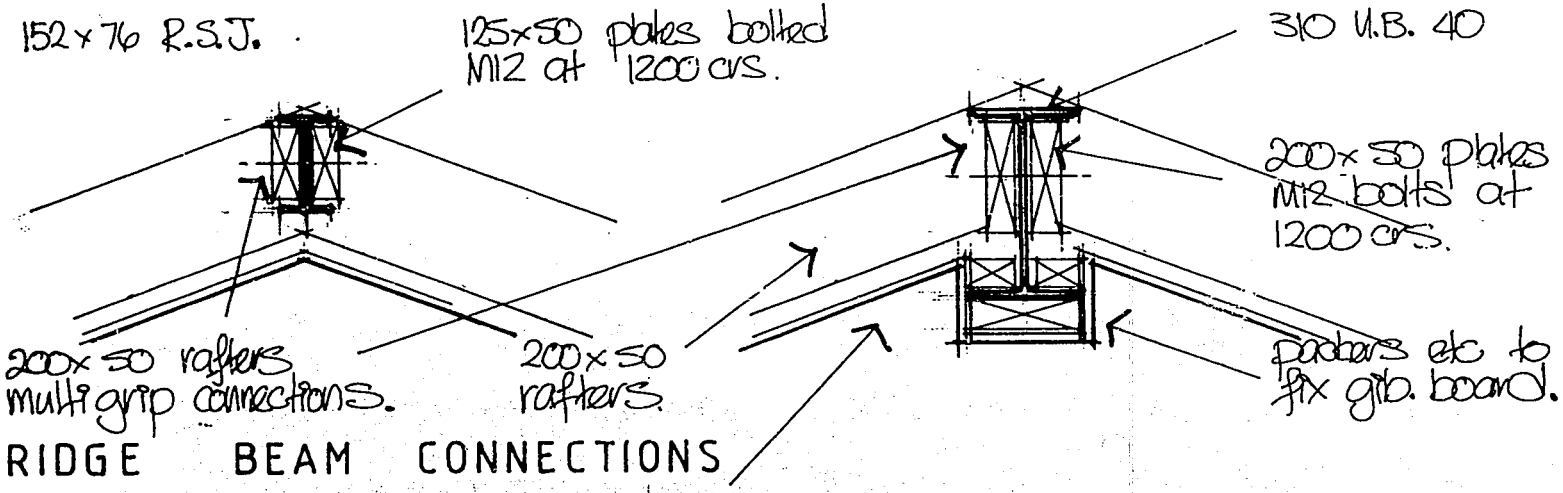
SCHEDULE OF EXTERIOR FINISHES

MATERIAL	TYPE	REMARKS
Veneer	Brick	As selected
Sheathing	Cedar	Vertical ship lap
Soffit Lining	4.5mm Hardiflex	PVC Jointers
Fascia Boards	Tan Pine	Ex 200 x 40
Barge Board	Tan Pine	Ex 250 x 40
Fascia Gutter	125 X 125 X 75	Prefinished Galvanised Iron
Roofing	Monier Tilegrun	Colour as Selected
Garage Door	As selected	Prefinished
Front Door	As selected	-

Schedule of Beams.

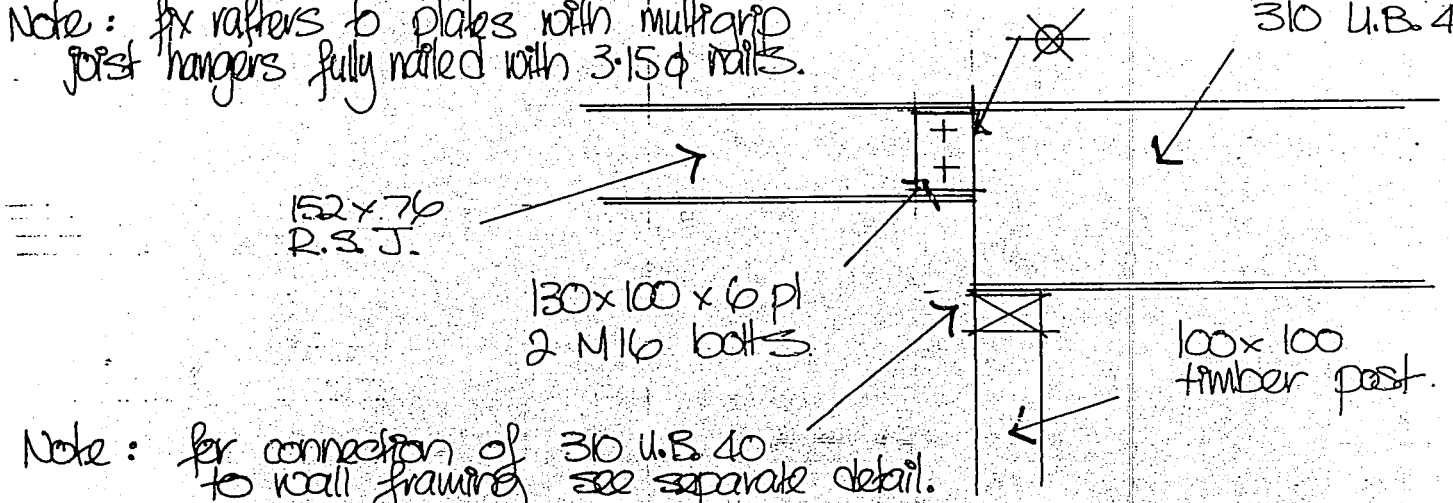
Bedroom 1.	152 × 76 R.S.J.	precamber	10mm
Lounge	310 U.B. 40	precamber	10mm
Deck	300 × 100	timber.	
Kitchen ceiling	300 × 100	timber.	
Family Room	200 U.B. 25	precamber	10mm

See beam connection details, support details and concrete pad details elsewhere.



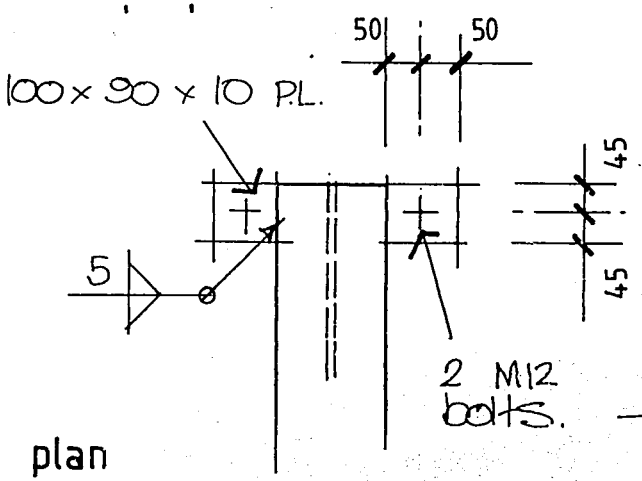
RIDGE BEAM CONNECTIONS

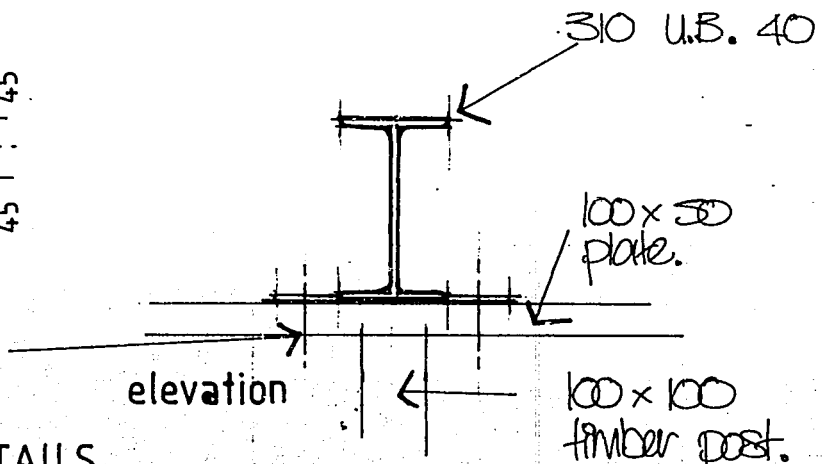
Note: fix rafters to plates with multigrip joist hangers fully nailed with 3.15ϕ nails.



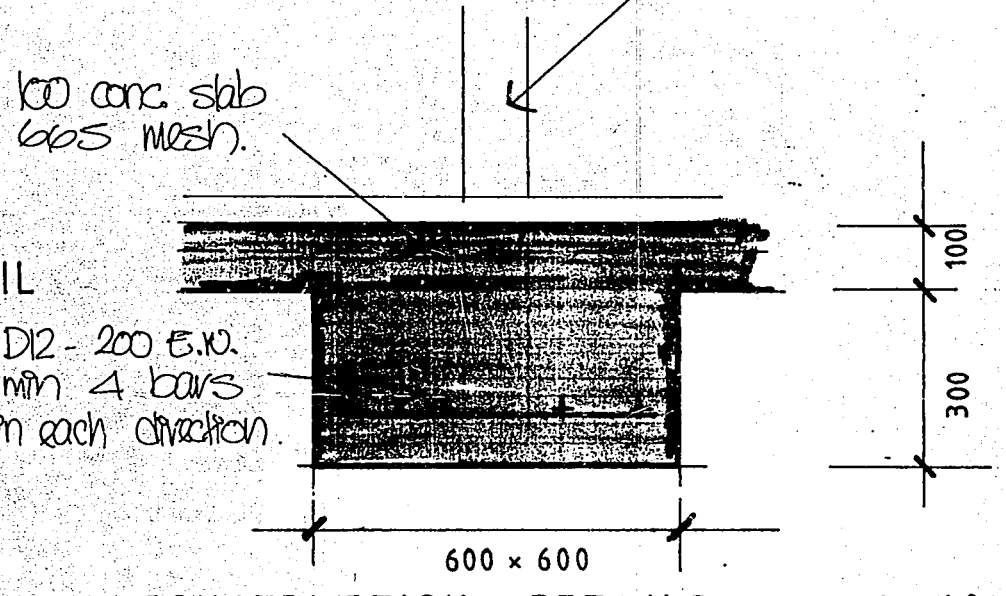
Note: for connection of 310 U.B. 40 to wall framing see separate detail.

STAFFORD HOUSE · CONSTRUCTION DETAILS 1 : 10





BEAM CONNECTION DETAILS



CONCRETE PAD DETAIL

STAFFORD HOUSE · CONSTRUCTION DETAILS 1 : 10.

14.35

Interior

Interior wall linings generally to be 9.5 mm gibraltar board sheets fixed with vertical joints and nailed with flat headed galvanised clouts, double nailed to studs and nogging. Sheets to be used as bracing panels must be nailed at 150 crs. around the perimeter with the appropriate nails.

Glue fix to manufacturer's instructions for paint quality finish. Fix proprietary metal angles at all external corners.

All joints, nail holes and other imperfections are to be stopped flush. Tape all joints for paint quality finish, whichever is applicable.

Ceiling linings generally in accordance with the above.

All other finishes to complete the Carpentry section of this Contract are to be carried out according to working drawings.

Nog for and build in the various joinery fitments as supplied under "Joiner" and trim to walls, floor and ceiling with quadrant and bevelled mouldings as required.

Nog for and build in the various fittings as supplied under "Plumber" and trim around with splash boards primed and set in mastic and other finishing trim and mouldings as required.

Interior doors are to be fitted with 1 1/2 pairs of 90 mm loose pin butts.

Skirtings to be scribed to the floor and internal corners and mitred at external angles.

Coat cupboard and wardrobes to be fitted with one shelf ex 300 mm wide fixed 1.750 m above the floor and with a 20 mm galv. pipe hanger rail under.

Linen, hot water and other cupboards to be shelved with slatted shelves ex 100 x 25 mm as directed.

Form a ceiling access door in a convenient and inconspicuous place.

Interior cont.

Cooperate with the Electrician in the building in of a meter box and the building of a switchboard recess lined with fire resistant material and trimmed around as required.

Supply and fix the sundry internal finishing mouldings and trim as required.

Cut for, attend on, and make good after all trades and provide and fix all necessary blocks for securing the work of all other trades.

All internal finishing timbers shall be sanded to remove machine marks and on completion, shall be free from all hammer marks, splits or other defects.

All nails in exposed work (interior and exterior) are to be punched.

NB Refer Schedule of Materials.

14.40

Hardware

A P.C. sum of $ has been allowed for the supply of all hardware items. Sum covers all locks, latches, cupboard catches, towel rails etc but not any gear specifically specified.

14.45

SCHEDULE OF MATERIALS

MATERIAL	SIZE	GRADE	REMARKS
Fascia/Barge	ex 200 x 40 & 250 x 40	Tan Pine	Grooved for soffit linings
Gib. Board	Varies	9.5mm	Walls & Ceilings.
Skirtings	No. 2	Customwood	12mm Bevelled (Paint Finish)
Cornice	No. 1	Customwood	12mm Bevelled (Paint Finish)
Building Paper	-	AHI Flamestop 650	-
Insulation	-	AHI Batts R 2.2	Ceilings with polythene vapour barr
	-	AHI Batts R 1.6	Walls
D.P.C.	-	0.25mm Black Polythene	Tape joints
Reinforcing mesh	665	-	-

BRACING PANELS

Type 1

Let in steel angle brace, pryde or similar, with sheet material on one face, 9.5mm gibraltor board or similar.

Type 2

Let in steel angle brace, pryde or similar, with sheet material on both sides of framing, 9.5mm gibraltor board or similar.

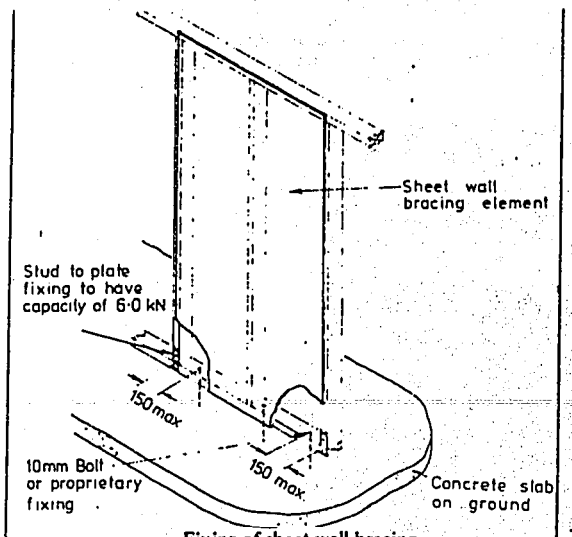
Types 8 and 9

Sheet bracing - 9mm thick customwood, 7.5mm thick plywood, 7.5mm thick hardiflex, 4.75mm thick hardboard or similar approved sheet bracing material.

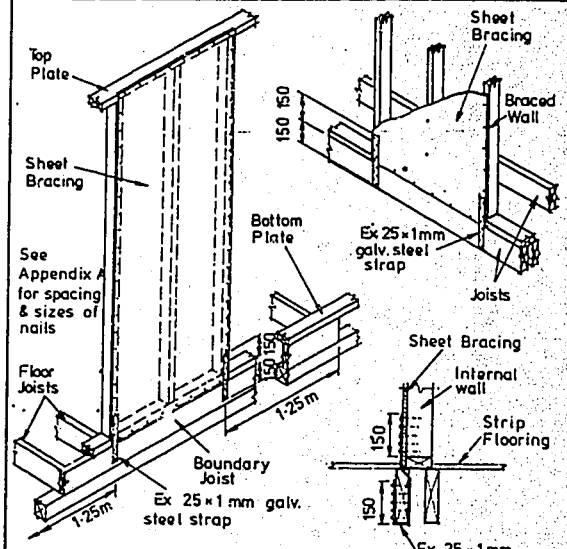
All bracing sheets to be fixed with 40 X 2.5mm flat head clouts at 150mm max. centres to sheet edges and at 300mm max. to intermediate framing members. Each end of bracing panel to have studs connected to floor joist/bearer with 25 X 1mm galv. strap with six 40 X 2.5mm flat head clouts in both stud and joist/bearer.

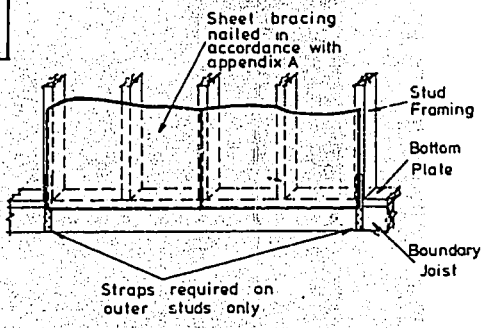
Type 10

Sheet bracing on one face fixed as for 8 and 9 sheet material on other face as for 1 and 2.

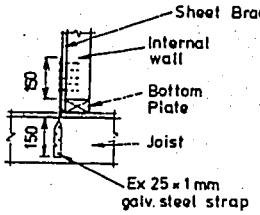


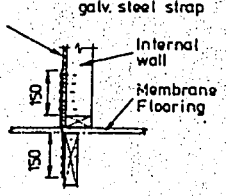
Fixing of sheet wall bracing elements to concrete slabs

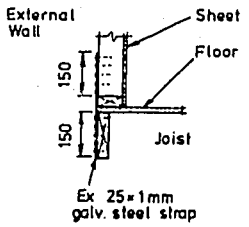


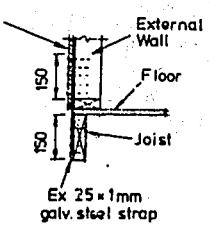


FIXING OF TWO ADJACENT SHEETS TC WALL BRACING PANEL

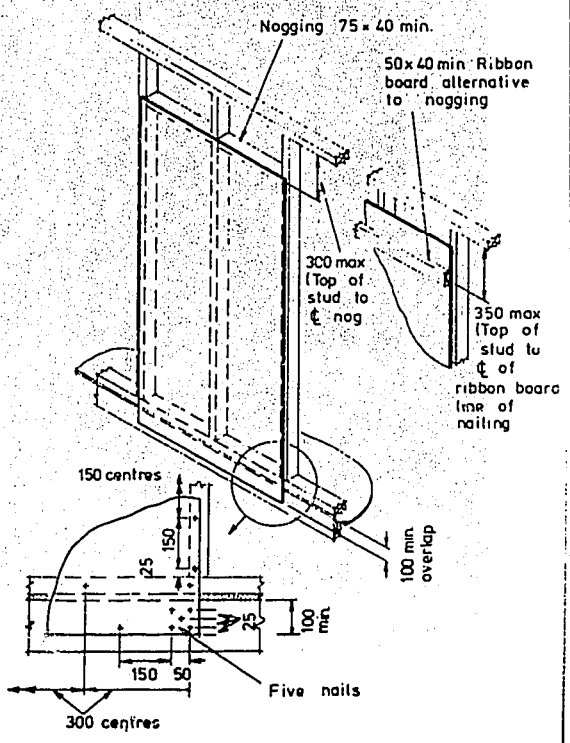








STUD STRAP DETAILS



Sheet bracing wall bracing elements

INSULATION

WALL INSULATION

All exterior wall cavities except garage walls but including walls between garage and foyer, to be tightly paked with R.1.6. fibreglass batts.

CEILING INSULATION

All ceiling spaces to be insulated with tightly packed R2.2 fibreglass batts.

All batts to be installed strictly in accordance with manufacturers instructions and recommendation.

VAPOUR BARRIER

To all sloping skillion type roof areas install between fibreglass batts and ceiling lining approved polythene vapour barrier.

SECTION 15

JOINER

15.05 Windows

Aluminium windows where detailed shall be delivered to the site, stored on edge and protected from breakages, damage plaster splashes etc. Aluminium windows to be constructed with aluminimum sections and profiles appropriately sized to suit the application, and be installed as per the manufacturer's instructions.

The windows are to be glazed with standard quality glass of appropriate weight to suit the size and situation of pane. Selected obscured glass to bathroom and WC windows as directed or scheduled later.

15.10 Doors

Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawings.

Interior doors are to be hollow core Rimu veneered prehung in either slimline or rebated frames. Frames to paint quality.

15.15 Fittings

A PC Sum of $ has been allowed to cover the supply to the site of all kitchen, laundry and bathroom joinery units and tops.

Contractor to take delivery and build in all joinery units as shown on the drawings.

SECTION 16

ROOFING

Materials

All materials shall be the best of their respective kinds, qualities and grades and shall conform to relevant NZ standard specifications and amendments.

Any material not in accordance with these requirements or the designer's approval shall be removed and replaced at the Contractor's expense.

Workmanship

The work of fixing the roofing materials and systems shall be carried out by a fixing sub-contractor approved by the manufacturer.

Workmanship of the best shall be employed throughout. Manufacturer's instructions shall be strictly adhered to. All work shall be according to best trade practice. Metal work flashings shall be done by a qualified sheetmetal worker or plumber.

Protect the work of other trades and take precautions to prevent damage to the roofing material being laid.

Inspection of Framing and Surfaces

Notwithstanding provisions in other sections of the specification, it shall be the responsibility of the roofer to see that the roof framing or surface on which his material is to be fixed is in suitable condition and is set out, framed and finished for the satisfactory completion of his work and that the principles and details used in the design will ensure a satisfactory roof during the period of guarantee.

Completion

At completion, the roofer shall clean and repair the work of other trades damaged by his operations, and shall remove from the site all rubbish related to this trade. Clean down the roof areas and remove all debris from gutters and leave the building completely weather-tight, bird proof and complete in regard to all accessories.

Scope

The work consists of supply and fixing roofing together with all flashings, barges, and cappings to roof areas indicated on the plans.

Concrete Tiles

Tile battens are to be nailed firmly to the rafters or roof trusses and spaced to suit the gauge of the tiles.

50 x 50mm selected quality battens for rafters or roof trusses at 900cm Crs or less if recommended by manufacturer.

Tiles are to be set out with a full tile at the top.

Tiles to be laid with standard laps and nailed or wired down in accordance with standard practice.

Hips and ridges to be covered with hip tiles bedded in mortar.

Parge all hips, ridges and barges with coloured mortar to suit the colour of the tiles.

Supply the owners with a guarantee for the tiles and a separate two year guarantee for the laying of the tiles.

Supply and fix prior to battening an approved roofing underlay.

SECTION 17

PLUMBER AND DRAINLAYER

17.05 General

The whole of the plumbing and drainlaying shall be done in strict accordance with the local authorities' by-laws and drains shall be laid by registered workmen only.

The plumbing contractor shall obtain all necessary permits for the work and pay all fees in connection therewith.

17.10 Exterior Work

Supply and fix all necessary flashings, lead caps, sill trays etc in conjunction with the builder to make a thoroughly watertight job.

Supply and fix spouting to all eaves, laid with even falls to 75 mm diameter downpipes or as specified. Downpipes to be sealed into stormwater drains at foot.

Valleys to be standard, galvanised, laid over building paper.

17.15 Water Services

Lay on hot and cold water services to the various fittings as shown on the drawings and to 2 hose taps positioned as directed. Hot water service to be run in copper. Cold watermay run in plastic if approved by Owners, Loan Company and Local Authority Inspector.

17.20 Fittings

Provide and set up the fittings as shown on the drawings and as scheduled and provide traps and wastes to same. Traps and wastes may be plastic if approved. See schedule for gold wastes etc. Allow PC Sum for all fittings not specifically mentioned, state type, size and amount allowed for in tender.

17.25

Drains

Stormwater drain 100 dia. PVC pipes and fittings run as shown on Plan.

Sewer drains to be 100 dia. PVC pipes and fittings with even falls and easy bends to a main connection as directed.

Provide and fix all necessary gully traps, terminal and back vents, cleaning eyes, inspection junctions and bends etc as may be necessary to comply with the local authorities' regulations.

Provide and set all drains in pea metal to depths falls etc and back fill, all in accordance with local authorities' regulations.

SECTION 21

ELECTRICAL

21.05 General

This Contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' by-laws and the electrical contractor is to obtain all permits from the supply authority, pay all fees in connection and arrange for all inspections required.

21.10 Supply

Arrange for a mains supply to be reconnected to the building. Check the conditions before tendering.

21.15 Boards

Provide and set up as required one meter board and case with all necessary equipment thereon neatly labelled.

Provide and set up a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side.

21.20 Lights

Provide and fix the lights, switches and power outlets as listed hereunder, all to be positioned by the Owners after the floor has been laid. Switch height 900 above F.F.L. to centre of switch. Provide two way switches as required.

21.25 Fittings

Allow to take delivery and install electric range wall oven and cooking hobs.

Allow to wire up the thermostatically controlled hot water cylinder element.

Allow to take delivery and install an exhaust hood.

Allow to wire up for the waste disposal unit supplied.

Allow to provide and install a selected razor outlet positioned as directed by the Owners.

Earth all metal waste pipes and metal fittings as required by the regulations.

Aerial, earth and TV aerial sockets as directed by the Owners.

SECTION 30

PAINTING

30.05 General

This Contract includes the painting and paperhanging as outlined below.

Colour schemes to owners approval.

All materials to be delivered to the job in new tins, unopened and currently useable.

Any finish specified by owners that varies from this specification will be carried out in accordance with manufacturer's specifications and recommended applications.

All work to be prepared (sanding, cleaning down) etc between coats to good trade practice.

30.10 Exterior

Trim (Fascia, Barge, Spoutings etc), Gloss enamel finish.

First Coat: Oil based primer - nail holes filled and sanded. Use metal primer when appropriate.

Second Coat: Resene Gloss Enamel undercoat in required colour.

Third Coat: Resene Super Gloss Enamel finishing coat.

Painted wall finishes - Semi-Gloss Latex

First Coat: Resene Semi Gloss Latex
Second Coat: Resene Semi Gloss Latex

Soffits, basewalls etc - Matt Latex Finish.

First Coat: Resene Matt Latex
Second Coat: Resene Matt Latex

Timber Sheating - Oil Stained Finish

First Coat: Resene Timber Stain
Second Coat: Resene Timber Stain

Painting (Cont).

30.15 Interior

Walls wallpapered. P.C. sum of $ per roll has been allowed for purchase of selected wall papers.

Walls and ceilings where shown to be painted - washable acrylic finish.

First Coat: Resene Sureseal
Second Coat: Resene Lumbersider
Third Coat: Resene Lumbersider

Ceilings and cornice to service rooms (kitchen, laundry, bathrooms Satin Enamel Finish

First Coat: Resene Sureseal
Second Coat: Resene Gloss Enamel Undercoat
Third Coat: Resene Lusta Glo Satin Enamel

Ceilings and cornice to all other areas - Matt Latex Finish.

First Coat: Resene Sureseal
Second Coat: Resene Matt Latex
Third Coat: Resene Matt Latex

Timber trim (Skirtings, door and window frames, jamb liners etc) - Satin Enamel Finish.

First Coat: Oil Based Primer - nail holes filled and sanded.

Second Coat: Resene Gloss Enamel Undercoat.

Third Coat: Resene Lusta Glo Satin Enamel.

Timber trim noted to have stain and varnish finish.

First Coat: Resene Colourwood Stain
Second Coat: Resene Semi Gloss Polyurethane
Third Coat: Resene Semi Gloss Polyurethane

489/67

11th October 1989

B L & V C Stafford Phone 85 338
2 Kent Crescent
PALMERSTON NORTH

79029 North

Palmerston North City Corporation
Private Bag
PALMERSTON NORTH

ATTENTION: CITY PLANNING DEPARTMENT

Dear Sir

We wish to make application to the Department for planning consent for a private residence at Moonshine Valley.

A detailed plan has been prepared by us to support this application and a Building Permit will be applied for within the next two weeks.

Please find attached a plan of the total area giving all details we feel you may require and also a plan from Royds Garden Ltd Consulting Engineers for our Septic Tank requirements.

Early approval to this application would be appreciated as we wish to start our home by the first week of November 1989.

Yours faithfully

B L STAFFORD

Royds Garden | Consulting Engineers & Planners

Royds Garden Limited
300 Church Street, PO Box 2033,
Palmerston North, New Zealand. Fax (063) 61-164.
Telephone (063) 74-034 & 85-572.

8186
9 October 1989

B L & V C Stafford
2 Kent Crescent
Palmerston North.

Dear Sir,

RE: B L and V C STAFFORD - MOONSHINE VALLEY
EFFLUENT TREATMENT AND DISPOSAL

Further to your request, we have completed the design of the effluent treatment and disposal bed for your Moonshine Valley property.

We have enclosed design details and information required to support your application to the Local Authority.

1. PERCOLATION RATES

The percolation test results for your property indicate a 'severe' limitation to drainage, as defined by NZS 4610:1982 and as such requires specific design.

The average percolation rate was 14mm/hr.

2. WASTEWATER PRODUCTION

The disposal bed will cater for up to 5 people.
Design daily wastewater production 750 l/day
septic tank volume 2700 l

Royds Garden

3. DISPOSAL TRENCH REQUIREMENTS

Two 30 x 1 m trenches 2 metres apart are required for effluent disposal. These are to be installed along the contour with a trench slope of not more than 1:200.

A cut-off trench is required above the trench to direct surface runoff away from the disposal area.

The disposal trenches are required to be at least 3m away from dwellings and at least 1.5m from the boundary.

The design allows for resting or alterative loading of the three beds should this be necessary for either operation or maintenance of the system.

4. EVAPOTRANSPIRATION PLANTING

The following species are suggested as suitable for planting the disposal area to aid evapotranspiration.

Trees	Elms, Willows, Birch, Euclypatus
Fringe Trees	Lemonwood (Pittosporum), MakoMako
Plants and Evergreens	Arum Lily, Flax, Geraniums (large varieties), Fushia, Rhubarb.
Grasses	Kikuyu, Paspalum, Yorkshire Fog
Ground Cover	Yellow Clover.

5. RESERVE DISPOSAL AREA

The plan shows four disposal trenches. The two lower trenches represent a 100% reserve disposal area. The reserve trenches would be constructed in the future if or when they were required.

6. CONSTRUCTION SUPERVISION

At the time of construction arrangements will need to be made between ourselves and the PNCC inspectors for inspection and supervision of construction.

Royds Garden

7. INFORMATION ENCLOSED

Site Plan
Percolation test results
Trench Details
Design calculations.

If you require any further information please do not hesitate to contact this office.

Yours faithfully,
ROYDS GARDEN LTD.,
per:

R M Shand
RMS:BHK:ss

NOTES:

1. On sloping ground install a cut off drain immediately uphill of the evapotranspiration and seepage trench.

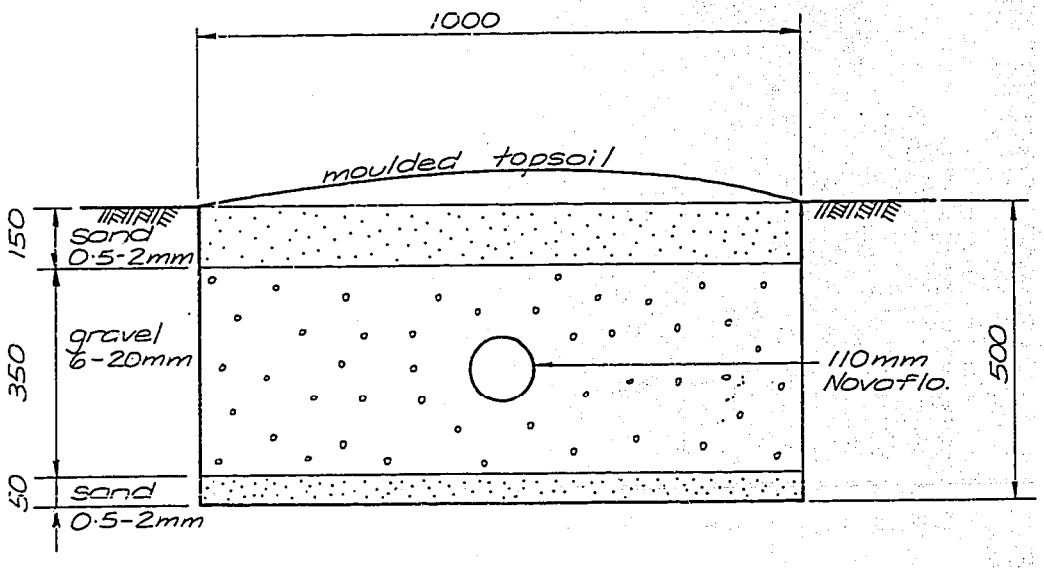
2. When excavating, ensure that the trench sides and bottom are not compacted or sealed. All surfaces should be roughened or scratched to improve percolation.

3. The perforated drainage pipe should be vented at each end and in the middle.

4. When siting the E.T.S. trench, sufficient area should be set aside to allow for duplication of the trench.

5. The trench should be installed in the higher permeability soil.

6. Drainage pipe should be laid at a grade of 1:200



SECTION
Scale 1:10

EFFLUENT DISPOSAL SYSTEM TRENCH DETAILS	RoydsGarden LIMITED Consulting Engineers & Planners CHRISTCHURCH DUNEDIN BALCLUTHA INVERCARGILL PALMERSTON NORTH GREYMOUTH.	19/5/89 G48

Royds Garden | Consulting Engineers & Planners

Project B STRATFORD | Job No. 8186
Description EFFLUENT DISPOSAL
Computed | Date 6/12/1989
Checked | Date
Ref/Dwgs | Sheet

1. Percolation Test Results Sept 89.

Hole	1	2	3	4	Hole Average
Hole 1	25	20	20	20	21
2	15	10	10	10	11
3	15	01	10	10	9

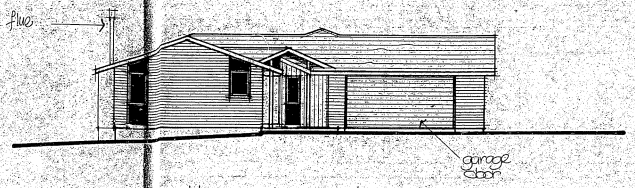
Site Average 14 mm/hour
According to NZS 4610 site has sever limitations.

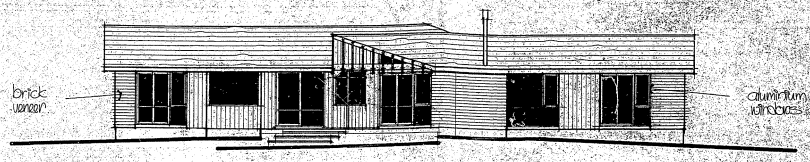
2. Waste water production.
Design allowance for one house 750l/house/day

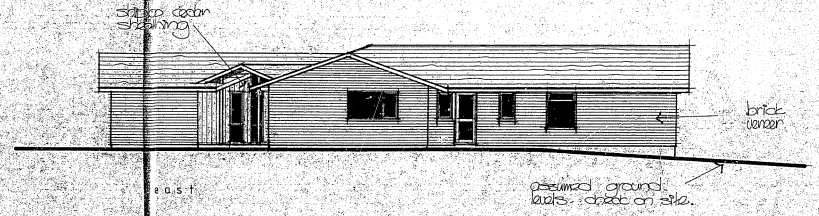
3. Disposal Area
- calculated according to Bernhart. (1973) for aerobic seepage bed
Design close rate = 10 mm/day. (10l/m²/day)
Bed area required : 75m²

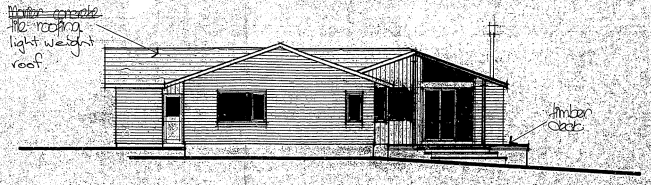
4. Trench requirements - include site loading
Trench width 1m
site loading on trench 2x 0.25
Disposal area per metre of trench = 1.5m²/m
Trench length Required 75 ÷ 1.5 = 50m long

Suggested Design Dept. 2x 30m trenches.
1m wide.

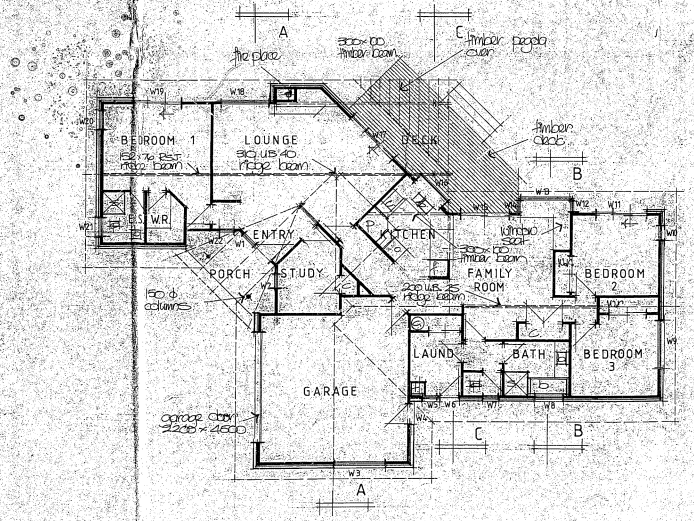






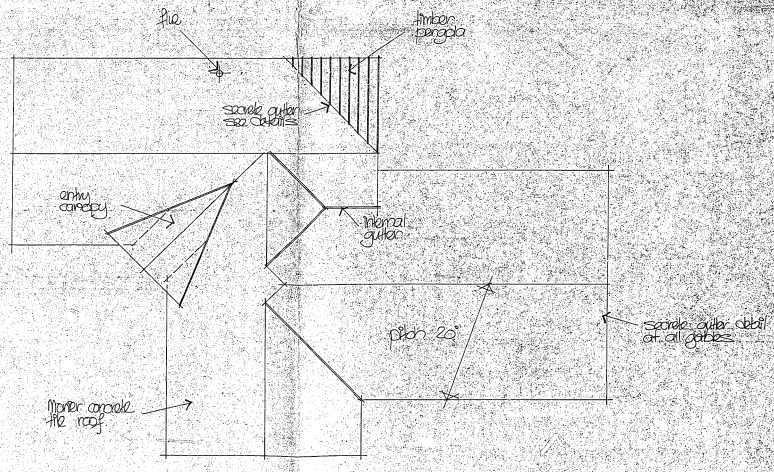


ELEVATIONS scale 1:100.



FLOOR PLAN scale 1:100.

Note: see specification for beam details, connections, pre-cambers and supporting pad details.



ROOF PLAN scale 1:100

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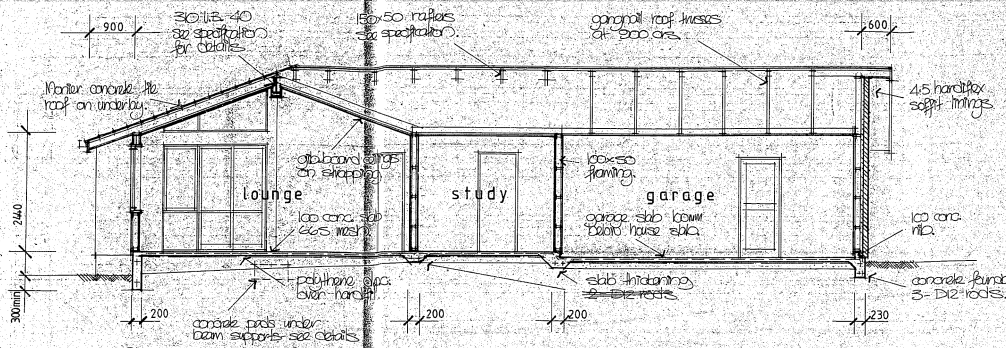
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DUCKETT CRAW
ARCHITECTURAL DESIGNERS

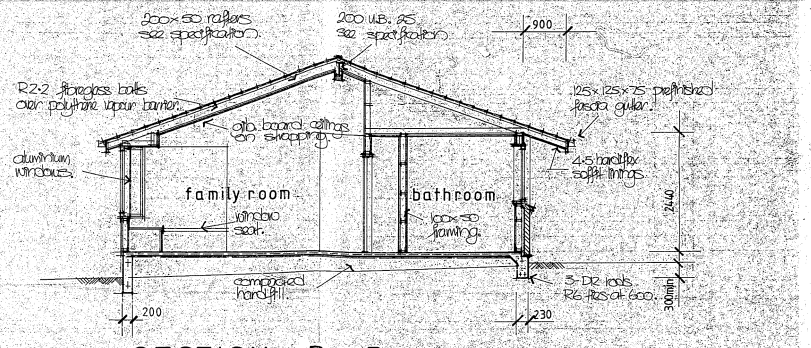
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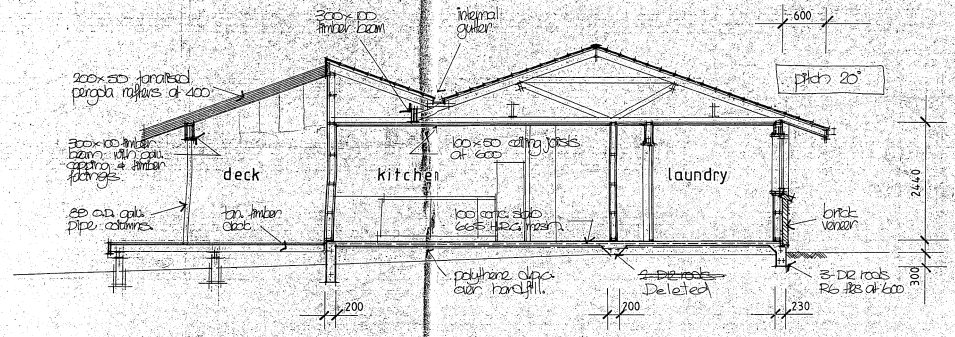
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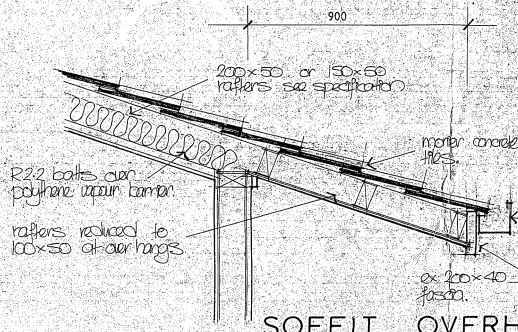
SECTION A - A scale 1:50.



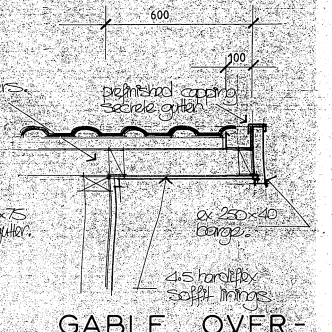
SECTION B - B scale 1:50.



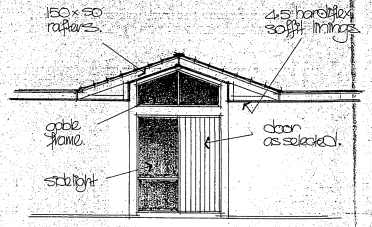
SECTION C - C scale 1:50.



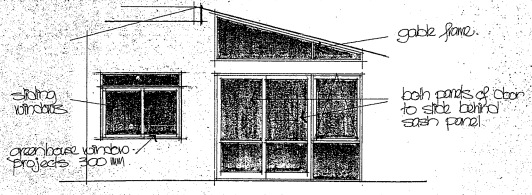
SOFFIT OVERHANG DETAIL



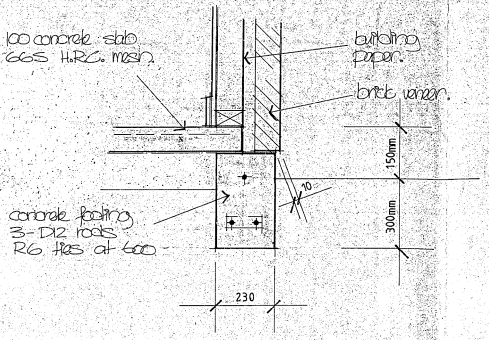
GABLE OVERHANG DETAIL



ELEVATION D
(front entry)
scale 1:50.



ELEVATION E
(deck wall true elevation)
scale 1:50.



FOOTING DETAIL scale 1:10.

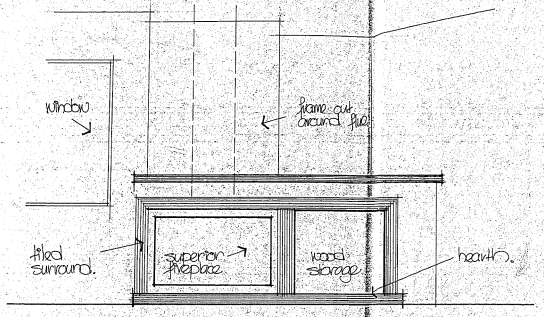
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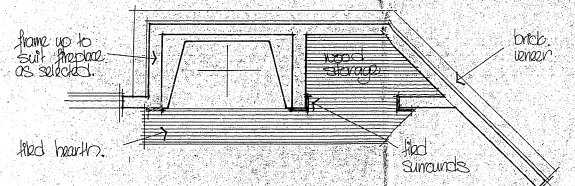
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ARCHITECTURAL DESIGNERS

october 1988.
860/2

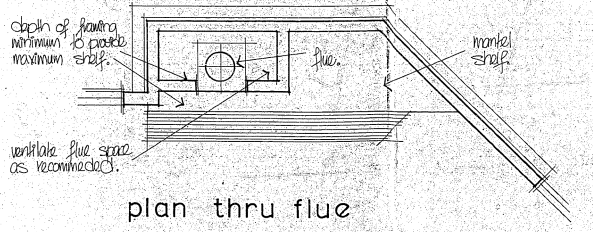
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elevation

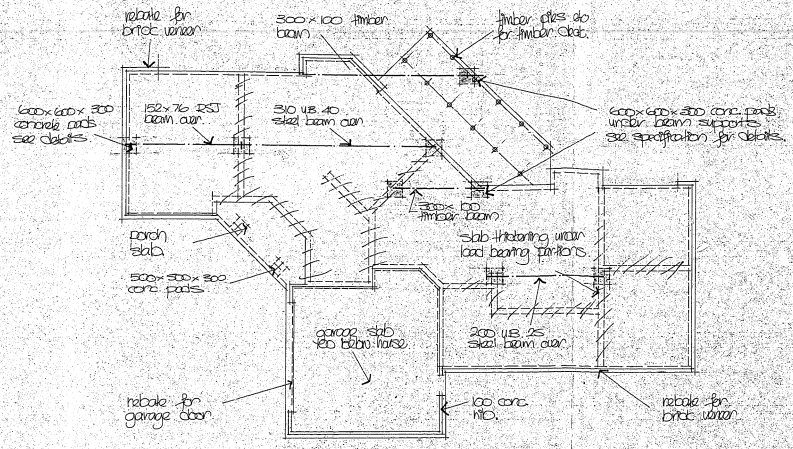


plan thru fireplace

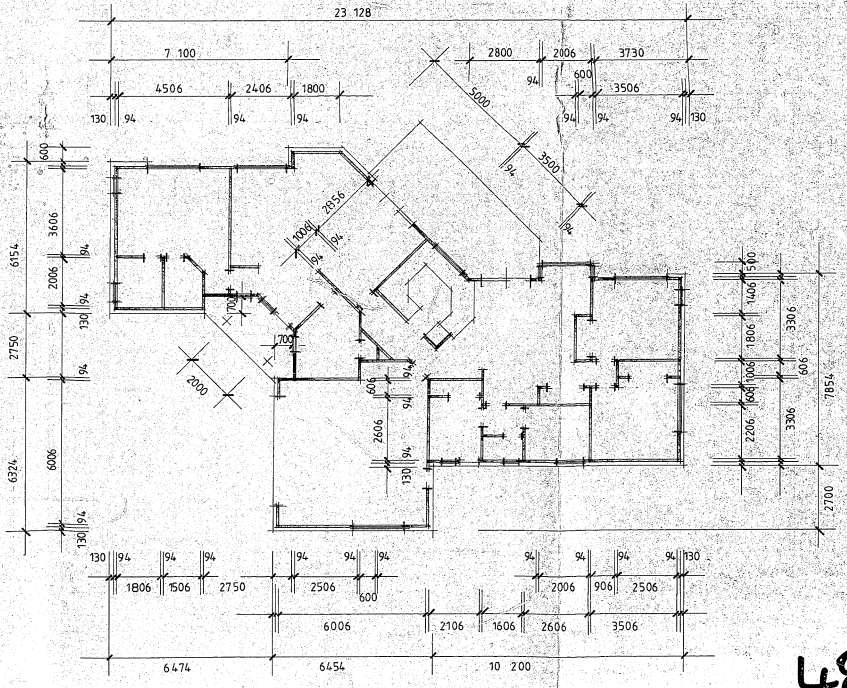


plan thru flue

FIREPLACE DETAILS scale 1:20.



FOUNDATION PLAN scale 1:100.



SETOUT PLAN scale 1:100.

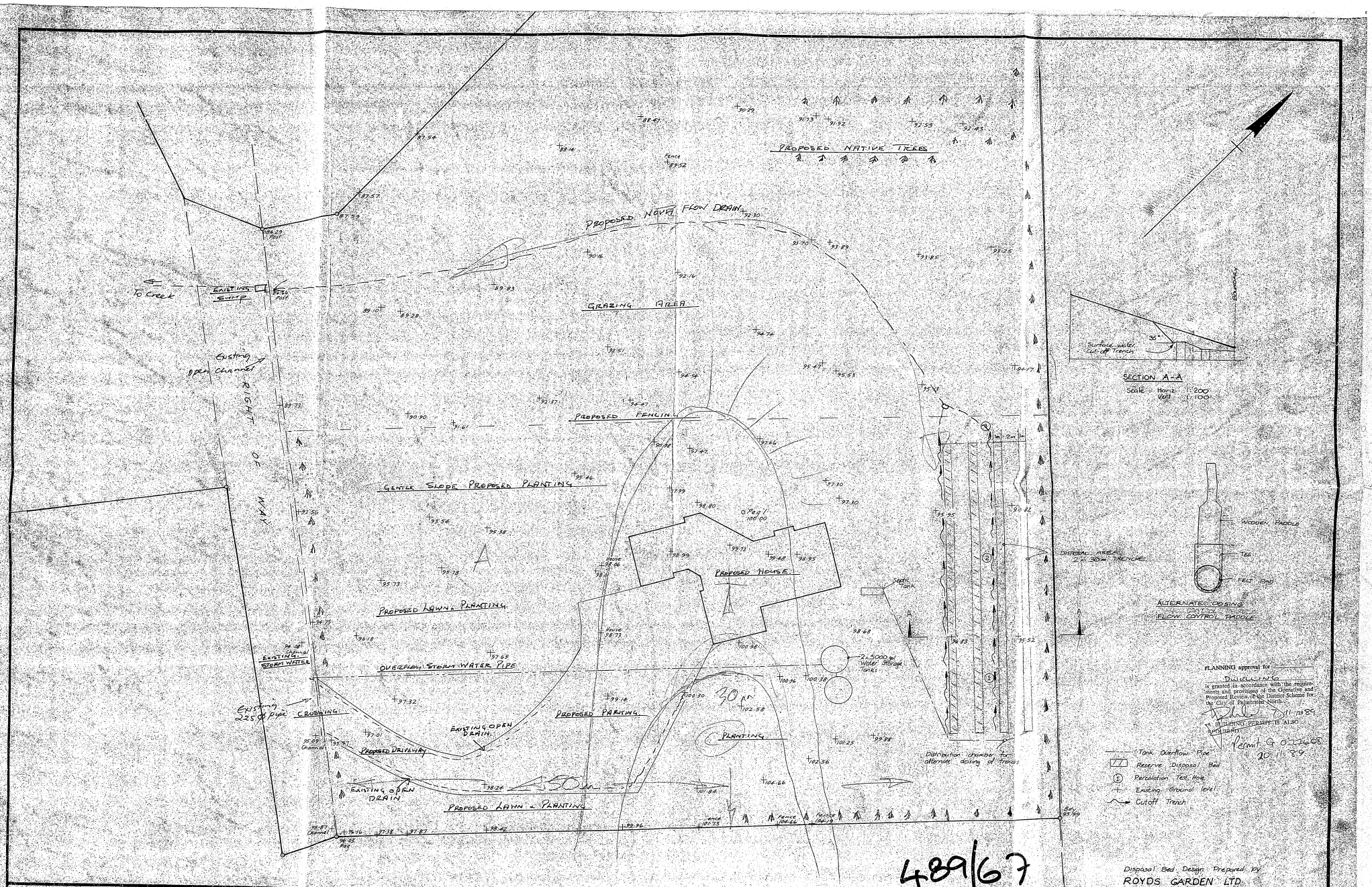
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DUCKETT CRAW ARCHITECTURAL DESIGNERS

october 1988.

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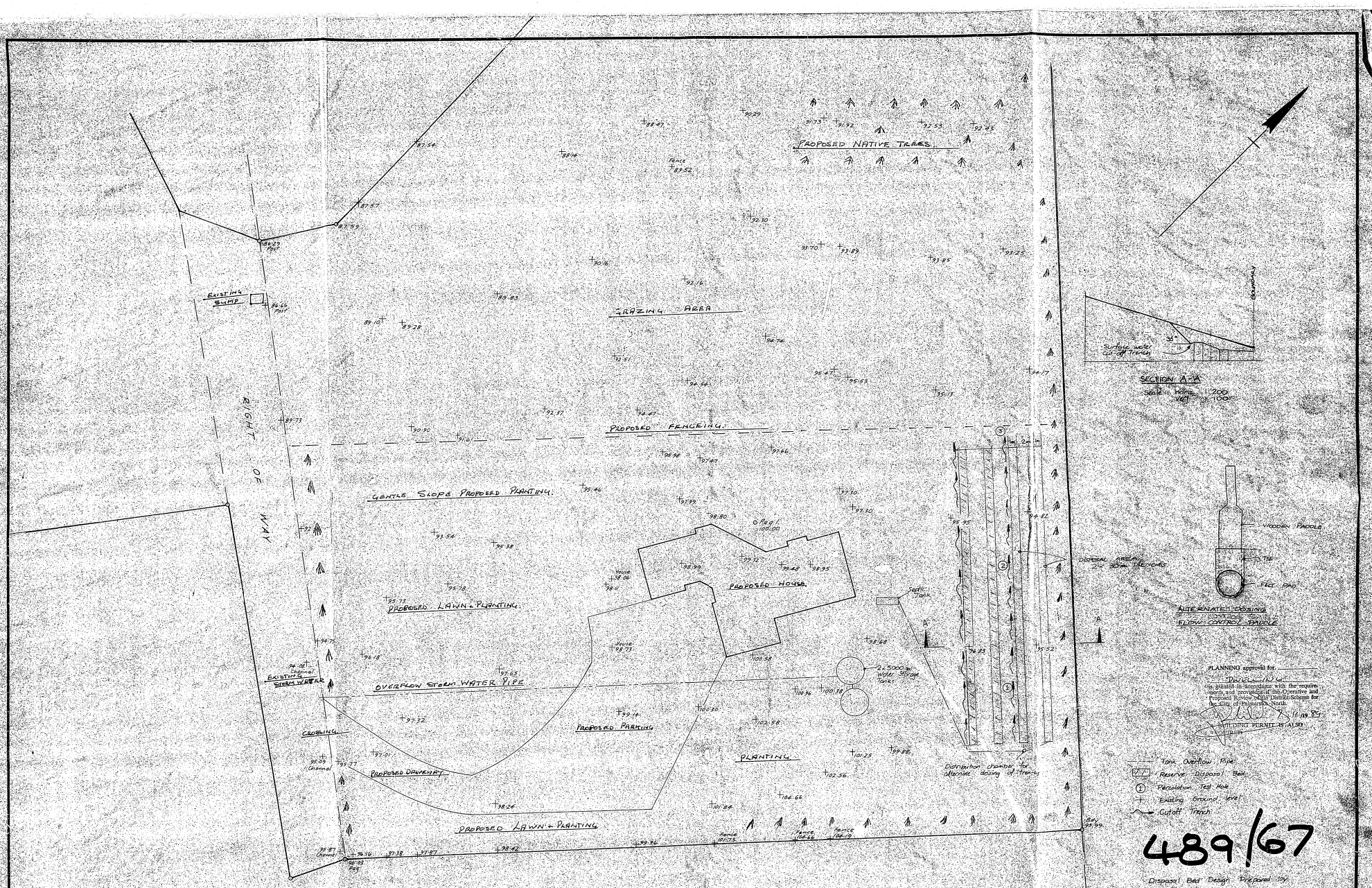
LOT 19 OF PROPOSED SUB DIVISION OF PART SECTION 220 TOWN OF FITZHERBERT AND LOT 20 D.P. 65206 PRESENTLY CONTAINED IN C/T 30A/689 WELLINGTON REGISTRY.

SITE LEVELS : B. L. & V. C. STAFFORD
MOONSHINE VALLEY.

Prepared by MOLLARD & SAWERS LTD
Registered Surveyors
Palmerston North, Feilding & Dannevirke

DRAWN N.F. Sawers	CHECKED	SCALES 1:200	SHEET 1 /
TRACED N.F. Peterson	DATE AUGUST 1989		SERIES OF 1 / REF

INCHES MICROBOX cm



PLANNING approval for _____
DWELLING
as granted is accordance with the requirements and provisions of the Operative and Proposed District Schemes for the City of Palmerston North.

_____ 19 87

BUILDING PERMIT IS ALSO

489/67

Disposal Bed Design Prepared for:
ROYDS GARDEN LTD

LOT 19 OF PROPOSED SUB DIVISION OF PART SECTION 220 TOWN OF FITZHERBERT AND LOT 20 D.P. 6206 PRESENTLY CONTAINED IN C/T 30A/689 WELLINGTON REGISTRY

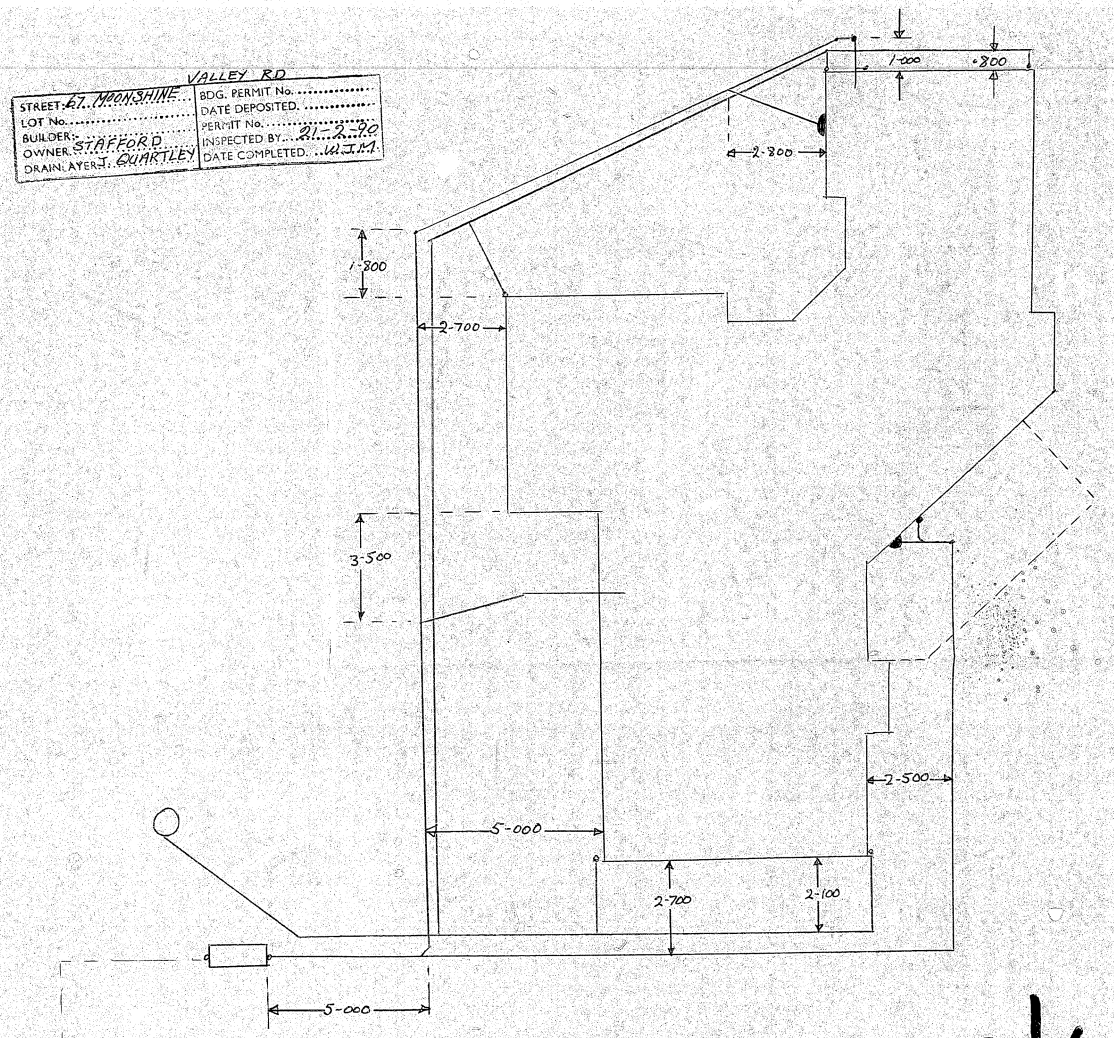
SITE LEVELS : B. L. & V. C. STAFFORD
MOONSHINE VALLEY.

Prepared by MULLARD & SAWERS LTD
Registered Surveyors
Palmerston North, Feilding & Dannevirke

DRAWN N.F. Jones	CHECKED	SCALES 1:200	SHEET 1
TRACED N.F. Peterson	DATE AUGUST 1980		SERIES OF 11
			REF.

INCHES MICROBOX cm

STREET: 47 MOONSHINE VALLEY RD	BDG. PERMIT No.
LOT No.	DATE DEPOSITED.
BUILDER:	PERMIT No.
OWNER: STAFFORD	INSPECTED BY: 21-3-70
DRAINLAYER: J. QUARTLEY	DATE COMPLETED: W.J.M.



AS PER PLAN

489/67

LP51767 6606 Zaccess 27/08

TO: PALMERSTON NORTH CITY COUNCIL

Application for ☐ PIM *(Section 30, Building Act 1991)* No. 44898

M71/63 ☐ Building Consent *(Section 33, Building Act 1991)* No. 44899

APPLICANT

Name: Champ Trust.

Mailing Address: 63 Moonshine Valley Road RD 1 P.A

ORIGINAL TO FOR SECTION AND REPLY

Contact *(Print name and position)*: Ramada Home Heating Ltd

P.O Box 4210

REC'D 14 AUG 2003

Mailing Address: 606 Tremaine Ave

Palmerston North

COPY TO

Dealer # 43649-0007

Phone: 3578675 Fax:

*Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT LOCATION

Street Address: 63 Moonshine Valley Road Hokonui Heights

PNCC

Legal Description *(as shown on Certificate of Title or Rates Notice)*

Valuation Roll Number: 14450/212.00

Lot: 19

D.P. 67306

Section

PROJECT INFORMATION

New Building ☐ Alteration ☑ Demolition ☐

Being Stage ..... of an intended ..... stages. **Estimated Value *(inclusive of GST)*** $ 2543.00

Intended Use(s) *[in detail]*: Installation of Metro Inbuilt woodfire into existing fireplace.

Floor Area (of New Building Work) ☐ Square metres

Intended Life: Indefinite but not less than 50 years ☒ Specified as N/A years

TEMPORARY VEHICLE ACCESS TO SITE

PROPOSED METHOD OF ACCESS		(Please tick one)
1.	Planks across footpath and berm	[ ]
2.	Metal across footpath and berm	[ ]
3.	Plates across footpath and berm	[ ]
4.	Other	[ ]

Applicant is responsible for any footpath, grass berm and services damage due to building activities. Any damage to footpaths, berms, etc. will be repaired by the Council and charged to the applicant. Alternatively, applicants may reinstate all damage themselves to Council standards. Approval will be required for any repairs from the Roading and Transport Unit. (Refer to Council Streetworks Officer.)

FOR COUNCIL USE

PIM JT

BC JT

Receipt Number:

2040995

Received:

/ /

☐ PLEASE SUBMIT ALL SUPPORTING DOCUMENTS IN DUPLICATE.

Name: Gavin Edwards RAMADA HOME HEATING

Position:

Signature: Gavin Edwards

Date: 08 / 08 / 03

Issued/Invoiced 19/08/03

NOTES TO APPLICANTS

1. If this application relates to the construction of a residential building, which does not comply with the District Plan Residential Zone Separation Distance Requirements and neighbours consent has been granted, this application is also deemed to be an application for a Resource Consent, the cost of which is $50.00.
2. The information in this application will be held by the Palmerston North City Council.
3. The information contained in this application will be held on a "public register" as defined by the Privacy Act 1993 and will be available for inspection and copying by members of the public in terms of the requirements of the Building Act 1991.
4. It is a mandatory requirement of the Building Act 1991 that the information required in this application be provided and the application cannot proceed unless all relevant information is provided.
5. You have a right to access to and, if necessary, correction of the information supplied in this application.

PNCC PRINT & DESIGN-15080-3.2000

25×

Fireplace Insert Spec Sheet 2003

METRO

M71/63

PRE INSTALLATION

Prior to installing your Metro insert into a masonry chimney, it is important that certain clearances and other requirements are complied with as detailed below :-.

Chimney – The chimney must be swept and checked for: -

- Cracks and general overall condition, with repairs carried out if necessary by a suitably qualified person.
- Cavity dimensions to ensure the fireplace insert will fit, it is usually necessary to remove the fire bricks from the lower chimney cavity.
- The base of the chimney cavity on which the Metro fireplace insert will rest must be level, if it is not, it should be levelled using mortar.
- If an ash removal door exists in the base of the chimney it should be sealed shut to prevent air entering the cavity.

Mantle – If a timber or combustible mantle shelf exists above the fireplace opening, it should be a minimum distance above the top of the Metro's fascia, minimum distances are:-

- Metro Hi output Insert = 460mm
- Metro Compact Insert = 400mm

If less than the above minimum specified, a deflector or heat shield will be required to be fitted under the mantle.

FLOOR PROTECTOR REQUIREMENTS

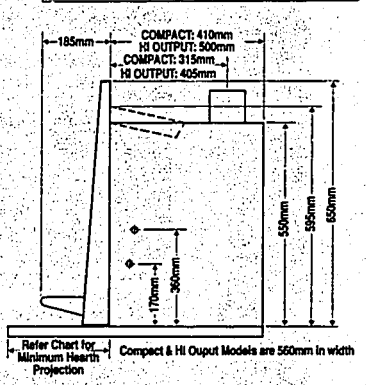
Metro fireplace insert's are designed to be installed direct onto a concrete base. A floor protector is required to project in front of the Metro and must extend a minimum of 200mm to each side of the door opening making the minimum floor protector width 825mm. The minimum floor protector projection forward of the Metro is dependant on the height of the fireplace insert above the combustible floor. The following schedule of floor protector projections is measured from behind the Metro fascia being the total floor protector depth as shown in diagram 4 below. Note, the heights specified above the combustible floor can be achieved by: -

- The thickness of the floor protector
- Or by raising the fireplace insert
- Or a combination of the two

DIAGRAM 4

Fascia Model	Base Width	Body Width
H.T & V.E Fascia	810mm	810mm
Trad Fascia	900mm	810mm

Insert Raised	Minimum Floor Protector projection and Type	
	Metro Compact	Metro Hi Output
10mm	439mm insulated	455mm insulated
15mm	425mm insulated	445mm insulated
20mm	417mm insulated	436mm insulated
25mm	403mm insulated	424mm insulated
30mm	392mm insulated	408mm insulated
35mm	381mm insulated	396mm insulated
40mm	367mm insulated	366mm insulated
41mm & above	N/A	260mm ash hearth
45mm	356mm insulated	
50mm & above	260mm insulated	



Important

Metro fireplace inserts are tested to and comply with NZS7421:1990 incorporating appendix "J" when installed in accordance with the installation and operation manual supplied with every Metro woodfire.

- A minimum flue length of 4.2 metres of 150mm diameter stainless steel flue is required.
- All flue joints must be sealed and riveted.
- Metro fireplace inserts are available with optional 3kW or 4kW wetbacks.
- Seismic restraint of the fireplace insert is required.

PIONEER
MANUFACTURING LIMITED
P.O.Box 11, Inglewood
New Zealand
Phone 06-756 6520
Fax 06-756 6540
Email: info@woodfire.co.nz
Website www.woodfire.co.nz

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M71/63

P.S.1.

PRODUCER STATEMENT APPLICATION
FOR THE INSTALLATION OF A SOLID FUEL HEATER

Applicant: I ..Gavin Edwards.. Installer No: ..1511..

a Certified Installer with the New Zealand Home Heating Association hereby apply to the
..Palmerston North City Council..
(Territorial Authority)

to install a solid fuel heating appliance for:
Customer: ..Cramp Trust..
Address: ..63 Moonshine Valley Road..
..Hokonui Heights R.D.1 P.N.T.L..

and on completion of the work furnish to the territorial authority a Producer Statement, as provided for in Section 33(5) of the Building Act 1991, certifying that the work has been carried out in accordance with the manufacturers specifications and that the Installation complies with the New Zealand Building Regulations 1992.

Certified Installer: ..Gavin Edwards.. Date: 11/08/03
Signature: ..G Edwards..

EMPLOYMENT STATUS: (complete as applicable)

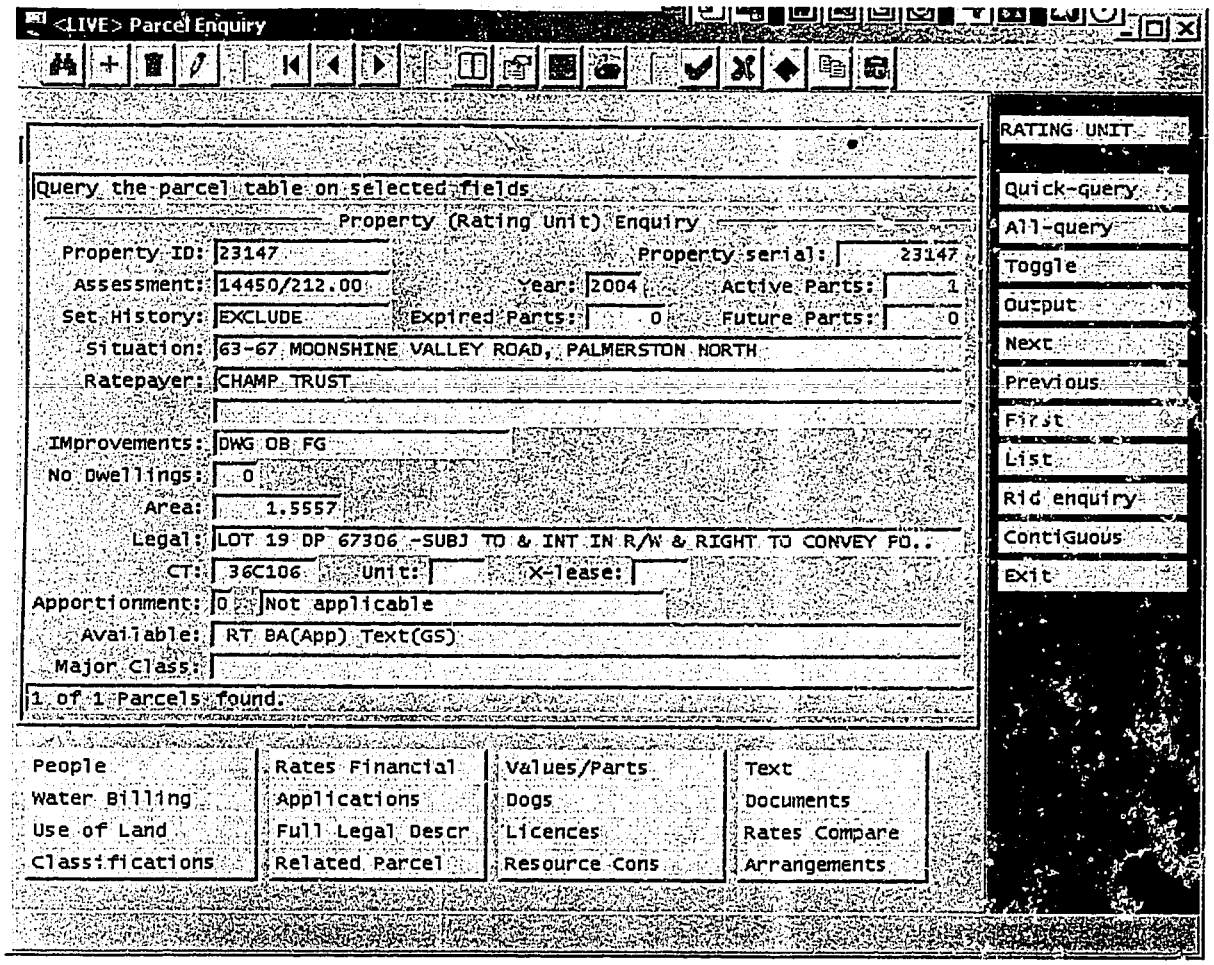
[ ] SELF EMPLOYED [✓] EMPLOYEE

Address: ..... Employers Name: .....
..... Address: Ramada Home Heating Ltd
..... P O Box 4210
606 Tremaine Ave
Palmerston North
Phone No: ..... Phone No: Dealer # 43649-0007

Note: This application must accompany the Building Consent Application.

.....

Office Use Only:
C:\WINDOWS\DESKTOP\My Documents\Trade Assoc\HEAT.INS\Precedents\PS1 Producer Statement.doc


<LIVE> Parcel Enquiry
RATING UNIT
Query the parcel table on selected fields
Property (Rating Unit) Enquiry
Property ID: 23147
Property serial: 23147
Assessment: 14450/212.00
Year: 2004
Active Parts: 1
Set History: EXCLUDE
Expired Parts: 0
Future Parts: 0
Situation: 63-67 MOONSHINE VALLEY ROAD, PALMERSTON NORTH
Ratepayer: CHAMP TRUST
IMprovements: DWG OB FG
No Dwellings: 0
Area: 1.5557
Legal: LOT 19 DP 67306 -SUBJ TO & INT IN R/W & RIGHT TO CONVEY PO..
CT: 36C106
Unit:
X-lease:
Apportionment: 0
Not applicable
Available: RT BA(App) Text(GS)
Major Class:
1 of 1 Parcels found.
Quick-query
All-query
Toggle
Output
Next
Previous
First
List
Rid enquiry
Contiguous
Exit
People
Water Billing
Use of Land
Classifications
Rates Financial
Applications
Full Legal Descr
Related Parcel
Values/Parts
Dogs
Licences
Resource Cons
Text
Documents
Rates Compare
Arrangements

M71/63

25×

M71/63

Building Consent No:44899
Section 35, Building Act 1991

Name: CHAMP TRUST
Mailing Address: 63 MOONSHINE VALLEY ROAD, HOKONUI HEIGHTS RD 1, PALMERSTON NORTH
Contact: RAMADA HOME HEATING
Phone: (06)357 8675

The project is for Ancillary Work
Intended Use(s): INSTALLATION OF INBUILT WOODFIRE
Intended life: Specified as years
Value of Work: $2,543.00

Street Address: 63 MOONSHINE VALLEY ROAD, PALMERSTON NORTH
Assessment No:
Legal: LOT 19 DP 67306

Council's charges for this Building Consent are: $83.10

THIS BUILDING CONSENT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS

1: THE FOLLOWING APPLIES TO THIS CONSENT:-

INBUILT FIRES:-

- All work shall be carried out in accordance with NZS 7421 (1990) and the Manufacturer's specifications.

- The following conditions must be met prior to a Council Inspection taking place:-

1)That an approved barrier be installed where the ceiling space contains loosefill insulation.

The following inspection are required:

M71/63

a)Pre-installation (checking of existing firebox and chimney)

b)Final

Smoke alarms are required to be installed in the building, in accordance with the following:

- Smoke alarms must be located on the escape routes on all levels within the household unit.
- On levels containing sleeping spaces, the smoke alarms shall be located either:

  a) in every sleeping space, or
  b) within three metres of every sleeping space door. In this case, the smoke alarm must be audible to sleeping occupants on the other side of the closed door.

- Smoke alarms must be installed on or near the ceiling in accordance with AS 1670.6 and the manufacturers instructions.

2: The following inspections are MANDATORY, failure to notify the Palmerston North City Council Building Services Section of any of the required inspections will result in a Notice to Rectify being issued.

Building - Final

NOTES TO THE OWNER AND PERSONS UNDERTAKING THE BUILDING WORK

- Your Building Consent incorporates a number of prepaid inspections.
- Should it be necessary to carry out any additional inspections or there is a requirement to repeat any inspection, the owner will be charged for the additional inspection or repeat inspection at a rate of $77.50 (GST INC) per inspection.
- Upon completion of all building work necessary to comply with the Building Code, the owner is required to apply to the Palmerston North City Council for a Code Compliance Certificate using the Building Work Completion Advice form provided.

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M71/63

Project Information Memcrandum No:44898
Section 31, Building Act 1991

Name: CHAMP TRUST
Mailing Address: 63 MOONSHINE VALLEY ROAD, HOKONUI HEIGHTS RD 1, PALMERSTON NORTH
Contact: RAMADA HOME HEATING
Phone: (06)357 8675

The project is for Ancillary Work
Intended Use(s): INSTALLATION OF INBUILT WOODFIRE
Intended life: Specified as years
Value of Work: $2,543.00

Street Address: 63 MOONSHINE VALLEY ROAD, PALMERSTON NORTH
Assessment No:
Legal: LOT 19 DP 67306

Council's charges for this Project Memorandum are: $16.90

1: This Project Information Memorandum is:

- Confirmation that the proposed building work may be undertaken, subject to any requirements of the Building Consent - Attached.

Signed for and on behalf of the Council:

Name:

Signed: ..... Date: ../../..

THIS IS NOT A PIM: 44898

P.N.C.C
(Territorial Authority)

BUILDING CONSENT NO: P.S.2

BUILDINGREGULATIONCLAUSE

M71/63

PRODUCER STATEMENT - CONSTRUCTION

ISSUED BY: Gavin Edwards Installer No: 1511
(N.Z. Home Heating Assoc. Certified Installer)

TO: CHAMP TRUST
(Owner)

IN RESPECT OF: Installation of Solid Fuel Heater

AT: 63 Moonshine Valley Road
Hokowhitu Heights R.D.1 Palmerston North
(Address)

LOT: 19 DP: 67306 SO:

..... has contracted to RAMADA HOME HEATING
(Certified Installer) (Owner/Developer)

to perform the above work as described.

I Gavin Edwards Certified Installer No. 1511 have sighted Building Consent No. 44899 and believe on reasonable grounds that the solid fuel heating appliance installation has been installed as per the above Building Consent and the Heater Manufacturers Instructions.

SIGNATURE OF CERTIFIED INSTALLER: G Edwards

DATE: 20/08/03

EMPLOYMENT STATUS

(Complete as Applicable)

RAMADA HOME HEATING

☐ SELF EMPLOYED

Address: .....

.....

Ph No: .....

☒ EMPLOYEE

Employer Name: Ramada Home Heating Ltd

Address: 606 Tremaine Avenue
PALMERSTON NORTH

Ph No: 357 8675

25×

TO: PALMERSTON NORTH CITY COUNCIL

Application for ☑ PIM *(Section 30, Building Act 1991)* 37939 No. 37938

☑ Building Consent *(Section 33, Building Act 1991)* No. 37939

APPLICANT*

Name: C/- B. K. MACDONALD THE CHAMP TRUST

Mailing Address: 63 MOONSHINE VALLEY RD

RD1 PALMERSTON NTH

Contact *(Print name and position)*: As Above.

Mailing Address: B A

Phone: 3505257 Fax:

*Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT LOCATION

Street Address: 63 MOONSHINE VALLEY RD

HOKONUI HEIGHTS RD

Legal Description *(as shown on Certificate of Title or Rates Notice)*

Valuation Roll Number: 14450/212.00

Lot: 19

D.P. 67306

Section

PROJECT INFORMATION

New Building ☐ Alteration ☑ Demolition ☐

Being Stage 1 of an intended 1 stages. **Estimated Value *(inclusive of GST)*** $4000

Intended Use(s) *[in detail]*: To close in existing entry.

Floor Area (of New Building Work) [redacted] Square metres

Intended Life: Indefinite but not less than 50 years ☑ Specified as ..... years

TEMPORARY VEHICLE ACCESS TO SITE

PROPOSED METHOD OF ACCESS		(Please tick one)
1.	Planks across footpath and berm	[ ]
2.	Metal across footpath and berm	[ ]
3.	Plates across footpath and berm	[ ]
4.	Other	[ ]

Applicant is responsible for any footpath, grass berm and services damage due to building activities. Any damage to footpaths, berms, etc. will be repaired by the Council and charged to the applicant. Alternatively, applicants may reinstate all damage themselves to Council standards. Approval will be required for any repairs from the Roading and Transport Unit. (Refer to Council Streetworks Officer.)

FOR COUNCIL USE

PIM S 3

BC S 3

Receipt Number: 1813187/1813672

Received: 6/5/02

☐ PLEASE SUBMIT ALL SUPPORTING DOCUMENTS IN DUPLICATE.

Name: B.K. MACDONALD Position: For: The Champ Trust

Signature: [signature] Date: 06/05/02

NOTES TO APPLICANTS

1. If this application relates to the construction of a residential building, which does not comply with the District Plan Residential Zone Separation Distance Requirements and neighbours consent has been granted, this application is also deemed to be an application for a Resource Consent, the cost of which is $50.00.
2. The information in this application will be held by the Palmerston North City Council.
3. The information contained in this application will be held on a "public register" as defined by the Privacy Act 1993 and will be available for inspection and copying by members of the public in terms of the requirements of the Building Act 1991.
4. It is a mandatory requirement of the Building Act 1991 that the information required in this application be provided and the application cannot proceed unless all relevant information is provided.
5. You have a right to access to and, if necessary, correction of the information supplied in this application.

PNCC PRINT & DESIGN-15080-3.2000

PALMERSTON NORTH CITY COUNCIL

Private Bag 11034, Manawatu Mail Centre, Palmerston North 4442, New Zealand P 64 6 356 8199 W www.pncc.govt.nz

Code Compliance Certificate
For Building Consent: 37939
Section 95, Building Act 2004

37939

The Building

Street Address of building:	63 MOONSHINE VALLEY ROAD PALMERSTON NORTH
Legal Description of land where building is located:	LOT 19 DP67306
Current, lawfully established use:	CLOSE IN EXISTING ENTRY DOOR
Year first constructed:	

The Owner

Name of owner:	CHAMP TRUST
Mailing Address:	63 MOONSHINE VALLEY ROAD HOKONUI HEIGHTS RD 1 PALMERSTON NORTH 5301
Street address/registered office:	
Phone number:	
Facsimile number:	
Email address:	
Website:	

Building Work

Building Consent number:	37939
Issued By:	PALMERSTON NORTH CITY COUNCIL

37939

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

(a) the building work complies with the building consent.

Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: $0.00

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

Signature: 

Position: **PRINCIPAL / SENIOR BUILDING OFFICER**

On behalf of: **PALMERSTON NORTH CITY COUNCIL**

Date: 1/02/2008

37939



37939

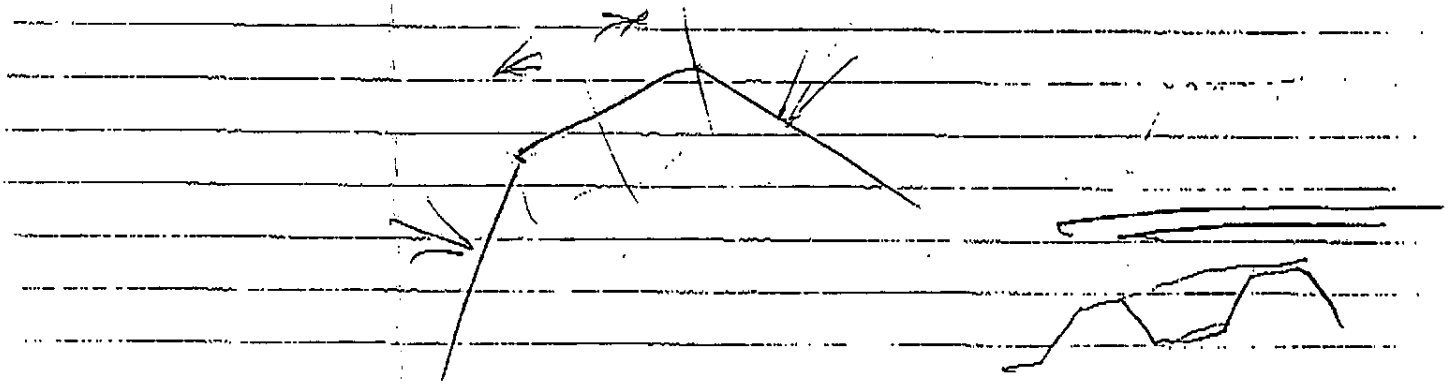
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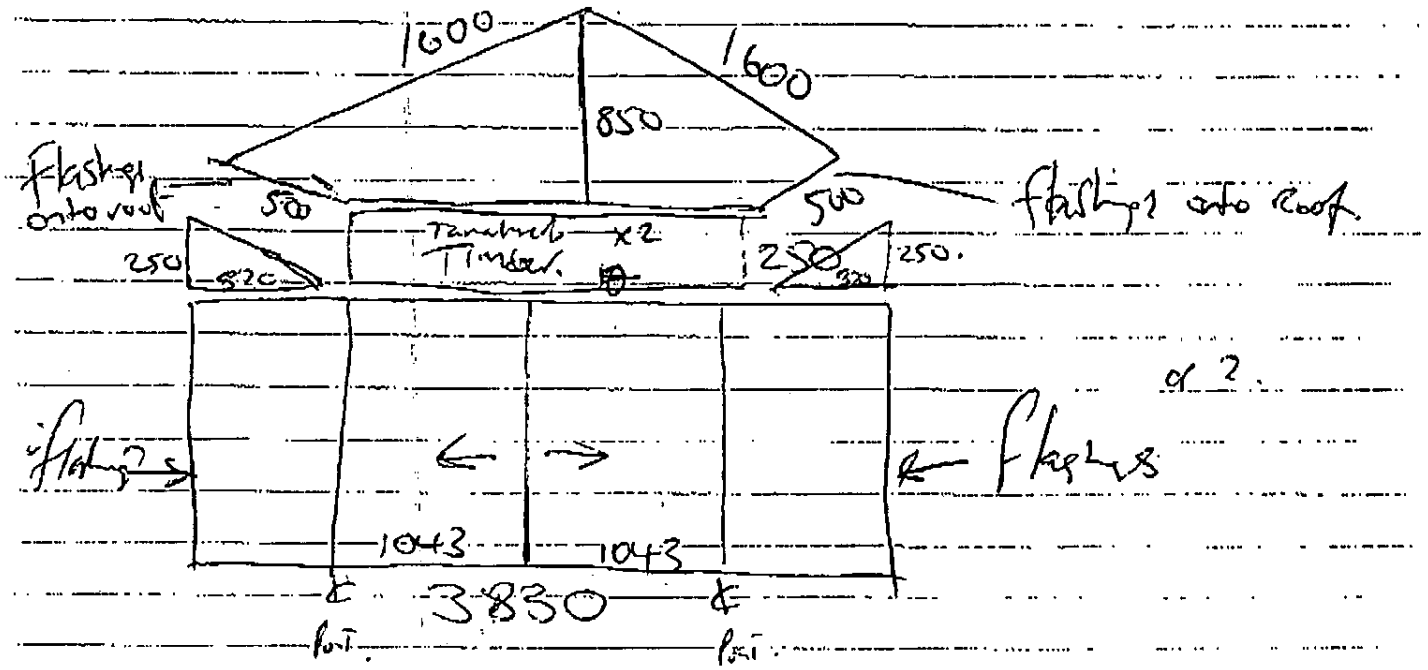
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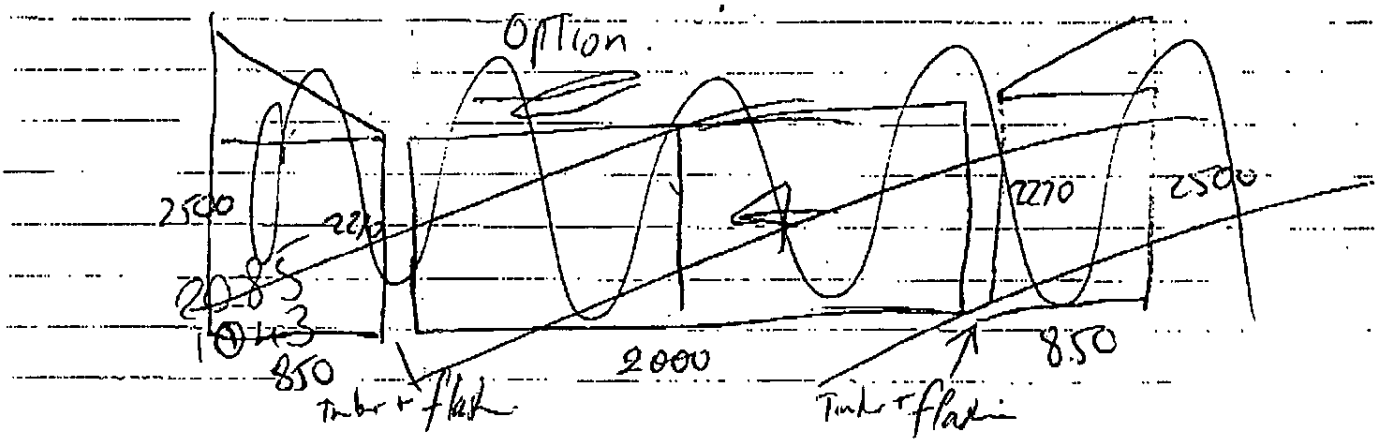
Duralloy 6071 ?

Lysaght

B. MacDonald.







37039

Altherm Aluminium (Manawatu) Ltd

No: H-M-4.
91 Keith Street
Palmerston North
Tel: 06 358 4641
Fax: 06 356 9118
Wellington: 04 568 7872
Email: mike.borren@xtra.co.nz

QUOTATION

CUSTOMER:
B. MacDonald
63 Moonshine Valley Rd.
RD1.

JOB:

GRAPHIC SYMBOLS
Ref NZS 3504
(Viewed from outside)



Supply and install joinery as per following schedule.

Lignite powdercoat.
clear glass
Standard black hardware.
Building Consent by owner.

Options. (1) - $4060 + GST Includes hook

(2) - $3921 + GST

Agreed 22/4/02

Details should be checked before placing your order. ***(NOTE: All units viewed from outside)***

I ACCEPT YOUR QUOTATION AS ABOVE . . .

SIGNED ..... DATE .....

Barry Templeton
p.p. Altherm Aluminium (Manawatu) Ltd

DELIVERY REQUEST ..... DATE 16-4-02

For conditions of supply see reverse

N.B: ALL GOODS REMAIN THE PROPERTY OF THE ABOVE COMPANY UNTIL PAID IN FULL.

17-APR-02 WED 15:30 ALTHERM ALUMINIUM FAX NO. 06 3569118 P. 2

37939

H-M-4.

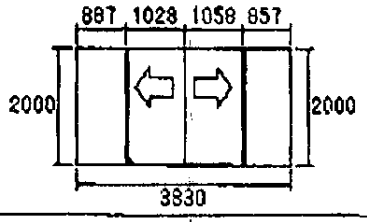
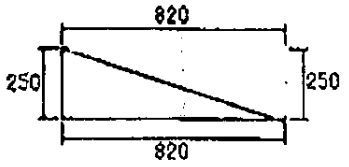
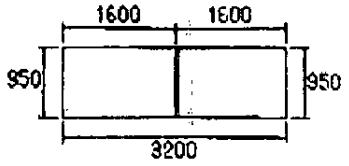
DATE QUOTED :17/04/02	QUOTE No:14067	PAGE: 1

ATTN:B MACDONALD
63 MOONSHINE VALLEY RD
RD 1

SITE: Option 1.

ALTHERM ALUMINIUM (MANAWATU) LTD
91 KEITH STREET
PALMERSTON NORTH

PHONE No.:06 358 4641
FAX No.:06 356 9118

ITEM	DESCRIPTION	QTY	
1		1	
	 COLOR:POWDERCOAT 3 GLASS:CLEAR HIGH WIND LINER:NO LINERS FRAME:SL DOOR 4800 SIZE : 2000 x 3830		BELOW 500 to FL DOOR UNITS
2		2	
	 COLOR:POWDERCOAT 3 GLASS:CLEAR HIGH WIND LINER:NO LINERS FRAME:WINDOW FRAME SIZE : 250 x 820		ABOVE 500 to FL
2	RAKING HEAD	1	
3	ROOF	1	
	 COLOR:POWDERCOAT 3 GLASS:CLEAR HIGH WIND LINER:NO LINERS FRAME:CHAIR FRAME4086 SIZE : 950 x 3200		ABOVE 500 to FL
3	RAKING HEAD	1	

37939

Building Consent No:37939
Section 35, Building Act 1991

Name: CHAMP TRUST
Mailing Address: C/- B K MACDONALD, 63 MOONSHINE VALLEY RD, RD 1, PALMERSTON NORTH

The project is for Ancillary Work
Intended Use(s): CLOSE IN EXISTING ENTRY DOOR
Intended life: Indefinite but not less than 50 years
Value of Work: $4,000.00

Street Address: 63-67 MOONSHINE VALLEY ROAD, PALMERSTON NORTH
Assessment No: 14450/212.00
LOT 19 DP 67306 -SUBJ TO & INT IN R/W & RIGHT TO CONVEY POWER & TELEPHONE

Council's charges for this Building Consent are: $266.75

Receipt number:	1813672	Date: 07May02	Amount:	$266.75
			Total:	$266.75

THIS BUILDING CONSENT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS:

1: THE FOLLOWING APPLIES TO THIS CONSENT:-

2: The following inspections are MANDATORY, failure to notify the Palmerston North City Council Building Services Section of any of the required inspections will result in a Notice to Rectify being issued.

Building - Final

NOTES TO THE OWNER AND PERSONS UNDERTAKING THE BUILDING WORK

- Where building work is to be undertaken to which this Building Consent relates, and is not shown in detail on the approved plans and specifications, such building work is to be completed to acceptable

building standards and ot the requirements of the New Zealand Building Code 1992.

- Your Building Conent incorporates a number of prepaid inspections. These inspections are detailed in paragraph 2 above.

- Should it be necessary to carry out any additional inspections or there is a requirement to repeat any inspection, the owner will be charged for the addiional inspection or repeat inspection at a rate of $74.50 (GST inc) per inspection.

- Upon completion of all building work necessary to comply with the Building Code, the owner is required to apply to the Palmerston North City Council for a Code Compliance Certificate using the Buidling Work Completion Advice form provided.

Signed for and on behalf of the Council:

Name: SHAYNE HARRIS PRINCIPAL BUILDING OFFICER

Signed: ..... Dated: ../../..

37939

BCA T-30y
Ver: 1
Date: 15/03/05

Inspection Checklist – Final – Minor / Internal Alteration

Address: 63 Moonshine Valley Rd Building Consent No.: 37939

Tradesperson: _____ Tradesperson: _____

Reg.No.: _____ Contact Details: _____ Reg. No.: _____ Contact Details: _____

Date: 30-1-05 Time: _____

Weather Conditions: ~~wet~~/ fine Staged/Partial Inspection: _____ ___ of ___

Item to be inspected for compliance: with the Building Act 2004; NZBC & Approved Documents Complies with approved plans & specifications	Outcome[1] Pass	N/A	Fail	Details of Inspection & Comments: Comments **must** be made for: 1. **Non-complying** Items 2. Items/work **deviates** from approved documents 3. Detail alternative solution & how compliance achieved
Advice of Completion received				~~Yes~~/No more than 2 year
Conditions of consent/site instructions read?				Yes/~~No~~
Conditions of consent actioned[2]	✓			
All required inspections passed	✓			
Electrical certificate of compliance provided		✓		
Gas certificate of compliance provided		✓		
Exterior				
Door/window facings scribers etc. sealed & painted	✓			all aluminium sealed to bricks
Hinged doors giving access to pool area - closes and latches automatically - latch/handle minimum of 1.5m from floor - no hold open devices		✓		
Sliding doors/bifolds giving access to pool area – latch/tower bolt min. 1.5m from floor		✓		
Windows giving access to pool area - windows below 1.2m fitted with limiters to restrict to max. 100mm		✓		
Venting				
All venting ducts exiting envelope		✓		
Interior				
All work complete		✓		
Paint & sealing of interior complete		✓		all existing
Safety glazing window seats, hinged doors, low level glass		✓		
Windows glazing checked (recycled windows)		✓		
Fire place				
Clearances checked		✓		
Restraint fixings		✓		
Chimney/flue height in relation to surrounding ridges & roof		✓		
Window opening restrictors (windows lower than 750mm from floor)				
Ground floor windows		✓		
Upper level windows		✓		
Kitchen				
Painting & sealing of kitchen complete		✓		
Seal around bench complete		✓		
Splash protection around sink complete		✓		
Range hood vents to the exterior of the building		✓		
Bathroom/Ensuite				
Wall paint & sealing complete		✓		
Impervious floor seal complete		✓		
Flexible seal to floor wall junctions (tiles)		✓		
Branded safety glazing identified		✓		
Seal around vanity, bath & shower		✓		
Splash protection complete		✓		

37939

Inspection Checklist – Minor / Internal Alteration

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents Complies with approved plans & specifications	Outcome[1] Pass	N/A	Fail	Details of Inspection & Comments: Comments **must** be made for: 1. **Non-complying** Items 2. Items/work **deviates** from approved documents 3. Detail alternative solution & how compliance achieved
Ventilation		✓		
Toilet				
Wall paint & sealing complete		✓		
Impervious floor seal complete		✓		
Flexible seal to floor wall junctions (tiles)		✓		
Pan secured to floor		✓		
Seal around toilet		✓		
Seal around handbasin complete		✓		
Splash protection complete		✓		
Ventilation		✓		
Ceiling space				
Insulation installed as per manufacturer's specifications		✓		
Insulation away from downlights & flues		✓		
Fan vent ducts connected		✓		
Laundry				
Wall paint & sealing complete		✓		
Impervious floor sealed & complete		✓		
Flexible seal to floor wall junctions (tiles)		✓		
Seal around tub		✓		
Splash protection complete		✓		
Ventilation		✓		
Smoke alarms				all existing
Operational				
Hush facility				
Manufactured to an approved standard				
Located as per plans				

Notes[3]:

Amended plans required?	~~Yes~~/No	**Officer:** Ted Barr, Building Officer
Amended specifications required?	~~Yes~~/No	
Reinspection required?	~~Yes~~/No	**Signed:** Ted. Barr
Site instruction/NTF issued?	~~Yes~~/No	
Minor/internal alteration inspection passed?	Yes/~~No~~	**Date:** 30 JAN 2008

[1] Pass = Compliance with approved plans & documentation, N/A = Not applicable to this project, Fail = Non-compliance with approved plans & documentation.
[2] Verification required e.g. Engineer Certificates, Producer Statements, compaction reports, warranties, surveyors certificates etc.
[3] Note any additional information, such as: cast in fixings, timber, etc.

Inspection Checklist – Project File Sign Off

Address: 63 Moonshine Valley Rd Building Consent No.: 37939

Item to be inspected for completion: Complies with the NZ Building Code at the date of inspection	Yes	N/A	No	Details of Inspection & Comments: Comments must be made for Non-complying Items
Plumbing & Drainage Officer				
'As laid' Drainage plans been drawn?		✓		
All the P&D conditions of the consent been signed off?		✓		
All plans been updated or amendments received?		✓		
Number of pans				Number:
Inspections carried out match amount charged?		✓		
Plumbing & Drainage items signed off: ~~Yes / No~~ **Date:** **Plumbing & Drainage Signature:**		✓		
Building Officer				
All plans been updated & amendments received?		✓		
All Producer statements 'Construction' / 'Construction Review' been received as required in Condition of Building Consent?		✓		
All energy certificates been received?		✓		
Specified systems list been received?		✓		
Compliance Schedule (CS)& Compliance Schedule Statement (CSS) required?		✓		
Existing Compliance Schedule been amended?		✓		
Vehicle crossing comply?		✓		Existing rural
Footpath and vehicle crossing photos been deleted from files?		✓		
Footpath deposit to be refunded?		✓		
Inspections carried out match amount charged?	✓			
Property Issues forms been completed and registered?		✓		
Section 72, 75 or Memo of Encumbrance Certificates registered	✓	✓		
All conditions of the consent been signed off?	✓			
All files been purged?	✓			
Planning Officer				
Planning officer been informed if this work is a relocate?		✓		Planners name:
Swimming pool administration officer				
Swimming pool administration officer been advised?		✓		
Building items signed off: Yes / ~~No~~ **Date:** 30 JAN 2008 **Building Officer Signature:** T. a. Barr				Ted Barr Building Officer

Item to be inspected for completion:	Yes	N/A	No	Details of Inspection & Comments: Comments must be made for Non-complying Items
Administration Officer				
Any changes to the street address? (check on City View)			✓	
File been amended if street address has changed?	✓	✓		
All inspections been billed?	✓			
All bonds been refunded?		✓		
Development Contribution paid?		✓		
All fees been paid?	✓			
Does the building require Compliance Schedule (CS)& Compliance Schedule Statement (CSS)(see Building Officer comments above)		✓		
Administration items signed off:	(Yes) / No			**Date:** 31-1-08
Administration Officer Name: Vickian Bell	**Administration Officer Signature:** V. Bell			
CCC issued?	(Yes) / No			**Date:** 31-1-08

JH 37939

PLANNING/SUBDVNS:	NAME: 37938	DATE:
	OK Planning CA 10-5-2002	
		TIME:
BUILDING	NAME:	DATE:
PIM:		
BC:	OK	
	DM	
P & D - WASTEWATER	NAME:	DATE:
		TIME:
STREETS	NAME:	DATE:
		TIME:
STRUCTURAL	NAME:	DATE:
		TIME:
HEALTH/DANG GOODS	NAME:	DATE:
		TIME:

SCANNED
5 - MAR 2008

PIM NUMBER	BUILDING CONSENT NUMBER
37938	37939

PROJECT TYPE DUE DATE 21/05/02

Front Door

PROJECT ADDRESS
63 Moonshine Valley Rd

'macDonald'

APPLICATION NUMBER _____ ADDRESS _____

DATE: 6-5

OFFICER: CEN

TYPE	CODE	V/G NO	AMOUNT
PIM		6357/221	$ 62 50
B/C		5303/863	$ 248 75
INSTANT (BLUE)		6378/221	$
RESOURCE (ORANGE)		6368/221	$
RELOCATE FOOTPATH BOND		5164/8632	$
~~OTHERS~~ micro			$ 18 00
			$ 329 25

A ☐	BUILD/FOUNDATION	H ☐	BUILD/EXT CLADDING
B ☐	PLUMB/PRESLAB/SUB FL	I ☐	PLUMB/STORMWATER
C ☐	BUILD/PRESLAB/SUB FL	J ☐	PLUMB/SEWER
D ☐	BUILD/STRUCTURAL	K ☐	BUILD/FINAL
E ☐	PLUMB/PRELINE	L ☐	PLUMB/FINAL
F ☐	BUILD/PRELINE	M ☐	PLUMB/EFFL/SYSTEM
G ☐	BUILD/POSTLINE	N ☐	VEHICLE CROSSING

	HRS	MINS		HRS	MINS
TAKING IN APPLICATION			HEALTH/DANG GOODS		
ADMIN LOADING			VEHICLE CROSSING		
PLANNING			BUILDING ADMIN		
BUILDING					
P & D					
			TOTAL		

LEVIES:	BIA	@ $ 0.65 / $1000.0	$	
	BRANZ	@ $ 1.00 / $1000.0	$	
CODE COMPLIANCE CERTIFICATE		@ $ 37.25	$	
BUILDING INSPECTIONS		@ $ 74.50 / Insp	$	
MICROFILM CHARGE	Base Rate 7 Copies	@ $ 2.00 / copy	$ 14	00
	x A3	@ $ 3.50 ea	$	
	x A4	@ $ 2.00 ea	$	
PROCESSING $74.50hr		@ $ 1.242 / min	$	
VEHICLE CROSSINGS		@ $ 74.50 / Insp	$	
LEGAL FEE	SECT 36/37 etc		$	
PRODUCER STATEMENT		@ $ 37.25	$	
COMPLIANCE SCHEDULE		@ $ 74.50	$	
COMPLIANCE SCHEDULE (Amendment only)		@ $ 37.25	$	
FOOTHPATH BOND		@ $200.00	$	
STRUCTURAL CHECKING		@ $ 96.00 / hr	$	
	SUB TOTAL		$	
JOB INVOICE NUMBER	PIM INVOICE		$	
	TOTAL TO PAY		$	

BUILDING CERTIFIERS ONLY

PIM FEE		As per fee schedule	$	
BUILDING CONSENT LODGEMENT FEE		@ $137.25	$	
VEHICLE CROSSING INSPECTION		@ $ 74.50	$	
LEVIES	BRANZ	@ $1.00 / $1000.00	$	
	BIA	@ $0.65 / $1000.00	$	
MICROFILM CHARGE	Base Rate 5 Copies	@ $2.00 / Copy	$ 10	00
	x A3	@ $3.50 EA		
	x A4	@ $2.00 EA	$	
BLUE INSTANT RESOURCE CONSENT		@ $50.00	$	
RESOURCE CONSENT (ORANGE)		@ $100.00 DEPOSIT	$	
STRUCTURAL/LEGAL			$	
	TOTAL TO PAY		$	

Plans Located in: ❒ Blue Folder ❒ Codafile ❒ Plan Drawer Nº:

Project File Cover Sheet

045837

Building Category(R1-3) (C1-3)	Building Officer Responsible	FOH Received Date
R1	RES	11/1/17

NZFS DRU Input Required? Y / N

LAND ADMIN	Name:	Date:	Completed:	Y	N
PLANNING/SUBDVN	Name:	Date:	Completed:	Y	N
			PK		
			LS		
CLAIMS MANAGEMENT			In Progress:		
Does this consent require a:					
Section 72 YES NO	Section 75 YES NO		Completed:		
Memorandum of Encumberance YES NO					
SITE VISIT:	Name:	Date:	Completed:	Y	N
BUILDING PIM:	Name:	Date:	Completed:	Y	N
BUILDING BC:	Name:	Date:	Completed:	Y	N
COMPLIANCE SCHED:	Name:	Date:	Completed:	Y	N
Existing ☐ New ☐ Amended ☐			CS #:		
Added:			CS Admin:	Y	N
P&D WASTEWATER	Name: NDM	Date: 31/1/17	Completed:	(Y)	N
CITY NETWORKS	Name:	Date:	Completed:	Y	N
STRUCTURAL	Name:	Date:	Completed:	Y	N
HEALTH/HSNO	Name:	Date:	Completed:	Y	N

Restricted Building Work

Trade LBP classes required:

N/a ☐
Carpentry ❒
External Plastering ❒
Bricklaying ❒
Blocklaying ❒
Foundation ❒
Roofing ❒

Trade LBP classes provided:

N/a ☐
Carpentry ❒
External Plastering ❒
Bricklaying ❒
Blocklaying ❒
Foundation ❒
Roofing ❒

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Address for Inspection Checklists to be sent to: N/a ☐

Name:

Address:

Email:

PROJECT DESCRIPTION

SEPTIC TANK UPGRADE

Site Folder

Cityview Map	
Site Plan	
Drainage Plan	
Copy of PIM	
Copy of B/C	

Project Number	PIM Number	VC number
45837		

PROJECT ADDRESS

63 MOONSHINE VALLEY

Provisional Due Date

10/2/17

W pncc.govt.nz | E info@pncc.govt.nz | P +64 6 356 8199 | Private Bag 11034, The Square, Palmerston North, New Zealand

PALMERSTON NORTH CITY COUNCIL

Code Compliance Certificate

Section 95, Building Act 2004

045837

The Building

Street address of building:	63 MOONSHINE VALLEY ROAD, PALMERSTON NORTH
Legal description of land where building is located:	LOT 19 DP 67306
Level/unit number:	
Current, lawfully established, use:	RESIDENTIAL DWELLING
Year first constructed:	1990

045837

The Owner

Name of owner:	MACDONALD, BARRIE KEITH
Mailing address:	63 MOONSHINE VALLEY ROAD RD 1 PALMERSTON NORTH 4471
Phone number	Landline: 06 3533421
Email address:	barrie.macdonald@xtra.co.nz

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

Contact person:	WRIGHT TANKS
Mailing address:	PO BOX 4777 PALMERSTON NORTH
Phone number	Landline: 0800 253273 Mobile: 021505198
Email address:	office@wrighttanks.co.nz

Building Work

Building Consent Number	45837
Project Description:	SEPTIC TANK UPGRADE
Issued by:	PALMERSTON NORTH CITY COUNCIL

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent.

045837

Signature: 

Name: Leigh Sage

Position: Head of Building Services

On behalf of: **PALMERSTON NORTH CITY COUNCIL**

Date: - 7 FEB 2019

045837

APPLICATION FOR CODE COMPLIANCE CERTIFICATE (Form 6)

RECEIVED
28 JAN 2019
BY: 45837

Section 92. Building Act 2004.

1. What is the Building Consent? *Complete this field*

Building consent number:	45837
Issued by:(name of building consent authority)	Palmerston North City Council.

2. Who owns the building? *Complete all fields, using N/A if a field is not applicable*

Owner name:	Barrie Macdonald	Title: e.g. Mr, Mrs, Ms, Dr	
Contact person:			
Owner mailing address:	63 Moonshine Valley Road, RD1 Palmerston North 4471.		
Street address / registered office:	as above.		
Owner email address:	barrie.macdonald@xtra.co.nz		
Owner contact numbers:	Ph: 06 3533421.	Cell:	

Indicate which of the following Proof of Ownership documents is attached to your application. Your documents **must** be less that **3** months old.

☐	Copy of Certificate of Title	☐	Copy of Lease Agreement	☐	Agreement for Sale & Purchase	☐	Other document showing full name of legal owner

Are you using an Agent?	☑	Yes	☐	No	*If Yes, please also complete the following*		
Who is the first point of contact for further correspondence?					☐	Agent	☑ Owner
Agent name:	Wright Tanks Ltd						
Agent email:	office@wright-tanks.co.nz						
Agent contact numbers:	Ph: 0800 255 273			Cell: 021 505 198			
Agent mailing address:	PO Box 4777, Palmerston North.						
Relationship to owner:	drainlayer / wastewater designer.						

3. When was the building work completed? *Complete this field*

All building work to be carried out under the building consent specified on this form was completed on:	*dd /mm / yyyy* 09/02/2017

4. Who completed the building work? *Complete all fields on each line. You will need to complete one line for each building practitioner. Use a separate sheet if necessary.*

The licensed building practitioner(s) who carried out/supervised the restricted building work is/are:

Name:	Licensing class:	LBP or registration number:	Work carried out / supervised:
Andrew Wright	drainlayer	23958	install new wastewater tank.

045837

45837

RECEIVED
28 JAN 2019

Name:	Licensing class:	LBP or registration number:	Work carried out / supervised:

Tradespeople who carried out building work other than restricted building work are as follows:

Name:	Address:	Contact number:	Registration number:

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

Protec 5 wastewater treatment plant.

5. Declaration

☑ I understand that this application may *only* be made with the owner's approval. *Please tick to indicate your agreement.*

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004. The code compliance certificate should be sent to:

☑ Owner ☐ Agent ☐ Owner address as per Section 2 ☐ Agent address as per Section 2

Name:	Andrew Wright.
Signature:	
Date:	28/1/2019

You can add a digital signature to this document, either using Adobe or your existing digital signature.

Once you have filled out the form, including signatures, please save the application to your computer. You can then submit the application with supporting documentation to your local Council.

If you are unsure about what information to include in your application, a guidance document is available (**click here**).

6. Have you attached all required documents?

You are required to provide all the necessary documents to support your application. This includes (but is not limited to) the following sections:

- *Memorandum of Licensed Building Practitioners – Record of Work (for each type of building work completed)*
- *Certificates relating to energy work*
- *Evidence that specified systems are capable of performing to the performance standards set out in the building consent (if changed from the building consent)*
- *Other documents from personnel who carried out the work.*

Refer to your building consent approval letter for a full list of documents required to support your Code Compliance Certificate application.

045837

W pncc.govt.nz | E info@pncc.govt.nz | P +64 6 356 8199 | Private Bag 11034, The Square, Palmerston North, New Zealand

PALMERSTON NORTH CITY COUNCIL

Building Consent No: 45837
Section 51, Building Act 2004

38617 0658/34

The Building

Street Address of building:	63 MOONSHINE VALLEY ROAD PALMERSTON NORTH
Legal Description of land where building is located:	LOT 19 DP 67306
Building Name:	N/A
Location of Building within site/block number:	N/A
Level/unit number	GROUND

The Owner

Name of owner:	MACDONALD, BARRIE KEITH
Mailing Address:	63 MOONSHINE VALLEY ROAD RD 1 PALMERSTON NORTH 4471
First point of contact for communications with the building consent authority:	WRIGHT TANKS
Mailing Address:	1623 RONGOTEA ROAD RD 5 PALMERSTON NORTH 4475
Phone number:	day 0064 06 3536157
Facsimile number:	
Email address:	Andrew@wrighttanks.co.nz

Building Work

The following building work is authorised by this building consent:

Project: SEPTIC TANK UPGRADE

Intended Use: RESIDENTIAL

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;

BUILDING ACT 2004, SECTION 90:

Inspections by Building Consent Authorities

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

(a) land on which building work is being or is proposed to be carried out; and

(b) building work that has been or is being carried out on or off the building site; and

(c) any building.

INSPECTIONS

THE FOLLOWING INSPECTIONS ARE REQUIRED TO BE CARRIED OUT BY PALMERSTON NORTH CITY COUNCIL TO DEMONSTRATE COMPLIANCE:

Code	Detail	Date	Name/ Signature	Pass/ Fail
T30T	1 x DRAINAGE			
T30V	1 x FINAL - PLUMBING			

PLEASE CONTACT PALMERSTON NORTH CITY COUNCIL ON OUR DIRECT INSPECTION LINE: 06 352 8777 TO ARRANGE AN INSPECTION.

NOTE: IT IS THE APPLICANTS RESPONSIBILITY TO ENSURE ALL INSPECTIONS ARE CARRIED OUT. FURTHER INSPECTIONS MAY INCUR ADDITIONAL COST AT TIME OF CODE COMPLIANCE CERTIFICATE ISSUE.

Code Compliance Certificate

Upon completion of your building work and all required inspections, please apply for a Code Compliance Certificate (within 2 years of this building consent being granted) by submitting a completed application form which is available on the Council website or at the Customer Service Centre.

COMPLIANCE SCHEDULE

A compliance schedule is not required for the building.

Signature: 

Name: **NEVILLE MUDGWAY**

Position: **SENIOR BUILDING OFFICER P&D**

On behalf of: **PALMERSTON NORTH CITY COUNCIL**

Date: **31 JANUARY 2017**

APPENDIX TO BUILDING CONSENT # 45837, 63 MOONSHINE VALLEY ROAD PALMERSTON NORTH.

ADVISORY NOTES:

Building

PLUMBERS ACT:

The Plumbers, Gasfitters and Drainlayers Act 2006 requires that only Certifying Drainlayers may undertake drainage work and that only Certifying Plumbers may undertake plumbing work.

SEPTIC TANK:

The septic tank should be pumped out and capped off, filled or removed after connection to the new services.

BC 45837

45837

APPLICATION FOR BUILDING CONSENT

1. WHAT ARE YOU APPLYING FOR? *Tick all applicable*

- ☑ Building Consent
- ☐ Amendment to Building Consent[2]
- ☐ Staged Building Consent[2]
- ☐ Project Information Memo (PIM)[1]
- ☐ Building Consent using a National Multiple-Use Approval ('MultiProof')[3]

[2] Please enter existing building consent number below:
45837

[3] Please enter National Multiple-Use Approval number below:

[1] For PIM applications complete Sections 1 to 7, and 13 only. Follow instructions as per section.

2. WHAT BUILDING WORK ARE YOU DOING?

Residential	*Tick all applicable* *If your building work is not listed, tick **Other** and provide details*	
☐ New detached dwelling	☐ New multi-residential dwelling (more than 2 household units)	☐ Plumbing works
☐ Major alterations/additions – any work that **includes** altering or attaching to the exterior of a building	☐ Minor alterations – any internal work that does **not include** altering the exterior of the building	☐ New solid fuel burner
☐ Garage/detached carport	☑ Other (*please provide details below)*	
septic tank upgrade		

Commercial/Industrial	*Tick all applicable* *If your building work is not listed, tick **Other** and provide details*	
☐ New commercial/industrial building	☐ Major alterations/additions – any work that **includes** altering or attaching to the exterior of a building	☐ Seismic Strengthening
☐ Minor alterations – any internal work that does **not include** altering the exterior of the building	☐ Internal fit-out only (including plumbing and ventilation)	☐ Other (*please provide details below)*

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3. WHERE IS THE BUILDING WORK? *Complete all fields, enter N/A where not applicable*

What is the street address? *No street address? State nearest street intersection and distance/direction from that intersection.	63 Marshmie Valley Road Palmerston North.			
Legal description:	LOT: 19		DP: 67306	
Building Name				
Location of building within site/block including near street access:				
Does the building or site have any cultural or heritage significance, or is it a Marae?			☐ Yes	☑ No
Provide details				
Is the subdivision of an existing site involved?			☐ Yes	☑ No
If a subdivision is proposed and you have not yet received a s224 certificate, the application will also need to provide any relevant information stating legal description as at the date of application and, if subdivision is proposed, include details of the relevant resource consent number and any proposed lot number.				
If Yes, complete the following:	Resource Consent No.			
	Proposed LOT No.			

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4. WHO OWNS THE BUILDING OR LAND? *Complete all fields*

Owner name:	Barrie Macdonald.	Title: e.g. Mr, Mrs, Ms, Dr	MR
Owner email address:	barrie.macdonald@xtra.co.nz.		
Owner contact number:	021 525 840		
Owner mailing address:	As above.		

Indicate which of the following Proof of Ownership documents is attached to your application
Your document **must** be less than **3** months old

☑ Copy of Certificate of Title	☐ Copy of Lease Agreement	☐ Agreement for Sale and Purchase	☐ Other document showing full name of legal owner

Are you using an Agent?	☑ Yes	☐ No	*If Yes, please also complete the following*
Who is the first point of contact for further correspondence?		☑ Agent	☐ Owner
Who is the first point of contact for invoicing?		☑ Agent	☐ Owner
Agent name:	Andrew Wright	Title: e.g. Mr, Mrs, Ms, Dr	MR.
Agent email:	andrew@wrightlanks.co.nz		

Agent contact number:	021 505 198
Agent mailing address:	po Box 4777 Palmerston North 4442.

5. WHO'S INVOLVED IN THE BUILD? *Complete all fields per line, or select N/A where not applicable*

Role	Name	Registration		Contact Number	Email
Designer	Andrew Wright	LBP	23958	021 505 198	andrew@wrightbuilders.co.nz
Architect	n/a	NZRAB			
Structural Engineer	n/a	CPENG			

6. WHAT ARE THE SPECIFICS OF THE SITE? *Complete all fields, or enter N/A if not applicable*

What is the wind zone?					
☐ Low	☐ Medium	☑ High	☐ Very High	☐ Extra High	☐ Specific Design *State value below*

What is the exposure zone?	☑ Low (B)	☐ Medium (C)	☐ High/Sea spray (D)

Does the proposed building work cover two or more allotments?	☐ Yes	☑ No	☐ N/A
Are there public drains on the site?	☐ Yes	☑ No	☐ N/A
Is the site subject to natural or created hazards such as erosion, subsidence, flooding, slips, cut and fill or contamination?	☐ Yes	☑ No	☐ N/A
Are there any alterations to land contours (e.g. earthworks)?	☐ Yes	☑ No	☐ N/A
Are there new or altered connections to public utilities?	☐ Yes	☑ No	☐ N/A
Are there new or altered locations and/or external dimensions of buildings?	☐ Yes	☑ No	☐ N/A
Is there new or altered access for vehicles?	☐ Yes	☑ No	☐ N/A
Is the building work over or adjacent to any road or public place?	☐ Yes	☑ No	☐ N/A
Does the building work involve the disposal of ~~storm-water~~ or wastewater?	☑ Yes	☐ No	☐ N/A
Is the building work over any existing drains or sewers or in close proximity to wells or water mains?	☐ Yes	☑ No	☐ N/A

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Are there any other matters known to the applicant that may require authorisation from the territorial authority?	☐ Yes	☑ No	☐ N/A
If Yes, please provide a summary here			

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7. WHAT ARE THE DETAILS OF THE BUILDING WORK? *Complete all fields, or enter N/A if not applicable*

Provide a full description of the building work: *E.g. 4-bedroom dwelling with multiple cladding types and attached garage*	see plans attached Septic Tank Upgrade

Estimated value of the building work (including GST):	$	14 000
What is the intended life of the building?	☐ 50+ years	☐ Limited Life
If Limited Life, please indicate the intended life of the building		years
Have you discussed this project with Council prior to applying?	☐ Yes	☑ No
Does the project include Restricted Building Work?	☐ Yes	☑ No
Are you applying for Owner/Builder exemption to complete the Restricted Building Work?	☐ Yes	☐ No

If Yes, please complete and attach the Statutory Declaration as to Owner Builder *form*
If No, please complete and attach the Memorandum from Licensed Building Practitioner – Certificate of Design Work *form for each type of building work being undertaken*

Total number of floor levels:	1	Levels below ground:	
Current floor area:		Proposed new floor area:	

If you are making alterations to an existing dwelling, please complete the following

Is there any Recladding?	☐ Yes	☐ No	Is Recladding covered by a claim under the Financial Assistance Package scheme?	☐ Yes	☐ No

If Yes, please provide Financial Assistance Package reference number:	
Year first constructed:	
Current lawful established use:	Residential Dwelling
Proposed use:	

APPENDIX A LIST OF SPECIFIED SYSTEMS

(COMMERCIAL / INDUSTRIAL BUILDING CONSENT APPLICATIONS)

The specified systems for the building are as follows:

Tick all applicable and outline the performance standards and reporting frequency

The following specified systems are existing, being altered, added to or removed in the course of the building work		Existing	Altered	Added/New	Removed	Complete this section if systems are new, altered or added only		
						Inspection performance standards	Maintenance performance standards	Reporting Frequency
SS1	Automatic systems for fire suppression (e.g. sprinkler systems) (includes Gas/Flood Systems)	☐	☐	☐	☐			
SS2	Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐			
SS3	Electromagnetic or automatic doors or windows							
	SS3.1 Automatic doors	☐	☐	☐	☐			
	SS3.2 Access control doors	☐	☐	☐	☐			
	SS3.3 Interfaced fire or smoke doors or windows	☐	☐	☐	☐			
SS4	Emergency lighting systems	☐	☐	☐	☐			
SS5	Escape route pressurisation systems	☐	☐	☐	☐			
SS6	Riser mains for use by fire services	☐	☐	☐	☐			
SS7	Automatic backflow preventers connected to a potable water supply	☐	☐	☐	☐			
SS8	Lifts, escalators, travellators or other systems for moving people or goods within buildings							
	SS8.1 Passenger-carrying lifts	☐	☐	☐	☐			
	SS8.2 Service lifts	☐	☐	☐	☐			
	SS8.3 Escalators and moving walkways	☐	☐	☐	☐			
SS9	Mechanical ventilation or air conditioning systems	☐	☐	☐	☐			
SS10	Building maintenance units (for providing access to the exterior and interior walls of a building)	☐	☐	☐	☐			

045337

The following specified systems are existing, being altered, added to or removed in the course of the building work		Existing	Altered	Added/New	Removed	Complete this section if systems are new, altered or added only		
						Inspection performance standards	Maintenance performance standards	Reporting Frequency
SS11	Laboratory fume cupboards	☐	☐	☐	☐			
SS12	Audio Loops or other assistive listening system							
	SS12.1 Audio loops	☐	☐	☐	☐			
	SS12.2 FM radio frequency systems and infrared beam transmission systems	☐	☐	☐	☐			
SS13	Smoke control systems							
	SS13.1 Mechanical smoke control	☐	☐	☐	☐			
	SS13.2 Natural smoke control	☐	☐	☐	☐			
	SS13.3 Smoke curtains	☐	☐	☐	☐			
SS14	Emergency power systems for, or signs relating to, a specified system in 1-13 above							
	SS14.1 Emergency power systems	☐	☐	☐	☐			
	SS14.2 Signs for systems	☐	☐	☐	☐			
SS15	Other fire safety systems or features							
	SS15.1 Systems for communicating spoken information intended to facilitate evacuation	☐	☐	☐	☐			
	SS15.2 Final exits	☐	☐	☐	☐			
	SS15.3 Fire separations	☐	☐	☐	☐			
	SS15.4 Signs for communicating information intended to facilitate evacuation	☐	☐	☐	☐			
	SS15.5 Smoke separations	☐	☐	☐	☐			
SS16	Cable cars	☐	☐	☐	☐			

Will the building work result in a change of use of the building?	☐ Yes	☑ No
If you are unsure how to determine if a change of use will occur, please refer to the guidance provided by the Ministry of Business, Innovation and Employment: *http://www.building.govt.nz/managing-buildings/change-of-use-and-alterations/* *If Yes, please provide details in the space below*		

8. WHAT CLAUSES OF THE BUILDING CODE DOES YOUR WORK COMPLY WITH?

PLEASE READ THE FOLLOWING CAREFULLY

- *You are required to indicate what code clause(s) your building work complies with*
- *Unless otherwise noted below, your application will be assessed under Acceptable Solutions*
- *If you are using another means of compliance, please provide details of the standard(s) that your building work complies with and the means of compliance in the space provided. Use a separate sheet of paper if necessary.*
- *If you do not provide all the necessary information to support your application, it will be returned unprocessed.*

☑ I understand that this application is to be assessed against Acceptable Solutions, unless otherwise stated in the following section. *Please tick to indicate your agreement*

☐ B1 Structure	☐ F1 Hazardous agents on site	☐ G6 Airborne and impact sound
☐ B2 Durability	☐ F2 Hazardous building materials	☐ G7 Natural light
☐ C1 Protection from fire	☐ F3 Hazardous substances and processes	☐ G8 Artificial light
☐ C2 Prevention of fire occurring	☐ F4 Safety from falling	☐ G9 Electricity
☐ C3 Fire affecting areas beyond fire source	☐ F5 Site safety	☐ G10 Piped services
☐ C4 Movement to place of safety	☐ F6 Visibility in escape routes	☐ G11 Gas as an energy source
☐ C5 Access and safety for fire-fighting operations	☐ F7 Warning systems	☐ G12 Water supplies
☐ C6 Structural stability	☐ F8 Signs	☑ G13 Foul water
☐ D1 Access routes	☐ G1 Personal hygiene	☐ G14 Industrial liquid waste
☐ D2 Mechanical installations	☐ G2 Laundering	☐ G15 Solid waste
☐ E1 Surface water	☐ G3 Food preparation and prevention of contamination	☐ H1 Energy efficiency
☐ E2 External moisture	☐ G4 Ventilation	
☐ E3 Internal moisture	☐ G5 Interior environment	

045837

Provide details of all Verification Methods being used (include relevant code clause and means of compliance)
AS NZS 1547:2016
Provide details of all Alternative Solutions being used (include relevant code clause and means of compliance) or details of any waivers and modifications (including applicable code clauses)

9. WHAT SPECIFIED SYSTEMS ARE INCLUDED IN YOUR BUILDING WORK? *Complete all fields*

Does your building work involve any Specified Systems (SS)?	☐ Yes	☐ No
If Yes: for Residential applications, please complete Specified System 16 (Cable Car) for Commercial/Industrial applications please complete Appendix A (Specified Systems)		

SS16 Does your building work involve a cable car?	☐ Yes	☑ No	*If Yes, please indicate below*

☐ New	☐ Existing	☐ Altered	☐ Added	☐ Removed

Provide details

If applicable, what is the existing compliance schedule number:	
For Commercial/Industrial applications, please complete the following fields:	
Risk Group:	
Total occupancy numbers:	

10. DOES YOUR BUILDING REQUIRE A FIRE DESIGN REVIEW (DRU)?

Certain applications for building consent must be submitted to the New Zealand Fire Service Commission Fire Engineering Unit (FEU) for review. *For commercial/industrial applications please complete the following:*

Is your building of a type defined in the Gazette notice and section 46 of the Building Act 2004?	☐ Yes	☑ No

11. HAVE YOU ATTACHED ALL REQUIRED DOCUMENTATION?

You are required to provide all the necessary documents to support your application. This includes (but is not limited to) the following sections:

- *Section 4: Proof of Ownership*
- *Section 6: Plans showing land and boundary features as required*
  PIM, development of contribution notice or certificate attached to PIM
- *Section 7: Statutory Declaration as to Owner Builder form OR Memorandum of Licensed Building Practitioners – Certificate of Design Work (for each type of building work being undertaken)*
- *Section 8: Plans, specifications and other supporting information in relation to the compliance method of the build, e.g. where the work deviates from an Acceptable Solution method.*

Please check your application and ensure all the supporting information is attached otherwise your application will be returned ***unprocessed****.*

When you are satisfied your application is complete, please complete section 13 and send to your local Building Consent Authority.

Once you have filled out the form, including signatures, please save the application to your computer. You can then submit the application with supporting documentation to your local council.

If you are unsure about what information to include in your application, a guidance document is available (click here).

Privacy Information

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to forward these regularly to Statistics New Zealand. The Council stores the information on a public register, which must be supplied (as previously determined by the Ombudsman) to whoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

045837

12. YOUR APPLICATION FEES

Your council will charge fees for your consent application. These will include statutory levies payable to BRANZ and the Ministry of Business, Innovation & Employment.

A full fee schedule can be found on the Council's website. Please consult this before submitting your application.

13. HAVE YOU SIGNED THE APPLICATION?

All of the information contained in this application is, to the best of my knowledge, true and correct.

I understand that work must not commence until the building consent is issued and uplifted

Name and signature of the owner/agent on behalf of and with the authority of the owner

Owner/Agent Name:	Andrew Wright
Owner/Agent Signature:	
Date:	23/12/16

You can add a digital signature to this document, either using Adobe or your existing digital signature.

Your local council (or their web site) will be able to help you with information specific to the site your application covers.

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN36C/106**
Land Registration District	**Wellington**
Date Issued	11 December 1989

Prior References
WN34C/161

Estate	Fee Simple
Area	1.5557 hectares more or less
Legal Description	Lot 19 Deposited Plan 67306

Proprietors
Barrie Keith Macdonald, Maureen Carida Macdonald, Jonathan Keith Macdonald, Bruce Charles Macdonald and PN Trustees Limited

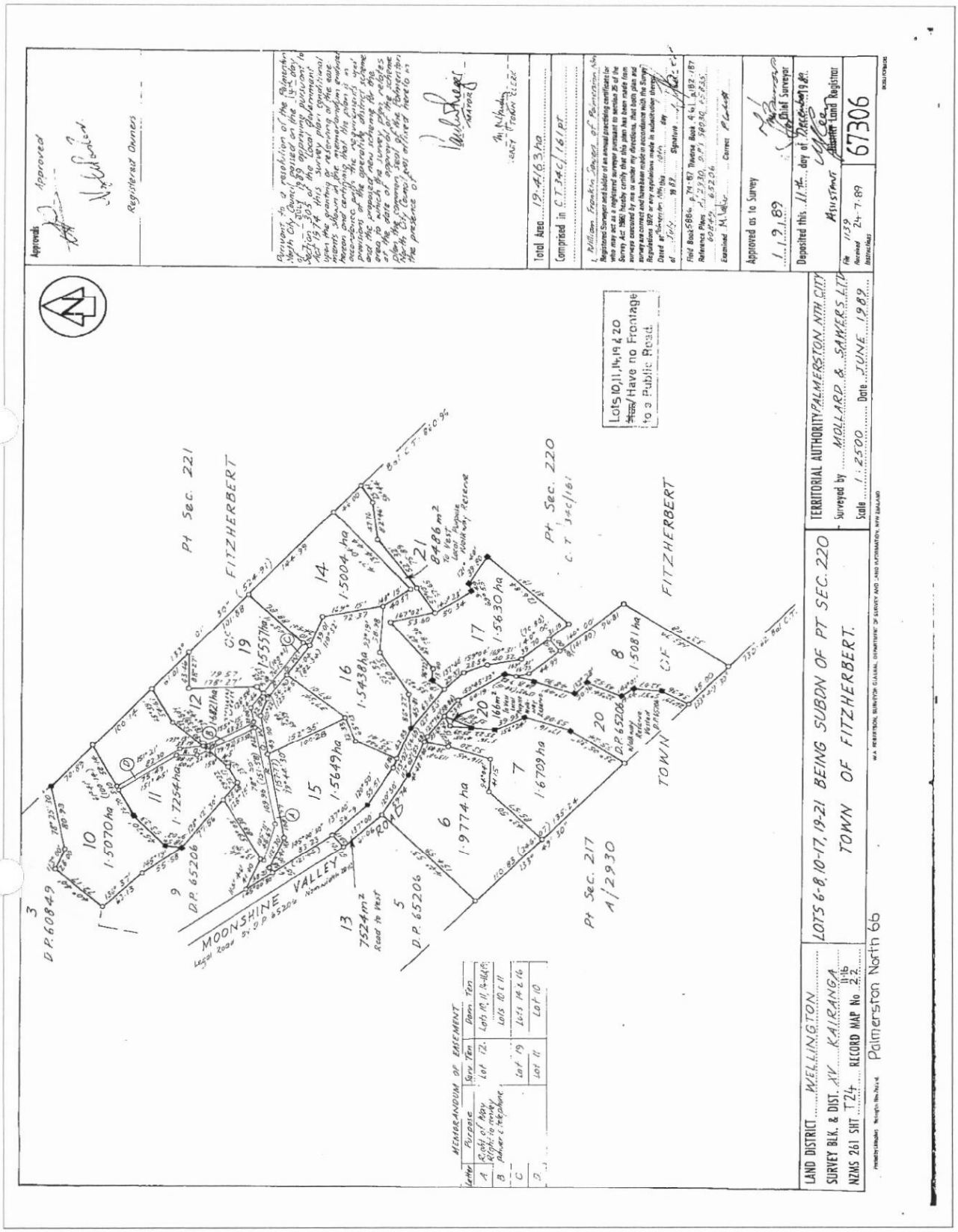
Interests

Appurtenant hereto is a right of way and rights to convey power and telephone specified in Easement Certificate B051278.8 - 11.12.1989 at 11.10 am

Subject to a right of way and rights to convey power and telephone over part marked C on DP 67306 specified in Easement Certificate B051278.8 - 11.12.1989 at 11.10 am

The easements specified in Easement Certificate B051278.8 are subject to Section 309 (1) (a) Local Government Act 1974

Identifier **WN36C/106**



PALMERSTON NORTH
CITY COUNCIL

Attach to site plan



N

0 5 10 20 30 40

Metres

1:1,175 January 11, 2017

45837

Disclaimer: Copyright and disclaimers apply. See www.pncc.govt.nz for details. cc

45837

WRIGHT TANKS LTD

22nd December 2016

Palmerston North City Council
Private Bag 11034
Palmerston North
Attention: Ross Marshall

Dear Ross.

Re: PS1
Barrie MacDonald
63 Moonshine Valley Road
Palmerston North
Lot 19 DP 67306

I write to confirm that the enclosed plans for the above named property and reports and all specifications to do with the sewage disposal system for the proposed installation is in accordance with NZ Building Code Clause G13/VM4 and G13/AS2 when drains are installed. The system is installed and constructed in accordance with AS/NZS1547:2012, AS/NZS1546.1:2008, NZS3106:2009 standards. Wright Tanks Limited is also member of the New Zealand Concrete Tank Manufacturers Association.

All calculated designs are done in general accordance with Horizon Regional Councils One Plan guidelines.

All plans and drawings have been drawn up and assessed by a suitably qualified professional and as an independent suitably qualified professional to complete this work (and covered by a current policy of professional indemnity insurance to a minimum value of $250,000) I hereby declare that all of the work to be completed by Wright Tanks ıited specifications will be signed off by the writer.

A Producer Statement will also be issued after the installation of the above work has been completed.

Regards

PNCC APPROVED
This Building Consent is approved as meeting the provisions of the Building Code

Andrew Wright
Director
Registration Number: 23958

t:0800 253 273 fax:06 353 3020
e: admin@wrighttanks.co.nz web: www.wrighttanks.co.nz
PO Box 4777 Palmerston North

45837

WRIGHT ENVIRONMENTAL

On Site Wastewater Disposal Site Investigation, Assessment and Evaluation Report.

Site evaluation must be read in conjunction with site plan

Applicant Details

Applicant(s)

Surname: MacDonald First name: Barrie Mr

Surname: First name: Mr/Mrs/Ms/ Miss/Dr/Prof

Company name:

Postal address:

Phone: Mobile: 021 525 840

Email: Barrie.macdonald@xtra.co.nz Fax:

Consultant Details:

Consulting Company:	Wright Tanks Limited	Evaluator:	Andrew Wright
Registration Number:	23958	Mobile:	021 505 198
Postal address:	PO Box 4777 Palmerston North	Phone:	0800 253 273
Email:	admin@wrighttanks.co.nz	Fax:	06 3533020

Site Information

Address: 63 Moonshine Valley Road, Palmerston North

Legal description: Lot 19 DP67306

District: Palmerston North Regional: Horizons

Land area: 11 acres Grid reference: n/a

PNCC APPROVED
This Building Consent is approved as meeting the provisions of the Building Code

WRIGHT ENVIRONMENTAL

Dwelling one type: Existing Dwelling Bedrooms: 3 ☑ New ☐ Existing

Dwelling two type: Bedrooms: ☐ New ☐ Existing

Dwelling three type: Bedrooms: ☐ New ☐ Existing

Description:

PNCC APPROVED
This Building Consent is approved as meeting the provisions of the Building Code

Number of persons: 5 Total wastewater produced: 900 L per day. (L/day)

Potable water supply: ☑ Rain water (Tanks) ☐ Bore water ☐ Reticulated ☐ Well Well number: n/a

Site Description

Date of site evaluation: 14/12/2016

Land Application Area Topography

Slope: ☑ <10° ☐ 11 - 15° ☐ >15° Direction: n/a To n/a

Field elevation from surrounding area: n/a Metres/Feet Description: n/a

History of flooding: ☐ Yes ☑ No ☐ Report Attached Description: n/a

Cut off drain(s): ☐ Yes ☑ No Description: n/a

Waterways: 1 x pond approx 30 mtrs south and stream approx 29m north

Sub Soil Descriptions

☑ Test hole dug ☐ Excavated ☐ Other Depth: 1+ Photos attached: ☑ Yes ☐ No

Topsoil: Top Soil Thickness: 0-200 mm

Sub soil: Silty clay structura Thickness 200-1000 mm

Category: ☐ 1 ☐ 2 ☐ 3 ☑ 4 ☑ 5 AS/NZS 1547:2012 table E1

Description: Moderate to imperfectly

Ground water: ☐ Yes ☑ No Depth: n/a M Mottling: ☑ No ☐ Yes Depth: n/a M

Percolation test: ☐ Yes ☑ No ☐ Attached Reporter: n/a

t:0800 253 273 fax:06 353 3020
e: admin@wrighttanks.co.nz web: www.wrighttanks.co.nz
PO Box 4777 Palmerston North

45837

WRIGHT ENVIRONMENTAL

System Design:

System Type

System is: ☑ New ☐ Existing Manufacturer: Wright Tanks Ltd

Treatment plant: ☑ Pumped twin chamber: ☐ Siphon: ☐ Gravity: ☐ Other: ☐

Model: ProTec 5 Total capacity: 6000 L Working capacity: 4800 L

Direction from dwelling: East Distance from dwelling: 8 M

Land Application Area (LAA) Design

High Pressure Drip lines

✓Buried 150mm

On ground

Mounded mm above ground level

Number of Rows: 8 Length: 50 m Distance apart: 1 m

Application rate DIR/DLR: 2.25 mm/Day Total Land Application Area: 400 m²

Description:

Direction from dwelling: North Distance from dwelling 7 M

Closest boundary: North Distance from closet boundary: 11 M

LAA distance from: Waterway: 29 M Neighbouring LAA: >20 M

Well: n/a M Well number: n/a

PNCC APPROVED
This Building Consent is approved as meeting the provisions of the Building Code

t:0800 253 273 fax:06 353 3020
e: admin@wrighttanks.co.nz web: www.wrighttanks.co.nz
PO Box 4777 Palmerston North

WRIGHT ENVIRONMENTAL

Comments: Lines with be pinned through trees and remaining ripped in lawn area

Part 7: Installation Information

We strongly advise clients to plant small trees and shrubs over the land application area in order to increase the volume of discharged treated effluent that is transpirated, as this greatly assists the treatment of released effluent. Planting is advised with a soil category over 3 or in an environmentally sensitive area. This area has been designated as an effluent land application area and no stock or vehicle access is allowed on the land application area itself.

This effluent site plan and the proposed system is installed in general accordance with AS/NZS1547.2012. Wright Tanks Limited also constructs in accordance to AS/NZS 1546.1:2008, 3106.2009 and TP58 standards (Where applicable.) Wright Tanks Limited is a member of the New Zealand Concrete Tank Manufacturers Association.

The installation of the system includes a 2 year service contract and thereafter the owner enters into a maintenance contract with Wright Tanks Limited that allows for bi-annual services. These services are to be conducted only by Wright Tanks Limited employees or approved installers. This sewage system will be installed by Wright Tanks Limited or their nominated installers. **Wright Tanks Limited will not 'sign off' work conducted by any other drain layer**, plumber or person who carries out any aspect of the above for mentioned work.

The following practices are strongly recommended to assist in the continual smooth operation of the system:

1: Minimal sanitary products and no nappies should be introduced into the tank
2: Water should be conserved
3: No strong chemicals or cleaners should be introduced into the tank, and we recommend the use of environmentally friendly products
4: The tank should be pumped out regularly; the average period between emptying is three to five years however this may vary depending on the use of the particular system.

All fixtures, vent pipes and fittings required by the building code are to be supplied and fitted by the owners' drain layer. The concrete plant is guaranteed for a period of ten years, pumps for two years, electrical fittings and all plastic pipes and fittings are guaranteed for one year.

Regards

Andrew Wright
Director
Registration Number: 23958

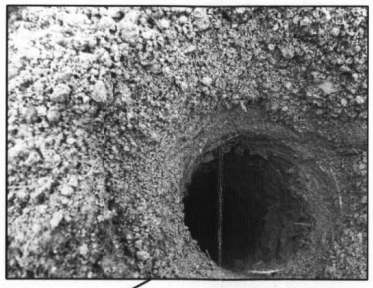
Date: 22/12/2016

PNCC APPROVED
This Building Consent is approved as meeting the provisions of the Building Code

t:0800 253 273 fax:06 353 3020
e: admin@wrighttanks.co.nz web: www.wrighttanks.co.nz
PO Box 4777 Palmerston North

45837

C:\Documents and Settings\Office\Desktop\Plan Image.jpg



The 3bedroom dwelling will produce 900L of wastewater/day.

Disposed over 400m² = 2.25L/m²/day.

There will be 8 rows of drip irrigation lines 50 long and 1m apart, buried 150mm deep.

Waterway

29m

50m

LAA 400m²

Reserve Area

11m

7m

8m

20m

Existing Dwelling

Building location and design approximate only. Please see architectural plans for exact details

Netafim Bioline™ AS.
2.3 l/h
OD 16.6mm
ID14.2mm

The installation of the wastewater treatment plant and land application area will be done in accordarce with;

NZ buildirg Code Clause G13/VM4.
AS/NZS 1547:2012

The construction of the wastewater treatment plant is in accordance with;

AS/NZS 1546.1:2008
AS/NZS 3106:2009
TP58

PNCC APPROVED
This Building Consent is approved as meeting the provisions of the Building Code

ground level
150mm bark/mulch cover
End section of LAA
1:100
mm
1000
drip irrigation lines

150
ground level
End section of LAA
1:100
mm
1000
drip irrigation lines

KEY
Wright ProTec 5000 Wastewater Treatment Plant
test hole

As Built plans are drawn off the supplied drawing from the sub contractor. Wright Tanks Ltd do not survey the site ard therefore take no responsibility for the accuracy of such plots.

Plans are drawn off a supplied drawing. Wright Tanks Ltd do not survey the site for boundary dimensions or building and driveway location. These are approximate anc may vary to exact locations. See architectural site plan for exact measurements and locations. Wright Tanks Ltd therefore take no responsibility for the accuracy of such dimensions.

Site Plan to be read in conjunction with the enclosed site inspection report.

Name:	Barrie Macdonald
Address:	63 Moonshine Valley Rd
Drawn By:	HB
Scale:	Do Not Scale
Date:	22/12/2015
Ref #:	Lot 19 DP 67306
	Palmerston North
Signed:	

fp: 0800 253 273
t: 06 353 6157 f: 06 353 3020
PO Box 4777 Palmerston North 4442
email: admin@wrightanks.co.nz
www.wrighttanks.co.nz

This design remains the property of Wright Tanks Limited and may not be altered, reproduced or installed (wholly or in part) by any person not accredited as a Wright Tanks Limited approved installer.

This drawing is the property of Wright Tanks Limited. It shall not be copied, traced or reproduced in any form without written permission from Wright Tanks Limited.

WRIGHT TANKS LTD

17th February 2017

RECEIVED
28 JAN 2019
BY: 45837

Palmerston North City Council
Private Bag 11034
Palmerston North
Attention: Ross Marshall

045837

Dear Ross

Re: Producer Statement 4
Barrie Macdonald
60 Moonshine Valley Road
Palmerston North
Lot 19 DP 67306

I write to confirm that a Wright ProTec 10000 Wastewater Treatment Plant was installed at the above property by Wright Tanks Limited on the 9th February 2017 in accordance with NZ Building Code Clause G13/VM4. External house drains were done in general accordance with NZ Building Code Clause G13/AS2

As suitably qualified professionals to complete this work (and covered by a current policy of professional indemnity insurance to a minimum value of $250,000) I hereby declare that all of the work for the above sewage system has been completed to Wright Tanks Ltd specifications.

An as built drawing has been prepared for council records and is enclosed.

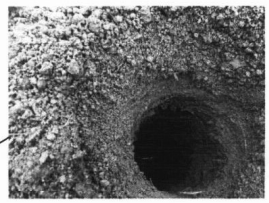
Wright Tanks Ltd is a member of the New Zealand Concrete Tank Manufacturers Association and manufactures and installs in accordance with AS/NZS 1546.1:2008, NZS 3106:2009, AS/NZS1547.2012 standards. All calculated designs were done in accordance with Horizon Regional Councils One Plan guidelines. There is a two-year service contract which is effective from the installation date.

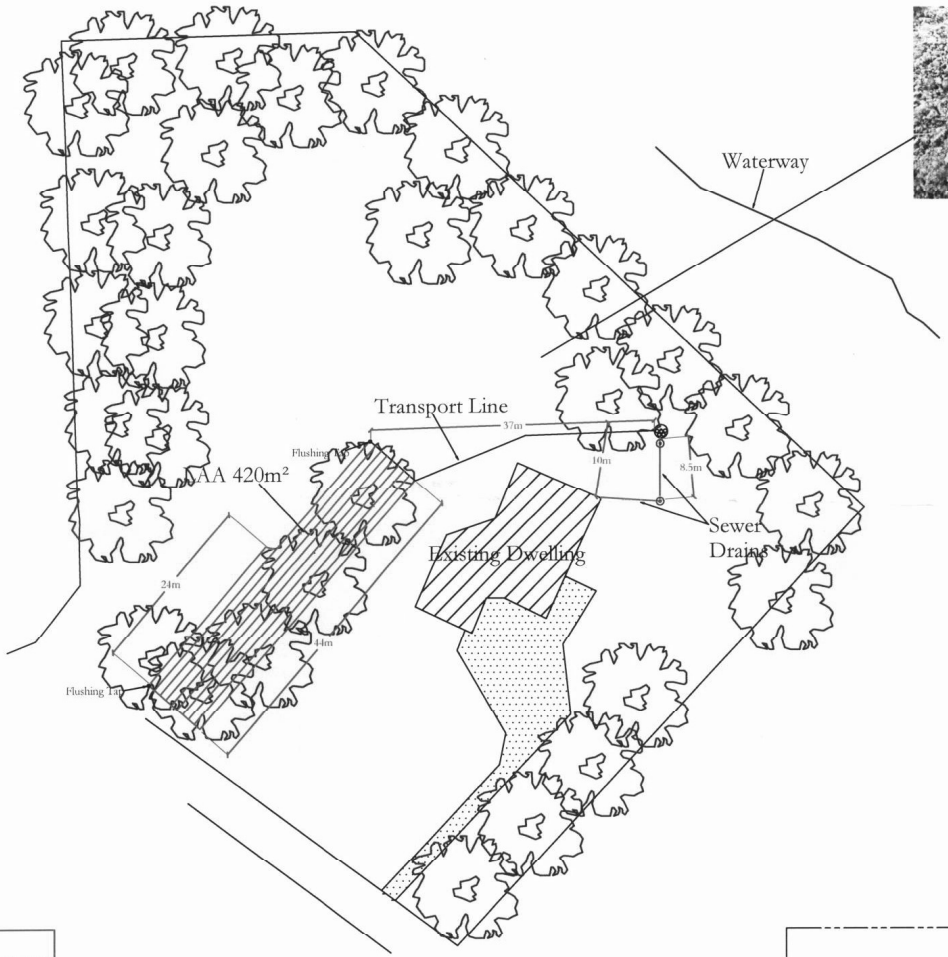
Regards,

Andrew Wright
Director
Registration Number: 23958

t:0800 253 273 fax:06 353 3020
e: admin@wrighttanks.co.nz web: www.wrighttanks.co.nz
PO Box 4777 Palmerston North

RECEIVED
28 JAN 2019
BY: 45837





Building location and design approximate only. Please see architectural plans for exact details

The 3bedroom dwelling will produce 900L of wastewater/day.

Disposed over 400m² = 2.25L/m²/day.

There are 9 rows of drip irrigation lines between 24m to 44m long and 1m apart, buried 150mm deep.

Netafim Bioline™ AS
2.3 l/h
OD 16.6mm
ID14.2mm

The installation of the wastewater treatment plant and land application area will be done in accordance with;

NZ building Code Clause G13/VM4.
AS/NZS 1547:2012

The construction of the wastewater treatment plant is in accordance with;

AS/NZS 1546.1:2008
AS/NZS 3106:2009
TP58

As Built plans are drawn off the supplied drawing from the sub contractor. Wright Tanks Ltd do not survey the site and therefore take no responsibility for the accuracy of such plots.

Plans are drawn off a supplied drawing. Wright Tanks Ltd do not survey the site for boundary dimensions or building and driveway location. These are approximate and may vary to exact locations. See architectural site plan for exact measurements and locations. Wright Tanks Ltd therefore take no responsibility for the accuracy of such dimensions.

Site Plan to be read in conjunction with the enclosed site inspection report.

Name:	Barrie Macdonald
Address:	63 Moonshine Valley Rd
Drawn By:	HB
Scale:	Do Not Scale
Date:	22/12/2016
Ref #:	Lot 19 DP 67306
	Palmerston North
Signed:	

Ip: 0800 253 273
t: 06 353 6157 f: 06 353 3020
PO Box 4777 Palmerston North 4442
email: adrian@wrightstanks.co.nz
www.wrightstanks.co.nz

This design remains the property of Wright Tanks Limited and may not be altered, reproduced or installed (wholly or in part) by any person not accredited as a Wright Tanks Limited approved installer.

As Built
Drawn 20/02/2017
Revision J:1

End section of LAA
1:100
mm

1000

drip irrigation lines

KEY
- sewer inspection
- Wright ProTec 10000 Wastewater Treatment Plant
- test hole
- Flushing Tap
- 100mmØ UPVC Sewer

This drawing is the property of Wright Tanks Limited. It shall not be copied, traced or reproduced in any form without written permission from Wright Tanks Limited.

0 5 6 3 7

045837

32 The Square
Palmerston North 4410
Private Bag 11034
New Zealand

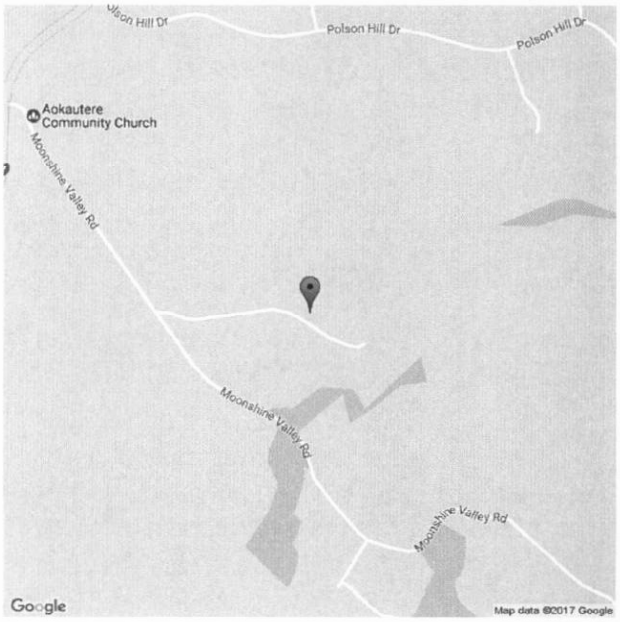
Telephone 00 64 6 356 8199
Fax 00 64 6 351 4471
Email info@pncc.govt.nz
Website www.pncc.govt.nz

PALMERSTON NORTH CITY COUNCIL

Inspection - Drainage

Form Name / Version:	Inspection - Drainage (BCA T-30t) - v4
Reference Number:	REF170205911
Completed On:	15/02/2017 16:29
Completed By:	Ross Marshall
Consent Number:	45837
Site Address:	63 MOONSHINE VALLEY ROAD
Contact:	MACDONALD, BARRIE KEITH
Contact Phone:	
Contact Email:	

Passed?	Yes



Inspection checklist

Builder:	Sam
Builder phone:	0275882333
Staged / Partial Inspection:	No
Conditions of consent / site instructions read?	Yes
Comments	

Proposed plans sighted?	Yes
Comments	
Special PPE required for this site?	Yes
Specify	• safety footwear • high visibility jacket
Comments	
Reg No: / License current?	Pass
Name	Sam Dixon
Number	6064
Comments	
Identify type of systems	G13
Comments	new effluent system
Connection to allotted sewer lateral	N/A

045937

Pipe sizes

Main drain	Pass
Specify:	100
Comments	from old septic tank to new system
Branch sizes	N/A
Branch drains over 10m vented	N/A
Gradient for 100mm pipe	Pass
Gradient:	1-40
Comments	
Gradient for 65mm pipe	N/A
Branches enter at grade	N/A
Inspection points / openings	Pass
Comments	
Level inverts installed correctly	N/A
Provision for vent(s) identified	Pass
Comments	existing house drain vent
Joints primed and cemented	Pass
Comments	
As laid plans recorded	Fail
Comments	to come
Drains bedded in granular fill	Pass
Comments	pea metal
Drain under water test observed	N/A
Discharge pipes sealed through foundation	No
Comments	

045837

ORG/Gully traps

Gully trap installed?	Yes
Comments	existing
Gully trap charged?	Pass
Specify:	Discharge pipe
Comments	
Water Toby location in accordance with Water Supply Bylaw	N/A

Stormwater

Pipe size?	N/A
Discharge to	N/A
Rodding points / access points	N/A
Y junctions @ 45°	N/A
Soak pit as per plans	N/A
Liner perforated	N/A
Paved areas and sumps discharge to approved outfall	N/A

Septic Tank

Sited as per plan?	Pass
Comments	30m from approved location, accepted as a minor variation
Fresh air inlet?	Pass
Comments	
Risers above finished ground level?	Pass
Comments	

Effluent Disposal

Design matches as laid plans	Pass
Comments	location differs from approved plan, accepted as a minor variation, as laid plan to come.

Siting

Minimum 3m from boundaries	Pass
Comments	
Minimum 20m from watercourse	Pass
Comments	
Minimum 3m from house	Pass

045837

Comments	
Stormwater cut off drain	N/A

Water Tanks

Siting as per plans?	N/A
Overflow piped to approved water course	N/A

Inspection signoff

Notes	New treatment plant and effluent dripline are in different locations to the approved plans, accepted as minor variations with as laid plans to come. Dripline laid in existing planted area, being clipped and covered in mulch at time of inspection. Sam Dixon and owner on site. As laid plan to come.
Amended plans required?	Yes
Amended specifications required?	No
Reinspection required?	No
Site instruction issued?	No
Drainage inspection passed?	Yes
Email a copy of this inspection checklist?	No

Camera Image (331256 bytes)

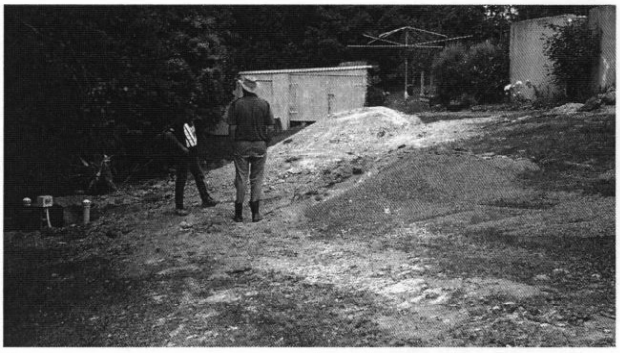


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Inspector name

Ross Marshall

Signature



045837

32 The Square
Palmerston North 4410
Private Bag 11034
New Zealand

Telephone 00 64 6 356 8199
Fax 00 64 6 351 4471
Email info@pncc.govt.nz
Website www.pncc.govt.nz

PALMERSTON NORTH CITY COUNCIL

Inspection - Final Plumbing

Form Name / Version:	Final - Inspection - Plumbing (BCA T-30v) - v13
Reference Number:	REF190121257
Completed On:	30/01/2019 09:31
Completed By:	Ross Marshall
Consent Number:	45837
Site Address:	63 MOONSHINE VALLEY ROAD
Contact:	MACDONALD, BARRIE KEITH
Contact Phone:	
Contact Email:	

Passed?	Yes

Inspection checklist

Builder:	Sarah
Builder phone:	0800253273
Staged / Partial Inspection:	No
Application for Code Compliance Certificate received?	Yes
Comments	
Conditions of consent / site instructions read?	Yes
Comments	
Conditions of consent actioned	Pass
Comments	
All required inspection sheets passed	Pass
Comments	
Approved plans and specifications sighted?	Yes
Comments	
Reg No: / License current	Yes
Name:	Andrew Wright
Number:	23958
Comments	
Special PPE required for this site?	Yes

Specify:	• safety footwear • high visibility jacket
Comments	
Electrical Certificate of Compliance provided?	Yes
Comments	
Gas Certificate of Compliance provided?	N/A
HSNO Certificate provided for storage of >100kg LPG on site?	N/A
Smoke Alarms installed?	N/A
Work completed as per approved plans	Pass
Comments	
Waste water system inspected?	Pass
Comments	
Number of WC Pans	0
Comments	

045997

Drainage

Asbuilt drainage plan received?	Yes
Comments	
Finished height of gully dish	N/A
Terminal vent installed &flashed	N/A
Vent cowl fitted	N/A

Discharge pipes to gullies

Seal against gully dish	N/A
Sealed through foundation	N/A
Lids fitted to gully dish	N/A
Pipes discharge under gully grating	N/A

Stormwater

Guttering fitted	N/A
Downpipes fitted and fixed to walls	N/A
Diffusers / spreaders (downpipes to roofs)	N/A
Overflows to internal gutters	N/A
Butynol correctly laid &glued	N/A
Surface drains / sumps (yards &drives)	N/A
Site water run off (sloping sites)	N/A
Watertank overflow piped away	N/A

HWC

Valves

Open Vented Cylinder

Open vented cylinder	No

Valve Vented Cylinder

Valve vented	No

Instantaneous Water Heating

Instantaneous water heating	No

Solar Water Heaters

Solar water	No

Wetbacks

Wetbacks	No

Sanitary fixtures

Sink working	N/A
Sink trap free of leaks	N/A
Dishwasher trap above flood level of dishwasher	N/A
Bath working	N/A
Bath trap water seal visible	N/A
If N/A, specify details:	
Comments	
Vanity working	N/A

045837

Vanity trap free of leaks	N/A
Shower working	N/A
Shower trap	N/A
Shower trap - standard trap water seal visible	N/A
Shower cubicle watertight	N/A
Laundry tub working	N/A
Laundry trap free of leaks	N/A
WC secured to floor	N/A
WC working	N/A
WC trap water seal	N/A

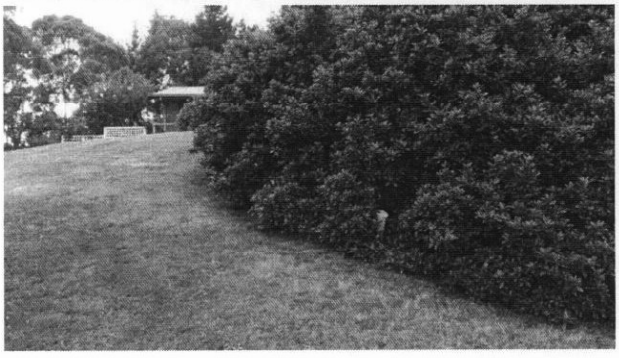
Inspection signoff

Notes	New Wright Tanks effluent system and dripline field installed. Electrical certificate received. Owner on site.
Modification to consent required?	No
Agreement in writing obtained from owner / agent to modify consent?	N/A
Amended plans required?	No
Amended specifications required?	No
Reinspection required?	No
Site instruction issued?	No
Plumbing Final inspection passed?	Yes
Email a copy of this inspection checklist?	No

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Inspector name: Ross Marshall

045837

Signature



045837 45837

BCA T-04b
Ver: 45
Date: 01/10/16

PNCC – Building Services Project Sheet

Project Address: 63 Moonshine Valley

Project Description: Septic Tank upgrade

Building Category (circle): R1 R2 R3 C1 C2 C3 **(circle):** Residential Commercial Industrial

Project Number: 45837

Restricted Building Work? ☐ Yes ☑ No **Date accepted:** 11 Jan 2016

Project Value ($): 14,000 **Person Making Payment:** Wright Tanks #8781

MultiProof certificate? ☐ Yes ☑ No **EQ Prone Strengthening Work** ☐ Yes ☐ No

TYPE	Code	V/G NO (PNCC)	Code	AMOUNT
		Lodgement BC	BA	$
LDING CONSENT	P2	Lodgement BC	BA	$ 355
BUILDING RESEARCH LEVY - $1.00 / $1,000,00 (set fees)		Lodgement BC	BA	$
BUILDING LEVY - $2.01 / $1,000,00 (set fees)		Lodgement BC	BA	$
BUILDING CONSENT AMENDMENT		SI NONE	BA	$
CERTIFICATE FOR PUBLIC USE		SI NONE	BA	$
EXEMPT/ UNAUTHORISED BUILDING WORK / THIRD PARTY REPORT / EXTENSION OF TIME	UBW		BA	$
CERTIFICATE OF ACCEPTANCE	OTHR	GL 02 02 01 4001	BA	$
DEVELOPMENT CONTRIBUTION		SI NONE		$
INSTANT RESOURCE CONSENT		RCON INST		$
RELOCATION BOND	RBND			$
CERTIFICATE OF TITLE (CT)	CT ✓			$ 22
VEHICLE CROSSING (VEHX)		Lodgement BC		$
COUNCIL ASSET BOND (**No GST**)	FBND			$
SERVICE CONNECTIONS STORMWATER	SCSW			$
SERVICE CONNECTIONS WASTEWATER	SCWR			$
SERVICE CONNECTIONS WATER	SCWW			$
			TOTAL	$ 377

Comments:

Please tick technical inputs for processing as required:					
	Land Information Officer		Environmental Health		NZ Fire Service DRU
	Planning		Building		City Networks
✓	Plumbing & Drainage		Structural		Claims Management
Please tick appropriate processing checklist:					
	T-08a Planning processing PIM		T-19g Commercial – New Building		T-19p Farm Buildings
	T-08b Building processing PIM		T-19h Commercial Addition & Alteration		T-19q Demolitions
	T-08c PIM/Building Consent Site Visit		T-19i Commercial Minor Alteration		T-19r Multiproof Consent
	T-19a Planning Processing BC		T-19j EH Food Premises		T-19s Shade sails/Small Sheds/Open Sited Buildings
	T-19b New Dwelling		T-19k EH Hair Premises		T-19t Continuous Flow Hot Water
	T-19c Small Addition		T19l EH Hazardous Substances		T-21b Amendment to Building Consent
✓	T-19d Minor Alteration		T19m Swimming Pool		T-47a Certificate for Public Use C/list
	T-19e Garage/Carport/Pergola/Sleepout		T19n Relocation		
	T-19f Conservatory		T19o Fires		

Palmerston North
City Council

<<COPY ONLY>>

TAX INVOICE No: 2017/208197
GST Reg No : 11-213-081

Received From
WRIGHT TANKS LIMITED

Date :11 Jan 2017, Time: 02:26p.m.
Till :FOH4
Received :$377.00 CHEQUE
==========

Applicat'n:$355.00 BCON-45837
WRIGHT TANKS

General
Ledger :$22.00 03 02 05 4023
Certificate of Title
63 MOONSHINE VALLEY

Total Rec :$377.00
==========

Incl GST :$49.17

43837

BCA T-04b
Ver: 45
Date: 01/10/16

CHARGE SHEET

OTHER FEES			TIME	
FOH vetting B Officer Name: KJ		Chargeable Time	15	
FOH vetting Planner Name:		Chargeable Time		
Consultant Name:		Chargeable Time		
Consultant Name:		Chargeable Time		
Consultant Name:		Chargeable Time		
Consultant Name:		Chargeable Time		
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Consultant Name:		Chargeable Time		
Consultant Name:		Chargeable Time		
Consultant Name:		Chargeable Time		
anning	A0 – A2	$3.75 ea		$
	A3 – A4	$2.25 ea		$
Legal Fee	Sect 75	$670.00		$
	Sect 72	$579.00		$
Licensed Building Practitioner (LBP) Registration		$133.00		$
Producer Statement PS3 and PS4 Only		$72.00ea		$
Compliance Schedule		$163.00		$
Compliance Schedule (amendment only)		$105.00		$
NZ Fire Service DRU				$
Levies on Amendment – Building Levy		Invoiced Y or N		
Levies on Amendment – Building Research Levy		Invoiced Y or N		
				$
DEVELOPMENT CONTRIBUTIONS – GST INCL		City Wide Reserves		$
		Roading		$
		Water		$
		Wastewater		$
		Local Reserves/Parks & Reserves		$
		Stormwater		$

TOTAL COST	$
TOTAL FEE TO BE WAIVED (See Below)	$
TOTAL TO BE INVOICED/PAID	$ 864.58

Date Fees Entered into Computer System: _____ Signed off by BSO: Lauren 1/2

Description of Fees To Be Waived:

Type of fee	Reason for waiving	Amount
	Total	$

Waived Fees Approved By (Manager): _____ Date: _____

INSPECTIONS REQUIRED

		Tick if Applicable	No. of Inspections
291 / T28A	Building WOF		
292 / T30A	Foundations		
293 / T30AA	Reinspection		
294 / T30AB	Inbuilt Fireplace Pre-Install Check		
295 / T30AC	Final - Fireplace		
297 / T30AE	COMM - Foundation/Pads/Ground Beams		
296 / T30AD	Structural Concrete & Masonry		
298 / T30AF	COMM - Concrete Slab		
299 / T30AG	COMM - Framing		
300 / T30AH	COMM - Preline		
301 / T30AI	COMM - Postline		
302 / T30AJ	COMM - Final		
343 / T30VA	COMM - Final - Plumbing		
303 / T30AK	Swimming & Spa Pool		
304 / T30AL	CPU Inspection		
305 / T30B	Foundations Slab Single Pour		
306 / T30C	Retaining Wall/Split Level Foundation		
307 / T30D	Ring and Pile Foundation		
342 / T30DA	Farm Building Foundation		
308 / T30E	Subfloor Framing		
309 / T30F	Underfloor/Preslab Soil/Drain/Waste		
310 / T30G	Concrete Slab		
311 / T30GH	Blockfill		
312 / T30H	Framing		
314 / T30J	Cavity		
313 / T30I	Preclad/Plaster System Flashings		
315 / T30K	Monolithic Backing		
316 / T30L	Paper Netting		
317 / T30M	Scratch Coat		
318 / T30N	Half High Brick		
319 / T30O	Weathertightness		
320 / T30P	Preline - Single/Lower Storey		
321 / T30Q	Preline - Upper Level		
322 / T30R	Preline - Plumbing		
395 / T30RA	Minor Preline - Plumbing & Building		
336 / T30P/R	Preline - Building & Plumbing		
323 / T30S	Postline		
324 / T30T	Drainage	✓	1
325 / T30U	Final - Building		
326 / T30V	Final - Plumbing	✓	1
344 / T30WA	Final - Relocation		
328 / T30X	Final - Garage, Carport, Pergola		
337 / T30XA	Final - Farm Buildings		
329 / T30Y	Final - Minor Internal Alteration		
330 / T30Z	Final - Demolition		
331 / T30ZZ	Engineer Observation		
	Total Number of Inspections Charged		

BCA T-04a
Ver:25
Date: 01/12/14

Building Services

PIM/Building Consent Application Checklist

Project Address: 63 moonshine Valley

Interviewing Officer/s: [illegible] **Date:** 11 Jan 2016

Building Officer

Application Documentation	Yes	N/a	No
Application type: ☐ PIM ☐ BC ☐ Combination PIM & BC			
Does this application rely on a MultiProof certificate? If yes, ensure certificate is provided.			
Does application relate to Restricted Building Work (RBW) If yes complete RBW section below			✓
Residential: **Two** sets of plans and specifications provided	✓		
Commercial:**Two** sets of plans and specifications provided, plus 1 electronic copy if NZFS review required		✓	
Confirmed street address on system? Consult and confirm with Land Admin for new buildings (residential & commercial) and relocates	✓		
Legal Description Completed	✓		
Proof of ownership matches applicant details	✓		
Application form signed and dated	✓		
Description of work accurate	✓		
NES Notification form completed and attached (MDC only)	—		—
Value of work checked	✓		
Compliance detail completed on application form	✓		
Trades peoples' details filled out (back page)	✓		
Application form completed & correct	✓		
Applicant advised of DBH and BRANZ Levies, Structural processing fees, bonds, Vehicle Crossing and inspection and legal fees		✓	
Is application part of Financial Assistance Package (FAP) – Notify Team Leader if yes			✓
Section 75			
Any buildings over boundaries shown (Section 75)? If yes, indicate 'Claims Management' technical input.			✓
Restricted Building Work (RBW)			✓
Is this an owner-builder exemption application? If yes, ensure Statutory declaration (Form 2B) attached			✓
Certificate(s) of work provided on prescribed form, fully completed and signed			✓
Register checked and license current for Licensed Building Practitioner (LBP) identified on Certificates of work			✓
Applicant advised to provide Trade LBP's information prior to commencing work (If not provided)			✓
EQ Prone Building (n/a if residential unless multi unit / level building)			✓
Record of building on EQP database (if no, update database) **Please record EQP assessment ID # here:** _____		✓	
Building meets EQP criteria		✓	
Building work relates to EQ prone strengthening		✓	
City Networks	**Yes**		**No**
Any roading / footpath encroachments			✓
Staged consent			✓
Stage____ of _____ Description:		✓	
Construction programme provided		✓	
Commercial	**Yes**	**N/a**	**No**
Demolition work – copy of Building Consent application to Information Services		✓	
Building being used or intended to be used by the public prior to CCC being issued (if 'Yes' Application for Certificate of Public Use & Project Management Plan required)		✓	
Work likely to impact on road reserves (If yes, provide City Network handout)		✓	
Fire analysis report for new buildings & alterations to existing buildings provided		✓	
NZ Fire Service Design Review Unit, review required? **If required, obtain electronic copy of all documentation from customer as requested by NZFS Design Review Unit.**		✓	
To City Networks for Service Connections, Backflow and Trade Waste (grease traps/oil interceptors etc)		✓	
Accessibility for new buildings & alterations to existing buildings addressed & checked on plans		✓	
Inspection, maintenance and reporting details for specified systems provided		✓	

Hazardous substances	Yes	N/a	No
Storage of >100kg LPG on site?			✓
Location on site plan identified?			✓
Test certifier location certificate provided for existing LPG storage?		✓	
Preliminary test certifier letter of approval provided for proposed storage?		✓	
Plans	**Yes**	**N/a**	**No**
Plans to standard i.e. to scale, no graph paper, no pencil drawings, no single line drawings	✓		
Site plans show distance to a minimum of two boundaries (for all buildings)		✓	
Site plans show location of septic systems & distances to boundaries	✓		
Slab & foundation detail shown on plans		✓	
Compliant residential driveway gradient		✓	
Datum shown		✓	
Engineer detail shown on plans		✓	
Drainage detail shown on plans	✓		
Rooms Identified		✓	
Fire walls shown on plans and details provided		✓	
Smoke alarms shown on plans		✓	
Windows shown on plans		✓	
Ventilation (mechanical detail where no windows)		✓	
Dimensions shown on plans	✓		
Cross Section	**Yes**	**N/a**	**No**
Full cross section – min. 1 for garages		✓	
Full cross section – min. 2 for dwellings		✓	
Finished floor levels shown on plans		✓	
Stair, barrier, handrail detail & dimensions shown on plans		✓	
Weather Tightness	**Yes**	**N/a**	**No**
Flashing of windows, doors, junction, balcony, parapet, int/ext corner details shown on plans		✓	
Specifications	**Yes**	**N/a**	**No**
Bracing schedule for walls/subfloor provided		✓	
Truss design certificate & layout details provided		✓	
Timber grade & treatment schedule provided		✓	
Lintel schedule provided		✓	
Exterior cladding system information provided (including E2 risk matrix)		✓	
Effluent disposal system (rural only) provided	✓		
Relevant & comprehensive specifications provided	✓		
Specific Design	**Yes**	**N/a**	**No**
Engineer calculations & details provided		✓	
Producer statement design review - PS2 (if yes application may not need structural input)		✓	
Existing Vehicle Crossing	**Yes**	**N/a**	**No**
Existing vehicle crossing shown on plans	✓		
New Vehicle Crossing required?	**Yes**	**N/a**	**No**
Vehicle Crossing application form completed		✓	
If no: Provide applicant with Vehicle Crossing application form			
Location of vehicle crossing distance to boundary shown on plans		✓	
Width of vehicle crossing shown on plans		✓	
Service Connections	**Yes**	**N/a**	**No**
Application for service connections		✓	
Notes:			

45837

Lyn

BCA T-04a
Ver:25
Date: 01/12/14

Planning Officer (PNCC) / Building Officer (MDC as applicable)	Planning Information	Yes	N/a	No
	North direction point & all boundaries shown	✓		
	Show distances to two boundaries min	✓		
	Show existing ground & finished floor levels		✓	
	Street frontage identified	✓		
	Existing & proposed buildings shown	✓		
	Six metre living court shown		✓	
	Any buildings over boundaries (Section 75) shown		✓	
	Instant resource consent required for separation distances		✓	
	Neighbour's consent form & plan provided & signed by all property owners		✓	
	Site area & coverage details provided		✓	
	Height recession zones shown on plans		✓	
	Lot & DP number shown on plans	✓		
	Proximity to stop banks shown		✓	
	Demonstrated compliance to air noise schedules or acoustics report provided		✓	
	Applicant advised that Development Contribution costs apply to the development		✓	
	Notes			
	Consent Notice on title?			

Building Officer	*For Office Use Only: Administration Information*	Yes	N/a	No
	Site Visit Booked		✓	
	Letter of confirmation to applicant		✓	
	Fees calculated (including Building and Building Research Levies)	✓		
	GeoCity plan attached (PNCC) / Mapper plan attached (MDC)	✓		
	Receipt number & fee code entered on application form	✓		
	Risk assessment number entered on fees sheet	✓		
	Building Officers time entered on fees sheet	✓		
	Fees sheet completed	✓		

Copies of inspection checklists requested:	☐ Yes	☑ No
Please select one option only:	☐ Please email copies to (email address):	
	Please mail copies to: ☐ Owner	☐ Agent
Full Name:		
Mailing Address:		

Project Number:	45837	**Application Accepted by:**	Name: Lyn Best Signature:	**Date Accepted:**	11 Jan 2017

Processing Checklist – Minor Alteration

Applicant Name: Barrie Macdonald. **PIM No:** — **BC No:** 45837

Site Address: 63 Moonshine Valley Road. **Date:** 27/1/17

Notes[1]: Spoke to David Forrest and Sarge of any planning issue, they checked for Consent Notice of which there are none, happy with distance from boundary and streams.

Item to be checked for compliance: with the Building Act 2004, NZBC and Approved Documents. Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked: Pass	N/A	Fail	Details of Processing & Comments: Comments **must** be made for: 1. **Non-complying** items 2. Alternative solutions & how compliance with NZBC achieved
Act				
S.72 Hazards – stability / flooding		Yes / (N/a) / No		
S.75 Building on 2 or more allotments		Yes / (N/a) / No		
S.112 Alterations to existing buildings		Yes / (N/a) / No		
S.113 Specified intended life		Yes / (N/a) / No		If 'Yes', add endorsement to BC
S.115 Change of use		Yes / (No)		
S.116A Subdivision		Yes / (N/a) / No		
Section 75 – Building over 2 or more allotments				
Building constructed over boundaries[2]		Yes / (No)		
Does proposed building contain a 'Party Wall'?		Yes / (No)		
City View plan marked demonstrating lots affected?		Yes / (No)		Number of lots affected: 1 2 3 4 5 6 7 (circle number applicable)
Condition placed on Building Consent		Yes / (No)		
Building Consent suspended		Yes / (No)		

Processing Checklist – Minor Alteration

Item to be checked for compliance: with the Building Act 2004, NZBC and Approved Documents. Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked: Pass / N/A / Fail	Details of Processing & Comments: Comments **must** be made for: 1. **Non-complying** items 2. Alternative solutions & how compliance with NZBC achieved
PIM		
Application checklist completed & attached?	(Yes) / No	
Plans		
Site plans for building location	(Yes) / No	
Letter of encumbrance required	Yes / (No)	
Issues		
Minimum floor levels for flood	Yes / (No)	Details:
Soft ground	Yes / (No)	Details:
Earthquake prone building	Yes / (No)	Details:
Overhead utilities (power/phone lines, etc)	Yes / (No)	Details:
Site Visit		
Conducted	(Yes) / No	If no, comment:
Building – site visit checklist completed & attached	(Yes) / N/a / No	
Planning – site visit checklist completed & attached	Yes / (N/a) / No	
Are network utility connections required		
City Networks (Engr. Approved)	Yes / (N/a) / No	No services, rural property.
Water	Yes / (No)	Details:
Stormwater	Yes / (No)	Details:
Sewer	Yes / (No)	Details:
Other		
	Yes / (N/a) / No	
	Yes / (N/a) / No	
LPG		
Storage of LPG >100kg on site?[3]	Yes / (No)	
Location on site plan identified?	Yes / (No)	
Preliminary test certificate letter of approval provided for proposed work (ERMA)"?	Yes / (No)	
Plumbing		
Sufficient information to process	(Yes) / No	Details:
Plumbing Act noted on PIM/BC	(Yes) / No	Details: Plumbers Act.
Effluent disposal report & description required	(Yes) / No	Details: Wright Tanks report.
Site Services		
Is site serviced?	Yes / (No)	Details:
Age of existing laterals (pre 1960)	Yes / (N/a) / No	Details:
Age of existing laterals >40 yrs	Yes / (N/a) / No	Details:
Proposed site service plan		Provided / required / (N/a)
Existing site service plan checked on building file, copy provided	Yes / (No)	
Water Supply		
Water supply tank issues (from site visit)	Yes / (No)	Details:
Water mains pressure for sprinklers	Yes / (N/a) / No	Details:
Other		
	Yes / (No)	

Processing Checklist – Minor Alteration

Item to be checked for compliance: with the Building Act 2004, NZBC and Approved Documents. Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked: Pass / N/A / Fail	Details of Processing & Comments: Comments **must** be made for: 1. **Non-complying** items 2. Alternative solutions & how compliance with NZBC achieved
	Yes / No	
Is the previously issued PIM attached relevant to this building work?	Yes / N/a / No	
If 'No' advised applicant new PIM application required & suspended BC?	Yes / N/a	
Any outstanding Building Consents relating to property	Yes / No	Record Building Consent Number/s:
Planning PIM detail		
Planning checklist completed & attached?	Yes / N/a / No	
Planning requirements noted on consent/PIM?	Yes / N/a / No	
Building PIM detail		
Building PIM checklist completed & attached?	Yes / N/a / No	
Building requirements from PIM noted?	Yes / N/a / No	Plumbers Act.
Waiver and Modification		
Application for a waiver or modification?	Yes / No	
Restricted Building Work	Yes / N/a / No	
Certificates of work collectively cover all design RBW[4]	Yes / N/a / No	
Check designers license class covers building category	Yes / N/a / No	
Trade LBP classes **required** (Circle)		Carpentry / External Plastering / Brick/Blocklaying Foundation / Roofing
Trade LBP classes **provided** (Circle)		Carpentry / External Plastering / Brick/Blocklaying Foundation / Roofing
Trade LBP's registered	Yes / N/a / No	
Trade LBP endorsement added to Building Consent	Yes / N/a / No	
Building consent detail	NZBC B1 & B2	
Wind zone identified	Yes / No	Low / medium / high / very high / extra high / specific design(SED)
Snow zone identified	Yes / N/a / No	Up to 1.0kPa / Greater: specify
Exposure zone identified	Yes / N/a / No	B / C / D (seaspray)
Is there a site plan (house plan showing area of alteration)?	Yes / No	
Cross section showing detail of alteration	✓	Specify no. of storeys: one / two / other
Inhouse engineer reviewed calculations?	✓	**(Eng. to initial items checked)**
External engineer peer review with PS2 provided?	✓	
Supporting foundation detail (under beam support studs)	✓	
Footing dimensions	✓	
Pile dimensions shown on plans	✓	
Timber Treatment	NZBC B1 & B2	
Timber grade & treatment schedule (for **all** timber)	✓	

Processing Checklist – Minor Alteration

Item to be checked for compliance: with the Building Act 2004, NZBC and Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments **must** be made for: 1. **Non-complying** items 2. Alternative solutions & how compliance with NZBC achieved
	Pass	N/A	Fail	
Framing	NZBC B1 & B2			
Lintel sizes & specifications shown on plans[5]		✓		
Lintel fixing detail attached (Place copy in site file)		✓		
Support framing detail[6]		✓		
Support of walls parallel with floor joists[7]		✓		
Support of existing ceiling & roof framing		✓		
New wall framing set out detail		✓		
Lining detail shown on plans		✓		
Bracing	NZBC B1 & B2			
Bracing calculations & layout provided		✓		
Calculations incl. subfloor / lower / upper storeys (circle calculations applicable)		✓		
Fixing details for framing and sheet material provided[8] (One copy for site folder)		✓		Record information (type, version, month and year) placed in site folder
Elements equally distributed throughout building		✓		
Double sided bracing of exterior walls checked[9]		✓		
Interior walls: bracing limitations e.g. bathrooms[10]		✓		
Ceiling diaphragms shown on plans		✓		
Roof bracing shown on plans		✓		
Decks > 2m width bracing calculation provided		✓		
Brace type		✓		
Interior				
Insulation	NZBC H1			
Non Solid Construction		✓		
Solid Timber Construction		✓		
Solid Construction		✓		
Heated ceiling / wall / floor		✓		
Area of glazing > 30% of wall[11]		✓		
Calculation Method		✓		
Modelling Method		✓		
Verification Method – with Producer Statement		✓		
Lighting & Ventilation	NZBC G4 & G7			
Light & visual awareness (incl. attic windows & skylights)		✓		
Ventilation (incl. all habitable spaces)[12]		✓		
Wet Areas	NZBC B2, E2 & E3			
Type of shower specified?		✓		Fully tiled floor & walls / Tiled walls only / Acrylic cubicle

Processing Checklist – Minor Alteration

Item to be checked for compliance: with the Building Act 2004, NZBC and Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments **must** be made for: 1. **Non-complying** items 2. Alternative solutions & how compliance with NZBC achieved
	Pass	N/A	Fail	
Flooring linings specified?		✓		Concrete / Sealed timber / Vinyl / Tiled
Wall linings specified		✓		Fibre cement / Plasterboard / Wet wall linings
Waterproofing membrane specification provided for interior situation?		✓		
Membrane junction details provided?		✓		
Waterproofing detail decks / balconies		✓		
Waterproofing membrane specification provided for exterior situation?		✓		
Glazing	NZBC F2			
Safety glazing detail bathrooms/en-suites		✓		
Food preparation & prevention of contamination	NZBC B2 & G3			
Sink & preparation surfaces		✓		
Food storage		✓		
Wall linings		✓		
Wash-down areas		✓		
Fire / smoke alarms	NZBC C clauses & F7			
Fireplace / solid fuel heater shown on plans[13]		✓		
Manufacturers' specifications provided		✓		
Flue location shown on elevations[14]		✓		
Smoke alarms specified & shown on plans		✓		
Exterior	NZBC B2 & E2			
Exterior cladding(s) specified		✓		
Flashings	NZBC E2 & B2			
Windows & doors[15]		✓		
Sill threshold flashing detail		✓		
Conditions/Endorsements & Inspections entered into computer system?	(Yes) / No			
Plumbing	NZBC G12 & G13			**Plumbing Processing Officer:** MPH
Discharge pipes size & length		✓		
Discharge pipes venting / AAV		✓		
Soil stack layout provided		✓		
Soil stack layout (incl relationship to floor joists)		✓		
Soil stack venting		✓		
Water supply	NZBC G2, G12 & H1			
Type of material		✓		
Hot water supply detail shown on plans[16]		✓		
Tempered hot water		✓		
Drainage	NZBC E1, E2 & G13			
Storm water shown on plans	Yes / (No)			

Processing Checklist – Minor Alteration

Item to be checked for compliance: with the Building Act 2004, NZBC and Approved Documents. Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked: Pass	N/A	Fail	Details of Processing & Comments: Comments **must** be made for: 1. **Non-complying** items 2. Alternative solutions & how compliance with NZBC achieved
Gutter & outfall sizes in relation to roof size		✓		
Site stormwater/surface water collection & disposal detail (Erosion of sloping sites)		✓		
Sewer layout	✓			
Sewer drain size	✓			Connect from House Sewer to new Septic Existing
Gulley traps/ overflow relief gullies (ORGs)		✓		
Sewer venting		✓		
Effluent disposal	NZBC G13			
Septic tank & effluent disposal design	✓			Designer: Andrew Wright.
Effluent disposal site plan	✓			Type: Protee-S. Drip irrigation
Proximity to water course(s) & buildings	✓			
Stormwater cut off drain above effluent bed shown on plans (Sloping sites)		✓		
Conditions/Endorsements & Inspections entered into computer system?	(Yes) / No			
Structural - Application approved: [17]	**Yes/No**			**Officer:** **Date:** **Signed:**
Plumbing & Drainage - Application approved: [18]	(Yes)/No			**Officer:** Neville Mudgway Senior Building Officer **Date:** 31/1/17. **Signed:**
Building Officer - Application approved for Granting: [19]	**Yes/No**			**Officer:** **Date:** **Signed:**

[1] General notes and observations
[2] Section 75 required
[3] >100kg LPG on site requires Location Test Certificate from an Environmental Risk Management Authority (ERMA) approved HSNO Test Certifier. Forward onto Environmental Health – Dangerous Goods for review.
[4] Ensure Design License Class is applicable to building category (1, 2 or 3)
[5] Where proprietary lintels are specified, manufacturer's detail/specification tables copied & included on file.
[6] Details of lintel/beam connections & support studs
[7] Layout provided demonstrating direction, location & spacing of existing floor joists in relation to new wall/s
[8] Details to be provided for framing fixing requirements and fixing of the sheet material on all types of bracing systems proposed, i.e. Gib, Ply, Strand board, MDF, Hardibacker etc
[9] Double sided bracing e.g. GS2 & BLG braces not appropriate for exterior walls. Recessing of sheet bracing into wall framing on approved cavity systems.
[10] Check bracing limitations in appropriate bracing manual e.g. GIB bracing systems GIB Winstone Bracing limitations prohibit the use of bracing elements behind showers & baths, etc.
[11] Total area of glazing (including skylights) and glazed area of doors in the building thermal envelope, including frames and opening tolerances
[12] Where opening windows do not provide adequate ventilation, detail of the alternative solution specified on plans
[13] Copy of manufacturer's specifications showing clearances, etc. Copy placed in "green" folder for on site checking
[14] Flue to be min of 1000mm above roof or when situated within 3m of ridge, height to be min of 600mm above ridge
[15] Head, jamb & sill flashing details
[16] Type of water heating provided & location
[17] If the decision is made by the Structural Engineer to refuse to approve the application, document the reasons for refusal in the notes section of this checklist
[18] If the decision is made by the Plumbing and Drainage Officer to refuse to approve the application, document the reasons for refusal in the notes section of this checklist
[19] If the decision is made by the Building Officer to refuse to approve the application for granting, document the reasons for refusal in the notes section of this checklist

045837

BCA T-08c
Version: 7
Date: 11/05/2015

PNCC - PIM/Building Consent Site Visit Checklist ~~PIM~~/BC No.: 45837

Address: 63 Mornshire Valley Road Palmerston North Date: 31/1/17 Time Taken: 45mins.

		Office Check Needed
Site & address identified:	☐ Lot No. ☑ Street Number Letterbox ☐ Rapid Response (Fire Service) No.	
Boundaries / Building Line Restriction clearly identified	Yes – How? FENCES ~~No – comment~~	
Proposed Building site identified on Building Platform	☐ Measured out by officer ☐ Pegged/marked out by owner/builder N/A	
Existing Building assessed	☐ Means of Escape ☐ Access & facilities for people with disabilities N/A	
Restrictions (building and/or effluent disposal)	Sloping site – comment: Gradual Gullies/banks/cuttings likely to affect work – comment: > 10m away Streams/watercourses likely to affect work – comment: > 20m away Other parties affected – comment: N/A Other restrictions (eg. Overhead utilities, pylons, power & phone lines, forest, access, etc) – comment: N/A	
Effluent Disposal site identified	☑ Measured out by officer Existing treeline + gardens. ☐ Pegged/marked out by owner/builder Water tank siting – overflow discharge: N/A Cut off drains required: N/A	
Footpath & Vehicle crossing	Footpath damage – Yes / No Vehicle Crossing damage – Yes / No New Vehicle Crossing required – Yes / No } N/A	
New Floor Levels	☐ For sites level with or above the road, no less than 150mm above the road crown on at least one cross-section through the *building and roadway*[1] ☐ For sites below the road, no less than 150mm above the lowest point on the site boundary[2] N/A	
Site Stormwater Management Plan	☐ Site stormwater ☐ Stormwater runoff to neighbouring properties N/A	
Wind Zone (Tick applicable zone)	☐ Low / ☐ Medium / ☑ ~~High~~ / ☐ Very High/ ☐ Extra High / ☐ Specific Design(SED)	

Comments/Notes:
Gradual sloping area for dripline fields - Existing lawn and gardens to be used. Water course more than 20m away - Field to be > 10m from drop off on eastern side of site (discussed with owner on site).

[1] Ref. E1AS1 2.0.1 Fig. 1
[2] Ref. E1AS1 2.0.1 Fig. 2

045837

BCA T-08c
Version: 7
Date: 11/05/2015

PNCC - PIM/Building Consent Site Visit Checklist ~~PIM~~/BC No.: 45837

Photos taken:
Officer: Ross Marshall **Signature:** R Marshall

- New effluent System -

Project File Sign Off Checklist

045837

BCA T-33a
Ver: 19
Date: 20/04/18

Address: 63 Moonshine Valley Rd. Building Consent No.: 45837.

Item to be checked for completion:	Yes	N/A	No	Comments:
All conditions/endorsement of the consent signed off?	✓			
All mandatory inspections completed and ~~SIN/NTF~~ complied with?	✓			
All LBP records of work provided cover full scope, on prescribed form and signed by registered LBP's **(Register checked)**		✓		
CS and CSS required?		✓		
Amendment to existing Compliance Schedule required?		✓		
Section 72, 75 or Memo of Encumbrance Certificates registered?		✓		
Waiver and modification process completed?		✓		
Property Issues forms been completed and registered?	✓			
Roads Assets Officer advised if new vehicle crossing is applicable and copy of project file sign off checklist forwarded?		✓		
WHRS claim applicable to BC and copy of Project File Sign Off Checklist forwarded to Claims Officer?		✓		
Planning Officer advised if work is a relocate and copy of project file sign off checklist forwarded?		✓		
Earthquake Prone Building Register – Provide confirmation of New Building Standard (NBS) % and summary of earthquake strengthening report to Information Services Officer		✓		
Swimming pool administration officer been advised and copy of inspection checklist forwarded?		✓		
Total number of pans in the Building[1]		✓		Number:
All relevant information placed on the project file:				
• Building Consent Application	✓			
• PIM / CT / Consent Notices	✓			
• Certificates of work		✓		
• Processing Checklist	✓			
• Plans & Specifications	✓			Wright Tanks.
• Engineer Design / Calculations		✓		
• Geotechnical Report		✓		
• Effluent System Design	✓			Wright Tanks
• Truss Layout / Design Certificate		✓		
• Fire Design / Analysis		✓		
• NZFS Summary		✓		
• Producer Statements (PS1/PS2)		✓		
• Producer Statement Acceptance Checklist completed?		✓		
• Further Information Requests / Correspondence	✓			
• Building Consent / ~~Amended BC~~'s	✓			
• Building and Planning Services Project sheet (applicable to hard copy applications only)	✓			
• Section 77 Certificate		✓		
• Amendments (application/checklist)		✓		
• NTF / SIN		✓		
• Energy Certificates	✓			Electrical Cert.
• Memoranda (Record of Building Work)		✓		
• As Laid Drainage Plans	✓			
• Manufacturers Certificates		✓		
• Producer Statements (PS3/PS4)		✓		
• Producer Statement Acceptance Checklist completed?		✓		
• Installer Declaration Acceptance Checklist completed?		✓		
• CPU application/checklist/certificate		✓		
• Waiver or modification documents		✓		
• Inspection checklists as per BC	✓			2 on B/C - 2 done.
• Application for CCC	✓			
• Certification of specified systems from approved certifiers		✓		
• OTHER / Notes:		✓		

Project File Sign Off Checklist

045837

BCA T-33a
Ver: 19
Date: 20/04/18

Item to be checked for completion:	Yes	N/A	No	Comments:
• OTHER / Notes:		✓		
Dripline location differs from approved plan, accepted as a minor variation on reasonable grounds. As laid plan accurately reflects drip field location RM.	✓			
Final Review Decision				
Do mandatory inspections match number of inspections carried out?	✓			
Do additional inspection or other charges apply?			✓	**If yes:** Number of additional inspections to be charged:_____ @ $_____ **If No:** Enter reason if no charge applies: _____ Number of inspections for refund:_____
Is a refund required?			✓	**Refunds must be referred to Head of Building Services**
Development Contribution paid?		✓		**If no: suspend CCC until payment received. Date to suspend from:** _____
CCC application approved for issue?				Officer: Ross Marshall Signed: R Marshall Date: 20/1/19.
Administration Officer				
Any changes to the street address? (check on City View)			✓	
File been amended if street address has changed?		✓		
All inspections invoiced?	✓	✓		
All bonds or inspections refunded if applicable?		✓		
Development Contribution paid?		✓		If no: suspend CCC until payment received. Date to suspend from: _____
All fees paid?	✓			
BC number stamped on ALL pages within file? (applicable to hard copy applications only)				
Copy plan showing means of escape, fire and smoke separations and exits from fire report for attachment to CS		✓		
Create reminder notice for EQ re-assessment record and update of the NBS		✓		
Compliance Schedule (CS) and Compliance Schedule Statement (CSS) prepared?		✓		
CCC issued? Copy of signed CCC, CS & CSS (if applicable) and project file sign off checklist placed in project file.	✓			
Administration items signed off?	Officer: Kim Stevens Signed: K. St			Date: 12/2/19

Leigh Sage
Head of Building Services
7 FEB 2019

[1] Urinals are treated as one pan.

045837

RECEIVED
28 JAN 2019
BY 45837

McNAE ELECTRICAL SOLUTIONS

ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

JOB / CERTIFICATE ID NO. 23168

This certificate provides a legally recognisable statement that the installation or part installation is safe to be connected to the specified system of electrical supply.

Customer Name:	**Location of Work:**
Wright Tanks Ltd P O Box 4777 Palmerston North 4442	63 Moonshine Valley Road Palmerston North

WORK DETAILS

The prescribed electrical work is:

☐ Low Risk	☑ General	☐ High Risk

Description of Work:	**Date of Completion:**
Septic tank connection. 9 Feb, maybe midday Pull cable down to s/b Conduit feed to tank and fit off Fit off cable in s/b Saddle conduit to side of house All test done	

CERTIFICATION OF COMPLIANCE

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of the installation:

☐	has been installed in accordance with a certified design[1]
☑	is safe to connect to a 230V/400V MEN supply system
☑	relies on supplier Declaration(s) of Conformity [1]
☑	relies on manufacturer's instructions[1]
☑	has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
	Reference Standards:
☐	Part 1 of AS/NZS 3000
☑	Part 2 of AS/NZS 3000
☐	**Other Standards:**

TEST RESULTS	
Earth continuity	✓
Insulation resistance	>299mΩ
Polarity	✓
Correct circuit connections	✓
Fault loop impendence	0.97
RCD(s)	—
Other (specify):	

[1] Reference documents can be found at www.mcnae.co.nz/sdocs

Name of Person(s) Being Supervised		
Certifier's Name & Registration Number	**Signature**	**Issue Date**
Daniel Roff - E266528		13 February 2017

ELECTRICAL SAFETY CERTIFICATE

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use:

Certifier's Name & Registration Number	**Signature**	**Issue Date**
Daniel Roff - E266528		13 February 2017

THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS.

This certificate also confirms that the electrical work complies with the Building Code for the purposes of section 19(1)(e) of the Building Act 2004.

W pncc.govt.nz | E info@pncc.govt.nz | P +64 6 356 8199 | Private Bag 11034, The Square, Palmerston North, New Zealand

PALMERSTON NORTH CITY COUNCIL

15 January 2019

MacDonald, Barrie Keith
63 Moonshine Valley Road
RD 1
Palmerston North 4471

045837

IMPORTANT REMINDER

Application for Code Compliance Certificate

Dear Mr MacDonald

Building Consent 45837, Granted 01 Feb 2017,
63 Moonshine Valley Road, Palmerston North,
Septic Tank Upgrade

It is now 23 months since your building consent was granted and we note that you have not applied for a Code Compliance Certificate for the above-mentioned Building Consent.

A Code Compliance Certificate is a formal statement, issued under section 95 of the Building Act 2004, stating that all building work carried out under a Building Consent application complies with that building consent. The building owner must apply for a Code Compliance Certificate as soon as is practicable following completion of the building work.

Under section 93 of the Act, unless an extension of time has been agreed to, Council must decide whether to issue or refuse to issue a Code Compliance Certificate at the 2-year anniversary date that the Building Consent was granted.

If the building work has been completed please submit your application for Code Compliance Certificate and arrange final plumbing inspection by calling PNCC inspection line 06 352 8777. If the building work has not been completed, please apply for an extension of time using the enclosed form and submit this to Council prior to the expiry of the 2-year timeframe with the fee of $82.

If you fail to make contact prior to the 2-year anniversary date, Council will make a decision whether to issue or refuse to issue the Code Compliance Certificate. If the decision is made to refuse to issue the Code Compliance Certificate, this may impact on any future sale of the building and/or insurance cover.

If you require any further assistance regarding this matter, please contact Council on (06) 356 8199.

Yours faithfully

Selena Taite
Business Support Officer
Customer Services