



**Whangarei**

*District Council*

# Property File

Property Address: 22 Tanner Place

Property ID: 168888

Legal Description: LOT 70 DP 527090

Date Issued: 5th June 2026

***Disclaimer***

*Council makes all reasonable efforts to ensure that the information provided is accurate and up to date, however, to the extent possible under the law, Council disclaims any liability whatsoever for any error, inaccuracy or incompleteness of the information.*

*No person should rely on any information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document.*



## Form 5

**Building Consent No: BC1900988**

**Section 51, Building Act 2004**

**Issued: 26 September 2019**

### The Building

Street address of building:	22 Tanner Place Whangarei 0112
Legal description of land where building is located:	LOT 70 DP 527090 LLP: 130206
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

### The Owner

B J Wendelborn  
L D Wendelborn  
12 Sunshine Lane  
Flat Bush  
Auckland 2019

Phone number:	N/A
Mobile number:	0275615939
Facsimile number:	N/A
Email address:	me@quitestrange.co.nz
Website:	N/A
Street address/registered office:	22 Tanner Place Whangarei 0112

First point of contact for communications with Council/building consent authority

### Contact Person

Barrett Homes (GM Projects Limited)  
PO Box 10424  
Bayfair  
Mt Maunganui 3152

Phone number:	075749009
Mobile number:	N/A
Facsimile number:	N/A
Email address:	design@barretthomes.co.nz
Website:	www.barretthomes.co.nz

### Building Work

The following building work is authorised by this consent:

#### New Dwelling

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:**

**Section 90 Building Act 2004**

Section 90 Building Act 2004 Inspections by Building Consent Authorities applies. This building consent is subject to the condition that agents authorised by the building consent authority are entitled at all times during normal working hours or while work is being done to inspect land on which building work is being or is proposed to be carried out and building work that has been or is being carried out on or off the building site and any building.

Nominated Inspections are carried out to ensure that the building work is in accordance with the building consent. Completed Inspections will be classified as pass, or pass subject to remedial work or failed status.

1. See attached schedule of site requirements for inspections and documentation required.
2. To confirm compliance of the specific engineered foundation, structure and durability a producer statement 4 for the construction monitoring is required. This must be appropriate and to the level identified in the producer statement 1 or by agreement with the Building Consent Authority. This is to ensure the building work performed is in accordance with the approved building consent and the engineering assumptions and design parameters are met.
3. To confirm compliance an Energy Works Certificate will be required (Electrical).

**Compliance Schedule**

A compliance schedule is not required for the building.

**Attachments**

A notice issued under section 37 setting out the requirements for Resource Consent to be obtained for the building work prior to any works commencing.

**Other Approvals Required**

The following other approvals/authorisations are required:  
Section 37 Certificate

**Additional Information**

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.
4. Building advice that a maintenance schedule is recommended for the ongoing performance of the building elements to ensure they meet their serviceable life please consult with your designer to develop a specific maintenance programme or another helpful source of information is the BRANZ web site <http://www.maintainingmyhome.org.nz/maintenance-guides/maintenance-schedule>.



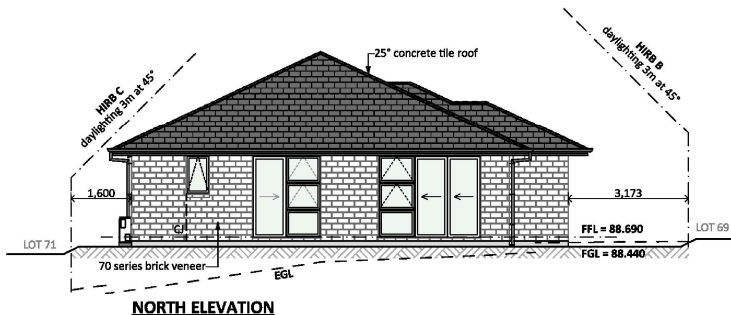
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Tilly Selwyn  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

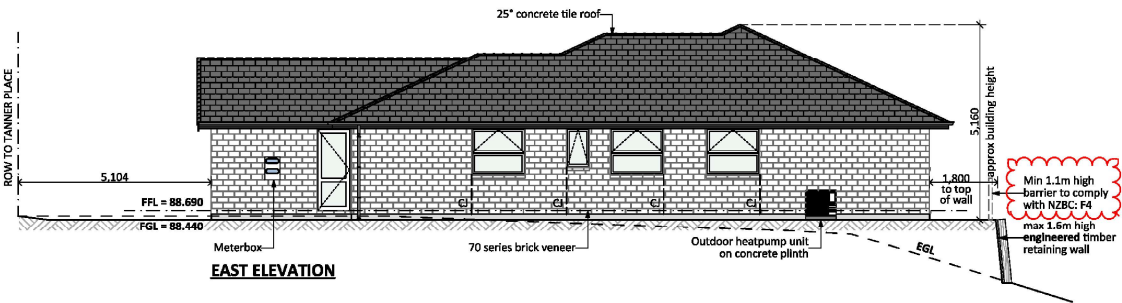
26 September 2019

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Date



**NORTH ELEVATION**



**EAST ELEVATION**

**General Notes:**  
Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

NZBC D1/AS1 Access  
Minimum slip resistance to steps and landings  
Concrete or H5 timber step to all access points, min. 150mm below finished floor level

CJ = Control joint

- Foundation:**  
Raft floor to engineers design (see plan notes and details)
- Wall Cladding:**  
70 series brick veneer - ensure cavity and weep holes are free from excess mortar  
BGC Duragroove Smooth wide (150) panel cladding
- Roof Cladding:**  
25° pitch, MONIER Concrete tile roof
- Fascia and Spouting:**  
COLORCOTE fascia, spouting with powder coated aluminium downpipes
- Joinery:**  
Selected powder coated aluminium joinery

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall Intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>3</b>

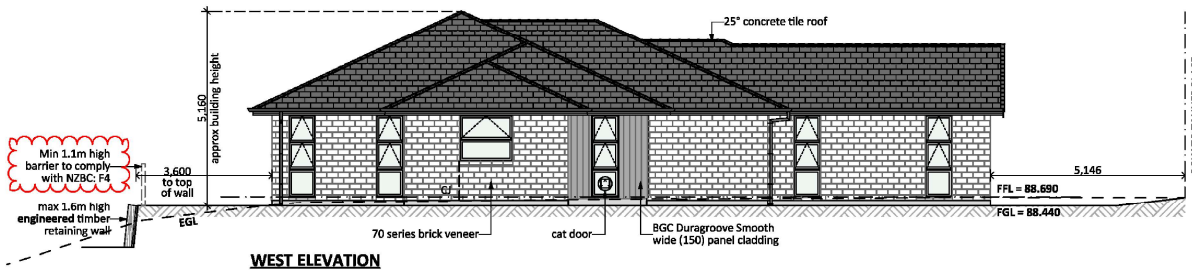
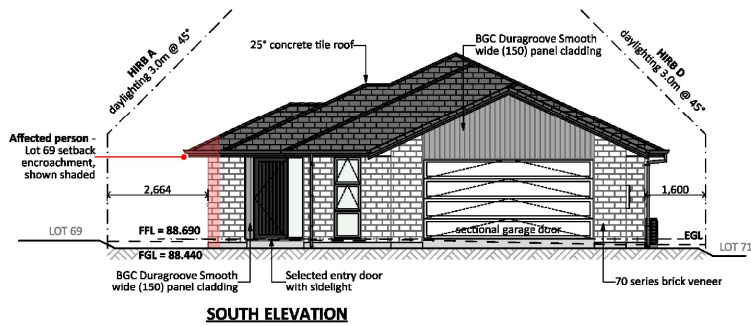
**Engineering**  
Plans are to be read in conjunction with Cook Costello engineering report and details.  
Reference: 130990-036

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design@barrethomes.co.nz		Project No:	WHG024	Client:	NEW DESIGN	Sheet:	1	Rev:	A
Wind:	HIGH	Designed:	HD	Drawing:	ELEVATIONS	Project:		WDC	
EQ:	1	Drawn:	BS	Client Name:	B J + L D WENDELBORN	File No:	130990-036		
Exposure:	C	Check:	CW	Site Address:	LOT 70, 22 TANNER PLACE				
Date:	20/09/2019	Scale:	1:100		KAMO, WHANGAREI				

130990-036  
 APPROVED  
 DISTRICT COUNCIL BCA



**General Notes:**

Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

NZBC D1/AS1 Access  
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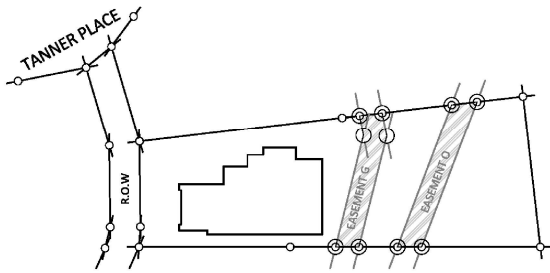
**Engineering**  
Plans are to be read in conjunction with Cook Costello engineering report and details.  
Reference: 130990-036

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design@barrethomes.co.nz		Project No:	WHG024	Client:	NEW DESIGN	Sheet:	2	Rev:	A
Wind:	HIGH	Designed:	HD	Drawing:	ELEVATIONS	Client Name:	B J + L D WENDELBORN	Policy:	WDC
EQ:	1	Drawn:	BS	Site Address:	LOT 70, 22 TANNER PLACE				
Exposure:	C	Check:	CW	Date:	20/09/2019	Scale:	1:100		

191900888  
 APPROVED  
 20/09/2019  
 WHANGAREI DISTRICT COUNCIL BCA



LOCATION PLAN 1:500

**General notes:**

Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

**Siteworks notes:**

Ensure final building platform and finished ground have an even fall away from building.  
All rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.  
Any fill to be dry and approved by engineer & compacted down in accordance with NZS.3604.2011.

All finished floor and ground levels are relative to One Tree Point datum.

- Contractor to confirm on site all boundary bearings, lengths and peg locations on site prior to commencement of works, to ensure house position is correct.
- Contractor to locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- Contractor to confirm plumbing routes and fixture positions on site prior to commencement of works.

All dimensions shown are to building foundations (unless stated otherwise)

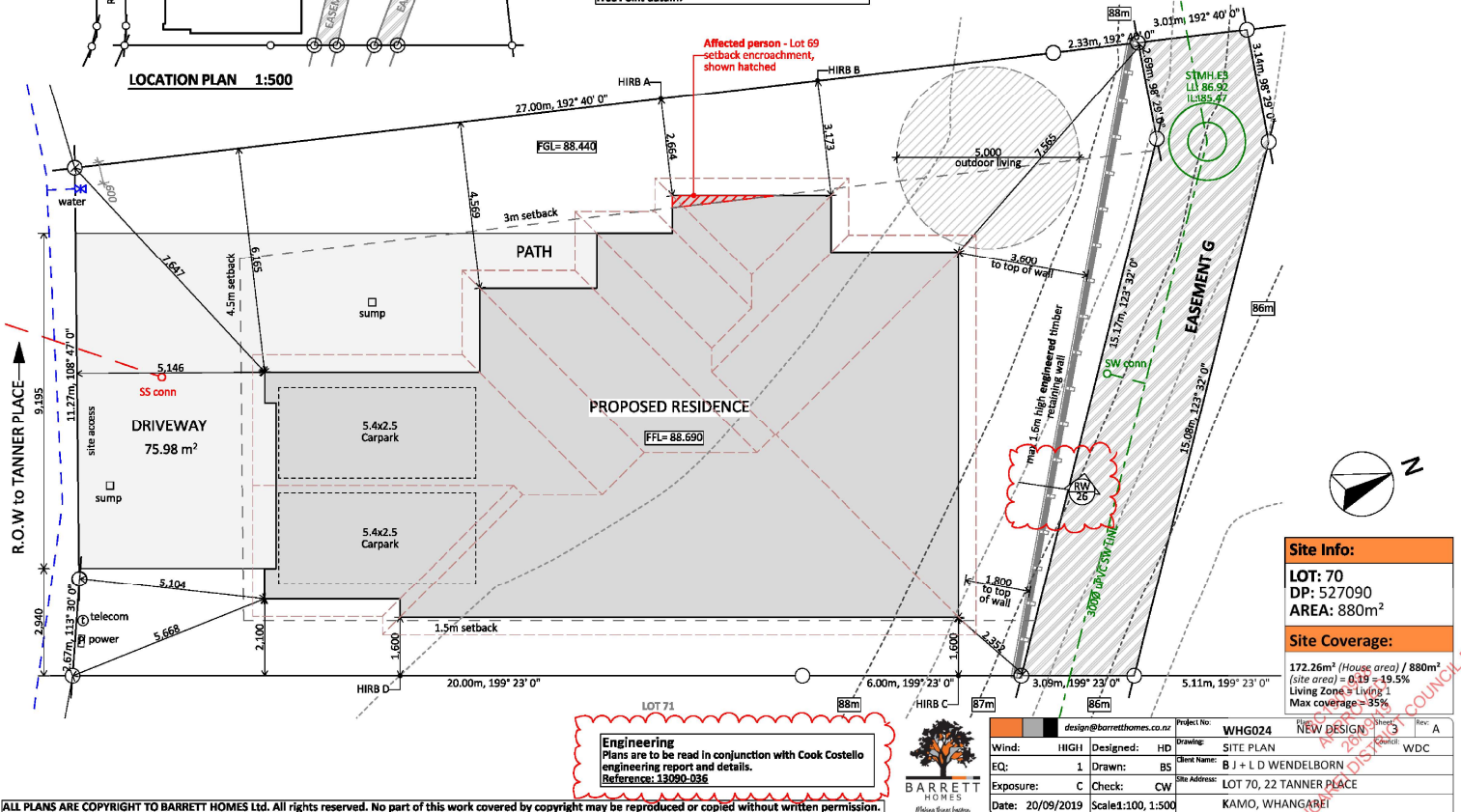
**Construction and Demolition Hazards**

Contractor to install galvanised chainlink netting or hoarding barrier, 2m min height to site perimeter to comply with NZBC:F5 Construction and Demolition Hazards, prior to commencing construction.

Toeboards to be installed for prevention of objects falling off storage or access platforms as per NZBC F5 1.4

**Sediment Control Notes:**

Sediment and runoff control shall be designed and installed by the licensed building practitioner prior to, or during the siteworks for the project. The sediment controls shall be installed in accordance with the requirements of the District Plan/Council requirements.



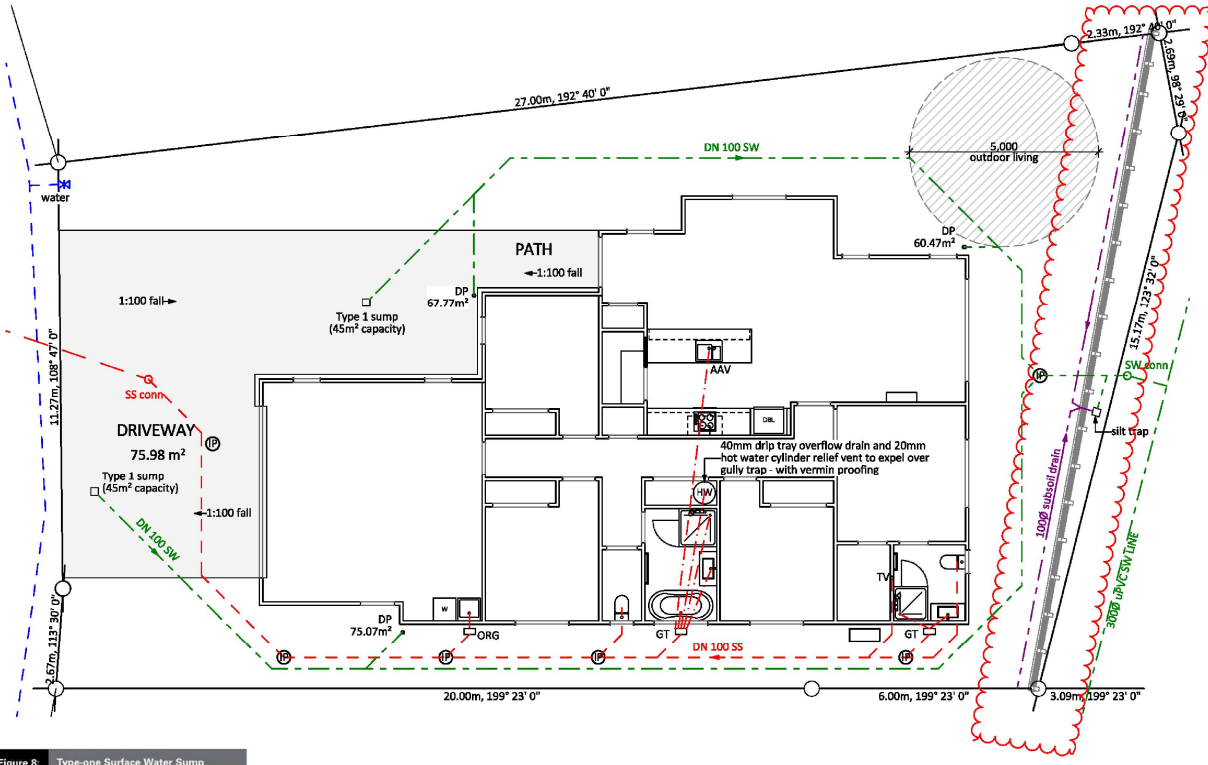
<b>Site Info:</b>	
LOT: 70	DP: 527090
AREA: 880m <sup>2</sup>	
<b>Site Coverage:</b>	
172.26m <sup>2</sup> (House area) / 880m <sup>2</sup> (site area) = 0.19 = 19.5%	
Living Zone = Living 1	
Max coverage = 35%	

**Engineering**  
Plans are to be read in conjunction with Cook Costello engineering report and details.  
Reference: 13090-036



design@barrethomes.co.nz	Project No: WHG024	Client: NEW DESIGN	Rev: A
Wind: HIGH	Designed: HD	Drawing: SITE PLAN	WDC
EQ: 1	Drawn: BS	Client Name: B J + L D WENDELBORN	
Exposure: C	Check: CW	Site Address: LOT 70, 22 TANNER PLACE	
Date: 20/09/2019	Scale: 1:100, 1:500	KAMO, WHANGAREI	

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**General notes:**  
 Plumbing to NZBC section G13: Foul Water  
 Contractor to locate all service connections on site prior to earthworks.  
 All pipe gradients to be confirmed by a qualified tradesman.  
 Hot water cylinder relief drain to be copper, max 12m in length and placed in a safe visible location which does not present a hazard or damage to other building elements  
 Gully traps - max 4 fixtures  
 Terminal vents to vent via roof - ensure a compatible flashing is sealed and riveted accordingly  
 Internal pipework and pipes to be PE-Xa.

**Excavation notes:**  
 Trenches should be excavated to allow for the specified depth of bedding, the pipe diameter and the minimum recommended cover, overlay plus backfill, above the pipes.  
**MIN. COVER:**  
 - Roads and Streets: 750mm  
 - Driveways and similar areas: 600mm (subject to traffic)  
 - Footpaths, gardens: 500mm  
 - Construction traffic: 750mm  
 Bedding materials are listed as per AS/NZS G13/AS1/AS2

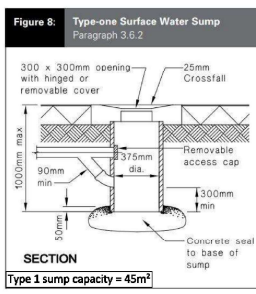
**Downpipe Calculations: NZBC/E1**  
 Plan area of roof per single downpipe for roof pitch 0-25° = 85m² of roof area for 80mm Ø downpipe.  
 Rainfall intensity 100mm/hr  
 Roof area = 203.31m²

**Calc. - Roof area / area served by DP = DPs Required**  
 203.31 / 85 = 2.39  
 Therefore minimum number of downpipes required = 3 (round up)  
 Number of DP provided = 3

**Roof Gutter profile calculations:**  
 125OG  
 Rainfall intensity 100mm/hr  
 Cross Sectional area of gutter (CSAG) = 5800mm² (based on 100mm/hr RFI)  
 Plan area of roof allowed per (CSAG / RFI) 5800mm² / RFI = 58m²

Number of downpipes required to accommodate RFI and CSAG calculation:  
 Roof area = 203.31m²  
 203.31m² / 58m² = 3.5  
 Therefore minimum number of downpipes required = 4  
 Number of DP provided = 3

Symbol	Plumbing Key:
---	SS = 100mm Ø uPVC - min 1:60 gradient, including wc's
---	SW = 100mm Ø uPVC - min 1:120 gradient
---	40mm Ø single head showers, baths, sinks & ldy tubs, DN50 multiple heads showers, DN65 unvented branch drains min 1:40 gradient (min ldy tubs 1:30 gradient).



**Foul water to NZBC:G13/AS3**  
**Storm water to NZBC:E1/AS1**

**Legend**

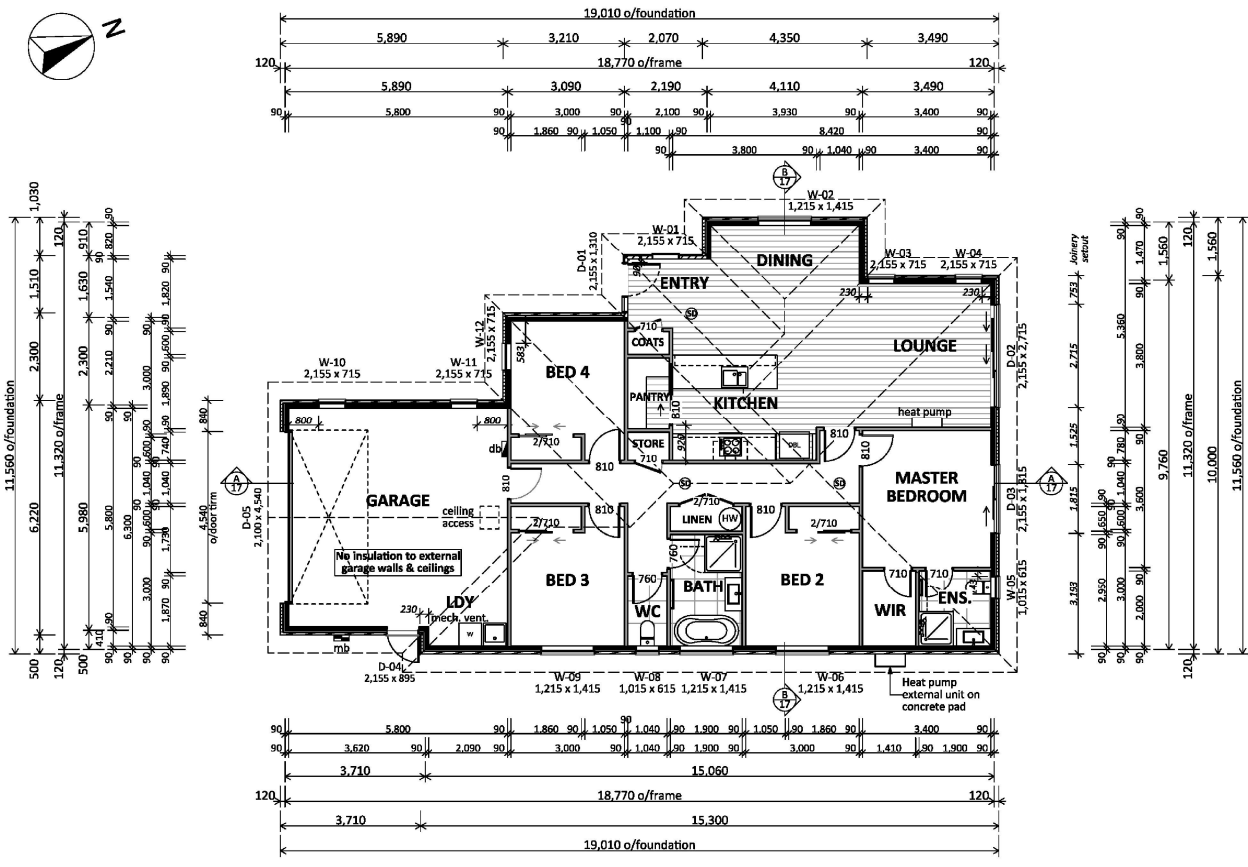
Symbol	Item
GT	Gully trap (max 4 fixtures)
IP	Inspection point
AAV	Air admittance valve
TV	Terminal vent (vented pipe with 80mm terminal vent & cap to roof, weatherproofed by plumber with compatible flashing sealed & riveted to roof)
DP	80mm Ø downpipe
ORG	Overflow relief gully
RE	Rodding eye

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design@barrethomes.co.nz		Project No:	WHG024	Client:	NEW DESIGN	Rev:	A
Wind:	HIGH	Designed:	HD	Drawing:	DRAINAGE PLAN	Scale:	WDC
EQ:	1	Drawn:	BS	Client Name:	B J + L D WENDELBORN		
Exposure:	C	Check:	CW	Site Address:	LOT 70, 22 TANNER PLACE		
Date:	20/09/2019	Scale:	1:100		KAMO, WHANGAREI		

WHANGAREI DISTRICT COUNCIL BCA  
 APPROVED  
 19/09/2019



**General notes:**  
Always cross reference the foundation plan with the floor plan prior to setting out.

All joinery sizes specified are to be confirmed with an on-site measure up prior to joinery fabrication. No liability shall be held by the Barrett Homes for incorrect supply of joinery.

Refer to attached pre-cut design and documents for all lintel sizes, truss and top plate fixings. Contractor to refer to truss manufacturers producer statements for any further load bearing footing / slab thickenings that may be required to support roof loads. This layout is preliminary. Read in conjunction with final PS1 and pre-cut design and documents.

Refer to all written dimensions, DO NOT scale off drawings.

2.425 stud height throughout, 2460 u/side of truss (unless specified)

Full height joinery to soffit (2155)

Mains pressure 1800 HWC with tempering valve and seismic restraint in accordance with NZBC: 2004 section G12.

Electric hobs with vented r/hood. PE-Xa water supply pipes. Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0

Please confirm plumbing fixture locations before foundation commences

Confirm shower tray size before commencing wall framing

Ensure entry lighting complies with NZBC G8/AS1

SD - Approved smoke detectors required within 3m of any sleeping space - first alert of similar

<b>Floor Area:</b>	
165.97 m <sup>2</sup> o/frame	
172.26 m <sup>2</sup> o/foundation	
<b>Cladding Key:</b>	
	BGC Duragroove
	Brick Veneer
<b>Device Key:</b>	
	Meterbox
	Distribution board



design@barretthomes.co.nz		Project No:	WHG024	Client:	NEW DESIGN	Arch:	
Wind:	HIGH	Designed:	HD	Drawing:	FLOOR PLAN	Checked:	WDC
EQ:	1	Drawn:	BS	Client Name:	B J + L D WENDELBORN		
Exposure:	C	Check:	CW	Site Address:	LOT 70, 22 TANNER PLACE		
Date:	22/08/2019	Scale:	1:100		KAMO, WHANGAREI		

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WHANGAREI DISTRICT COUNCIL



## Form 7

### Code Compliance Certificate BC1900988

#### Section 95, Building Act 2004

Issued: 03 June 2020

#### The Building

Street address of building: 22 Tanner Place  
Whangarei 0112

Legal description of land where building is located: LOT 70 DP 527090  
LLP: 130206

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 2019

#### The Owner

B J Wendelborn  
L D Wendelborn  
22 Tanner Place  
Whangarei 0112

Phone number: N/A

Mobile number: 0275615939

Facsimile number: N/A

Email address: me@quitestrange.com

Website: N/A

Street address/registered office: 22 Tanner Place  
Whangarei 0112

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

#### Contact Person

Barrett Homes (GM Projects Limited)  
PO Box 10424  
Bayfair  
Mt Maunganui 3152

Phone number: 075749009

Mobile number: N/A

Facsimile number: N/A

Email address: design@barrethomes.co.nz

Website: www.barrethomes.co.nz

**Building Work**

Building Consent Number:

Issued by:

**New Dwelling**

BC1900988

Whangarei District Council

**Code Compliance**

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

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



03 June 2020

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**Enka Stephenson**Support Assistant – Building Processing  
On behalf of Whangarei District Council

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**Date**