COUNCIL PROPERTY FILE

264 Bee Bush Road, Arapohue

STATEMENT OF PASSING OVER

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We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Pocklington

REAL ESTATE

In the Matter of:	*The Resource Management Act 1991*
And	
In the Matter of:	*An application under Section 88 of the Resource Management Act 1991 made by G and G McGowan*
File Reference:	*RM 080075*

Decision on Resource Consent Application

a) *Pursuant to Section 93(1) of the Resource Management Act 1991, the Kaipara District Council acknowledges that the application is for a Discretionary Activity and as the adverse effects of the proposal will be no more than minor, the application need not be notified. The Council is satisfied that after taking into due consideration the requirements of Section 94A(a) and Section 94B that no persons are considered adversely affected by the proposal. Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.*

b) *Pursuant to Section 104, 104B, 106, 108, 220 and 221 of the Resource Management Act 1991, the Kaipara District Council grants consent to the application by G and G McGowan to construct a dwelling on a 759 m^2 property legally described as Lot 8 DP 34338 (CT NA968/70) subject to compliance with the following conditions:*

Conditions of Consent

1) *The following conditions shall be complied with prior to occupying the dwelling:*

   a) *Proceed in accordance with the plan prepared by Sunshine Homes, dated 27 March 2008 (Reference 1612/1) and submitted in support of the application.*

   b) *The vehicle crossing shall be constructed to comply with Appendices 9A and 9B of the Kaipara District Plan and drawing KDC/A4/S23A & KDC/A4/S24 of the Draft Kaipara District Council Engineering Code of Practice for Land Subdivision and Development Year 2000. Any necessary permit procedures shall be complied with.*

   c) *The installation and type of wastewater treatment and disposal system shall be in accordance with the Hynds Environmental Wastewater Design Report, dated 11 March 2008, written by Peter Carroll, and submitted in support of the application.*

Reasons for Decision

1. *As the site which is less than 1000m2 is existing, the proposed land use is a Discretionary Activity under the District Plan, and the development proposed satisfies the requirements of Sections 104 and 104B of the Act.*

2. *As the land is not known to hold any special cultural, historic or natural qualities, the proposal is considered to be consistent with the Objectives and Policies of the District Plan and the purpose and principles of the Resource Management Act 1991.*

3. *No persons are considered adversely affected by the proposal.*

Advice Notes

1. *The consent holder shall pay all charges set by the Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The consent holder will be advised of the charges as they fall.*

2. *All archaeological sites are protected under the provisions of the Historic Places Act 1993. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the New Zealand Historic Places Trust for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.*

3. *If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.*

4. *In the event of koiwi (human remains) being uncovered, work should cease immediately and the tangata whenua shall be contacted so that appropriate arrangements can be made.*

Monitoring

There are no conditions that will require monitoring by Council.

Signed: ……..... *…. /…. / ….*

Development Manager

Kaipara District Council

Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991.

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Building Consent File Complete - Checklist

Item Checked	Y	N	NA	Comments	File Type
Application Form and Acceptance Checklist	Y	N	NA	PIM/BC Number: 080243	H
Building Consent and Conditions	Y	N	NA		H S
PIM	Y	N	NA		H S
Resource Consent	Y	N	NA	060075	S
Plans	Y	N	NA		H
Specifications	Y	N	NA		H
Drainage plan	Y	N	NA		H
2nd Hand Dwelling Relocate Report and signed Confrimation	Y	N	NA		H
Bracing / Engineering Calcs	Y	N	NA		H
Producer Statements	Y	N	NA		H
Specified Systems Information	Y	N	NA		H
Processing Checklist	Y	N	NA		H
Other Checklists (Please Note)	Y	N	NA		H
Requests for Additional Information	Y	N	NA		H S
Records of all correspondence (emails, letters, phonecalls)	Y	N	NA		H S
Memorandum from NZFS	Y	N	NA		H
Form 4A (Section 37)	Y	N	NA		H S
Approval from NZHPT	Y	N	NA		H
Development Contributions	Y	N	NA		
Inspection Records	Y	N	NA		H S
Truss Layout	Y	N	NA		H
Photos	Y	N	NA		H
Geotech Report	Y	N	NA		H
Notice to Fix	Y	N	NA		H S
Compliance Schedule	Y	N	NA	Refer CS:	H S
BWOF	Y	N	NA	Refer CS:	S
Certificate of Public Use	Y	N	NA		H S
Copy of Complaints Received	Y	N	NA		H S
CCC Application, CCC Checklist and Code Compliance Certificate	Y	N	NA		H H H S
Drainage Asbuilt	Y	N	NA		H
Electrical Certificate of Compliance	Y	N	NA		H
Gas Certificate	Y	N	NA		H
Other (Please State)	Y	N	NA		H

Comments:

Checked by: Date: 9/10/08.

Circle if applicable Y = Yes on file N = Not on file NA = Not applicable to this file

Note: If 'N, Not on file' is used, reasons need to be added to the comments box

H = Hard Copy - Information found on paper file. S = Soft Copy - Information available on NCS system

Once file is completed, file is sent for scanning. All information available as hard and soft copy.

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PIM And Building Consent Application

(The Building Act 2004)

Applicant Details: BC No: 080243

1 The Owner

Name of Owner: Des & Gaynor McGowan

Contact Person: Agent.

Postal Address: Bee Bush Road Arapohue RD4 Dargaville.

Street Address/Registered Office: —

Phone No: 09-4394953 Fax No:

Mobile No: 021 100 8665

Email :

The following evidence of ownership is attached to this application : *(If property has been recently sold a copy of Sale and Purchase Agreement is required)*

CT

2 The Agent

Name of Agent: Sunshine Homes Whangarei

Contact Person: Garry Bertie.

Postal Address: Po Box 4296 Kamo Whangarei.

Street Address/Registered Office: 15 Waipanga Road Kamo Whangarei.

Phone No: 4352106 Fax No: 4352106

Mobile No: 0275900658.

Email:

Relationship to Owner: Agent

First Point of Contact for Communications/Fees/Refunds to:

☐ The Owner ☑ The Agent

3 The Project (What is the work to be done)

Description of the building work: Site 6x13m 3 bedroom in Bee Bush Road. Pre-built sunshine home.

Will the work result in a change of use of the building:

☐ Yes ☑ No

If YES please state new use and provide details:

List Building Consents previously issued for this project (if any):

Floor area (proposed work - square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building	78	—	—	78
Accessory Buildings				

4 Building Details: (Where work to be done)

Valuation Roll No : 01080087 00

Legal Description: lot 8 DP 34338

Street Address of Building: Bee Bush Road Arapohue Dargaville.

Location of Building within site/block number (include nearest street access):

Building Name: Trio

Number of Levels: 1

Level/Unit No:

Certificate of Title No : NA968/70

Area of Site (m²/ha) : 759

Current, lawfully established use (if applicable) : Farm worker accomadation.

Year first constructed (if applicable) : 08.

5 Nature Of Consent

☑ New building - exclude domestic garages and domestic outbuildings — Intended Life: Indefinite, but not less than

☐ Foundations only — 50 yrs ☐ OR Specified as .....yrs

☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances — Demolition ☐

Being stage ..... of an intended ..... stages

☐ Domestic garages and domestic outbuildings

6 Value Of Work And Fees (GST Incl)

Main buildings (Foundations only)	$ 4000
Accessory buildings	$ 4000
Plumbing & Drainage	$ 15000
Total Value of Work	$ 23,000.
Office Use Only	
PIM	$ 140.00
Building Consent	$ 557.00
BRANZ Levy	$ 23.00
DBH Levy	$ 45.31
Certificate of Acceptance	$
TOTAL	$ 765.31

Receipt No: 545026

Date: 31-03-08

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7 Tick box A to D below, as appropriate :

- ☐ **A** Application is for a Project Information Memorandum (PIM)
- ☐ **B** Application is for Building Consent (BC) only, in accordance with PIM No : .....
- ☑ **C** Application is for Building Consent (BC) and Project Information Memorandum (PIM)
- ☐ **D** Application is for a Certificate of Acceptance (COA)
- ☐ **E** Amendment to Building Consent No: .....

8 Confidentiality (Plans and Specifications):

I/We require the following to be treated as confidential (proof of reasons for confidentiality will be required and will only be accepted if legally valid)

- ☐ Plans (please specify which plans i.e. Floor Plans etc.,) : .....
- ☐ Specifications
- ☐ I/We require that **all details** of this application remain confidential as required by a Council directive applied for, or already issued, in relation to a protection order currently in force under The Domestic Violence Act 1995.

9 Vehicle Crossing Required

Is this application linked to a vehicle crossing application?
YES/NO If 'YES', Application No : .....
(If 'YES' please include Vehicle Crossing Application)

10 Public Utility Connections Required

Is this application subject to a utility connection application?
(Drainage, Water Connection or Water Meter Installation)

- ☐ YES - Application No: .....
- ☑ NO - Existing connections in place

11 Historic Places Trust

- ☐ The property is a registered historic place, historic area or wāhi tapu area
- ☐ N/A A PIM has already been issued for this project - PIM No : .....

If your property has an archaeological or historic site, you need to consult with the Historic Places Trust in regards to your project for review and approval prior to your project commencing

12 Fire Service Design Unit (3 copies - 4 where fire report required, 1 set to be A3)

Section 47 of The Building Act 2004, requires certain projects as specified by notice in the NZ Gazette to be reviewed by the New Zealand Fire Service, which may require a Memorandum, setting out advice on issues such as **'means of escape from fire'** and **'water supply for fire fighting'**. Not required when Fire Design Report shows compliance with the 'C' Documents of the New Zealand Building Code.

13 Compliance Schedule (where applicable – Complete Part E)

A Compliance Schedule is required for buildings with specified systems. This does **NOT** apply to single storey, residential property apart from when serviced by a cable car (lift).

14 Certificate of Acceptance

Is this application in relation to obtaining a Certificate of Acceptance (Section 96 Building Act 2004) ?

☐ Yes ☑ No If yes, please provide details below:

Description of Building work - .....

.....

Date work carried out - .....

Personnel who carried out work – Please list over page in PART D: KEY PERSONNEL

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NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
G5 Interior environment	G5/AS1 ✓			☐Council	☐Consultant	☐Other
G6 Airborne and impact sound	G6/AS1			☐Council	☐Consultant	☐Other
G7 Natural light	G7/AS1 ✓			☐Council	☐Consultant	☐Other
G8 Artificial light	G8/AS1 ✓	NZS 6703		☐Council	☐Consultant	☐Other
G9 Electricity	G9/AS1 ✓			Energy works certificate		
G10 Piped services	G10/AS1 ✓	NZS 5261		Energy works certificate		
G11 Gas as an energy source	G11/AS1			Energy works certificate		
G12 Water supplies	G12/AS1 ✓	AS/NZS 3500.2	AS/NZS 3500.5	☐Council	☐Consultant	☐Other
G13 Foul water	G13/AS1 ✓	AS/NZS 3500.2	BS 5572	☐Council	☐Consultant	☐Other
G14 Industrial liquid waste	G14/AS1			☐Council	☐Consultant	☐Other
G15 Solid waste	G15/AS1 ✓			☐Council	☐Consultant	☐Other
H1 Energy efficiency	H1/AS1	NZS 4218	NZS 4243	☐Council	☐Consultant	☐Other
	NZS 4214					

Waiver or modification								
	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

Alternative solution								
	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

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Part B: Project Details

Project Information Memorandum (Complete this part only when applying for a PIM)

The project involves the following matters. Tick each applicable box and attach relevant information in **triplicate** for residential and **four copies** for Commercial Industrial or Multi-Storey. **Always include one set A3 size.**

- ☑ (a) Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (Site Plan with elevations, Topography, drawn to scale).
- ☑ (b) Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundations, and hazardous contaminants on or near the site, land contours.
- ☑ (c) Provisions to be made for vehicular access, including parking. (To be shown on site plan).
- ☑ (d) Provisions to be made in building over or adjacent to any road or public place.
- ☑ (e) Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- ☑ (f) Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- ☑ N/A (g) New connections to public utilities i.e. water supply, stormwater system, wastewater system.
- ☑ (h) Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- ☐ N/A (i) Details of any cultural or heritage significance of the building or building site, including whether it is on a marae or wahi tapu.
- ☐ N/A (j) Copy of/or reference to, any resource consent or planning approval (including subdivision) for this project.
- ☑ (k) Details of volume of proposed excavations; include volumes for site preparation, basement and driveway.

Part C: Building Details

Complete this part only when applying for a Building Consent

This application is accompanied by: (tick each applicable box, attach relevant documents in **triplicate** (one of which must be A3 size) for residential and **four copies** (one of which must be A3 size) for Commercial, Industrial or Multi-Storey).

- ☑ 1 The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
- ☑ 2 Building Certificates.
- ☑ 3 Producer Statements (including TP 58 Effluent Design), and any alternative solutions.
- ☑ 4 References to product certification issued by the Department of Building and Housing (DBH).
- ☑ 5 References to determinations issued by the Department of Building and Housing (DBH).

For details on drawings and specifications etc, see checklist form. If applying for PIM and Building Consent together, then plans for PART B (a) can be included in PART C (1).
If a PIM has already been applied for then include a copy of any relevant authorisations (eg Resource Consents) with this application.

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Part D : Key Personnel

From 30 November 2009, the Building Act 2004 requires all restricted building work to be carried out or supervised by a Licensed Building Practitioner. After this date, applications for consent can only be accepted where a Licensed Building Practitioner has been engaged and the registration number shown in the appropriate area below.

Designer

Name : Sunshine Homes Whangarei. Reg No : ..... Phone No: : 4352106

Address : 15 Waipanga Road Kamo Whangarei.

Mobile No : 027590065 58 Email: .....

Builder (Licensed Building Practitioner From 30/11/2009)

Name : Sunshine Homes Whangarei. Reg No : ..... Phone No: : 4352106

Address : 15 Waipanga Road Kamo Whangarei.

Mobile No : 027590065 58 Email: .....

Registered Drainlayer

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Plumber

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Electrician

Name : Miller Electrical Reg No : ..... Phone No: :.....

Address : Meadowstone lane RD8 Whangarei.

Mobile No : 021564908. Email: .....

Registered Gas Fitter

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Other

Name : Richardson + Stevens Ltd. Reg No : ..... Phone No: : 09-4383273

Address : 2 Seaview Place Whangarei.

Mobile No : ..... Email: .....

Other

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

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Means Of Compliance Checklist

(To Be Completed By Applicant/Designer)

Please circle all parts of New Zealand Building Code that your project complies with.

If using a verified method or have gained a waiver, please provide verification method or waiver certificate.

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
B1 Structure	B1/AS2	NZS 3604 ✓	NZS 4203	☐Council	☐Consultant	☐Other
	NZS 4229					
B2 Durability	B2/AS1	NZS 3101	NZS 3602	☐Council	☐Consultant	☐Other
	NZS 3604 ✓					
C1-C2-C3-C4 Fire	C1/AS1	C2/AS1	C3/AS1	☐Council	☐Consultant	☐Other
	C4/AS1					
D1 Access routes	D1/AS1	NZS 4121		☐Council	☐Consultant	☐Other
D2 Mechanical installations for access	D2/AS1	NZS 4322	EN/81	☐Council	☐Consultant	☐Other
	EN/115					
E1 Surface water	E2/AS1 ✓	AS/NZS 3500		☐Council	☐Consultant	☐Other
E2 External moisture	E2/AS1 ✓	SPECIFIC DESIGN		☐Council	☐Consultant	☐Other
E3 Internal moisture	E3/AS1 ✓	COUNCIL STANDARDS		☐Council	☐Consultant	☐Other
F1 Hazardous agents on site	F1/AS1			☐Council	☐Consultant	☐Other
F2 Hazardous building materials	F2/AS1	NZS 4233		☐Council	☐Consultant	☐Other
F3 Hazardous substances	F3/AS1			☐Council	☐Consultant	☐Other
F4 Safety from falling	F4/AS1	FENCING OF SWIMMING POOLS ACT		☐Council	☐Consultant	☐Other
F5 Construction and demolition hazards	F5/AS1			☐Council	☐Consultant	☐Other
F6 Lighting for emergency	F6/AS1			☐Council	☐Consultant	☐Other
F7 Warning systems	F7/AS1	NZS 4512	NZS 4515	☐Council	☐Consultant	☐Other
	AS/NZS 1668					
F8 Signs	F8/AS1			☐Council	☐Consultant	☐Other
G1 Personal hygiene	G1/AS1 ✓			☐Council	☐Consultant	☐Other
G2 Laundering	G2/AS1 ✓			☐Council	☐Consultant	☐Other
G3 Food preparation and prevention from contamination	G3/AS1 ✓			☐Council	☐Consultant	☐Other
G4 Ventilation	G4/AS1 ✓	AS 1668.2		☐Council	☐Consultant	☐Other

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Linings and finishes	YES	NO	N/A	Ridge beam, rafters, purlins, building paper, insulation	YES	NO	N/A
Ceiling insulation	YES	NO	N/A	Eaves	YES	NO	N/A
				Pergola	YES	NO	N/A
Electrical Plan				Fixings	YES	NO	N/A
Smoke detectors	YES	NO	N/A	**Trussed Roof**	YES	NO	N/A
Mechanical light and ventilation	YES	NO	N/A	Truss type	YES	NO	N/A
Elevations				Point loads identified	YES	NO	N/A
• North	YES	NO	N/A	Roof bracing	YES	NO	N/A
• South	YES	NO	N/A	Fixings	YES	NO	N/A
• East	YES	NO	N/A	**Weathertightness - Flashing Details**			
• West	YES	NO	N/A	Windows	YES	NO	N/A
Wall cladding	YES	NO	N/A	Balconies	YES	NO	N/A
Roof cladding	YES	NO	N/A	Parapets	YES	NO	N/A
Finished floor levels	YES	NO	N/A	Decks	YES	NO	N/A
Height in relation to boundary	YES	NO	N/A	Roof and wall junctions	YES	NO	N/A
Maximum building height	YES	NO	N/A	More than one cladding	YES	NO	N/A
Deck Construction				Pergola	YES	NO	N/A
Foundation plan	YES	NO	N/A	Other penetrations	YES	NO	N/A
Pile size, centers. treatment	YES	NO	N/A	**Solid Fuel Heating**			
Bearer size, span, treatment	YES	NO	N/A	Specifications	YES	NO	N/A
Joist size, centers, treatment	YES	NO	N/A	Construction details	YES	NO	N/A
Detail at junction of house	YES	NO	N/A	Floor plan	YES	NO	N/A
Fixings	YES	NO	N/A	Energy source	YES	NO	N/A
Fencing Of Swimming Pools				**Outbuildings**			
Pool construction details	YES	NO	N/A	Foundation plan	YES	NO	N/A
Pool specification	YES	NO	N/A	Cross-section	YES	NO	N/A
In-ground or above-ground	YES	NO	N/A	Wall bracing	YES	NO	N/A
Fencing and gate plan	YES	NO	N/A	Roof framing	YES	NO	N/A
Fencing/construction details	YES	NO	N/A	Elevations	YES	NO	N/A
Floor plan if house forms fencing	YES	NO	N/A	Drainage	YES	NO	N/A
Backflow	YES	NO	N/A	Engineer design	YES	NO	N/A

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Part E: Compliance Schedule Details

E1 : Systems Necessitating a Compliance Schedule :

The building will contain the following (tick each box and attach proposed inspection, maintenance and reporting procedures).

Note : The building consent cannot be issued unless all specified systems are included.

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a potable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.
- ☐ Any other mechanical units for providing access to the exterior and interior walls of buildings.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the building code in respect of the above mentioned systems.
- ☐ None of the above.

E2 : Other Systems and Features to be Included in the Compliance Schedule :

The building will contain the following : (Tick each applicable box and attach proposed inspection, maintenance and reporting procedures).

- ☐ Means of escape from fire.
- ☐ Safety Barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Schedule 2 of the Building Act 2004.
- ☐ Hand held hoses for fire fighting.
- ☐ Such signs as are required by the New Zealand Building Code or Schedule 2 of the Building Act 2004.

Application

- ☑ I have read the guidance notes and the information I have supplied with this application is true and complete to the best of my knowledge.
- ☑ I have completed the attached checklists

I request that you issue a (please tick):

- ☑ Project Information Memorandum
- ☑ Building Consent
- ☐ Certificate of Acceptance

for the building work described in this application

Signed by / for and on behalf of / the owner

Note : If acting for and on behalf of, please read the following declaration prior to signing

"I hereby declare that I am authorised to act as Agent of the Applicant"

Signature : ..... **Name :** Garry Bertie

Date : 17/3/08

Please Note :

Council is unable to accept your application as being lodged until all details and relevant information are provided and the application is signed and the processing fee paid. Fees for your application will be assessed by the Customer Services Section on application. Further fees may be incurred after the Building Consent is issued.

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Building Consent Application Checklist/Design Review

(To Be Completed By Applicant/Designer)

Return this **completed** checklist with your application.

Include all information and documents requested.

This will ensure your consent is processed in the quickest possible time.

Name: Des + Gaynor McGowan	**Date:** 17/3/08.
Address: Bee Bush Road Hrapohue RD4 Dargaville.	

Application Type				**Application Number**			
New building	YES	NO	N/A	Certificate of title	YES	NO	
Alterations	YES	NO	N/A	Legal description checked	YES	NO	
Additions	YES	NO	N/A	Street address	YES	NO	
Demolition	YES	NO	N/A	Name of building	Unit		
Relocation	YES	NO	N/A	Floor level	YES	NO	N/A
Change of use	YES	NO	N/A	Current lawful use	Dwelling		
Stage of	YES	NO	N/A	Building history - listed	YES	NO	N/A
Building Classification				Intended life	not less than 50yrs		
Housing							
Detached	YES	NO	N/A	**Floor Area**			
Multi-unit	YES	NO	N/A	Ground floor	78		M^2
Group dwelling	YES	NO	N/A	Basement	—		M^2
Outbuildings				1st floor	—		M^2
Garage, barn, shed	YES	NO	N/A	2nd floor	—		M^2
Swimming pool	YES	NO	N/A	Outbuildings	—		M^2
Glasshouse, pergola, other	YES	NO	N/A	Decks/balconies	12		M^2
Ancillary				Other Carport	21		M^2
Bridge, Outdoor fire, retaining wall	YES	NO	N/A	TOTAL	111		M^2
Office Use:				**Contact Details, Address, Phone, Etc**			
				Owner's details	YES	NO	N/A
				Agent's details	YES	NO	N/A
				Designer's details	YES	NO	N/A
				Engineer's details	YES	NO	N/A
				Builder details	YES	NO	N/A
				Electrician details	YES	NO	N/A
				Plumber details	YES	NO	N/A
				Drainlayer details	YES	NO	
				Means of compliance (as per application form)	YES	NO	N/A

Wind zone	Low	Med	High	Very high	Spec. Des	Corrosion zone		Earthquake region	

Full Description Of Building Work

Site a 6x13m 3 bedroom existing showhome from Sunshine Homes Factory to Bee Bush Road.
This is a siting consent only.

KAIPARA DISTRICT

Provide Details Of Any Reports Submitted And Issue Date:

Plans				**Site plan**			
Number of sets supplied	3			1:100 1:200 or 1:500	YES	NO	N/A
Specifications				Legal description	YES	NO	N/A
Number of sets supplied	3			Site area	YES	NO	N/A
Bracing Calculations				Private drainage	YES	NO	N/A
Subfloor/ Deck	✓			Public drainage showing depth of drains, manholes etc.	YES	NO	N/A
Wall (per floor)	✓			Dimensions – 3 minimum	YES	NO	N/A
Structural Engineering				Existing and proposed buildings	YES	NO	N/A
Number of sets supplied	3			North point	YES	NO	N/A
Beam layout plan	YES	NO	N/A	Contours, datum	YES	NO	N/A
Connection details	YES	NO	N/A	Finished floor level	YES	NO	N/A
Producer statement	YES	NO	N/A	Retaining walls	YES	NO	N/A
Geotechnical Engineering				Extent of cut and fill	YES	NO	N/A
Number of sets supplied				Site coverage	YES	NO	N/A
Site plan	YES	NO	N/A	Parking and vehicle access	YES	NO	N/A
Soils analysis/report	YES	NO	N/A	Protected trees	YES	NO	N/A
Producer statement	YES	NO	N/A	HWC (gas)	YES	NO	N/A
Drainage Report				Water meter (if applicable)	YES	NO	N/A
Who	YES	NO	N/A	Natural water course	YES	NO	N/A
Soil Analysis	YES	NO	N/A	Site Drainage away from house to suitable path	YES	NO	N/A
System/Design recommended under	YES	NO	N/A	Ponding	YES	NO	N/A
E2 Risk Matrix – 1 per face/elevation				**Floor Plan**			
• North	YES	NO	N/A	Room use denoted	YES	NO	N/A
• South	YES	NO	N/A	Window size and position	YES	NO	N/A
• East	YES	NO	N/A	Fixtures and fittings	YES	NO	N/A
• West	YES	NO	N/A	Solid fuel heating	YES	NO	N/A
Cross-Sections				HWC	YES	NO	N/A
Minimum of one along the length	YES	NO	N/A	Wall bracing - height, position, type	YES	NO	N/A
Minimum of one across the width	YES	NO	N/A	Lintels	YES	NO	N/A
Details to include				Door/window size and position	YES	NO	N/A
Fixings	YES	NO	N/A	**Foundation Plan**			
Footing size	YES	NO	N/A	**Timber Floor And Fixings**			
Subfloor ventilation and insulation	YES	NO	N/A	Pile size, centres, treatment	YES	NO	N/A
Foundations steel – size and centres	YES	NO	N/A	Fixings	YES	NO	N/A
Wall insulation	YES	NO	N/A	Footing size	YES	NO	N/A
Wall framing - sizes, centres, treatment, height	YES	NO	N/A	Bracing layout, type and position	YES	NO	N/A
Masonry and slab	YES	NO	N/A	Joists and bearers	YES	NO	N/A
Cladding	YES	NO	N/A	**Concrete floor**			
Cavity and battens	YES	NO	N/A	Dimensions, bays, mesh size, plumbing fixtures, point load pads, slab thickenings,	YES	NO	N/A
Building paper	YES	NO	N/A	Specific design (raft)	YES	NO	N/A
Stairs - tread, rise, pitch, height	YES	NO	N/A	**Roof Framing Plan**			
Decks and balconies	YES	NO	N/A	**Pitched roof**	YES	NO	N/A

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Tax Invoice

GST Reg No.	52-237-122
Date	31/03/08
Customer No:	BC080243
Invoice Number	21271

D and G McGowan
C/- Sunshine Homes Whangarei
P O Box 4296
Kamo
Whangarei

080243 : WALLER ROAD, ARAPOHUE
Pre Built Sunshine Home
Owner: D and G McGowan

Qty	Description	Rate	Amount
	Building Consent Fee		557.00 *
	PIM Fee		140.00 *
	BRANZ Fee		23.00 0G
	DBH Levy		45.31 0G
		BEFORE GST	**687.86**
		(* Includes GST) GST	77.45
		Total incl. GST	**$765.31**
		LESS DEPOSIT PAID	765.31CR
		Net Due	**0.00**

KAIPARA DISTRICT
Kaipara te Oranganui - Two Oceans Two Harbours

TAX INVOICE RECEIPT (GST NO. 52-237-122)
Received with thanks by 3/43

31-03-08 16:55 Receipt no.545026

COPY *COPY* *COPY*
DR BC080243
GD & GMR MCGOWAN 765.31-
D and G McGowan::C/- Sunshine Homes Wha
CQ NAT DRL
D and G McGowan 765.31

Remittance Advice

Please use this remittance when making your payment and make cheques payable to Kaipara District Council.

D and G McGowan
C/- Sunshine Homes Whangarei
P O Box 4296
Kamo
Whangarei

Customer Number	BC080243
Invoice Date	31/03/08
Invoice Number	21271
Amount Due	**0.00**

KAIPInvoice Feb 04

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Application Acceptance Checklist

KAIPARA DISTRICT COUNCIL

*FOR COUNCIL USE ONLY

Name Of Applicant D & G McGowan **BC** 080243

Received By Louisa **Date Stamp** RECEIVED 31 MAR 2008 Kaipara District Council

Received ☑ In Person ☐ By Mail ☐ By Courier ☐ By Email ☐ Other

☐ Print off **'General Property Information'** to confirm legal description of property.

☑ Certificate of Title provided or other evidence of ownership.

☑ Check that **all** sections (1 – 14) of the application have been filled in and the application has been signed and dated.

☑ Check that all relevant details (plans, calc and specs) for Part B (PIM) and Part C (Building Consent) are provided.

☑ Check all **contractors** have been listed in Part D (Key Personnel).

☑ Check that Part E (Compliance Schedule Details) is completed.

☑ Is the **Building Consent Application Checklist** completed?

☑ Is the **Means of Compliance Checklist** completed?

N/A Are any other application forms required, ie

☐ Vehicle Crossing

☐ Fire Service Design

☐ Rapid Application

☐ Application for Reticulated Services

Fees: $765.31

Receipt Number 545026

Date 31.03.08

Received By Dollie

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Application Acceptance Checklist

KAIPARA DISTRICT COUNCIL

Building Consent Processing Time

A building consent authority has 20 working days from the date the application for a building consent was received to decide whether to refuse or grant the application.

Further Information: A building consent authority may request more information in respect of the application within 20 working days from the date the application was received. If a request is made, the 20 working day period is suspended until the building consent authority receives this information.

The Building Consent

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 month after the date of issue of the building consent, unless the owner has gained approval from the building consent authority to extend the time required.

Inspections

Most projects require between 1 and 8 inspections. Additional inspections will be charged as required. Refer to Fees and Charges booklet.

Please phone council 48 hours ahead to book an inspection, and provide the following details: owners name, site address, building consent number, contact phone number and type of inspection required. The building consent documentation pack should be kept on the building site and be available at all times. Copies of the inspection details will be left onsite. They will state what work needs to be completed and re-inspected before work can progress, or that the completed work has passed inspection and work may continue to the next stage.

Code Compliance Certificate

The building consent authority must decide within 24 months from the building consent being granted, whether to issue the code compliance certificate. Once again, the owner can also apply for an extension of time if required.

The owner must apply for a Code Compliance Certificate after all work set out in the building consent approval has been completed.

The following documentation should be submitted with the application for the code compliance certificate, (if they have not already been presented):

- any certificates relating to any gas fitting or prescribed electrical work (energy work)
- As Built plans for plumbing and drainage
- a complete list of all personnel who undertook work, including registration numbers if applicable.
- certificates relating to specific design (ie trusses, beams outside of NZS3604)
- installers certificates (ie fire places)

If the owner does not supply the requested information it may not be possible to issue a code compliance certificate.

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GST No. 39-063-002

TAX INVOICE

Phone Bus. 439 6577
A/Hours Phone 439 8727
439 8593
BEACH ROAD, DARGAVILLE

M To The K.D.C

4-3-008.

DREADON & KELLIHER
Plumbers and Drainlayers

16340

This is an amendment to the Drainage Plan Submitted on the 18-2-008. for Mr Des Mc Gowan
Lot 8 Deposited Plan No 34338
Title NA 968/70.

2 Bedroom Sunshine Cottage.

An Eco treatment tank and leachage field is to be used because of lack of space & poor soakage.
This system is Big enough for 8 People
The Firm supplying & Installing the tank are submitting a Proposed Soakage Designs

Dreadon & Kelliher Plumbers will be laying the Sewer from the Cottage to the tank

Drainlayers Reg no 05-844.
J.K Dreadon.

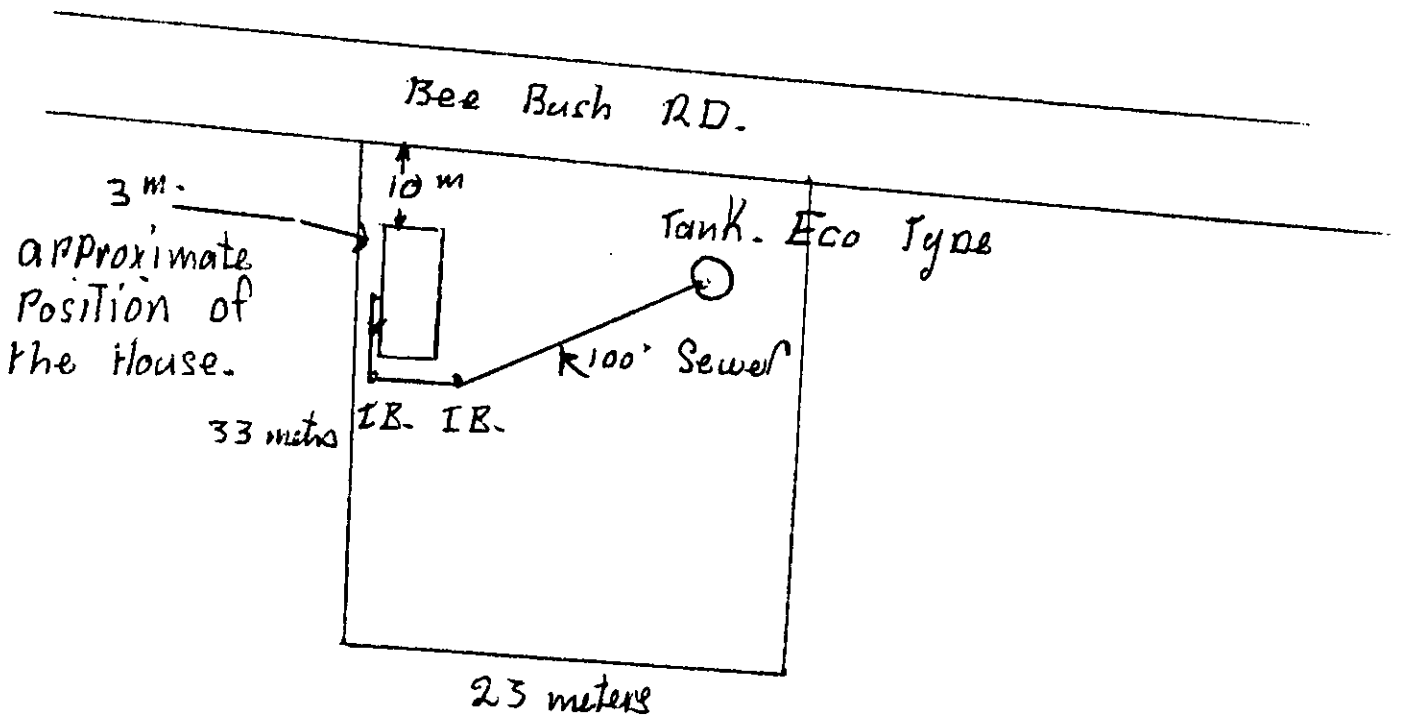
ACCOUNTS PAYABLE TO - 10 TUI CRESCENT , DARGAVILLE

Kaipara District Council
RECEIVED
25 MAR 2008

Sub Total	
GST	
TOTAL	

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The Proposed Cottage Location of
Mr D Mc Gawan.



Soakaae Field and Eco Tank Design.
By Others.

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KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

Building Consent Application Checklist/Design Review

(To Be Completed By Central Processing Unit / Building Services Officer)

Name: McGowan	Date: 12.5.08
Building Consent Number: 080243	
Building Category (1) 2 3 Allocated to: DF.	Competency Category (1) 2 3 4 5
Notes: Land use - Sect 37 - < 1000 m²	

Application Type				Application Number			
New building	YES	NO	N/A	Cert of title – Easements/Infringements	YES	NO	
Alterations	YES	NO	N/A	Legal description checked	YES	NO	
Additions	YES	NO	N/A	Street address	YES	NO	
Demolition	YES	NO	N/A	Name of building	Rej.		
Relocation	YES	NO	N/A	Floor level	YES	NO	N/A
Change of use	YES	NO	N/A	Current lawful use	CT.		
Stage of	YES	NO	N/A	Building history - listed	YES	NO	N/A
Building Classification Swimming.				Intended life	50 -		
Housing							
Detached	YES	NO	N/A	**Floor Area**			
Multi-unit	YES	NO	N/A	Ground floor	78		M²
Group dwelling	YES	NO	N/A	Basement			M²
Outbuildings				1st floor			M²
Garage, barn, shed	YES	NO	N/A	2nd floor			M²
Swimming pool	YES	NO	N/A	Outbuildings			M²
Glasshouse, pergola, other	YES	NO	N/A	Decks/balconies	12		M²
Ancillary				Other	21		M²
Bridge, Outdoor fire, retaining wall	YES	NO	N/A	TOTAL 111.00	781.00		M²

Office Use:

Land Use for Site Area < 1000 Sqm² Sect 37. All Plans Present Stag Ok otherwise Plans Cn Stag other than Build Consent — Wind Zone High EEC Energy as per Jim Gr. Trusses Drawn Architectural Stamp

Contact Details, Address, Phone, Etc			
Owner's details	YES	NO	N/A
Agent's details	YES	NO	N/A
Designer's details	YES	NO	N/A
Engineer's details	YES	NO	N/A
Builder details	YES	NO	N/A
Electrician details	YES	NO	N/A
Plumber details	YES	NO	N/A
Drainlayer details	YES	NO	N/A
Means of compliance (as per application form)	YES	NO	N/A

Wind zone	Low	Med	High	Very high	Spec. Des	Corrosion zone	(	Earthquake region	C

Full Description Of Building Work

Relocate New Swimming Pool.

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KAIPARA DISTRICT

Provide Details Of Any Reports Submitted And Issue Date:

Plans				Site plan			
Number of sets supplied	3			1:100 1:200 or 1:500	YES	NO	N/A
Specifications				Legal description	YES	NO	N/A
Number of sets supplied	3			Title – Easements/Infringements	YES	NO	N/A
				Site area	YES	NO	N/A
Bracing Calculations				Private drainage	YES	NO	N/A
Subfloor/ Deck	✓			Public drainage showing depth of drains, manholes etc.	YES	NO	N/A
Wall (per floor)	✓			Dimensions – 3 minimum	YES	NO	N/A
Structural Engineering				Existing and proposed buildings	YES	NO	N/A
Number of sets supplied				North point	YES	NO	N/A
Beam layout plan	YES	NO	N/A	Contours, datum	YES	NO	N/A
Connection details	YES	NO	N/A	Finished floor level	YES	NO	N/A
Producer statement	YES	NO	N/A	Retaining walls	YES	NO	N/A
Geotechnical Engineering				Extent of cut and fill	YES	NO	N/A
Number of sets supplied				Site coverage	YES	NO	N/A
Site plan	YES	NO	N/A	Parking and vehicle access	YES	NO	N/A
Soils analysis/report	YES	NO	N/A	Protected trees	YES	NO	N/A
Producer statement	YES	NO	N/A	HWC (gas)	YES	NO	N/A
Drainage Report				Water meter (if applicable)	YES	NO	N/A
Who	YES	NO	N/A	Natural water course	YES	NO	N/A
Soil Analysis	YES	NO	N/A	Site Drainage away from house to suitable path	YES	NO	N/A
System/Design recommended under	YES	NO	N/A	Ponding	YES	NO	N/A
E2 Risk Matrix – 1 per face/elevation				**Floor Plan**			
• North	YES	NO	N/A	Room use denoted	YES	NO	N/A
• South	YES	NO	N/A	Window size and position	YES	NO	N/A
• East	YES	NO	N/A	Fixtures and fittings	YES	NO	N/A
• West	YES	NO	N/A	Solid fuel heating	YES	NO	N/A
Cross-Sections				HWC	YES	NO	N/A
Minimum of one along the length	YES	NO	N/A	Wall bracing - height, position, type	YES	NO	N/A
Minimum of one across the width	YES	NO	N/A	Lintels	YES	NO	N/A
Details to include				Door/window size and position	YES	NO	N/A
Fixings	YES	NO	N/A	**Foundation Plan**			
Footing size	YES	NO	N/A	**Timber Floor And Fixings**			
Subfloor ventilation and insulation	YES	NO	N/A	Pile size, centres, treatment	YES	NO	N/A
Foundations steel – size and centres	YES	NO	N/A	Fixings	YES	NO	N/A
Wall insulation	YES	NO	N/A	Footing size	YES	NO	N/A
Wall framing - sizes, centres, treatment, height	YES	NO	N/A	Bracing layout, type and position	YES	NO	N/A
Masonry and slab	YES	NO	N/A	Joists and bearers	YES	NO	N/A
Cladding	YES	NO	N/A	**Concrete floor**			
Cavity and battens	YES	NO	N/A	Dimensions, bays, mesh size, plumbing fixtures, point load pads, slab thickenings.	YES	NO	N/A
Building paper	YES	NO	N/A	Specific design (raft)	YES	NO	N/A
Stairs - tread, rise, pitch, height	YES	NO	N/A	**Roof Framing Plan**			
Decks and balconies	YES	NO	N/A	**Pitched roof**	YES	NO	N/A

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KAIPARA DISTRICT

Linings and finishes	YES	NO	N/A	Ridge beam, rafters, purlins, building paper, insulation	YES	NO	N/A
Ceiling insulation	YES	NO	N/A	Eaves	YES	NO	N/A
				Pergola	YES	NO	N/A
Electrical Plan				Fixings	YES	NO	N/A
Smoke detectors	YES	NO	N/A	**Trussed Roof**	YES	NO	N/A
Mechanical light and ventilation	YES	NO	N/A	Truss type	YES	NO	N/A
Elevations				Point loads identified	YES	NO	N/A
• North	YES	NO	N/A	Roof bracing	YES	NO	N/A
• South	YES	NO	N/A	Fixings	YES	NO	N/A
• East	YES	NO	N/A	**Weathertightness - Flashing Details**			
• West	YES	NO	N/A	Windows	YES	NO	N/A
Wall cladding	YES	NO	N/A	Balconies	YES	NO	N/A
Roof cladding	YES	NO	N/A	Parapets	YES	NO	N/A
Finished floor levels	YES	NO	N/A	Decks	YES	NO	N/A
Height in relation to boundary	YES	NO	N/A	Roof and wall junctions	YES	NO	N/A
Maximum building height	YES	NO	N/A	More than one cladding	YES	NO	N/A
Deck Construction				Pergola	YES	NO	N/A
Foundation plan	YES	NO	N/A	Other penetrations	YES	NO	N/A
Pile size, centers. treatment	YES	NO	N/A	**Solid Fuel Heating**			
Bearer size, span, treatment	YES	NO	N/A	Specifications	YES	NO	N/A
Joist size, centers, treatment	YES	NO	N/A	Construction details	YES	NO	N/A
Detail at junction of house	YES	NO	N/A	Floor plan	YES	NO	N/A
Fixings	YES	NO	N/A	Energy source	YES	NO	N/A
Fencing Of Swimming Pools				**Outbuildings**			
Pool construction details	YES	NO	N/A	Foundation plan	YES	NO	N/A
Pool specification	YES	NO	N/A	Cross-section	YES	NO	N/A
In-ground or above-ground	YES	NO	N/A	Wall bracing	YES	NO	N/A
Fencing and gate plan	YES	NO	N/A	Roof framing	YES	NO	N/A
Fencing/construction details	YES	NO	N/A	Elevations	YES	NO	N/A
Floor plan if house forms fencing	YES	NO	N/A	Drainage	YES	NO	N/A
Backflow	YES	NO	N/A	Engineer design	YES	NO	N/A

Plans Compliant with Building Code. Ok to ISSUE. with Sect 37

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KAIPARA DISTRICT

Means Of Compliance Checklist

(To Be Completed By Central Processing Unit / Building Services Officer)

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
B1 Structure	B1/AS2	NZS 3604	NZS 4203	☑Council	☐Consultant	☐Other
	NZS 4229					
B2 Durability	B2/AS1	NZS 3101	NZS 3602	☑Council	☐Consultant	☐Other
	NZS 3604					
C1-C2-C3-C4 Fire	C1/AS1	C2/AS1	C3/AS1	☐Council	☐Consultant	☐Other
	C4/AS1					
D1 Access routes	D1/AS1	NZS 4121		☐Council	☐Consultant	☐Other
D2 Mechanical installations for access	D2/AS1	NZS 4322	EN/81	☐Council	☐Consultant	☐Other
	EN/115					
E1 Surface water	E2/AS1	AS/NZS 3500		☑Council	☐Consultant	☐Other
E2 External moisture	E2/AS1	SPECIFIC DESIGN		☑Council	☐Consultant	☐Other
E3 Internal moisture	E3/AS1	COUNCIL STANDARDS		☑Council	☐Consultant	☐Other
F1 Hazardous agents on site	F1/AS1			☐Council	☐Consultant	☐Other
F2 Hazardous building materials	F2/AS1	NZS 4233		☐Council	☐Consultant	☐Other
F3 Hazardous substances	F3/AS1			☐Council	☐Consultant	☐Other
F4 Safety from falling	F4/AS1	FENCING OF SWIMMING POOLS ACT		☐Council	☐Consultant	☐Other
F5 Construction and demolition hazards	F5/AS1			☐Council	☐Consultant	☐Other
F6 Lighting for emergency	F6/AS1			☐Council	☐Consultant	☐Other
F7 Warning systems	F7/AS1	NZS 4512	NZS 4515	☐Council	☐Consultant	☐Other
	AS/NZS 1668					
F8 Signs	F8/AS1			☐Council	☐Consultant	☐Other
G1 Personal hygiene	G1/AS1			☑Council	☐Consultant	☐Other
G2 Laundering	G2/AS1			☑Council	☐Consultant	☐Other
G3 Food preparation and prevention from contamination	G3/AS1			☑Council	☐Consultant	☐Other
G4 Ventilation	G4/AS1	AS 1668.2		☑Council	☐Consultant	☐Other

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KAIPARA DISTRICT

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
G5 Interior environment	G5/AS1			☑Council	☐Consultant	☐Other
G6 Airborne and impact sound	G6/AS1			☐Council	☐Consultant	☐Other
G7 Natural light	G7/AS1			☐Council	☐Consultant	☐Other
G8 Artificial light	G8/AS1	NZS 6703		☐Council	☐Consultant	☐Other
G9 Electricity	G9/AS1			Energy works certificate		
G10 Piped services	G10/AS1	NZS 5261		Energy works certificate		
G11 Gas as an energy source	G11/AS1			Energy works certificate		
G12 Water supplies	G12/AS1	AS/NZS 3500.2	AS/NZS 3500.5	☐Council	☐Consultant	☐Other
G13 Foul water	G13/AS1	AS/NZS 3500.2	BS 5572	☐Council	☐Consultant	☐Other
G14 Industrial liquid waste	G14/AS1			☐Council	☐Consultant	☐Other
G15 Solid waste	G15/AS1			☐Council	☐Consultant	☐Other
H1 Energy efficiency	H1/AS1 NZS 4214	NZS 4218	NZS 4243	☑Council	☐Consultant	☐Other

Waiver or modification

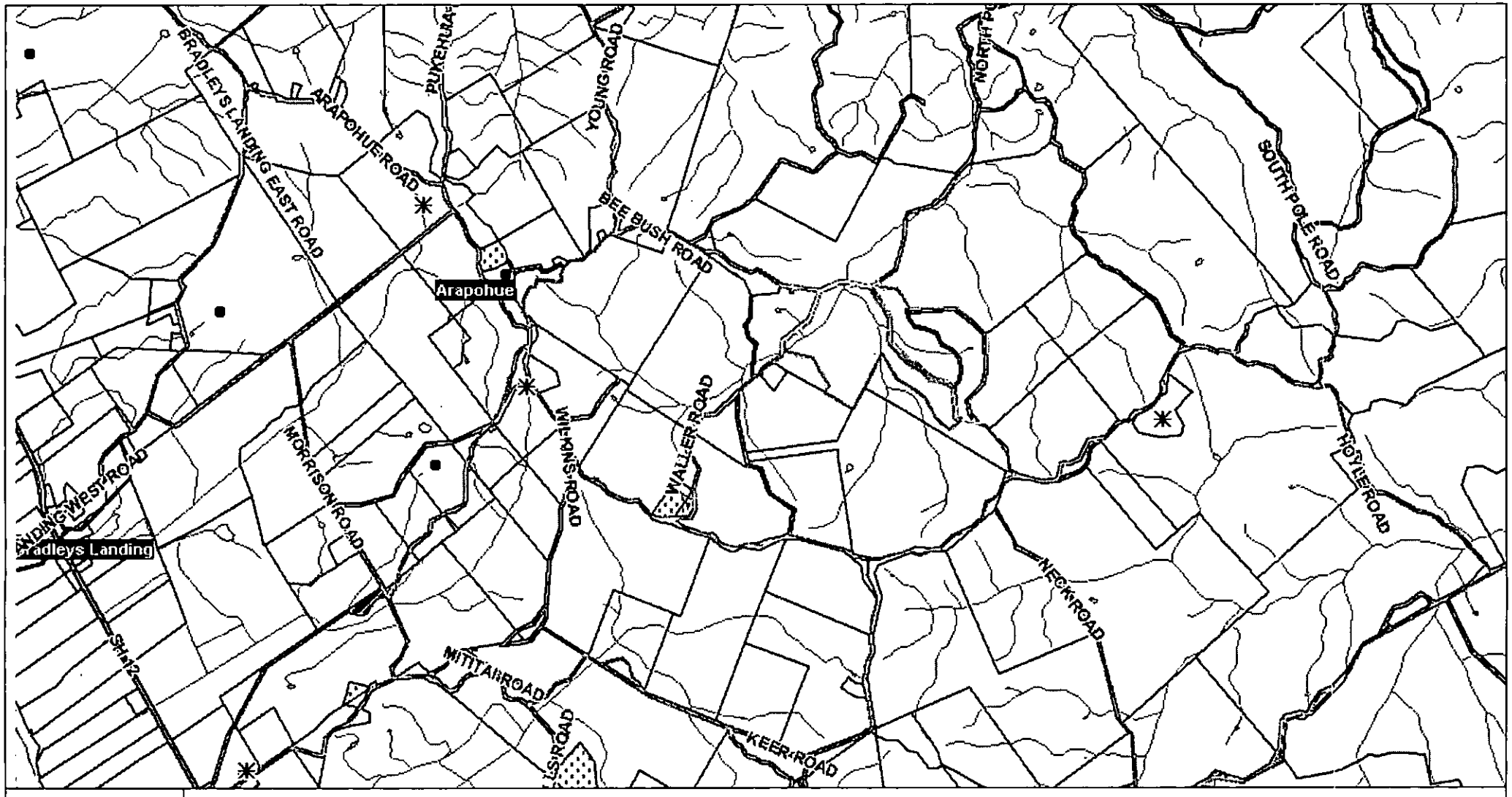
Nil

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Alternative solution

Nil

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					



KAIPARA DISTRICT

0108008700 WALLER ROAD, ARAPOHUE LOT 8 DP 34338 LOTS 2 3 DP 95954 ALLOTS

McGowan George Desmond

N

The information displayed has been taken from Kaipara District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed.

Position of property boundaries is INDICATIVE only and must NOT be used for legal purposes. All services data should be verified before commencing work. Digital cadastral data supplied by Critchlow Associates Ltd. Sourced from Land Information New Zealand data. Crown Copyright Reserved.

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Kaipara District Council
General Property Information

Property

Valuation No	0108008700: (GIS)
Location	218 WALLER ROAD, ARAPOHUE
Legal Description	LOT 8 DP 34338 LOTS 2 3 DP 95954 ALLOTS 208 209 244 PTS 1-3 OKAHU PSH BLKS II I II TOKATOKA SD
Owner	McGowan George Desmond : McGowan Gaynor Mary Ruth & Ors
Owner Address	Arapohue : RD 4 : Dargaville :
Area (hectares)	84.0122

Rates

Government Valuation	
Land	$ 540,000
Improvements	$ 330,000
Capital Value	$ 870,000
Current Rates Year 2007 to 2008	
Annual Rates	$ 2,057.60
Current Instalment	$ 342.90
Outstanding Balance	$ 342.90
Arrears for Previous Years	
Next Instalment Date	

Planning/Resource Management	
	RESOURCE CONSENT 950545 : SUBDIVISION INTO 3 LOTS : Section 306(LGA) Certificate Issued 28/05/82
Building	
11/07/07	BUILDING CONSENT 070514 : 3 Bay Farm Building : Consent Granted 11/07/07
28/05/96	BUILDING CONSENT 960274 : ERECT NEW GARAGE : Code Compliance Certificate issued 8/08/96
16/04/91	BUILDING PERMIT J 20427 FREE STANDING MAGNUM P300 HEATER
11/03/83	BUILDING PERMIT A 74255 ADD TO DWELLING
12/11/68	BUILDING PERMIT A 062918 DWELLING
	BUILDING CONSENT 080243 : Pre Built Sunshine Home : Information Received 31/03/08
Licences	
No information located	
Sewer & Drainage	
No information located	
Land and Building Classifications	
No information located	
Transport	
No information located	
Special Land Features	
No information located	
Swimming Pools	

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No information located
Other
No information located
**** End of enquiry ****

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Author: Greg M Lee

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KAIPARA DC	PIM PROCESSING T- 08.2v3			Application Number	0802 43
Page 1 of 2	A checklist of procedure & contents: Project Information Memorandum			Date Received	31/3/08
OWNER	Quality Manager	Status:	PIM & BC ~~PIM only~~	Date Issued	

Fees paid?	(Y) N	Intended building use: Housing Detached.	
Change of use?	Y (N)	Zoning: RURAL	
Fire design outside of the C	Y (N)	If change of use, what changes?	
Evacuation scheme required?	Y (N)		
Notify Health Officers?	Y (N)	If yes, done within ~~48 hrs~~?	Y (N)
Notify Historic Places Trust?	Y (N)	If yes, done within ~~5 days~~?	Y (N)
More information required?	Y (N)	If yes, done within 10 days?	Y (N)

1. Are there any other licenses that may be required?

Liquor	Y (N)	Other	Y (N)
Health	Y (N)		

2. Any outstanding issues with the property?

Certificate of Title:	Y (N)	Resource Consent Notices:	Y (N)
Two or more building sites?	Y (N)	Property Comment:	

3. Any GIS or site specific information relevant to this application?

Location of service adjacent to, or on, the site:		water	well	storm water
wastewater treatment on site	wastewater utility	manhole	public place	
Wind Zone: VH	Site topography:	gentle	(moderate)	steep
(H) M	Spec Eng	Sea Spray Zone	(Zone 1)	Zone 2
Demolition arrangements requ Y N		Party wall on the Boundary?		Y (N)
Earthquake/dangerous/insanitary building? Y N		Building over sewer/drains?		Y (N)

4. Any flags with District Plan district wide issues?

Earthworks RC required:	Y (N)	Network Authority affected?	Y (N)
Parking required:	Y N		
Vehicle crossing required:	Y N	DP Comment:	

5. Any flags with District Plan Heritage & Landscape protection?

Archaeological sites	Y (N)	Ecological feature	Y (N)
Historical buildings	Y (N)	Trees of amenity value	Y (N)
Biological interest	Y (N)	Significance to Maori	Y (N)
Heritage orders	Y (N)	Coastal Hazard	Y (N)
Designated Site	Y (N)	Other Hazards#	Y (N)
Places of heritage value	Y (N)	Site susceptible to flooding	Y (N)

#Includes natural hazards of potential erosion, avulsion, falling debris, subsidence, alluvion, inundation, slippage; alteration of existing earthquake prone building; or contaminants at or near the site. Check the Hazard Register for any historical information known to Council.

6. Are District Plan zone rules exceeded?

Boundary setbacks	Y (N)	Minimum Floor Levels	Y (N)
Location near water or sea	Y (N)	Buildings near Infrastructure	Y (N)
Height of buildings	Y (N)	Private Open Space	Y (N)
Relocated building	Y (N)	Impermeable Surfaces	Y (N)
Building coverage	Y (N)	Other: < 1000 m² Section Rural Land Use Req'mt	

NOTES - If yes to any of the above – note section number, list issue & action taken:

(PLEASE note any impacts on timeframes & anything that makes this application not standard - notes are to include date & initials of processer)

Land Use. < 1000 m² 759 m².

PLEASE SEE OVER PAGE

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This project information memorandum includes:	
	Information identifying relevant special features of the land concerned
	Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings
	Details of relevant utility systems
	Details of authorisations that have been granted
✓	Notification of any other authorisations that must be obtained before the proposed building work may be undertaken Sept. 77.
	Details of authorisations, which have been refused

Building work may be carried out?	Building work may not be carried out?
PROCESSED BY (Print Name):	
SIGNED:	**DATE:**

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PIM NUMBER : 080243

This Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

1. This document is not approval to build.

2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. if the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**

X The proposed project ~~complies with~~ / does not comply with the District Plan zoning as it ~~does~~/does not meet the Rural Rules. ~~Please see the attached Form 4.~~ Residential Dwelling on site less than 1000m² (DISCRETIONARY ACTIVITY).

  - There are special planning restrictions (include exact reference from page 1 heritage & landscape protection) known to affect this site which will have an impact on the proposed project. Please refer to the attached Heritage and landscape protection rules.
  - The site contains an overland flow path that needs to be maintained e.g. through the building of a "swale drain". OR For your information: The site is low lying but is not known to flood. OR For your information: The site is located in a natural floodplain that is assisted by a number of flood drainage schemes.
  - This property is subject to a section 73 notice - where an entry has been made on the Certificate of Title to allow land subject to certain hazards to be developed as long as the owner and future owners are aware of the risks. Under section 392 of the Building Act, the Council is not liable in any civil proceedings brought against it in respect of a building consent issued under section 72 where the building suffers damage directly or indirectly from the natural hazard noted on the Certificate of Title. Please also note that the existence of an entry under Section 74 of The Building Act 2004 may limit statutory natural disaster insurance. Refer to Clause 3(d) of Third Schedule to The Earthquake Commission Act 1993. Please call the Earthquake Commission on 0800 652 333 if you have any enquiries about your property.
  - The Council's records show that the building site may be subject to one or more natural hazards (list hazards). You will need to take both legal and engineering expert advice as this proposed building development will, or may, be subject to risks. You need to take these risks into account in this building project. The building consent, if the natural hazard is verified, will be subject to a section 73/74 notice which will be registered against the title of this property at building consent stage. The existence of an entry pursuant to section 73 / 74 of the Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of the Earthquake Commission Act

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- 1993. For further information please contact the Earthquake Commission on 0800 652 333.

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - For your information: The Council has found that the site wind zone rating is ~~(low / medium /~~ high ~~/ very high / exceeds very high. Special engineering will be required.~~
  - For your information: The Council has found that the site exposure zone ~~is Sea Spray Zone~~ Zone 1 ~~/ Zone 2~~
  - The provisions (hoardings / gantries / temporary support) being made with regard to building over or adjacent to a road or public place are acceptable / not acceptable.
  - The existing building is classified as insanitary / dangerous / earthquake prone.
  - The site is known to be affected by hazardous contaminants (chemical contamination / underground tanks / asbestos) which may impact on the proposed project. The Northland Regional Council has been advised of your application, and ...
  - An evacuation scheme may be required for the proposed building, under section 21A of the Fire Services Act. Please see the attached form that, when completed, must be sent to the New Zealand Fire Services.
  - Council considers that notification to the New Zealand Historic Places Trust is required under section 39. A copy of the PIM application has therefore been sent to the New Zealand Historic Places Trust, under section 39 of the Building Act, as the application affects a (registered historic place / historic area / wahi tapu / wahi tapu area). The Historic Places Trust may impose conditions on the application, and a Building Consent will not be issued by the Council until approval, or conditions, from the Historic Places Trust is received.
  - Under section 38 of the Building Act, a copy of this PIM has been sent to (statutory / network utility authority) as they are affected by the proposal.

- **Details of relevant infrastructure systems**
  - The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
  - The Northland Regional Council Transitional Regional Rule for small domestic sewerage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a Resource Consent to discharge effluent.
  - The proposed methods for building over or near service pipes acceptable/ not acceptable. The application needs approval from the Assets section of Council, and design of the building needs to meet their requirements.

- **Details of authorisations which have been granted**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents granted include ...
  - Previous network utility operator authorisations include...

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- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - The alterations to the property and/or the use mean/s that a review of the means of escape and access and facilities for people with disabilities may need to be upgraded. The building use type is listed in Schedule 2 of the Building Act, as such the provisions of sections 117 120 may apply and access and facilities for people with disabilities must be considered.
  - You will require a health license/liquor license to operate, and this requirement will be subject to the building consent being granted. Please see the enclosed application forms.
  - As the PIM application outlines plans for more than one unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a code compliance certificate cannot be issued until all development contributions have been paid. Pleas find attached a Section 36 Development Contribution Notice, form 3.
  - The building work referred to in this PIM will / may be affected by active resource consents - please see the attached conditions from Resource Consent (number).
  - The PIM is subject to a condition under section 75 of the Building Act (2004) where 1 or more of the specified allotments (provide allotment DPs) must not be transferred or leased except in conjunction with (provide allotment DPs) of those allotments. The attached certificate is to be signed by owner and proof of lodgement with the Registrar General of Land must be provided to Council before the building consent may be granted. If required, exemptions to section 75 are possible if the building work is constructed with a party wall on the boundaries of the allotments referred to, or if the owner provides evidence of an application to the Registrar-General of Land for amalgamation of the allotments.
  - Please apply for a section 363A Certificate of Public Use if you wish to continue to use the premises for public use while building commences.

- **Details of authorisations which have been refused**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents refused include...
  - Previous network utility operator refusals include...

Attachments:

- GIS map of property and utilities etc.
- Form 4
- Application to the Fire Commissioner for approval of an evacuation scheme
- Form 3
- Section 73 Notification
- Section 74 removal of hazard condition
- Section 75 Allotment development condition
- Section 363A Application for certificate of public use
- Resource Consent application form
- Rapid Number application form
- Liquor License form
- Health license form
- Crossing application form
- Vehicle access rules
- Zone rules
- Heritage rules

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- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - The alterations to the property and/or the use mean/s that a review of the means of escape and access and facilities for people with disabilities may need to be upgraded. The building use type is listed in Schedule 2 of the Building Act, as such the provisions of sections 117–120 may apply and access and facilities for people with disabilities must be considered.
  - You will require a health license/liquor license to operate, and this requirement will be subject to the building consent being granted. Please see the enclosed application forms.
  - As the PIM application outlines plans for more than one unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a code compliance certificate cannot be issued until all development contributions have been paid. Pleas find attached a Section 36 Development Contribution Notice, form 3.
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  - Please apply for a section 363A Certificate of Public Use if you wish to continue to use the premises for public use while building commences.

- **Details of authorisations which have been refused**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents refused include...
  - Previous network utility operator refusals include...

Attachments:

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Building Consent Conditions

KAIPARA DISTRICT COUNCIL

TO: Customer Services Team

FROM: David Hughes ~~/ Jim Vallance~~ / Derek Frae ~~/ Des Sheldon~~

Please insert the conditions indicated into BC No: 080243

1	✓
2	✓
3	✓
4	✓
5	✓
6	✓
7	✓
8	✓
9	✓
10	✓
11	✓
12	✓
13	✓
14	✓
15	✓
16	
17	
18	✓
19	
20	

01 This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.

02 No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.

03 IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.

04 As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.

05 Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.

06 To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.

07 NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:

08 a) at least 2 working days notice of the intended commencement of construction.

09 b) at least 1 working days notice of the covering up of any

10 i) drainage or plumbing

11 ii) excavation for a foundation

12 iii) reinforcing steel for a foundation

13 iv) timber required to have a specific moisture content

14 v) other work required to give notice as a condition

15 Council MUST be notified at the completion of building work on the attached form.

16 This building MUST NOT be used for human habitation.

17 THIS CONSENT IS ISSUED SUBJECT TO AN ENTRY PURSUANT TO SECTION 72 OF THE BUILDING ACT 2004. EQC ADVISES THAT THIS MAY EFFECT THE NATURAL DISASTER INSURANCE. REFER TO THE ATTACHED STATEMENT AND CLAUSE 3(D) OF THE 3RD SCHEDULE TO THE EARTHQUAKE COMMISSION ACT 1993.

18 From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke alarm(s) in order to comply with the Building Code.

19 This Building Consent is issued subject to Section 37 of the Building Act 2004 whereby no building work shall be carried out until Resource Consent is granted.

20 This building consent is issued subject to the condition that the element(s) of the building work with limited life/lives which is/are the subject of this building consent, is/are demolished, removed or altered on or before the end of the specified intended life.

Other non-standard condition/s:

→ This Building Consent is Issued Subject to Section 37 of the Building Act where No work may be undertaken until A Land Use consent is Granted

A Compliance Schedule **is** / **is not** required for the building.

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KAIPARA DISTRICT

Kaipara te Oranganui - Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Restrictions on Commencing Building Work

Under the Resource Management Act 1991

Form 4 Section 37, Building Act 2004

The building work referred to in the attached Project Information Memorandum -

PIM Number : 080243

Project Location: 57 Waller Road

ARAPOHUE

Legal Description: Lot 8 DP 34338

is also required to have the following resource consents under the Resource Management Act 1991:

Land Use Consent for Residential Dwelling on Site Less Than 1000m²

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, **until they have been granted:**

☑ No building work may proceed.

☐ Building work may only proceed to the extent stated below :

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signed for and on behalf of **Kaipara District Council**

Name:

Building Services Officer

Date: 12-5-09

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KAIPARA DISTRICT COUNCIL

Building Consent Status History Change

New Current Status , Enquiry , Search

No: 080243
Applicant: D and G McGowan
Proposal: Pre Built Sunshine Home
Location: WALLER ROAD, ARAPOHUE
Valuation No: 0108008700
Overseer: Jim Vallance

Change Status	Status date	Delete	Insert	Status Notes
Formally Received	31/03/08	delete status	insert status	
Invoiced	31/03/08	delete status	insert status	21271
Information Received	31/03/08	delete status	insert status	Fees Paid 545026
Information Received	12/05/08			ok to issue subject to section 37

New Current Status , Enquiry , Search

Cancel

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Author: Lesley Marshall

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Project Information Memorandum 080243

Section 31, Building Act 2004

D and G McGowan
C/- Sunshine Homes Whangarei
P O Box 4296
Kamo

issue Date: 13/05/08
Application Date: 31/03/08
Overseer: Jim Vallance

THE PROJECT:

Description:	Pre Built Sunshine Home
	NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Estimated Value:	$23,000
Intended Use:	Housing - Detached - New Dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	WALLER ROAD, ARAPOHUE
Valuation Number:	0108008700
Legal Description:	LOT 8 DP 34338 LOTS 2 3 DP 95954 ALLOTS 208 209 244 PTS 1-3 OKAHU PSH BLKS II I
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent.

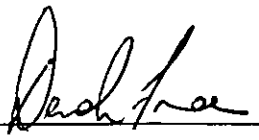
This project information memorandum includes:

___ Information identifying special features of the land concerned

___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

___ Details of relevant utility systems

___ Important information

Signature  **Date:** 13/05/08 **Position** Building Services Officer

On behalf of: KAIPARA DISTRICT COUNCIL

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PIM NUMBER : 080243

This Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

1. This document is not approval to build.

2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. if the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**
  The proposed project does not comply with the District Plan zoning as it does not meet the Rural Residential Rules. Dwelling on site less than 1000sqm, Discretionary Activity

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  For your information: The Council has found that the site wind zone rating is high.
  - For your information: The Council has found that the site exposure zone is Zone 1

- **Details of relevant infrastructure systems**
  - The Northland Regional Council Transitional Regional Rule for small domestic sewerage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a Resource Consent to discharge effluent.

  Attachments:
  - GIS map of property and utilities etc.
  - Form 4

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Building Consent 080243

(Form 5) Section 51, Building Act 2004

D and G McGowan
C/- Sunshine Homes Whangarei
P O Box 4296
Kamo

Issue Date: 13/05/08
Application Date: 31/03/08
Overseer: Jim Vallance

THE PROJECT: (the following Building Work is authorised by this Building Consent)

Description:	Pre Built Sunshine Home NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Estimated Value:	$23,000
Intended Use:	Housing - Detached - New Dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	WALLER ROAD, ARAPOHUE
Valuation Number:	0108008700
Legal Description:	LOT 8 DP 34338 LOTS 2 3 DP 95954 ALLOTS 208 209 244 PTS 1-3 OKAHU PSH BLKS II I
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

THE OWNER:

Owners Name:	D and G McGowan				
Owners Mailing Address:	Bee Bush Road, Arapohue, RD4				
Street Address/Registered Office:					
Phone Number	**Landline:**	09 439 4953	**Daytime:**		**After Hours:**
	Mobile:	021 100 8665	**Fax:**		
Email:				**Website:**	

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact:	Garry Bertie				
Mailing Address:	C/- Sunshine Homes Whangarei, P O Box 4296, Kamo, Whangarei				
Phone Number	**Landline:**	09 435 2106	**Daytime:**		**After Hours:**
	Mobile:	027 590 0658	**Fax:**	09 435 2106	
Email:				**Website:**	

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.

Signature **Date:** 13/05/08 **Position** Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

ADDENDA TO THIS BUILDING CONSENT:

1. This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
6. To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
7. NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
8. a) at least 2 working days notice of the intended commencement of construction.
9. b) at least 1 working days notice of the covering up of any
10. i) drainage or plumbing
11. ii) excavation for a foundation
12. iii) reinforcing steel for a foundation
13. iv) timber required to have a specific moisture content
14. v) other work required to give notice as a condition
15. Council MUST be notified at the completion of building work on the attached form.
16. From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke alarm(s) in order to comply with the Building Code.
17. This Building Consent is issued subject to Section 37 of the Building Act where no work may be undertaken until a Land Use Conset is granted

COMPLIANCE SCHEDULE:

A compliance schedule is not required for the building.

ATTACHMENTS:

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

BUILDING CONSENT FEES:

Please note that further fees may be required to be paid before a Code Compliance Certificate is issued for this Building Consent. All fees must be paid before a Code Compliance Certificate will be issued.

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

KAIPARA DISTRICT

Kaipara te Oranganui · Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Conditions Check Sheet

RM: 080075 ***Name: G & G McGowan***

Decision Issued: 26/05/08 ***223 Issued:*** ***224 Issued:***

Decision after 1/7/06 - Subject to Mangawhai EcoCare? Roading? Decision after 1/07/07 Otamatea roading contribution?

Monitoring?

Condition Number	Dated Completed	Notes	Initials
1a		*Pin accordance with the plan by Sunshine Homes*	
b		*x-ing*	
c		*WW disposal system in accordance with the Hynds Environmental Design Report*	

In the Matter of: *The Resource Management Act 1991*

And

In the Matter of: *An application under Section 88 of the Resource Management Act 1991 made by G and G McGowan*

File Reference: *RM 080075*

Decision on Resource Consent Application

a) *Pursuant to Section 93(1) of the Resource Management Act 1991, the Kaipara District Council acknowledges that the application is for a Discretionary Activity and as the adverse effects of the proposal will be no more than minor, the application need not be notified. The Council is satisfied that after taking into due consideration the requirements of Section 94A(a) and Section 94B that no persons are considered adversely affected by the proposal. Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.*

b) *Pursuant to Section 104, 104B, 106, 108, 220 and 221 of the Resource Management Act 1991, the Kaipara District Council grants consent to the application by G and G McGowan to construct a dwelling on*

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KAIPARA DISTRICT

a 759 m^2 property legally described as Lot 8 DP 34338 (CT NA968/70) subject to compliance with the following conditions:

Conditions of Consent

1) *The following conditions shall be complied with prior to occupying the dwelling:*

   a) *Proceed in accordance with the plan prepared by Sunshine Homes, dated 27 March 2008 (Reference 1612/1) and submitted in support of the application.*

   b) *The vehicle crossing shall be constructed to comply with Appendices 9A and 9B of the Kaipara District Plan and drawing KDC/A4/S23A & KDC/A4/S24 of the Draft Kaipara District Council Engineering Code of Practice for Land Subdivision and Development Year 2000. Any necessary permit procedures shall be complied with.*

   c) *The installation and type of wastewater treatment and disposal system shall be in accordance with the Hynds Environmental Wastewater Design Report, dated 11 March 2008, written by Peter Carroll, and submitted in support of the application.*

Reasons for Decision

1. *As the site which is less than 1000m2 is existing, the proposed land use is a Discretionary Activity under the District Plan, and the development proposed satisfies the requirements of Sections 104 and 104B of the Act.*
2. *As the land is not known to hold any special cultural, historic or natural qualities, the proposal is considered to be consistent with the Objectives and Policies of the District Plan and the purpose and principles of the Resource Management Act 1991.*
3. *No persons are considered adversely affected by the proposal.*

Advice Notes

1. *The consent holder shall pay all charges set by the Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The consent holder will be advised of the charges as they fall.*
2. *All archaeological sites are protected under the provisions of the Historic Places Act 1993. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the New Zealand Historic Places Trust for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.*
3. *If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.*
4. *In the event of koiwi (human remains) being uncovered, work should cease immediately and the tangata whenua shall be contacted so that appropriate arrangements can be made.*

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KAIPARA DISTRICT

Monitoring

There are no conditions that will require monitoring by Council.

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

Development Manager

Kaipara District Council

Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991.

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KAIPARA DISTRICT
Kaipara te Oranganui The Oceans The Harbours

KAIPARA DISTRICT COUNCIL
P/Bag 1001, Dargaville Ph 09 439 7059 Free Phone 0800 727 059
PO Box 26, Kaiwaka Ph 09 431 2013 Free Phone 0800 100 388
Email: council@kaipara.govt.nz www. kaipara.govt.nz

FIELD ADVICE NOTICE - FOUNDATIONS AND SLAB

2183

To: D & G McGOWAN
Address: BOG BUSH RD

Date: 30-05-08

Consent No: 080263

IN ORDER TO COMPLY WITH THE BUILDING ACT 2004 AND APPROVED DOCUMENTS

THE FOLLOWING ITEMS HAVE BEEN NOTED:

		Y/N
1.	Is a water meter connected	
2.	Boundary Pegs sited	☑
3.	Is a resource consent required	☐
4.	Pole Holes	☐
5.	Post Holes	☐
6.	Ordinary piles	☑
7.	Brace piles	☑
8.	Anchor piles	☑
9.	Other.....	☐

FOUNDATIONS/BLOCKWORK

10.	Depth and width	☐
11.	Reinforcing cover 75mm	☐
12.	Reinforcing size	☐
13.	Reinforcing tied	☐
14.	Reinforcing laps (40D Plan - 32 D Deformed)	☐
15.	Bond beam	☐
16.	Foundation wall reinforcing	☐
17.	Floor to ground level	☐
18.	Block washouts	☐
19.	Other.....	☐

SUBFLOOR

19.	Bracing	☐
20.	Solid blocking	☐
21.	Bearer to pile fixing	☐
22.	6Kn/12Kn fixings	☐
23.	Other.....	☐

CONCRETE FLOORS

24.	Hardfill <37.5mm	☐
25.	Sand blinding	☐
26.	Moisture barrier	☐
27.	Steel supported	☐
28.	Pipework sleeved	☐
29.	Fall on waste pipes	☐
30.	HWC drain installed	☐
31.	Floor waste	☐
32.	Pipes correctly bedded	☐
33.	AS.NZ.3500.2.2 tested	☐
34.	Other.....	☐

ACTION TO BE TAKEN: PILE HOLES MECHANICALLY DRILLED INTO GOOD GROUND
SITE NOT LEVEL, BRACE PILES REPLACING ANCHORS IN PARTS
OK TO POUR

FURTHER INSPECTION REQUIRED: YES/(NO) COMPLIANCE: (YES)/NO

INSPECTOR:

THIS NOTICE RECEIVED BY:

NEXT INSPECTION: SUB FLOOR FIXINGS

PRINTED BY: Dargaville Print, Copy & Graphics Centre Ltd 09 439 3100

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KAIPARA DISTRICT
Kaipara te Oranganui Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL
P/Bag 1001, Dargaville Ph 09 439 7059 Free Phone 0800 727 059
PO Box 26, Kaiwaka Ph 09 431 2013 Free Phone 0800 100 388
Email: council@kaipara.govt.nz www. kaipara.govt.nz

FIELD ADVICE NOTICE - FOUNDATIONS AND SLAB

2195

To: D McGOWAN Date: 10-06-08
Address: WALLAA RD Consent No: 080243

IN ORDER TO COMPLY WITH THE BUILDING ACT 2004 AND APPROVED DOCUMENTS

THE FOLLOWING ITEMS HAVE BEEN NOTED:

		Y/N
1.	Is a water meter connected	
2.	Boundary Pegs sited	☐
3.	Is a resource consent required	☐
4.	Pole Holes	☐
5.	Post Holes	☑
6.	Ordinary piles	☐
7.	Brace piles	☐
8.	Anchor piles	☐
9.	Other.....	☐

FOUNDATIONS/BLOCKWORK

10.	Depth and width	☐
11.	Reinforcing cover 75mm	☐
12.	Reinforcing size	☐
13.	Reinforcing tied	☐
14.	Reinforcing laps (40D Plan - 32 D Deformed)	☐
15.	Bond beam	☐
16.	Foundation wall reinforcing	☐
17.	Floor to ground level	☐
18.	Block washouts	☐
19.	Other.....	☐

SUBFLOOR

19.	Bracing	☑
20.	Solid blocking	☑
21.	Bearer to pile fixing	☑
22.	6Kn/12Kn fixings	☑
23.	Other.....	☐

CONCRETE FLOORS

24.	Hardfill <37.5mm	☐
25.	Sand blinding	☐
26.	Moisture barrier	☐
27.	Steel supported	☐
28.	Pipework sleeved	☐
29.	Fall on waste pipes	☐
30.	HWC drain installed	☐
31.	Floor waste	☐
32.	Pipes correctly bedded	☐
33.	AS.NZ.3500.2.2 tested	☐
34.	Other.....	☐

ACTION TO BE TAKEN: CARPORT POST HOLES DUG INTO GOOD GROUND OK TO POUR
SUBFLOOR FIXINGS & BRACING OK

FURTHER INSPECTION REQUIRED: YES/NO COMPLIANCE: YES/NO

INSPECTOR:

THIS NOTICE RECEIVED BY:

NEXT INSPECTION: DRAINAGE

PRINTED BY: Dargaville Print, Copy & Graphics Centre Ltd 09 439 3100

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sent Hynds 2/11/08

HYNDS ENVIRONMENTAL

Commission Sheet

Tank # 1692 Customer Name Des McGowan

Site Address Lot 8, Bee Bush Rd, Arapohoe.

Postal Address Arapohoe, RD 4, Dargaville ph: 09 4394953

Irrigation Pump Model # D42

Blower Model # LP80 Serial # 07.11.0197

Sludge Pump Model # NA Date 7/07/08

Lid To Tank Seal Water Tight	✓	
Electrical Supply Connection	✓	
Irrigation Pump Working		
Blower Working	✓	
Alarm Fitted, Tested and Working	✓	
Air Valve to Venturi Valve set	✓	
Sludge Return Timer Set	N/A	
Aeration Adjusted and Even Effect	✓	
Permanent Irrigation Field Laid	✓	
Irrigation Working as per Design	✓	
Irrigation Field Planted		
Garden Area Barked/Mulched		

Additional Comments Owner to plant & bark. Irrigation Area

Installer: ~~Hynds~~ Precision Drainage Date 7.7.08

Hynds Environmental Systems Ltd
P O Box 17 388, Greenlane 1546, Auckland, New Zealand
P +64-9-571 0090 F + 64-9-571 0091 www.hynds.co.nz

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HYNDS ENVIRONMENTAL

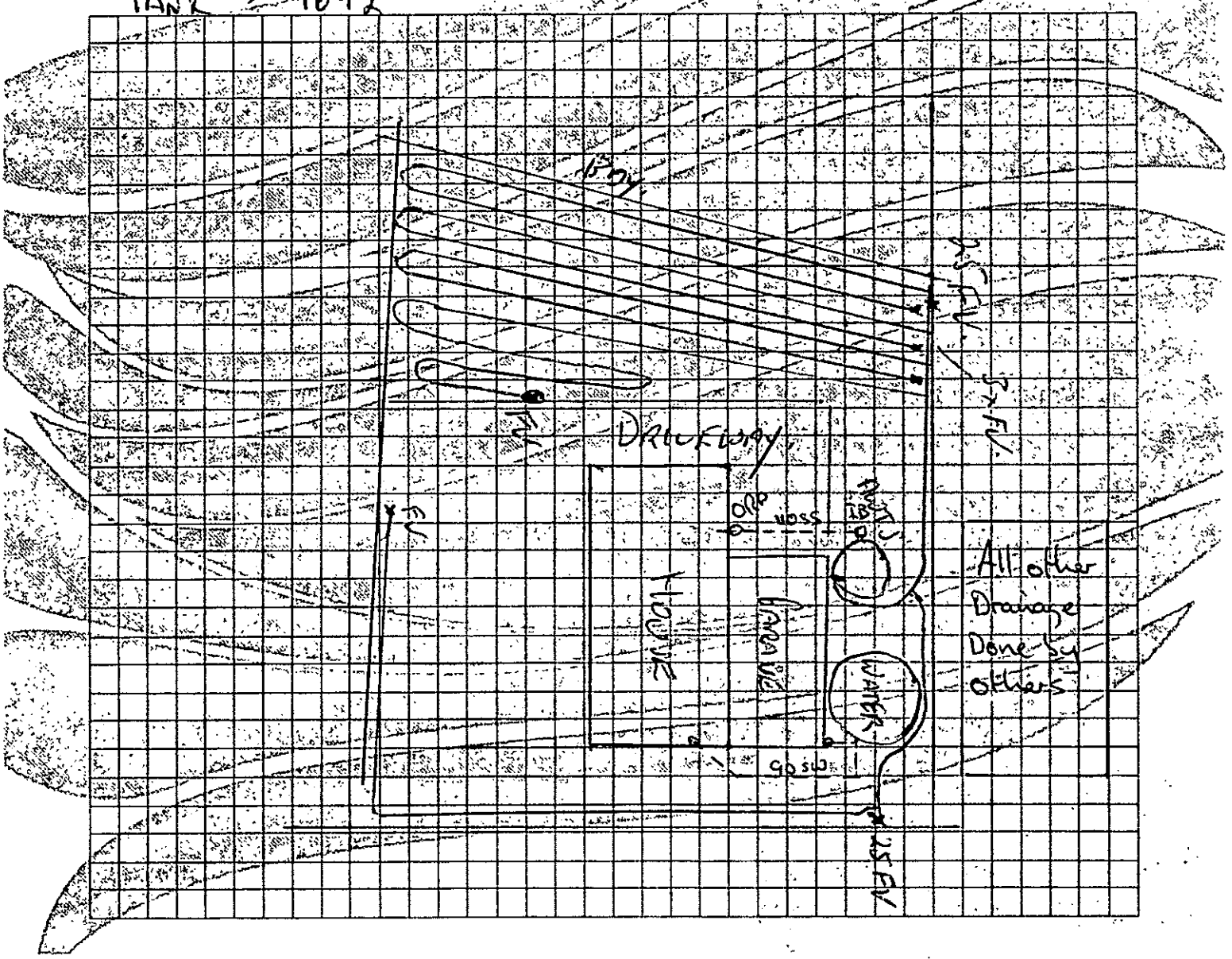
ENVIRONMENTAL PROTECTION SYSTEMS

LIFE*Style* SITE PLAN

Name Des Mc GOLDAN Date 7/7/08

Site Address BEE BUSH RD - DARGAVILLE

TANK # - 1692



Hynds Environmental Systems Limited

North Island
PO Box 17388, Greenlane 1546,
Auckland, New Zealand
Telephone +64 9 571 0090
Facsimile +64 9 571 0091
Email sales@hyndsenv.co.nz

South Island
PO Box 16552, Hornby 8441,
Christchurch, New Zealand
Telephone +64 3 344 1370
Facsimile +64 3 344 1375
Email mikes@hyndsenv.co.nz

protecting our environment

HYNDS ENVIRONMENTAL

Disclaimer Users of the Hynds products within this document must make their own assessment for suitability for their particular circumstances. Product dimensions and specifications may vary according to factory of manufacture or changes from product improvement. No warranty either expressed or implied or statutory is made by Hynds in this document unless expressly stated in any sale and purchase agreement entered into between Hynds and the user.

www.hynds.co.nz

Reference EV19 September 2006

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3 : ~ U

Our Ref. #:1692.....
Building Consent # ..Unknown....0.8.0.2.6.3...

PRODUCER STATEMENT – CONSTRUCTION

To: Kaipara **District Council**

Issued by: **Precision Drainage Ltd**

For: Des Mc Gowan

In respect of: **LIFESTYLE – ADVANCED AERATED WASTEWATER TREATMENT SYSTEM (AWTS) AND IRRIGATION / DISPOSAL FIELD INSTALLATION**

At: **Bee Bush Road, Arapahoe**
(DP: 34338 Lot 8)

Precision Drainage Ltd has contracted to **Des McGowan** to construct the building work described in the Producer Statement – Design prepared by Hynds Environmental, P Carroll dated 11th March 2008 and to Council specifications.

I, Nigel Martin a duly authorized agent of **Precision Drainage Ltd,** believe on reasonable grounds that, as at today's date and following the commissioning of this system on 07/07/08 the LIFEstyle-Advanced AWTS and the associated 280.sqm Surface irrigation / disposal field, the building work described above has been completed to the extent required by the Producer Statement – Design, the building consent and Precision Drainage Ltd specifications.

Excepting that the following design requirements, not contracted to us, may still to be completed:

- Planting of suitable water tolerant plants and laying of bark / mulch to cover the irrigation lines on the disposal field.

.....
(Signature of Duly Authorized Agent) 7/7/08

On behalf of **Precision Drainage Ltd**

Note: This Producer Statement is limited to the installation of the Lifestyle Advanced tank and effluent disposal field only and does not cover any geotechnical considerations for the site. All information should be read in conjunction with the site geotechnical report where available.

RECEIVED
- 8 AUG 2008
42461
Kaipara District Council

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SH 1612

Code Compliance Certificate: 106785
Section 95, Building Act 2004

Issued:16Jun08

WHANGAREI
DISTRICT COUNCIL

The Building

Street Address of building: 15 WAIPANGA RD, RD 1, KAMO 0185

Legal Description of land where building is located:
PT SEC 2 BLK VIII PURUA SD
LLP 118931

Building name: N/A

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

Level/unit number: N/A

Current, lawfully established use: N/A

Year first constructed: N/A

The Owner

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

Name of owner: SUNSHINE HOMES LTD
Mailing Address: PO BOX 4296
KAMO
WHANGAREI 0141

Phone number: 09 4352107 Phone number: (Pvt) N/A
Mobile number: N/A
Facsimile number: 09 4352107
Email address: factory@sunshinehomes.co.nz
Website : N/A

Street address/registered office: 15 WAIPANGA RD
RD 1
KAMO 0185

Creating the ultimate living environment

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

Building Work	**NEW TRANSPORTABLE DWELLING**
Building Consent number:	106785
Issued by:	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.

Advice Clause:

This Code Compliance Certificate covers only the scope of work as specified in the Building Consent documents.

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

BUILDING SUPPORT – CODE COMPLIANCE

Position

On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 16 Jun 2008

Code Compliance Certificate 106785

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

EWRB 551

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an Inspection is required.

No 2604674

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: SUNSHINE HOMES - STRATHMORE MANOR Phone: 094 521 37

Address of installation: FACTORY - WAIPANGARA KITMO WHANGAREI

Postal address of customer (if not as above): P.O. BOX 4296

WORK DETAILS

- 16 No. of lighting outlets
- 9 No. of socket outlets
- 1 No. of ranges
- 1 No. of water heaters
- Was any installation work carried out by the homeowner? ☐ Yes ☑ No

Please tick (✓) as appropriate where work includes:

- ☐ Mains
- ☑ Switchboard
- ☐ Main earthing system
- ☐ Electric lines

Description: INSTALLATION AND WIRING OF: MAIN SWITCHBOARD, 16 LIGHTS, 9 BANK OUTLETS, 1 RANGE SOCKET AND 1 HOT WATER SWITCH (MAINS NOT INCLUDED)

It is recommended that test results be recorded here:

- Visual Examination ☑
- Earth Continuity ☑
- Bonding ☑
- Polarity ☐
- Insulation Resistance 20MΩ - ∞ Mohm
- Other R1 R2 @ 10mA

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name	CRAIG MILLER
Registration no.	E 9321
Company	MILLER ELECTRICAL
Signature	
Date	19-5-08
Contact Ph No.	021 [illegible]

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name	
Registration no.	
Company	
Signature	
Date	
Contact Ph No.	

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- ☐ New mains
- ☐ Switchboard
- ☐ Earthing system
- ☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name	
Signature	
Registration no.	
Date	
Daytime Contact Ph No.	

TO BE RETAINED BY THE PERSON INSPECTING THE WORK

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

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How to use...

Certificates of Compliance

CUSTOMER INFORMATION

Please print clearly and press firmly. Please include:

- the customer's name,
- Address of the installation,
- Customer contact details (Telephone No., Postal Address, etc)

WORK DETAILS

The description needs to clearly define what work has been done and what you are certifying. Use the boxes (No. of socket outlets etc) to assist with the description.

If extra space is needed for the description use an extra sheet of paper or an attachment form (available from the EWRB bookshop and some COC resellers).

It is recommended that the results of tests (for insulation resistance, polarity, earth continuity etc) be recorded in this section.

CERTIFICATION OF WORK

Complete the "Electrical Worker Details" part in all cases. The "Certification of Electric Lines" part need only be completed where the worker installing electric lines is different to that carrying out other electrical work.

INSPECTION DETAILS

Where the work requires inspection (under regulation 41 of the Electricity Regulations 1997) this section must be completed by the electrical inspector.

The electrical Inspector who inspects the prescribed electrical work is required to give a certificate of compliance to the owner/occupier of the fittings/premises within 20 working days.

WORKERS RESPONSIBILITIES

Electrical workers carrying out prescribed electrical work that involves the placing or positioning, or the replacing or repositioning of conductors (and fittings connected to those conductors), are required by law to ensure that:

- A Certificate of Compliance is completed for that work (regulation 39).
- Any work requiring inspection (regulation 41), is inspected and the appropriate section of the COC filled in by the electrical inspector.
- The relevant copy of the COC is given to the owner of the fittings or the occupier of the Premises within 20 working days of the works being completed (unless work requires inspection).
- A copy of the COC is retained for a minimum period of 3 years by the electrical worker completing the COC.

PARTIALLY COMPLETED ELECTRICAL WORK

If for any reason (e.g. a commercial dispute) a wiring job is left incomplete or unfinished a COC should be issued for the partially completed electrical work (regulation 39(8)). Any work that may not be safe should be recorded in writing on a separate sheet and immediately handed to the customer. A copy can also be forwarded to the EWRB Registrar, PO Box 10156, Wellington.

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EWRB 551

Electrical Certificate of Compliance

No. 2297210

No. of attachments

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an Inspection is required.

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: D. MCGOWAN Phone: (09) 4394953

Address of installation: Beebush Road Arapohue Dargaville

Postal address of customer (if not as above): 218 Waller Road Arapohue Dargaville

WORK DETAILS

13	No. of lighting outlets	1	No. of ranges	Please tick (✓) as appropriate where work includes:	
9	No. of socket outlets	1	No. of water heaters	✓ Mains	✓ Main earthing system
Was any installation work carried out by the homeowner?			Yes ✓ No	✓ Switchboard	Electric lines

Description: Installed New Meterbox & Ran Mains from Meterbox to Switchboard. Connected at both ends. Drove Earthpeg & Connected Main earth. Tested installation for Compliance, Tested OK.

light outside laundry has been disconnected at lightswitch.

If necessary attach any pages with sketches of work done

It is recommended that test results be recorded here:

- Visual Examination ✓
- Earth Continuity ✓
- Bonding ✓
- Polarity ✓
- Insulation Resistance ≥999MΩ. Mohm
- Other

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name	Steven Van Veen
Registration no.	E251167
Company	laser electrical Dargaville
Signature	Steven V.V
Date	12/06/08
Contact Ph No.	(09) 4397172

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name	
Registration no.	
Company	
Signature	
Date	
Contact Ph No.	

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

✓ New mains ✓ Switchboard ✓ Earthing system Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name	Ivan Wejendorp	Registration no.	I24316
Signature	I Wejendorp	Date	18-6-08
		Contact Ph No.	094301803

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Code Compliance Certificate Checklist

KAIPARA DISTRICT COUNCIL

Code Compliance Certificate Checklist

Address of Property	BKR BURN RD. ARAPOHUE		
Consent Number	080243	**Date**	11-09-08
Staff Responsible	JIM VANCE		

Note: In some cases some of the following items may not need to be checked

Number	Issue	Yes	No	N/A	Comment *1-7 (CSO Build)
1 *	Change of owner	Yes	(No)	N/A	
2 *	Request for CCC within 2 year time-frame	(Yes)	No	N/A	
3 *	All inspections completed	(Yes)	No	N/A	
4 *	Development contributions paid	Yes	No	(N/A)	
5 *	Energy works certificate provided	(Yes)	No	N/A	ELECTRICAL X 2
6 *	Inspection fees paid	(Yes)	No	N/A	
7 *	All building consent conditions fulfilled	(Yes)	No	N/A	
8 *	Ensure that conditions of geotechnical reports, engineers reports of producer statements are complied with	Yes	No	(N/A)	
9 *	Work complies with approved building consent documentation	(Yes)	No	N/A	
10 *	Specified systems/performance standards	Yes	No	(N/A)	
11 *	Final sheet check items	Yes	No	N/A	
12 *	LBP advised that building work does not comply	Yes	No	(N/A)	
13 *	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	Yes	No	(N/A)	
14 *	List of consultants	Yes	No	N/A	
15 *	Amendments, and associated documentation properly completed	Yes	No	(N/A)	
16 *	Document applies to **building work** for which a building consent has been issued **before the date** on which the compliance document came into force	Yes	No	(N/A)	

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KAIPARA DISTRICT

17 *	Reference (if applicable) to acceptable solutions of verification methods	Yes	No	N/A	
18 *	Documentation **incomplete**, suspend the time clock. Obtain necessary information. Enter note into NCS.	Yes	No	N/A	
19 *	If time clock stopped owner notified	Yes	No	N/A	
20 *	File forwarded to Senior Building Services Officer to undertake a Peer Review and arrange issue of CCC	Yes	No	N/A	
21 *	If compliance schedule must be issued, co-ordinate issue with issue of CCC	Yes	No	N/A	
22 *	Photographs	Yes	No	N/A	NO
23 *	CPENG engineers producer statements	Yes	No	N/A	
24 *	Alternative solutions	Yes	No	N/A	
25 *	CCC Consent over 5 years old (Peer Review TTL, DE)	Yes	No	N/A	NO
	Compliance document must not state any restrictions relating to:				
26 *	Regulatory approvals, dispensations or waivers	Yes	No	N/A	

Issue CCC	Yes	No
Reason for Decision	COMPLETED AS PER BC	
Signed		

"Yes" means Approved "No" Means not Approved "N/A" means Not Applicable

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL
P/Bag 1001, Dargaville Ph 09 439 7059 Free Phone 0800 727 059
PO Box 26, Kaiwaka Ph 09 431 2013 Free Phone 0800 100 388
Email: council@kaipara.govt.nz www. kaipara.govt.nz

FIELD ADVICE NOTICE - FINAL INSPECTION

1659

To: McGOWAN
Address: WALLIS RD
ARAPOHUE

Date: 11-09-08

Consent No: 080243

IN ORDER TO COMPLY WITH THE BUILDING ACT 2004 AND APPROVED DOCUMENTS

THE FOLLOWING ITEMS HAVE BEEN NOTED:

ROOF

1.	Fixing CARPORT ONLY	☑
2.	Ridging	☐ NA
3.	Barge flashing	☑
4.	Roof penetration flashing	☐ NA
5.	Spouting fixing	☑
6.	Downpipe fixing 1.2m crs	☑
7.	Ventpipe fixing 1.2	☐ NA

EXTERIOR

8.	Subfloor ventilation	☑
9.	Subfloor bracing	☑
10.	Cladding (joints, corner)	☐
11.	Post fixing	☑
12.	Wastewater pipe (fastening, support & gradient)	☐
13.	Water supply pipe (fastening-support)	☐
14.	Underfloor installation	☐ NA
15.	Brick veneer weep and vent holes cleaned	☐
16.	Barriers 1.0m, Stairs 900 DECK	☑
17.	Finished ground level	☐ NA
18.	Flash around openings	☑
19.	Swimming pool fence	☐ NA

INTERIOR

20.	Service rooms walls	☐
21.	Service rooms floors	☐
22.	Ceiling insulation	☐
23.	Barriers (900 internal)/handrails	☐
24.	Safety glass where required	☐
25.	Free standing fire (inc. Seismic strapping) top and bottom	☐ ☐
26.	Fire wall to roof	☐
27.	Extraction system vented to outdoor air	☐
28.	Smoke Alarms	☐

PLUMBING

29.	Wastepipe traps	☐
30.	Wastepipe for washing machine	☐
31.	Drain vents	☐
32.	Seismic restraints to cylinder and tank	☐
33.	HW tempering valve 55°	☐
34.	HW energy cutout switch	☐
35.	Stopvalve fitted to pressure reducing valve	☐
36.	Pressure relief valve and pressure reducing valve set at equal pressure	☐ ☐
37.	Filter-pressure limited-stop-non return cold Water expansion valves fitted (main pressure Cylinder only)	☐ ☐
38.	Taps marked hot and cold	☐
39.	Waste pipes finished at gully traps	☐
40.	Air admission valves ok	☐

DRAINAGE

41.	Gully dish 25mm above sealed surface	☐
42.	Gully dish 100mm above unsealed surface	☑
43.	Stormwater drain finished	☐
44.	Foulwater drain finished	☐
45.	Backflow preventer installed (spa/pool)	☐
46.	Retaining wall drainage connected to Stormwater	☐
47.	Drain	☐
48.	Effluent field planted	☑

ROAD DAMAGE (for council information)

49.	Crossing installed	☐
50.	No damage to footpath and/or crossing	☐

NOTES:

ACTION TO BE TAKEN: COMPLETED OK : FOUNDATIONS, CARPORT, DECK & DRAINAGE

RECEIVED: APPLICATION FOR CCC
CCC FOR DWELLING (WHANGAREI COUNCIL)
ELECTRICAL ENERGY CERTIFICATES
AS BUILT DRAINAGE & COMMISSIONING CERTIFICATE
OK TO ISSUE CCC

FURTHER INSPECTION REQUIRED: YES/(NO) COMPLIANCE: (YES)/NO

INSPECTOR:

THIS NOTICE RECEIVED BY:

NEXT INSPECTION:

PRINTED BY: Dargaville Print, Copy & Graphics Centre Ltd 09 439 3100

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

Summary of Inspections for Building Consent 080243

Applicant:	D and G McGowan : C/- Sunshine Homes Whangarei :
Project location:	WALLER ROAD, ARAPOHUE
Project descrn:	NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE Pre Built Sunshine Home
Estimated value:	$ 23,000
Consent issued:	13/05/08
CCC issued:	18/09/08
Overseer:	Jim Vallance

Inspection details:

30/05/08 OK Jim Vallance
01 Foundations/Piles/Holes

FS 2183: Pile holes mechanically drilled into good ground.
Site not level. Brace piles to replace anchor piles in part. Ok to pour.
RM 080075: Approval granted 26/05/08.

10/06/08 OK Jim Vallance
01 Foundations/Piles/Holes

FS 2195: Carport post holes dug into good ground.
Ok to pour. Subfloor fixings and braces ok.

11/09/08 OK Jim Vallance
B21 B21 Final - Building
Code Compliance Certificate

FS 1659: Completed: Foundations, carport, deck and drainage.
Received: Application for CCC.
CCC for dwelling (Whangarei Council)
Electrical energy certificates.
Producer statement, as built drainage and commissioning certificate.
Ok to issue CCC.

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

CCC Please 11-09-08

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Application for a Code Compliance Certificate for 080243

(Form 6) Section 92 Building Act 2004

D and G McGowan
C/- Sunshine Homes Whangarei
P O Box 4296
Kamo

Issue Date: 13/05/08
Application Date: 31/03/08
Overseer: Jim Vallance

IMPORTANT:

You need to submit this form when requesting your final inspection. Please check that the details below are still current when submitting it, and that all information required is provided. Once you make this request, Council will have 20 working days within which to deal with it.

You will need to insure that all fees relating to this Building Consent are paid. The Code Compliance Certificate will not be issued while fees are owing.

THE PROJECT: (the following Building Work was authorised by this Building Consent)

Description:	Pre Built Sunshine Home
	NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Estimated Value:	$23,000
Intended Use:	Housing - Detached - New Dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	WALLER ROAD, ARAPOHUE
Valuation Number:	0108008700
Legal Description:	LOT 8 DP 34338 LOTS 2 3 DP 95954 ALLOTS 208 209 244 PTS 1-3 OKAHU PSH BLKS II I
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

THE OWNER:

Owners Name:	D and G McGowan			
Owners Mailing Address:	Bee Bush Road, Arapohue, RD4			
Street Address/Registered Office:				
Phone Number	**Landline:** 09 439 4953	**Daytime:**		**After Hours:**
	Mobile: 021 100 8665	**Fax:**		
Email:			**Website:**	

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

KAIPARA DISTRICT

FIRST POINT OF CONTACT: (with the Council/Building Authority)

	First Point of Contact:	Garry Bertie		
	Mailing Address:	C/- Sunshine Homes Whangarei, P O Box 4296, Kamo, Whangarei		
Phone Number	**Landline:**	09 435 2106	**Daytime:**	**After Hours:**
	Mobile:	027 590 0658	**Fax:**	09 435 2106
Email:			**Website:**	

EVIDENCE OF OWNERSHIP:

The following evidence of ownership is attached to this application:

- ☐ Copy of Certificate of Title
- ☐ Lease Agreement for Sale and Purchase
- ☐ Other document showing full name of legal owner(s) of the building/property

Please state other document:

SPECIFIED SYSTEMS:

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.

E1 : Systems Necessitating a Compliance Schedule :

The building will contain the following:

(tick each box and attach proposed inspection, maintenance and reporting procedures)

- ☐ Automatic sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire or other dangers
- ☐ Emergency lighting systems
- ☐ Riser mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building
- ☐ Any other mechanical units for providing access to the exterior and interior walls of buildings
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the building code in respect of the above mentioned systems
- ☐ None of the above

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

KAIPARA DISTRICT

E1 : Systems Necessitating a Compliance Schedule :

The building will contain the following:

(tick each box and attach proposed inspection, maintenance and reporting procedures)

- ☐ Means of escape from fire
- ☐ Safety Barriers
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Schedule 2 of the Building Act 2004
- ☐ Hand held hoses for fire fighting
- ☐ Such signs as are required by the New Zealand Building Code or Schedule 2 of the Building Act 2004

ATTACHMENTS:

The following documents are attached to this application:

- ☐ Certificates from the personnel who carried out the work
- ☑ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent

REQUEST TO ISSUE A CODE COMPLIANCE CERTIFICATE FOR BC 080243:

All of the building work relating to the Building Consent 080243 was completed on:

I request that the Kaipara District Council issue a Code Compliance Certificate for the Building Consent 080243 under Section 95 of the Building Act 2004:

Signed: _____

Signed by/for and on behalf of/the owner

NOTE: If acting for and on behalf of the property owner, please read the following declaration prior to signing:

I hereby declare that I am authorised to act as the Agent of the Applicant:

Signed: _____

Signature: **Name:**

Date: 11-9-2008

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

Code Compliance Certificate 080243

Form 7, Section 95, Building Act 2004

D and G McGowan
Bee Bush Road
Arapohue
RD4 Dargaville

Issue Date: 18/09/08
Overseer: Jim Vallance

THE BUILDING:

Street Address of Building:	WALLER ROAD, ARAPOHUE
Valuation Number:	0108008700
Legal Description:	LOT 8 DP 34338 LOTS 2 3 DP 95954 ALLOTS 208 209 244 PTS 1-3 OKAHU PSH BLKS II I
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Housing - Detached - New Dwelling
Year First Constructed:	

THE PROJECT:

Description:	Pre Built Sunshine Home NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Intended Use:	Housing - Detached - New Dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE OWNER:

Owners Name:	D and G McGowan			
Owners Mailing Address:	Bee Bush Road, Arapohue, RD4, Dargaville			
Street Address/Registered Office:				
Phone Number	**Landline:** 09 439 4953	**Daytime:**	**After Hours:**	
	Mobile: 021 100 8665	**Fax:**		
Email:		**Website:**		

FIRST POINT OF CONTACT:

First Point of Contact:	Full Name: D and G McGowan Mailing Address: C/- Sunshine Homes Whangarei, P O Box 4296, Kamo, Whangarei Phones:: 027 590 0658: 09 435 2106 Fax: 09 435 2106

BUILDING WORK:

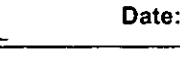
Building Consent Number:	080243
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that :

(a) the building work complies with the Building Consent 080243

(b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

(a)

Signature  **Date:** 18/09/08 **Position** Building Services Officer

On behalf of: Kaipara District Council

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

COUNCIL

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

R.W. Muir
Registrar-General
of Land

Search Copy

Identifier	**NA968/70**
Land Registration District	**North Auckland**
Date Issued	09 March 1951

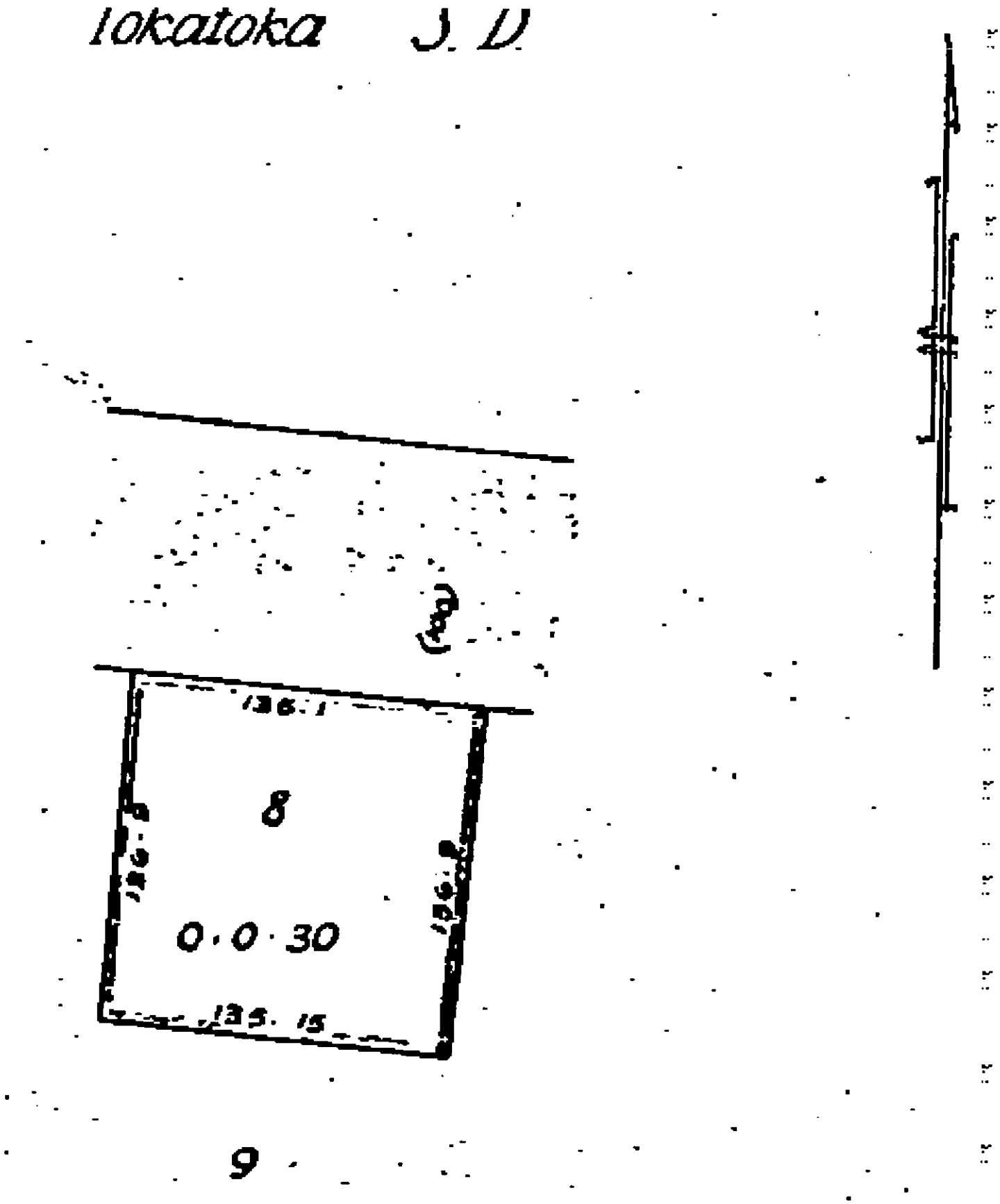
Prior References
NA767/87 NA84/152

Estate	Fee Simple
Area	759 square metres more or less
Legal Description	Lot 8 Deposited Plan 34338

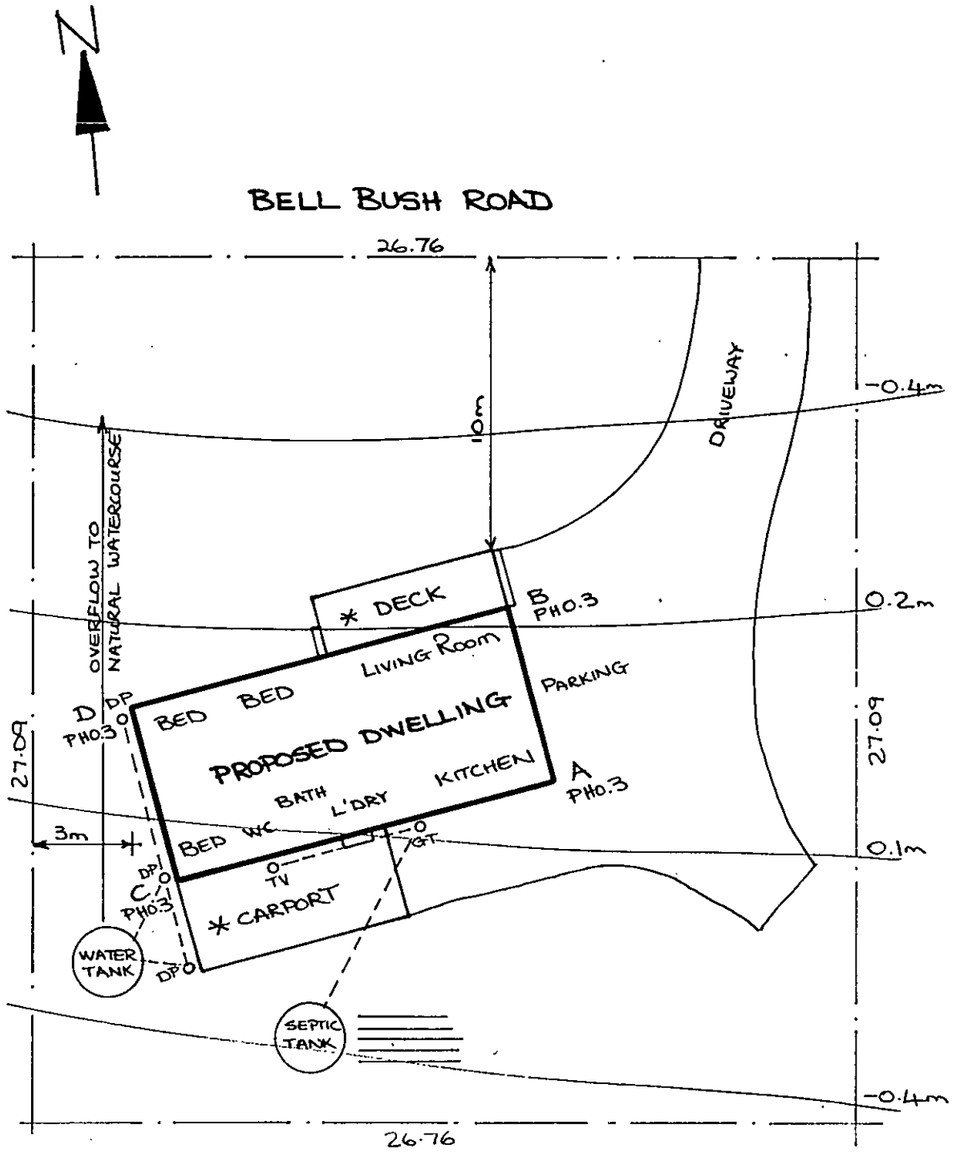
Proprietors
George Desmond McGowan, Gaynor Mary Ruth McGowan and Clive Jackson Trustee Limited

Interests
6005500.4 Mortgage to The National Bank of New Zealand Limited - 14.5.2004 at 9:00 am

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU



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* DECK, STEPS & CARPORT BY OWNER

LOT 8
DP 34338
759m²

PROPOSED DWELLING = 78m²
PROPOSED CARPORT = 21m²
COVERAGE = 13%

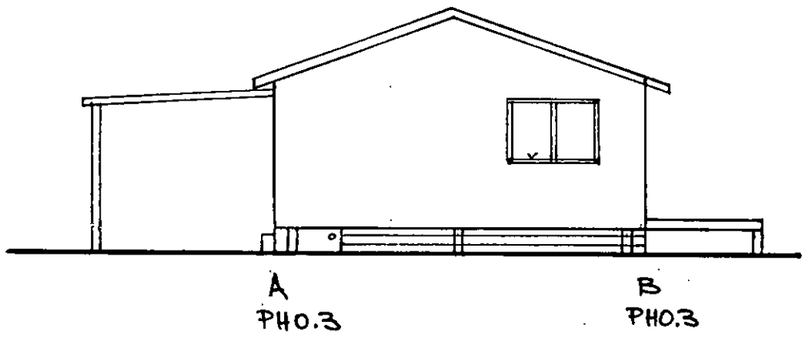
COUNCIL

KAIPARA DISTRICT COUNCIL
BC 080243
BUILDING INSPECTOR
This Building Consent is issued Subject to Section 37 where NO work may be undertaken until A Land Use Consent is Granted

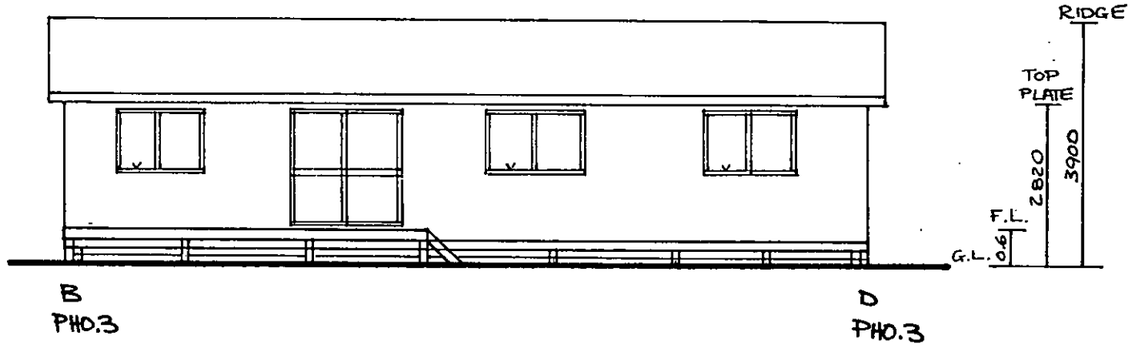
.....(.....) .....(.....)
Signed by Owner Date Signed for Sunshine Homes Ltd Date

Sunshine Homes	Date	Amendment
Date 27. 3. 2008	Name G. McGOWAN	
Model	Building Site BEE BUSH RD, DARGAVILLE	
House size 6x13m	Scale 1:200	
Plan No. 1612/1	Plan Title SITE PLAN & CONTOURS	
Owners Copy	Sunshine Homes copy	

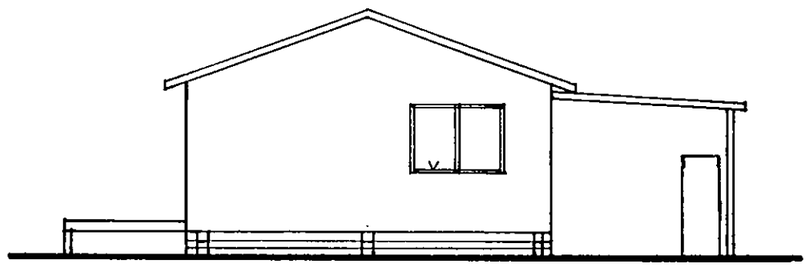
RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU



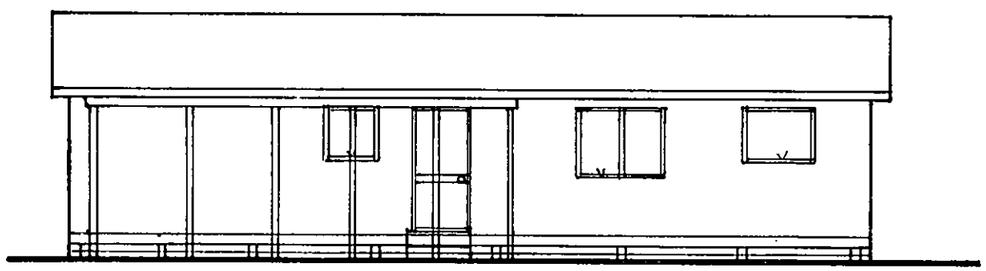
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

NOTE: BASEBOARD SPACING 25mm

DECKS, STEPS, CARPORT & BASEBOARDS BY OWNER

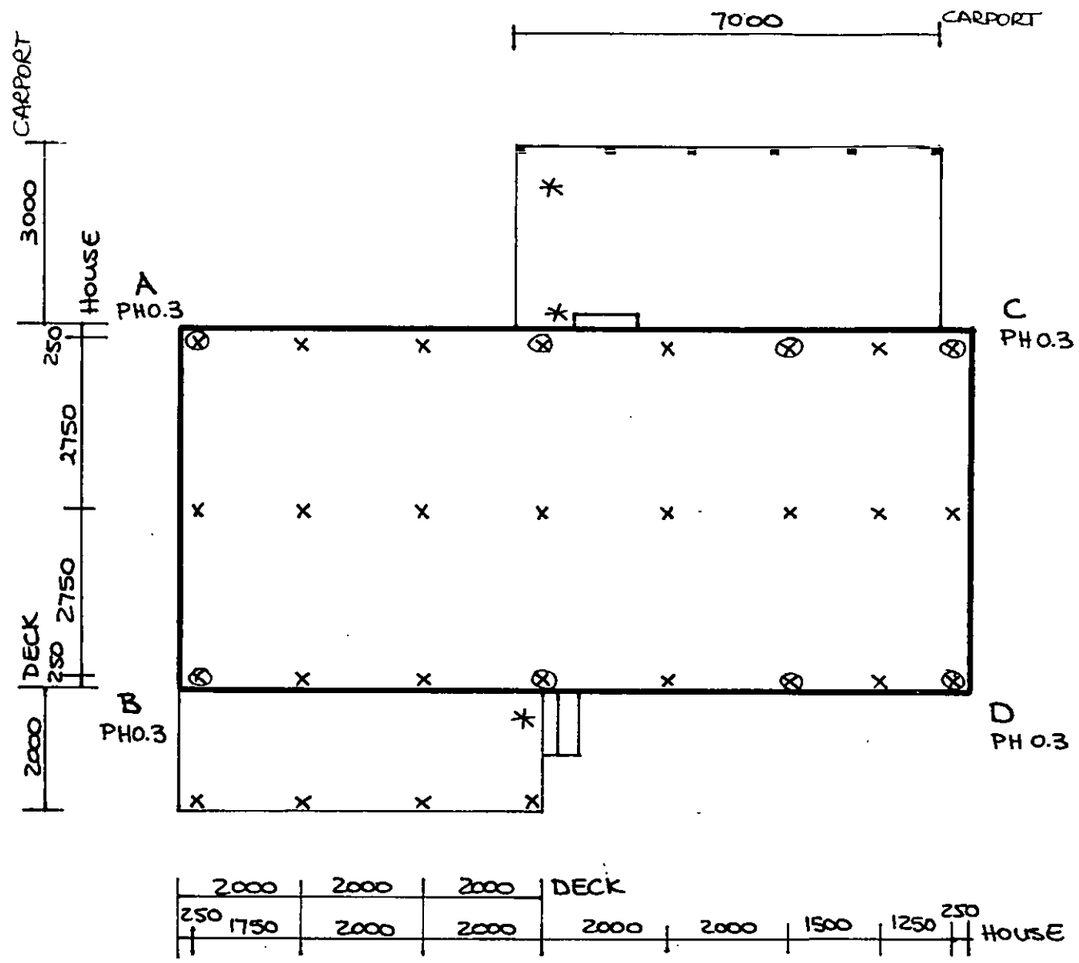
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Signed by Owner Date Signed for Sunshine Homes Ltd Date

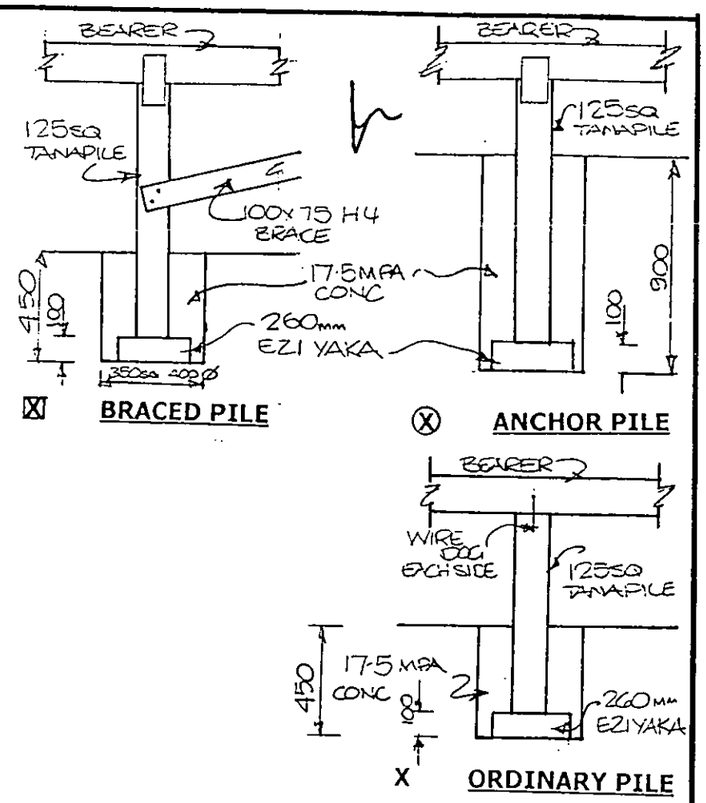
Sunshine Homes	Date	Amendment

Date 17.3.2008	Name G. McGOWAN
Model	Building Site BEE BUSH RD, DARGAVILLE
House size 6x13m	Scale 1:100
Plan No. 1612/2	Plan Title ELEVATIONS
Owners Copy	Sunshine Homes copy

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU



* DECK, STEPS & CARPORT BY OWNER



⊗ ANCHOR PILE
125 x 125mm H5 tanapile on 100mm x 260mm Eziyaka in 350mm square or 400mm dia x 900mm deep mass concrete footing, 2 nailplates per pile with 18 clouts per plate, 12kn stainless steel connectors, joist/bearer, bearer/pile.

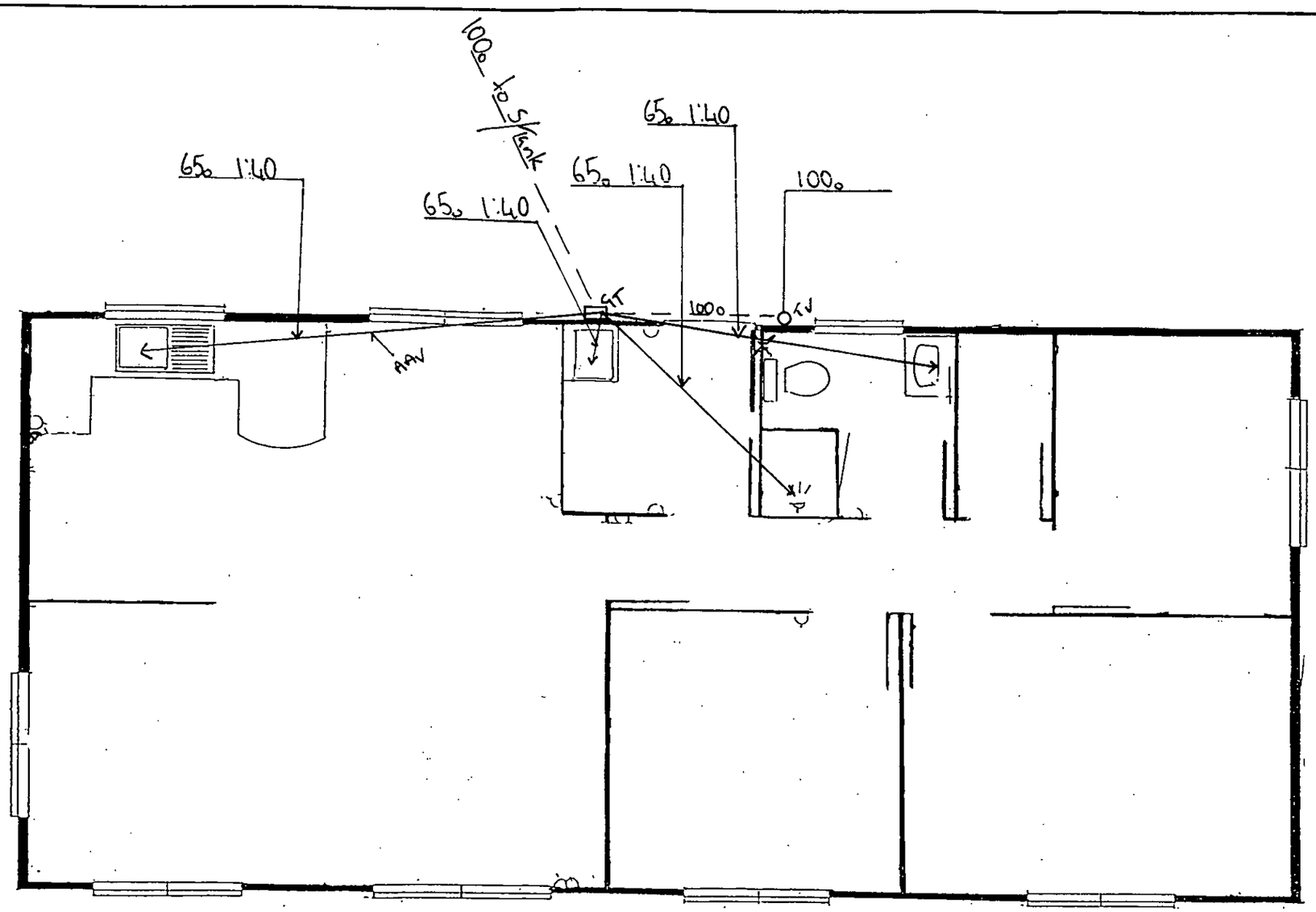
⊠ BRACED PILE
125 x 125mm H5 tanapile on 100mm x 260mm Eziyaka in 350mm square or 400mm dia x 450mm deep mass conc footing, with 12kn stainless steel connectors, joist/bearer, bearer/pile. 100 x 75mm brace up to 3.0m long, 100 x 100mm brace over 3.0m long, with 2/M12 x 220mm eng bolts each end.

X ORDINARY PILE
125 x 125mm H5 tanapile on 100mm x 260mm Eziyaka in 350mm square or 400mm dia x 450mm deep mass conc footing, with 2/wire dogs and 2/100mm skew nails bearer/pile.

Note:
- **All pile fixing to be stainless steel**
- **Pile spacing to be 2.0m max**
- **On sloping ground where a designated anchor pile would project more than 600mm above ground level, substitute a braced pile**

Sunshine Homes	Date	
Plan Title: PILE LAYOUT	Name: G. McGOWAN	
	BEE BUSH RD. DARGAVILLE	
Scale: 1:100	House Size: 6x13m	
Plan No. 1612/7		Owners Copy / Sunshine Copy / Contr. Copy / Other

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU



.....(.....) .....(.....)

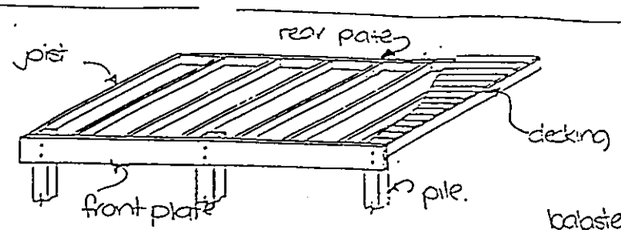
Signed by Owner Date Signed for Sunshine Homes Ltd Date

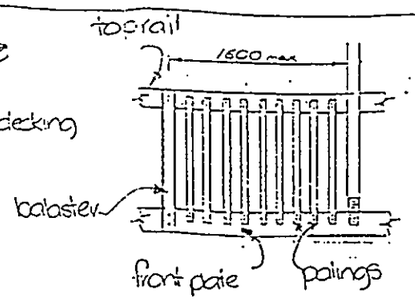
Sunshine Homes	Date	Amendment
Date 11-3-08	Name Mc Gowan	
Model	Building Site Bee Bush Road, Dargaville	
House size 6x13m	Scale 1:50	
Plan No. 1612/8	Plan Title Plumbing	
Owners Copy	Sunshine Homes copy	

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

DECK

WIDTH	FRONT PLATE	JOIST
1000	200 x 50	100 x 50
1500	200 x 50	100 x 50
2000	250 x 50	150 x 50
2500	250 x 50	200 x 50





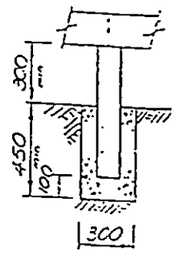
Pile: 125 x 125 H5 pile @ 2m max ctrs in 300 x 300 x 450mm deep mass conc footing

Rear Plate/Stringer: 90 x 45 with M12 x 125mm eng bolts @ 1000mm ctrs to house

Front Plate/Bearer: 2/M12 x 200mm eng bolts to pile

Joists: 450mm ctrs, 1 x multigrip to front and rear plates

Decking: 100 x 40 smooth tan pine



HANDRAIL (Required for decks with deck floor level over 1.0m to finished ground level)

Balusters: 100 x 100mm @ 1.6m ctrs max, with 2/M12 x 180mm eng bolts to front plate

Top Rail: 150 x 50mm with 3/100mm nails per connection

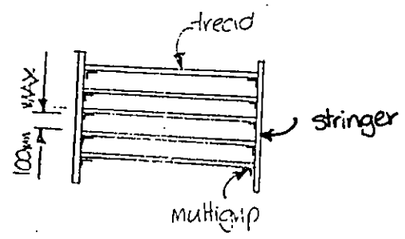
Vertical Palings: 50 x 50mm @ 150mm ctrs max, with 2/75mm skew nails top and bottom

STEPS (Approx stringer slope 35o, ie 2/3, rise 175mm max)

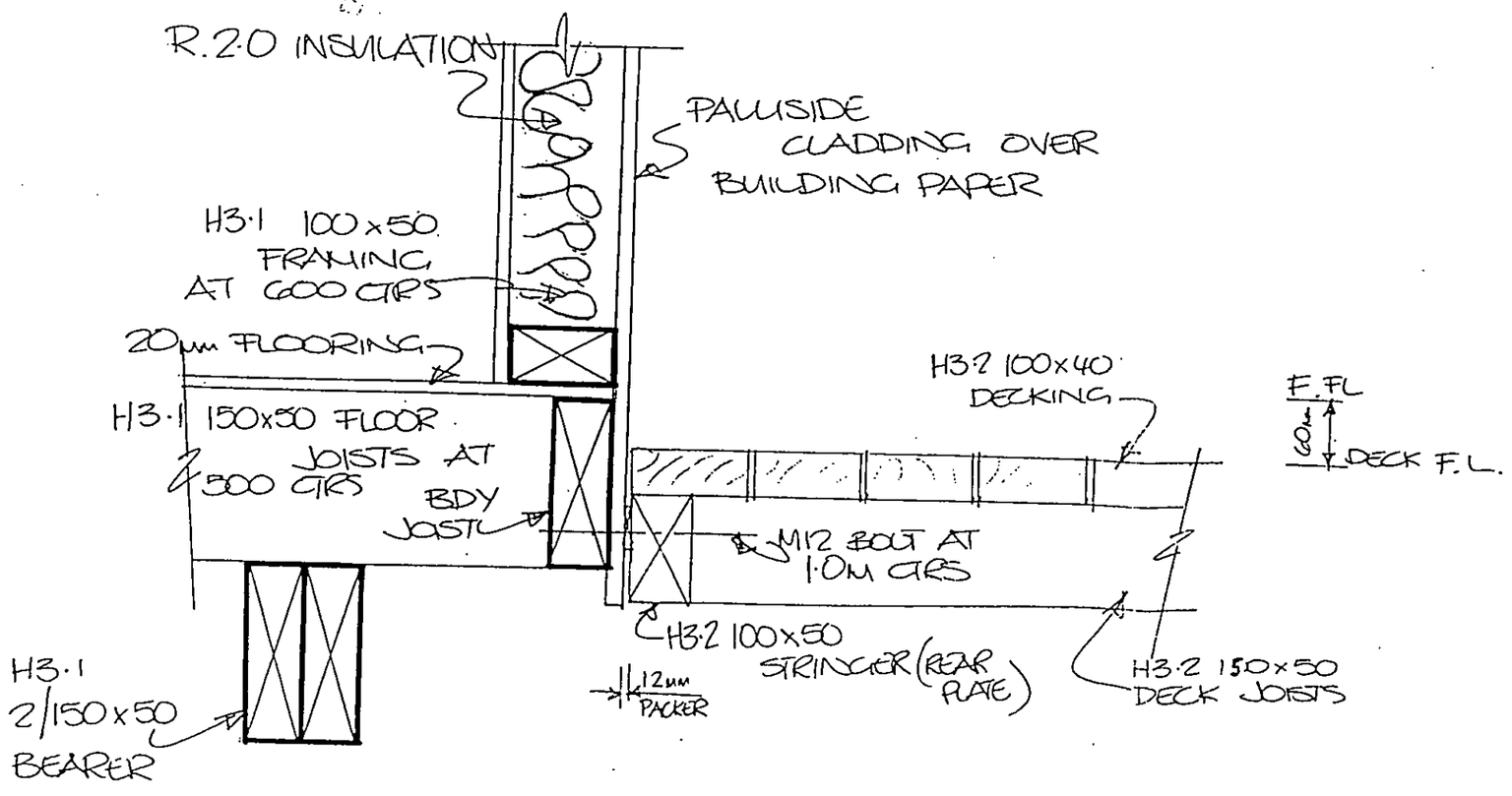
Stringers: 250 x 50mm, with 2/100mm skew nails and multigrip to deck plate/joist, (position bottom of stringer on temp support blocks prior to path/paving laid)

Treads: 280 x 45mm (or 2/150 x 50mm) with 2/multigrips each end (or router tread into stringer)

Pile: 125 x 125mm as for deck, at mid span if stringer span exceeds 3m



DECK CONNECTION
1:10



NOTE: All timber to be H3, MG. (unless stated alt grade or treatment)
All bolts to have 50 x 50 x 3mm washers each end
All bolts, multigrips, nail plates and joist hangers to be stainless steel (unless marked *)

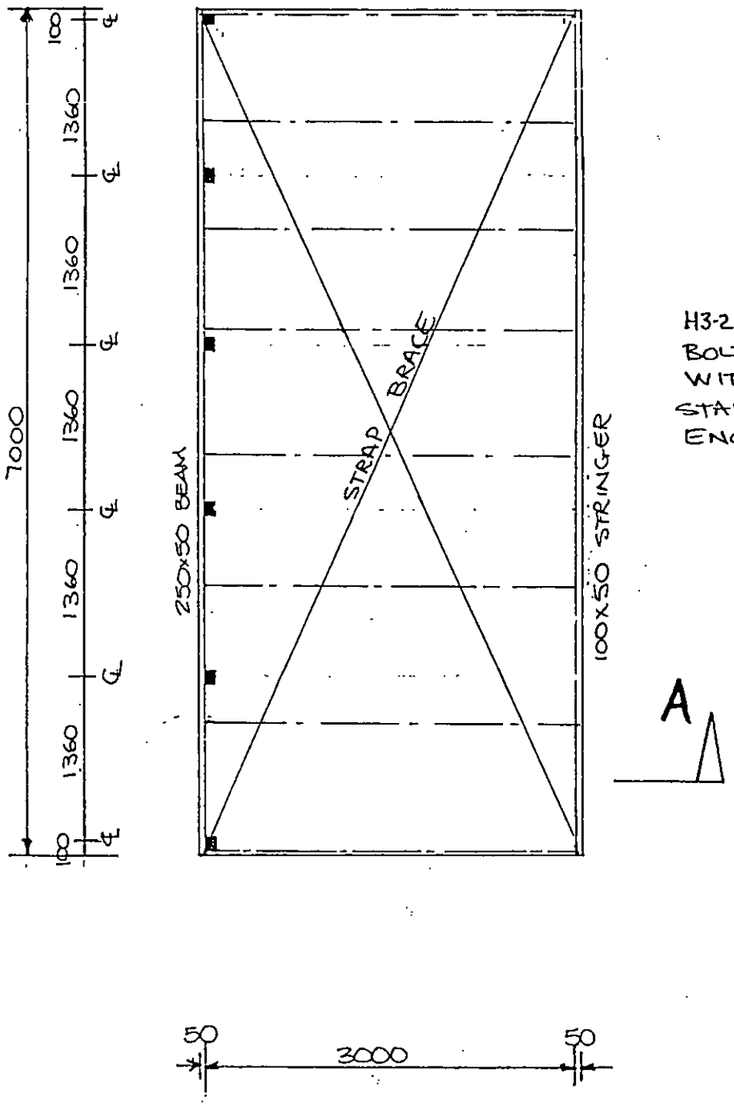
Sunshine Homes

Date	
Plan Title: DECK	Name: G. McGOWAN
	DARGAVILLE
Scale	House Size: 2x6m
Plan No. 1612/9	

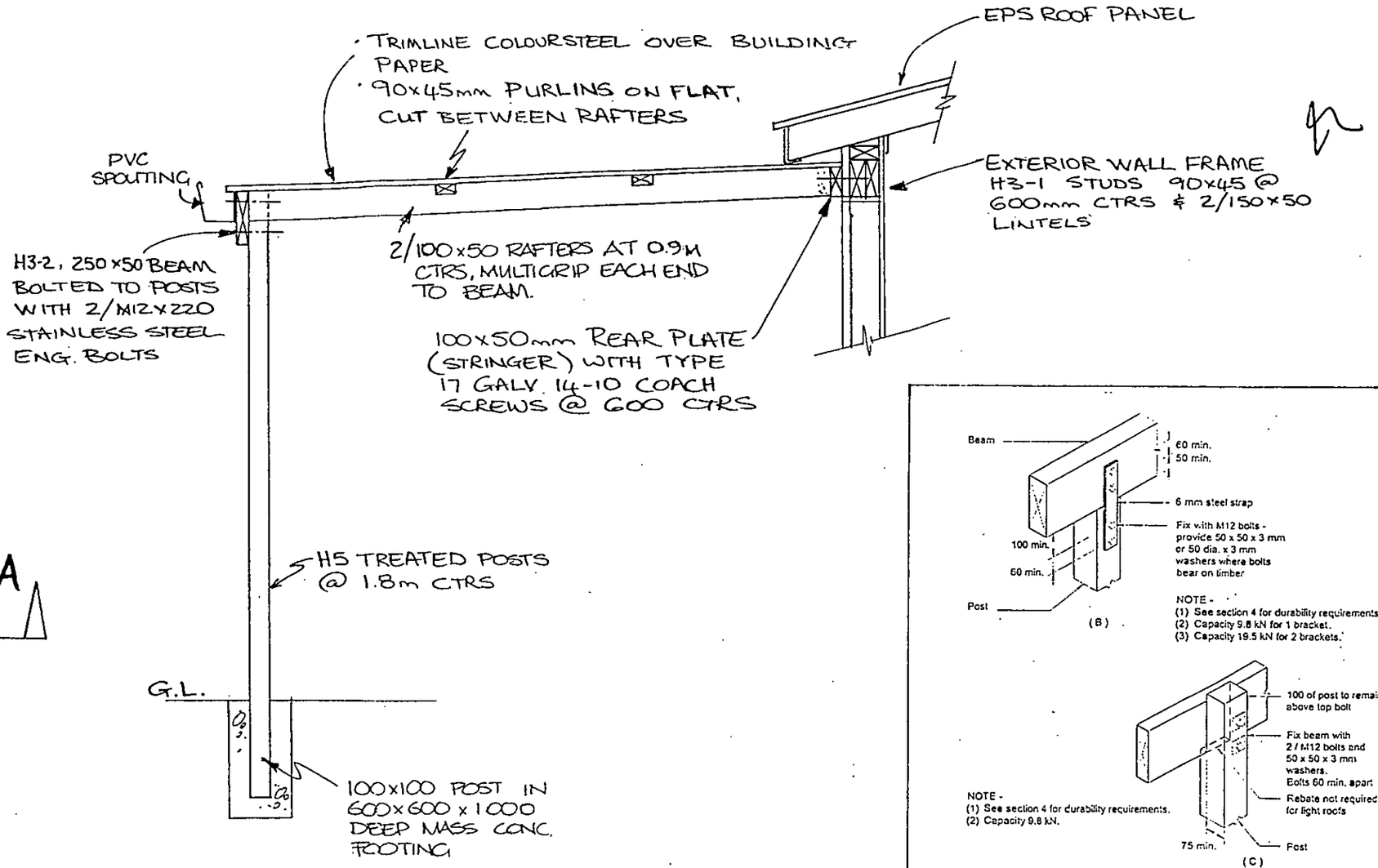
Owners Copy | Sunshine Copy
Contr. Copy | Other

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

* NOTE: ROOF STRAP BRACE TO HAVE 10 CLOUTS EACH END & 3 PER RAFTER CROSSED



PLAN VIEW 1:50



SECTION A 1:25

NOTE: All timber to be H3.2MG. (unless stated alt grade or treatment)
All bolts to have 50 x 50 x 3mm washers each end
All bolts, multigrips, nail plates to be stainless steel (unless marked *)

Sunshine Homes	Date	Amendment

Plan Title: CARPORT	Name: G. McGOWAN	
	Site: DARGAVILLE	
Scale: AS SHOWN	~~House~~ Size: 3x7m	
Plan No. 1612/10	Date	Owners Copy / Sunshine Copy / Const. Copy / Other

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

Building Code Clause(s) .....

PRODUCER STATEMENT – PS1 – DESIGN

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

ISSUED BY: Richardson Stevens Consultants (1996) Ltd
(Design Firm)

TO: Sunshine Homes
(Owner/Developer)

TO BE SUPPLIED TO: Territorial Authority
(Building Consent Authority)

IN RESPECT OF: Structural design of elements to 6m x 13m Sunshine Home
(Description of Building Work)

AT: .....
(Address)

..... LOT..... DP ..... SO .....

We have been engaged by the owner/developer referred to above to provide

Structural Design services in respect of the requirements of

Clause(s) B1 *(Extent of Engagement)* of the Building Code for

○ All or ○ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☑ Compliance Documents issued by Department of Building & Housing B1/AS1 and B1/VM1
(verification method / acceptable solution)

..... or

☐ Alternative solution as per the attached schedule .....

The proposed building work covered by this producer statement is described on the drawings titled.....

"Showhome" and numbered 1612 sheet 3 dated 11 February 2008, sheet 4 dated 24 September 2007 and sheet 5 dated 11 February 2008 together with the specification, and other documents set out in the schedule attached to this statement. DATED 13/2/8

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions : Site to comply with requirements of NZS3604:1999, "Very High Wind Zone maximum". No stability or flooding issues assumed to be present.

(ii) All proprietary products meeting their performance specification requirements; and

(iii) the Territorial Authority is to carry out all the necessary inspections of the construction and ensure compliance with the design calculations

I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, Grant Stevens *(Name of Design Professional)* am: ☑ CPEng 47595

☐ Reg Arch ..... .#

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: BE, MIPENZ (Civil Structural), CPEng, IntPE

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $500,000*.

The Design Firm is a member of ACENZ ☑ YES ☐ NO

SIGNED BY G.R. Stevens ON BEHALF OF Richardson Stevens Consultants (1996) Ltd
(Design Firm)

Date: 11 February 2008 (*signature*)..

APPROVED
29 FEB 2008
WHANGAREI DISTRICT COUNCIL
BUILDING

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

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

15 FEB
Sunshine Homes

SCOPE OF WORKS

Our buildings built in the factory include the following works:

Bearers
Joists
Floor
Framing
Internal Walls
Roof Panel
Insulation – Walls
Lining – Sarking
Cladding
Windows
Pre-wire only

Our buildings exclude:

Plumbing
Spouting
Wet area sealing
Smoke alarms – provided (not installed in factory)

* Commercial buildings exclude handrails, disabled facilities, fire escapes etc. This work is to be carried out under site consents.

APPROVED
29 FEB 2008
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

16.12

BUILDING CONSENT No:106785
Section 51, Building Act 2004

WHANGAREI DISTRICT COUNCIL

Issued:04 March 2008
Project Information Memorandum No. 95571

The Building

Street Address of building: 15 WAIPANGA RD, RD 1, KAMO 0185
Legal Description of land where building is located:
PT SEC 2 BLK VIII PURUA SD
LLP: 118931

The Owner

Name of owner: SUNSHINE HOMES LTD
Mailing Address: PO BOX 4296
KAMO
WHANGAREI 0141

Contact Person: SUNSHINE HOMES LTD
Mailing Address: PO BOX 4296
KAMO
WHANGAREI 0141

Street address/registered office: 15 WAIPANGA RD
RD 1
KAMO 0185

Building Work

The following building work is authorised by this consent:

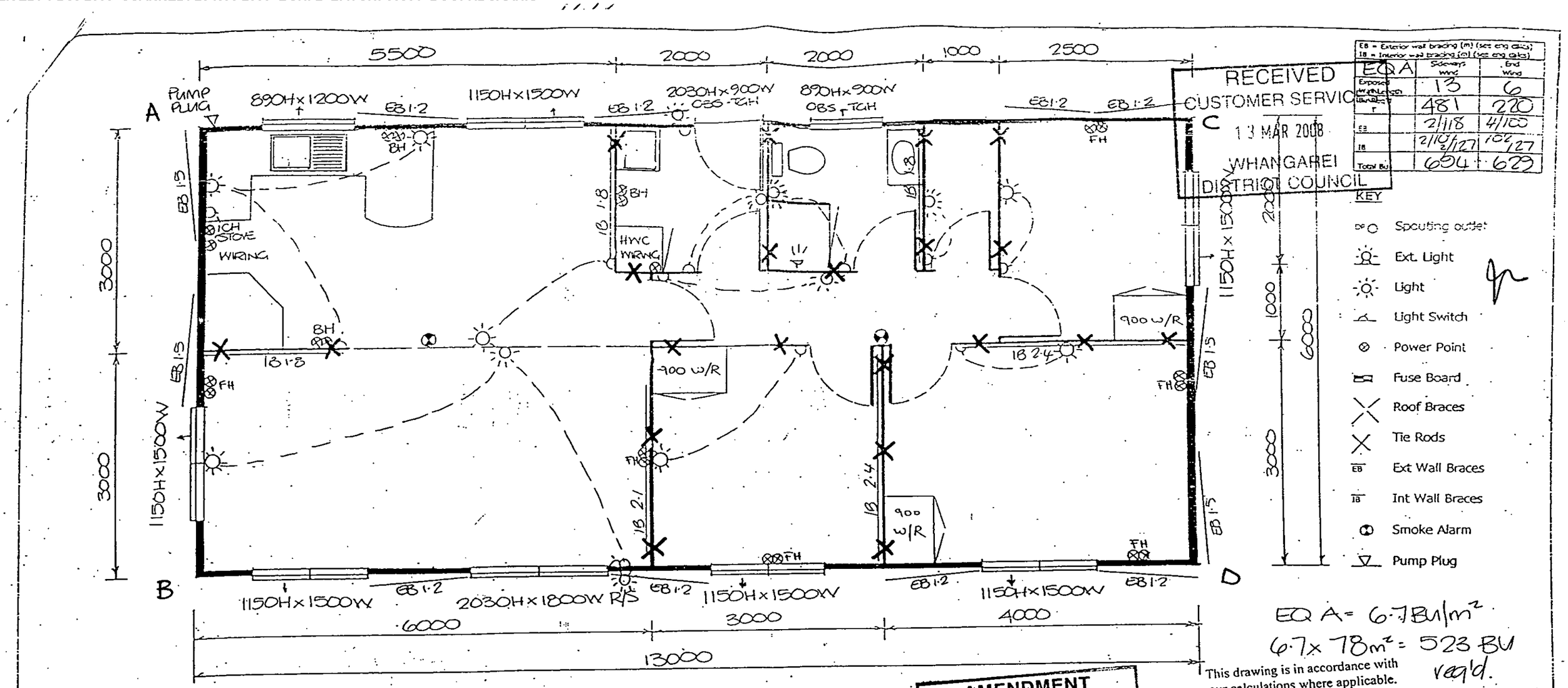
Project: New Building

Intended Use: **NEW TRANSPORTABLE DWELLING**

Creating the ultimate living environment

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mail:boni@wdc.govt.nz
Website: www.wdc.govt.nz

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU



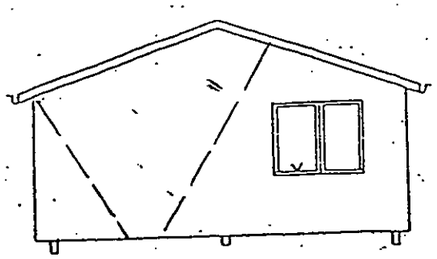
EB = Exterior wall bracing (m) (see eng calcs); IB = Interior wall bracing (m) (see eng calcs)	EQ A	Sideways wind	End Wind
Exposed		13	6
Total Length (Bracing)		481	220
EB		2/118	4/100
IB		2/127	127
Total Bu		654	627

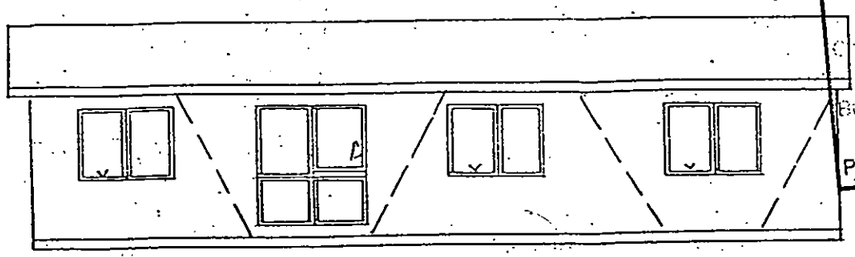
RECEIVED
CUSTOMER SERVICE
13 MAR 2008
WHANGAREI DISTRICT COUNCIL

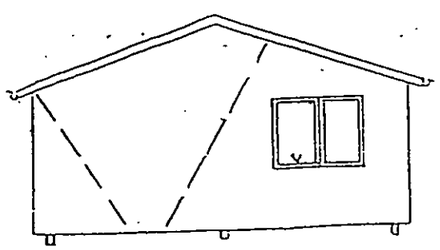
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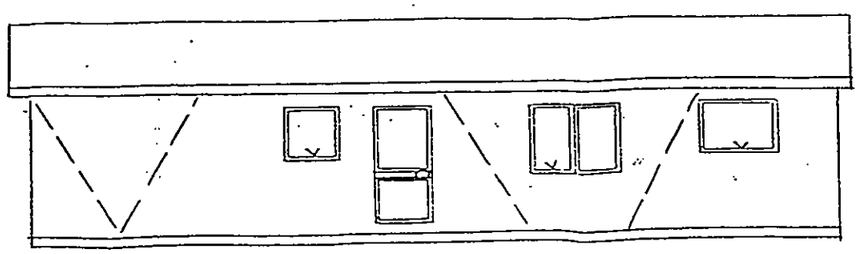
- Spouting outlet
- Ext. Light
- Light
- Light Switch
- Power Point
- Fuse Board
- Roof Braces
- Tie Rods
- EB Ext Wall Braces
- IB Int Wall Braces
- Smoke Alarm
- Pump Plug

EQ A = 6·7BU/m²
6·7 × 78m² = 523 BU req'd.









AMENDMENT

Checked By.....

Building Officer P.L.D 14-3-08

Planning Officer.....

This drawing is in accordance with our calculations where applicable.

RICHARDSON STEVENS CONSULTANTS (1996) LTD
CONSULTING ENGINEERS
2 Seaview Road, Whangarei

per 13/2/8
Chartered Professional Engineer

.....(.....) Signed for Owner Date

.....(.....) Signed for Sunshine Homes Ltd Date

Sunshine Homes

Date	Amendment

Plan Title: FLOOR PLAN / ELEVATIONS
Name: G. McGOWAN
Site: DARGAVILLE
Scale: 1:50 1:100
House Size: 6×13 RH
Plan No. 1612/3
Date 11/02/08

R313

Owners Copy | Sunshine Copy
Const. Copy | Other

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

EPS PANEL TO SOLID TIMBER CONNECTION (NTS) ULLRICH UA 1093 ANGLE 1-6 x 25 x 12mm @ 1.0m CTRS MAX OR WITHIN 200mm OF TIE ROD

3/4-8 x 12-7mm RIVETS TO EPS PANEL

2/SUREFIX 8 x 25m SCREWS TO WALL

100mm

TYPE 17 GALV 14-10 x 250mm HEX HEAD COACH SCREWS @ 250mm CTRS ON CRESTS

COLOURSTEEL RIDGE

COMPOSITE 'EPS' SANDWICH ROOF PANELS EPS CORE & FACTORY LAMINATED COLOURSTEEL FACING SHEETS R3.3 @ 125mm PANEL

270 x 90 LVL/LAM BEAM

TYPE 17 GALV 14-10 x 250mm HEX HEAD COACH SCREWS @ 250mm CTRS ON CRESTS

4-8 x 12-7mm RIVET @ 1.5m CTRS @ PANEL JOINS

COLOURSTEEL FASCIA FLASHING

H3.1 EX 90 x 45 PACKER

40mm SINGLE BEVEL ARCHITRAVE

COMPOSITE LINTEL (200 x 100)

30mm PINE SCOTIA

TOP PLATE TO STUD FIXING 25 x 1mm STRAP @ 600 CTRS WITH 40mm CLOUTS.

EX 150 x 50 TG & V SOLID TIMBER INTERNAL WALLS WITH R10 TIE RODS

ALUMINIUM JOINERY

H3.1 MG KD 90 x 45 FRAMING @ 600 CTRS

EX 150 x 25 TG & V SARKING

RUSTICATED PALLISIDE W/BRDS OVER HEAVY DUTY BUILDING PAPER

R2.2 POLYESTER INSULATION

H3.1 MG KD 90 x 45 BOTTOM PLATE WITH 3/90 x 3.15 NAILS @ 600mm CTRS

20mm HD PART BRD FLOORING OVER FOIL SISALATION & H3.1 MG KD 140 x 45 JOISTS @ 500 CTRS

H3.1 KD MG 140 x 45 BDY JOIST

H3.1 MG KD 140 x 45 2/140 x 45 BEARERS

H3.1 MG KD 140 x 45 NOGGING @ 1.8m MAX CTRS

TYPICAL CROSS-SECTION

1:20 (A3)

This drawing is in accordance with our calculations where applicable.

RICHARDSON STEVENS CONSULTANTS (1996) Ltd
CONSULTING ENGINEERS
2 Seaview Road, Whangarei

13/2/8

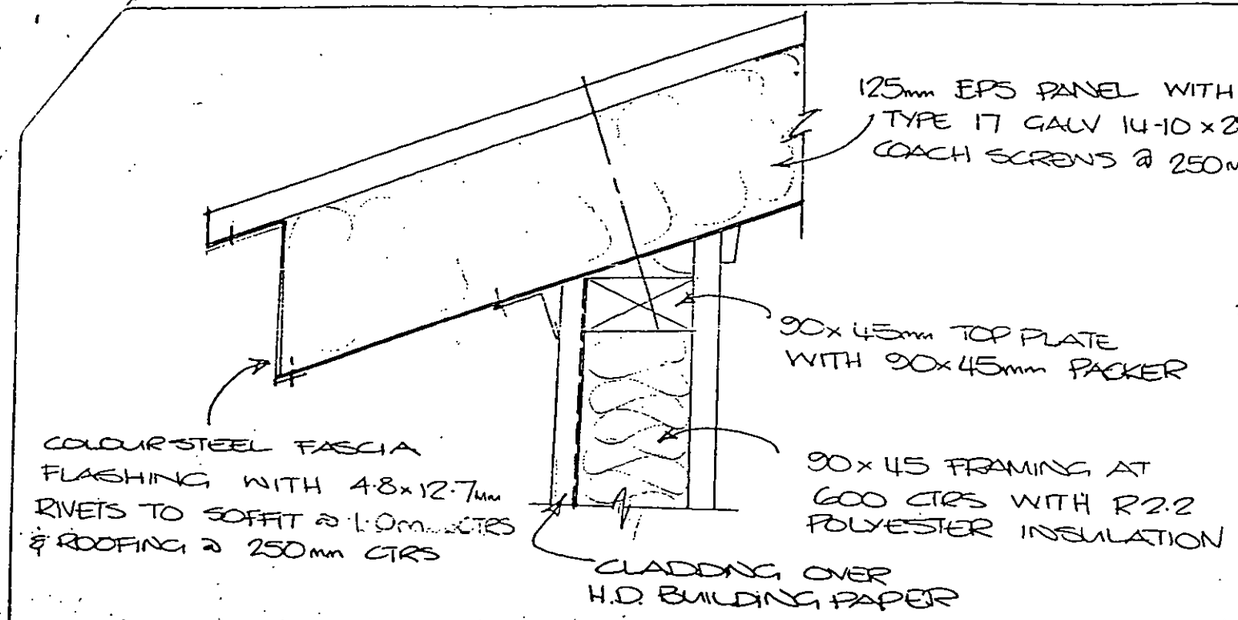
per ..... Chartered Professional Engineer

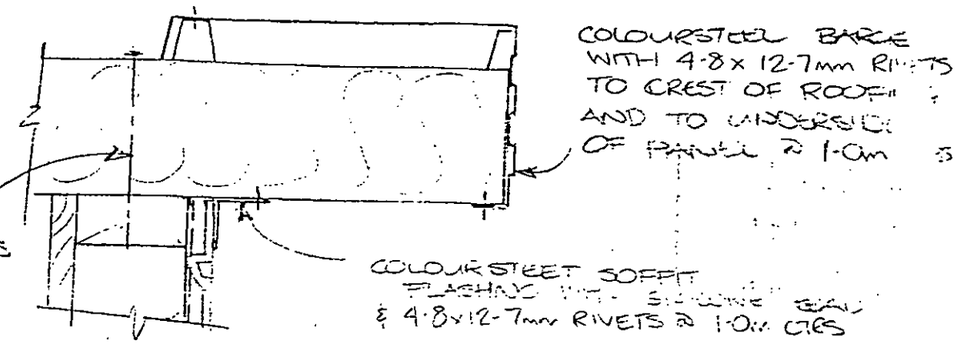
Sunshine Homes

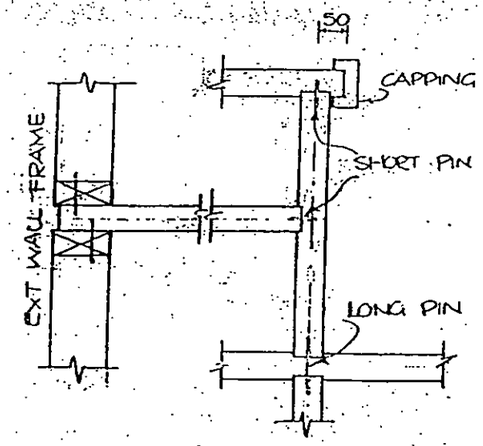
Date	
Plan Title: CROSS SECTION	Name: G. McGOWAN
	DARGAVILLE
Scale: 1:20 (A3)	House Size: 6 x 13
16/2/4	24/09/07

APPROVED
29 FEB 2008
WHANGAREI DISTRICT COUNCIL
BUILDING
Owner's Copy | Sunshine Copy
Const. Copy | FILE

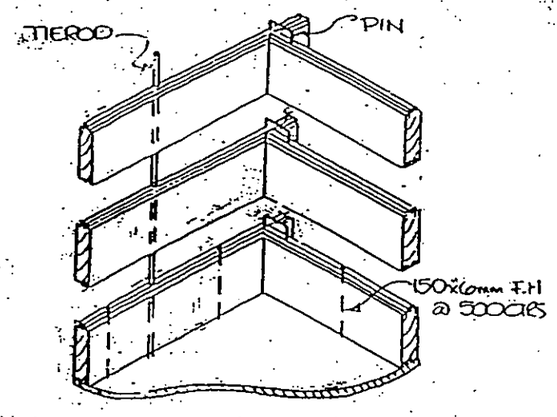
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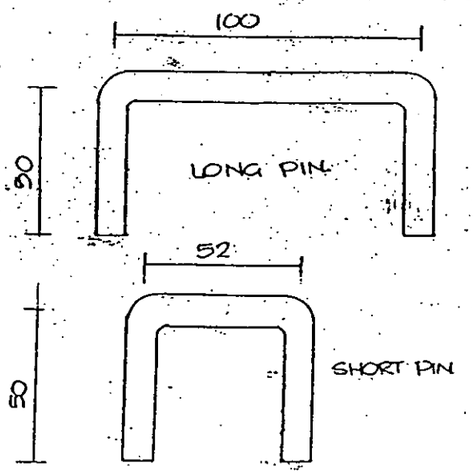




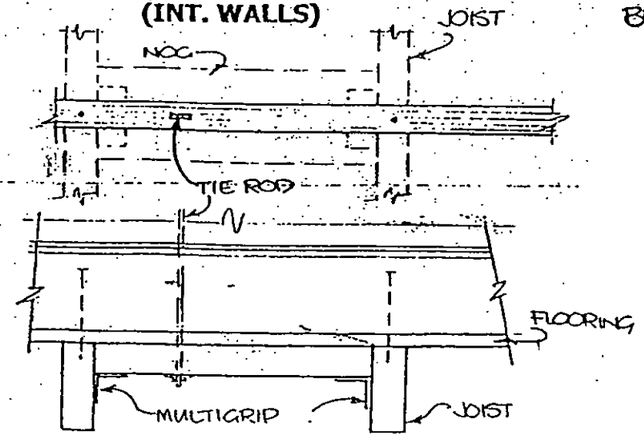
WALL CONNECTIONS 1:20



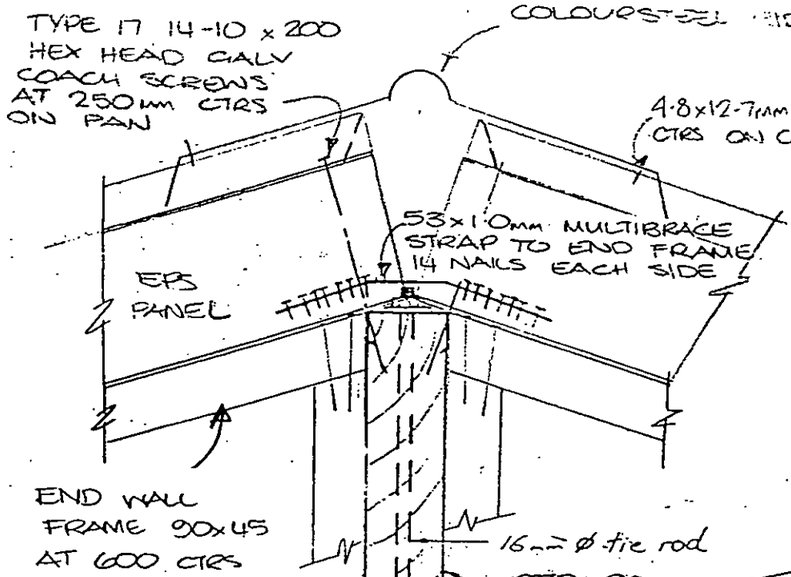
EXPANDED WALL FRAME TIE DOWN DETAILS NTS **(INT. WALLS)**

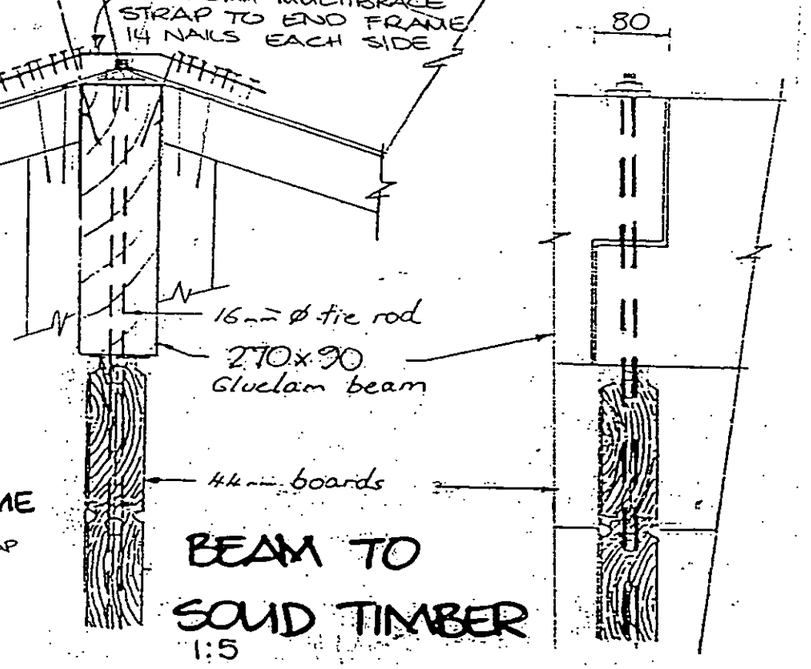


'U' PIN DETAIL



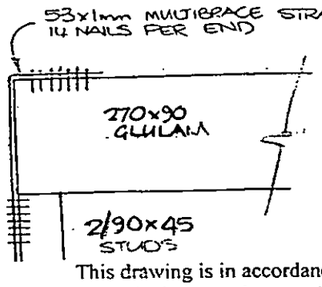
TIE ROD NOGS INTERIOR WALLS/FLOOR 1:20





BEAM TO SOLID TIMBER 1:5

BEAM TO GABLE FRAME



This drawing is in accordance with our calculations where applicable.

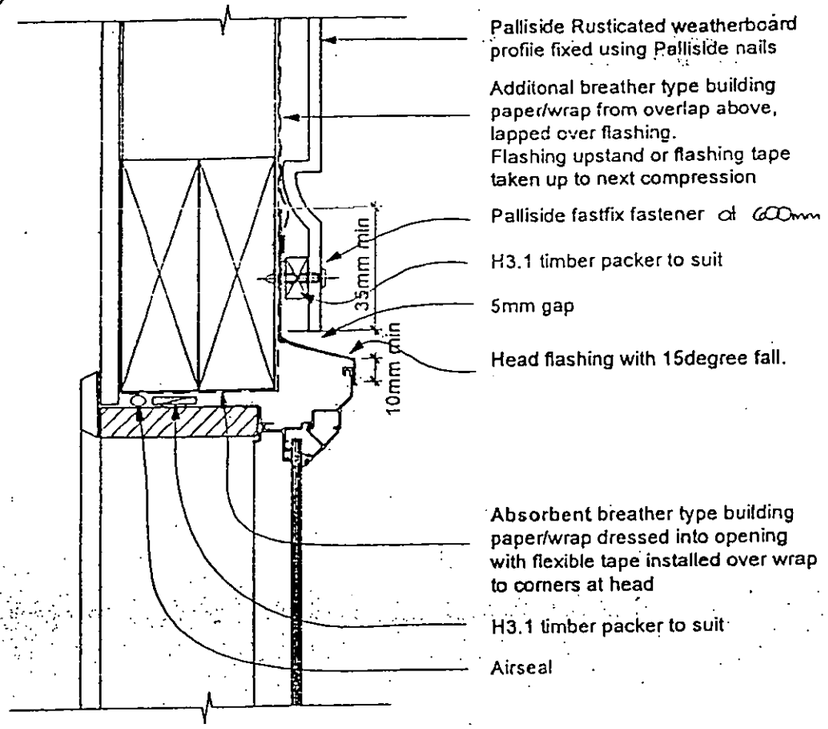
RICHARDSON STEVENS CONSULTANTS (1996) LTD
CONSULTING ENGINEERS
2 Seaview Road, Whangarei
per 13/2/8
Chartered Professional Engineer

Sunshine Homes

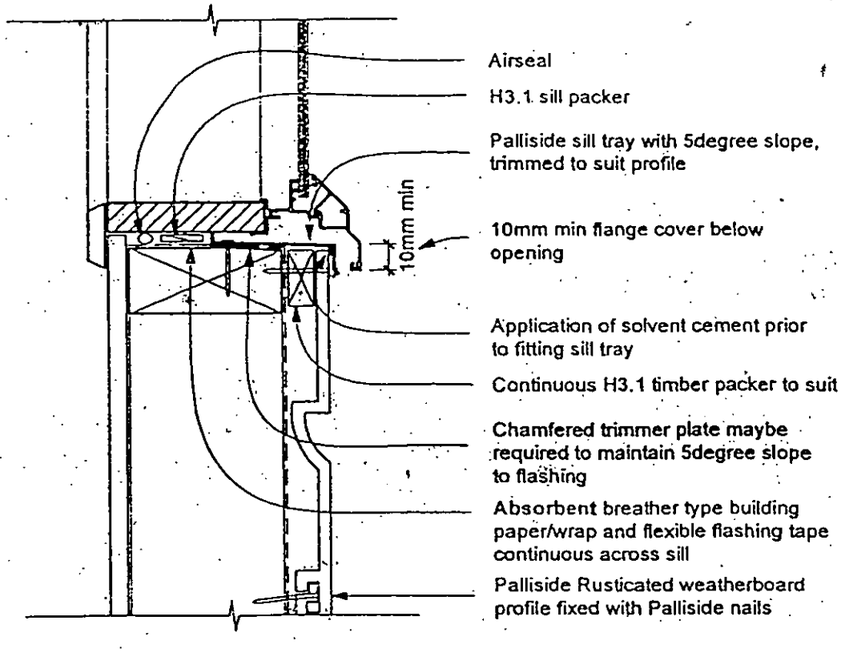
Date	
Plan Title	
Name	G. McGOWAN
	DARGAVILLE
Scale	1:20
House Size	6x13
	16/2/5
	11/02/08

APPROVED
29 FEB 2008
WHANGAREI DISTRICT COUNCIL
BUILDING CONSENT
Drawers Copy
Sunshine Co.
Const. Copy

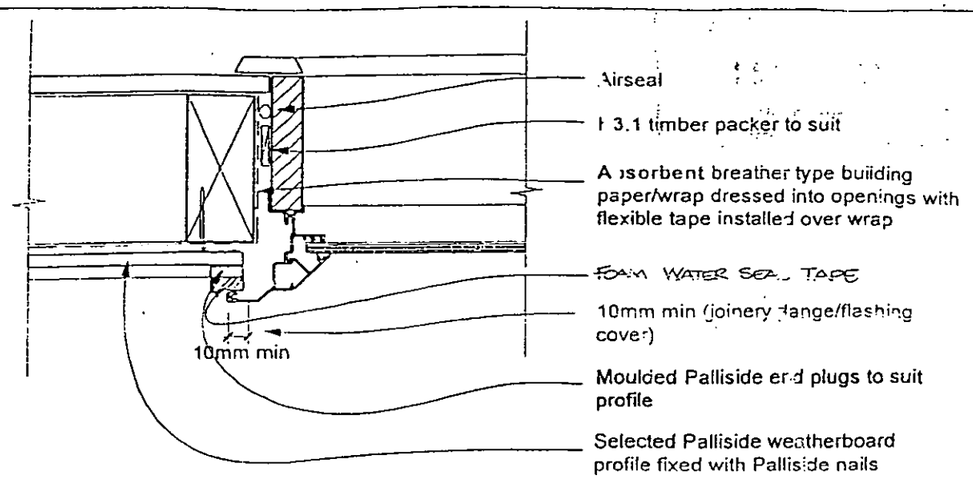
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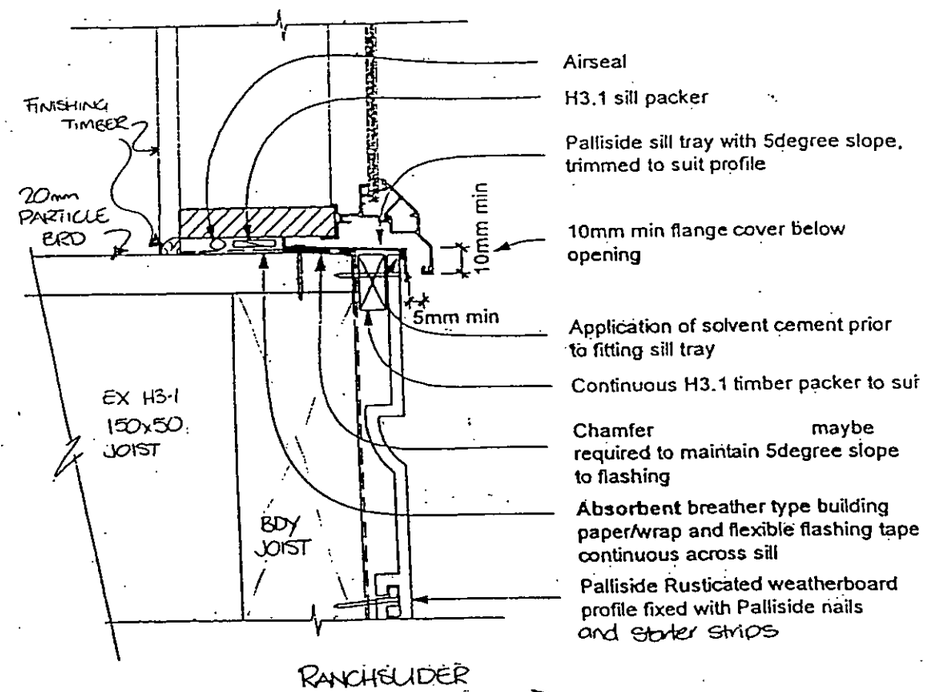
DF01 Window Head
Palliside Rusticated profile



DF02 Window Sill
Palliside Rusticated profile



DF03 Window Jamb



RANCHSLIDER OR DOOR SILL DETAIL
Palliside Rusticated profile

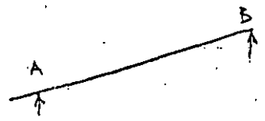
Sunshine Homes	Date	
Plan Title	Name G. McGOWAN DARGAVILLE	APPROVED 29 FEB 2008 WHANGAREI DISTRICT COUNCIL BUILDING CONTROL
Scale	House Size 6x13	Owners Copy / Sunshine Copy / Contr. Copy / Other
1506/6	14/02/08	

Richardson Stevens Consultants (1996) Ltd.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
2 SEAVIEW ROAD, WHANGAREI. PH (09) 438 3273. FAX (09) 438 5734.
EMAIL engineers@richardsonstevens.co.nz

Page No. 1
File No.
Calculated by GES
Checked by
Date 1/11/07

Project Sunshine Homes – Roof Fixings

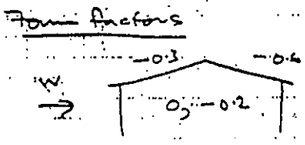
Client



Check for 6 & 7m wide panel.

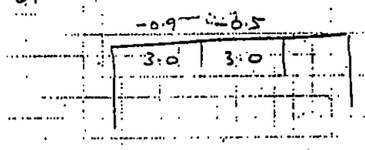
Wind factors

For q = 1.04 kPa
V = 49m/sec



Worst loads occurring at eaves and gable ends where K_l = 1.5 for distance of 1.4m

For wind along, for distance of 3.0



However end panel will also fix to studs 1.4m

Should check for roof C_p x 0.9 x 1.5 – 1.5 = 1.25

fixing reqd = 2.2 kN/m

Force to each screw = 0.55 kN

capacity of 10G screw in 45mm off J4J6 timber = 0.8 x 6.1 x 4.5 = 2.2 kN/m ✓

1st connection proposed is well over capacity.

Use same fixing at ridge with min 45mm of penetration

Conclude generally that 14-10 x 50 Hexhead screws @ 250 have adequate capacity.

1/11/7

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

BRANZ
BUILDING ON KNOWLEDGE

FP 3282

FLAME BARRIER TEST ON BONDOR NEW ZEALAND LIMITED INSULATED PANEL

Author: E. Soja
Senior Fire Engineer

Reviewer: M. E. Godkin
Senior Fire Testing Engineer

Contact: BRANZ Limited
Moonshine Road
Judgeford
Private Bag 50908
Porirua City
New Zealand
Tel: +64 4 237 1170
Fax: +64 4 237 1171
www.branz.co.nz

BRANZ	Project Number FT3282	Date of Issue: 12 February 2004	Page 1 of 10 Pages
		Review Date: Indefinite	Copy 2 of 2 Copies

BONDOR

Focus On Building Syste ms - Focus On Building Solutions

Table.1

ISO	ENVIRONMENTAL CATEGORIES	RECOMMENDED PRODUCT	MAINTENANCE & INSPECTIONS
ENVIRONMENTAL – External – C5	• Coastal:Very Severe - 50m from breaking surf on the East Coast, 100m from breaking surf on the West Coast. Heavy salt deposits, and/or almost constant onset of salt spray in the air found within approximately 0-100m of breaking surf, (eg: exposed coastal). Prevailing winds and local conditions may extend this environment inland.	BONDOR® MAXX	Q
ENVIRONMENTAL – External – C4	• Coastal:Severe - Light salt deposits, and/or frequent onset of salt spray, and/or typically 100-200m to breaking surf, and/or in immediate vicinity of large expanse of calm water (eg: harbour foreshore). Prevailing winds and local conditions may extend this environment inland.	BONDOR® CPZ	E
ENVIRONMENTAL – External – C3	• Coastal:Moderate - Little or no salt deposits, and/or occasional onset of salt spray, and/or typically 500-1000m to breaking surf, and/or in immediate vicinity of large expanse of water (eg: estuaries).	BONDOR® CP	D
ENVIRONMENTAL – External – C2	• Inland:Moderate - No serious marine or industrial influence and/or typically more than 1000m from the coast / and/or typically more than 200m from industrial emissions.	BONDOR® CP	D
ENVIRONMENTAL – External – C5	• Industrial:Very Severe - Continuous onset of industrial chemicals (e.g. Sulphur, acids etc), and/or typically 0-100m from corrosive industrial emissions with heavy fallout. Prevailing winds and local conditions may extend this environment inland.	BONDOR® MAXX	Q
ENVIRONMENTAL – External – C4	• Industrial:Severe - Frequent onset of industrial chemicals (e.g. sulphur, acids etc) and/or typically 100-250m from corrosive industrial areas with light fallout. Prevailing winds and local conditions may extend this environment inland.	BONDOR® CPZ	E
ENVIRONMENTAL – External – C3	• Industrial:Moderate - Occasional onset of industrial chemicals and/or typically 250-500m from corrosive industrial chemicals with little or no fallout.	BONDOR® CP	D
ENVIRONMENTAL – Internal	• Dry - Benign internal environment with low humidity and/or constant temperature and/or no corrosive agents present, (e.g. commercial office or retail premises).	BONDOR® OP	A
	• Severe - Internal areas of constant high humidity (60% to 80%) and/or light salt deposits, e.g. seafood processing areas, meat processing plants, dairies, boat sheds, commercial greenhouses, glass houses, indoor swimming pools.	BONDOR® VP★	B
	• Moderate - Moderate to severe humidity (60% to 80%) and/or occasional exposure to chemicals, e.g. laundries, kitchens, bathrooms, commercial greenhouses, glass houses, indoor swimming pools and/or no contact with corrosive agents or, (e.g. commercial environment applies here such as offices and libraries).	BONDOR® CP	C
SPECIAL	• Special: Geothermal - Presence of hydrogen sulphide from geothermal activity, steam bore drive-off etc.	BONDOR® CPZ★	★
	• Special: West Coast South Island - Presence of smoke from coal burning fires, plus high rainfall combined with coastal influences.	BONDOR® CPZ/MAXX★★	★
	• Special: CIP - Clean In Place sanitizer sterilization system (contains washing programmes), high levels of humidity, and/or high operating temperature and/or some surface contact with corrosive agents.	★	★
	• Special: Swimming pool enclosures, chemical storage stations.	★	★
	• Special: Areas protected from rain washing and subject to hydrocarbon vapours, (e.g. walls of service station canopy).	BONDOR® CPZ★	★

★ For specific product and maintenance requirements please refer to Bondor New Zealand Limited

★★ Other considerations such as coastal location may require MAXX paint system

BONDOR® insulated panel, from Bondor New Zealand Limited, has been extensively used in controlled environment applications for over thirty years. Inspections have shown that even the earliest of these buildings have given excellent performance in service.

There are three fundamental steps to ensuring that the BONDOR® insulated panel system performs satisfactorily:

1: The building design must be done in accordance with the recommendations contained in the BONDOR® DESIGN GUIDE. The general term "building design" covers a whole range of different aspects which are covered in the APPROVED DOCUMENTS of the NEW ZEALAND BUILDING CODE.

2: Installation needs to be carried out in accordance with Standard Bondor New Zealand Limited BONDOR® Construction Details.

3: The building owner is required to carry out a regular programme of inspections and maintenance in accordance with the BONDOR® MAINTENANCE GUIDE - doing so will greatly extend the durability of the BONDOR® system.

Environmental Categories

Every project has features and aspects that are unique to the particular application. The categories in Table.1 are for general guidance only. Each situation should be confirmed with Bondor New Zealand Limited to ensure that the correct BONDOR® product is selected.

Inspections and General Maintenance

The recommendations contained in Table 1 provide the inspection and maintenance requirements necessary to achieve a 50 year durability for BONDOR® insulated panel. Bondor New Zealand Limited recommend that all such activities be documented.

Durability Requirements

In the APPROVED DOCUMENTS of the NEW ZEALAND BUILDING CODE, ACCEPTABLE SOLUTION B2/AS1: DURABILITY requires that roofing and wall cladding has a minimum durability of fifteen years (with maintenance). In some situations, in particular when the material is performing a "structural" function, the minimum durability requirement is fifty years or some other nominated period.

When maintained in accordance with the recommendations contained in the BONDOR® MAINTENANCE GUIDE, the BONDOR® system will exceed these durability requirements.

Aesthetic appearance is not included as a durability requirement.

Type A: Dry Internal
- Wiping to remove dust once per year
- Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. after 1 year and annually thereafter
- Repair and/or replacement of any component, sealant joint, etc., on evidence of deterioration or loss of functionality, which may affect ongoing durability of system

Type C: Moderate Internal
- Damp wiping of surfaces once per year
- Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. after 1 year and annually thereafter
- Repair and/or replacement of any component, sealant joint, etc., on evidence of deterioration or loss of functionality, which may affect ongoing durability of system

Type D: Moderate External
- Rain washing only for external roof surfaces
- Rain washing and manual washing every six months of wall cladding
- Manual washing of High Risk surfaces every three months
- Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. after 1 year and annually thereafter
- Repair and/or replacement of any component, sealant joint, etc., on evidence of deterioration or loss of functionality, which may affect ongoing durability of system
- Recoating with a Paint Manufacturer's approved coating system, on or before evidence of micro-cracking (when viewed with a 10x eyepiece) and/or on evidence of edge creep, and/or face panel blistering, with subsequent recoating at ten yearly intervals or sooner as required

Smaller areas of Bondor panel with easier access (that still represents the environmental conditions) may be used for inspection purposes).

Type E: Severe External
- Rain washing only for external roof surfaces
- Rain washing and manual washing every six months of wall cladding
- Manual washing of High Risk surfaces every three months
- Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. every 6 months
- Repair and/or replacement of any component, sealant joint, etc., on evidence of deterioration or loss of functionality, which may affect ongoing durability of system
- Recoating with a Paint Manufacturer's approved coating system, on or before evidence of micro-cracking (when viewed with a 10x eyepiece) and/or on evidence of edge creep, and/or face panel blistering, with subsequent recoating at ten yearly intervals or sooner as required

Smaller areas of Bondor panel with easier access (that still represents the environmental conditions) may be used for inspection purposes).

Type F: Severe Internal
- Manual washing of all internal surfaces once per month
- Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. every 3 months
- Repair and/or replacement of any component, sealant joint, etc., on evidence of deterioration or loss of functionality, which may affect ongoing durability of system
- Recoating with a Paint Manufacturer's approved coating system, on or before evidence of micro- cracking (when viewed with a 10x eyepiece) and/or on evidence of edge creep, and/or face panel blistering, with subsequent recoating at ten yearly intervals or sooner as required

Smaller areas of Bondor panel with easier access (that still represents the environmental conditions) may be used for inspection purposes).

Type G: Very Severe External
- Rain washing only for external roof surfaces
- Rain washing as well as manual washing every three months of wall cladding
- Manual washing of High Risk surfaces once per month
- Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. every 3 months
- Repair and/or replacement of any component, sealant joint, etc, on evidence of deterioration or loss of functionality, which may affect ongoing durability of system
- Recoating with a Paint Manufacturer's approved coating system, on or before evidence of micro- cracking (when viewed with a 10x eyepiece) and/or on evidence of edge creep, and/or face panel blistering, with subsequent recoating at ten yearly intervals or sooner as required

Smaller areas of Bondor panel with easier access (that still represents the environmental conditions) may be used for inspection purposes).

Richardson Stevens Consultants (1996) Ltd.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
2 SEAVIEW ROAD, WHANGAREI. PH (09) 438 3273. FAX (09) 438 5734.
EMAIL engineers@richardsonstevens.co.nz

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Project STANDARD CALCS
Client Sunshine Homes 6 & 7m Bldgs

Check on downgrading of timber stresses to comply with NZS & Grade of bending stress = 4MPa LS.
Calcs for standard 6m Gable augmented with further calcs for 6m monopitch & 7m Gable.

Design Loads — Wind — Adopt North & Nom direction wind as worst for NZ. 44m/sec

Design for $M_{LS} = 0.93$ Bonus 11.5
$M_{Zcat} = 0.91$

$q = 1.04$ Kpa
$q_s = 0.58$

Floor live = 2.8 Kpa LS
Deck loads 3.5 " "

→ Recheck
1 Beams
2 Joists
3 Rafters
4 Wall studs
5 Lintels
6 Purlins
7 Bracing
8 Subfloor bracing ..1.4

(c) for 6m Gable

1 Beams (a) Centre loads ⇒ floor = 7.7
Wall = 1.0
Roof carried by beams = 8.7

$M^* = 8.7$.

For 2/100x50 beams
$\phi M_s = 2 \times .147 \times 14 \times .64 \times 1.15 = 3.2$
⇒ ok. for 2/150x50's extending min of 3 spans 50% overstress OK.

(b) Outside Load = 0.75 roof + 4.62 flr + 1.00 = 6.37
ok. for 2/150x50's external min of 3 spans

$M^* = 2.54$ K.

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(7) Wall bracing — External walls → Interior walls all braced by solid timber panels in conjunction with full height tie down rods.

For transverse wind BUs requirement/m
= 1.2 x 1.2 x 1.05 x 20 = 30 BUs/m.
Actual design is for 37 BUs/m in standard calc table — conclude — no change to bracing calcs

Longitudinal wind — Houses either 6m or 7m
⇒ Design as for 7 . 50 BU req'mt = 291.
∴ Provide minimum of 100 BUs to each external wall ⇒ i.e. minimum braced wall length of 1200.

(8) Subfloor as previously

For 6m Monopitch
— only differences . increased bracing requirement
. Greater wall stud span on high side.

∴ . Wall studs Span 2.9m @ 600 ctrs
Max loaded width 1.2 @ window jamb
i.e. max Rslider width 1.8m
$M^* = .9 \times 1.05 \times .6 \times \frac{(2.9)^2}{8} = 0.6$ KNm

For 100x50's BMs for wind = 0.7 KNm ...ok
$\delta = 12$mm Span/240 ⇒ ok. in 50yrs wind since wall claddings will easily cope with mid deflection.

⇒ conclude can use 100x50 @ 600 with double studs at windows up to 1.8 wide
For larger rancsliders use 3/100x50 studs at jamb.

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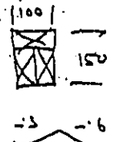
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(2) Joists @ 500 ctrs Span 2.65 clear
$M^* = 1.23$
ϕM_s for 150x50 = 1.32 — OK.
⇒ Use 150x50 MSG8 @ 500 ctrs.

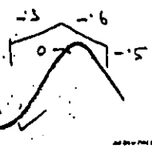
(3) Rafters 1 in 5 500mm — no snow
Span 3.0 @ 1.0m ctrs
$M^* = 1.01$ KNm — OK. for 150x50's @ 1000

(4) Wall studs Span 2.2 @ 600
Max 1.2 loaded width to window jambs
i.e. 600 per stud
$M^* = \frac{.9 \times 1.05 \times .6 \times (2.2)^2}{8} = 0.34$ KNm.
Use 100x50's ϕM_s wall = .061 x 14 x .8 = 0.7 KN
at max 600 ctrs double stud to all window jambs.

(5) Lintels Max Span 1.8
Load = 1.35 KN/m $M^* = 0.54$ KNm
for 150x100 $\phi M_s = 2.2$
∴ Composite lintel wall noticed is OK



Span 1.0m @ 1 ctrs
Wind Uplift = 0.77
Capacity of 2/355x100 nails = 0.95 wind



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• Bracing . Transverse bracing demand
⇒ 38 BUs/m (.7 37 used previously but ok since all buildings are over bracced.
• Longitudinal Require 585 BUs
⇒ OK. as previously but interior walls must provide minimum of 200 BUs
i.e. 100 BUs @ each exterior wall
200 BUs @ interior walls

For 7m.
— . Beams Less critical since 4 rows
• Joists " " " " of beams.
• Rafters
Span 3.5m @ 1.0m ctrs.
$M^* = 1.4$ KNm. → 700 great for 140x45
. . either reduce to 900 ctrs or use 2/140x45's.
• Wall studs no change
• Lintels Max span 1.8
Load = 1.6 KN/m $M^* = 0.65$.
not for composite 150x100 as previously
• Purlins no change.
• Wall bracing ⇒ No change for transverse.
Longitudinal As previously designed for 7.0m wide.
• Subfloor No change.

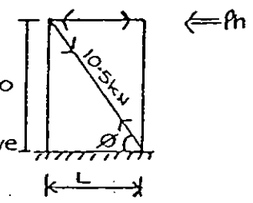
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10. WALL BRACING

Wall bracing to external walls utilizes at present,
Plywood or trimdad sheet brace panels.
Horizontal weatherboards are often used,
So these alternatives are not appropriate.
Consider using steel strap bracing without the
Sheet brace, as an alternative:

Lumberlock Angle Brace:
Characteristic tension load = 13.18kN
Ø = 0.8
K1 = 1.0
Therefore use Pt = 10.5kN
Ignore compression benefits - conservative



Conclude:
- Use Lumberlock angle brace without any associated sheet brace panel, to achieve the bracing values as shown.
- Nails to be 3.15mm diameter, minimum length 30mm.
- A diagonal brace must be provided in both directions ie braces crossed (X) or two separate braces (/&/)

Bracing Read		Bracing Required - External Walls					
Exposed Wall Length	BU's	Brace Length	Ø	Ph	BU Available	Nails Required	Length
4	200	1000	66	4.4	67	15	1400
5	200	1200	62	5	100	15	1600
6	220	1500	55	5.9	116	15	2000
7	260	1800	51	6.6	133	15	2400
8	300	2100	45	7.25	145	15	2600
9	330	2400	43	7.7	155	15	3200
10	370						
11	410						
12	450						
13	481						
14	520						
15	560						
16	590						
17	630						
18	670						
19	710						
20	740						

lengthened to achieve same capacity for 2.9m high wall

Bracing Rqd Int Walls	
Length	BU Available
1000	45
1200	56
1500	78
1800	102
2100	127
2400	-

11. SUBFLOOR BRACING

Uses 73 BU per metre
Total load transverse = 1140
Require 7 braced or anchor piles
6 have capacity for up to 13.0m long
Conclude use 6 braces up to 13m
Use 8 braces over 13m
Use 10 braces over 18m
Longitudinal Use nominal bracing (4 braces)

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ACENZ

Richardson Stevens
Consultants (1996) Ltd

Grant Stevens
B.E., M.I.P.E.N.Z. (Civil, Structural)
Chartered Professional Engineer

Steve Turner
B.E., M.I.P.E.N.Z. (Civil, Structural)
Chartered Professional Engineer

Email: engineers@richardsonstevens.co.nz

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Sunshine Homes

Standard Ridge Beam Calculations - Revised for MSG 8

Job # : 3400

Date : 28/11/2002
Amended : 10/07/2007

By : Rachel

6.0m Wide House

Length (m)	$A_{g,allowable}$ (mm)	M* (KNm)	$I_{c,req'd}$ ($x10^6$ mm^4)	proposed (beam size)	Z ($x10^6$ mm^3)	ΦMn (FLR) (KNm)	I ($x10^6$ mm^4)	Δ_{g+c} (mm)	Minimum Permissible Height of Ridge Beam (mm)
6.0	12	10.7	136.7	270x90	1.093	12.5	148	33.3	21
6.5	13	12.6	173.8	360x90	1.944	22.3	349	19.4	6
7.0	14	14.6	217.1	360x90	1.944	22.3	349	26.1	13
7.5	15	16.8	267.0	360x90	1.944	22.3	349	34.4	19

G =	0.35	KPa	
Q =	0.25	KPa	
Creep Factor =	1.5		
ω_u (6m wide house) (KN/m) =	2.39	KN/m	1.2G + 1.5Q (AS/NZS1170)
ω_c (6m wide house) (KN/m) =	0.53	KN/m	G + C

Note:
- All timber to be MSG8 minimum,
- Deflections allowed - L/500
- Full lateral restraint provided by rafters butting into side.

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SPECIFICATIONS

Sunshine Homes

For: ..... (Owner)

Date: .....

1. SCOPE:

This specification describes the work to be done and the materials to be used in the construction of the building shown on the attached drawings.

All work shall accord with relevant clauses of Schedule 1 of the Building Regulations 1992 as follows:-

Builder: Meet B1 in accord with NZS 3604 1999 Amt 2. Meet B2, E1, E2, E3, F4, G4, G5 and G7 via NZS deemed "Acceptable Solutions" or using specific engineer's design calculations and signed plan.

Building Envelope Risk Matrix

Risk factor	Low	Score	Medium	Score	High	Score	Very High	Score	Subtotals for each risk factor
Wind Zone (per NZS 3604)	0		0		1		2	2	2
Number of Storeys	0	3	1		2		4		0
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1		2	2	5		2
Envelope Complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
TOTAL									4

Window Manufacturer/Installer: Meet B2, E2, E3, G4 and G7 in accord with NZS 4221 and care in location and installation.

Plumber and Drainlayer: Meet B2, E1, G1, G2, G3, G10, G12 and G13 using a clearly detailed "Acceptable Solution based on AS. 3500, or specific engineer's effluent disposal design report.

Electrician: Meet B2, G1, G2, G3, G4, G5 G7 and G9 and G10 in accord with Electrical Safety Regulations and associated "Codes of Practice".

2. WORKMANSHIP SPECIFICATIONS:

All workmanship for all trades to be in accordance with accepted trade practice, and all work for all trades to comply with accompanying drawings, relevant standards and codes, and Local Authority requirements.

3. ELECTRICAL SPECIFICATIONS:

Fuseboard	Flush-mounted fuseboard containing main isolation switches, circuit breakers and RCD's
Wiring	6mm T & E TPS to stove, 2.5mm T & E TPS to power points, 1.5mm T&E TPS to lights and light switches, 6mm conduit wire earth wire.
Lights	Internal lights Superlux SE-B2-SC twin spots on bar wall mounted. External lights Superlux LJ7001-WH oval bulkhead wall mounted.
Power Points	Single or double 10A power points, permanent connection point for HW cylinder, and 4 pin 31A PDL 576 stove socket and 32A stove switch.
Light Switches:	Single or double light switches.

4. CONSTRUCTION SPECIFICATIONS:

Bearers	2/140 X 45 MSG 8 MG KD H3.1, max span 2.0m, Stainless steel pile / bearer fixings
Joists	140 x 45 MSG 8 MG KD H3.1, @ 500 centres, max span 2.75 cantilevered 0.25m
Floor Insulation	Perforated foil
Flooring	20mm HD particle board or 18mm H3.2 plywood
Wall framing	Exterior: Studs 90 X 45 MSG 8 MG KD H3.1, @ 600 centres, nogs @ 1100 centres, lintels 190 X 90 MSG 8 MG KD composite H3.1 max span 1.8m
Beams	270 x 90 glue laminated pine MSG 8, max span 6.0m or 360 x 90 glue laminated pine MSG 8 max span 7.5m.
Roof Panels	125mm EPS Roof panels with 0.59 colorsteel each side, max span 4.5m, R 3.3, with type 17 14-10 hex head screws at 250mm ctrs to top plate and beam, Colorsteel ridge, barges and fascia flashings.
Bracing	Steel angle braces in exterior walls, tie rods in interior walls. (Brace positions as shown on building plans).
Exterior Cladding	Palliside 6mm uPVC weatherboards, over heavy duty building paper.
Aluminium Joinery	Powder coated windows, doors and ranch sliders, Glazing to NZS 4223.
Wall Insulation	R2.2 polyester blanket tightly fitted into all external wall spaces.
Internal Doors	Hollow core customwood skinned paint quality doors, 3 butt hinges per door, satin stainless door handles and latches.
Wall Lining	Ex 150 x 25 solid timber interlocking boards on all exterior walls. Ex 150 x 50 solid timber interlocking boards for all interior partitions. 40mm single bevel pine architraves, 18mm pine quads, 60mm pine scotia.
Bathroom	Two sided shower with door and return panel, fibreglass hand basin and Melteca cupboard under.
Laundry	Robinhood supertub and cabinet, 600mm Melteca hot water cupboard with 3 removable shelves.
Kitchen	L/U – shaped Formica bench top with stainless steel sink insert and drainer, Melteca cupboard unit under, 900mm/1000mm corner Melteca pantry with 4 removable shelves.

5. FINISHES

Ceiling Finish	1 coat water-based white sealer
Wall Finish	Unsealed natural pine
Floor Finish	Nails punched and filled, floor coarse sanded, 1 coat water-based clear sealer.

....

Signature of Owners Date Signature for Sunshine Homes Date

Owners Copy Sunshine Copy
Constr. Copy Other

Versio-05102007

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ONSITE SPECIFICATIONS

1. SITE WORK:

Items indicated (plus any decks, verandahs, steps etc.) are only installed once home has been transported to Owners site, and are not covered by any code compliance certificate issued prior to home being transported to Site. Items marked # are not supplied by Sunshine Homes and are not part of the Works in any Agreement between the Owner and Sunshine Homes.

2. CONSTRUCTION

#Piles	125 x 125 H5 @ 2.0m centres, concreted with 17.5 MPa concrete, anchor piles to 900mm deep, ordinary piles to 450mm deep, 100mm x 270mm o eziyaka under each pile.
#Baseboards	100 x 25 H3.2 Horizontal timber, with ventilation gaps

3. PLUMBING SPECIFICATIONS

#Internal Water Pipes	15o and 20o polybutylene hot and cold pipes, polybutylene fittings, copper off top of cylinder.
Shower	Turbostream shower mixer, easy clean trap.
Toilet	2-type pan and dual flush cistern, 100o PVC pan connector, # (15o ballcock and isolating valve.)
Hand Basin	15o taps, 40o waste fitting #(plastic S trap)
Kitchen sink	Sink mixer, 40o waste fitting #(plastic S trap)
Washing Machine	15o taps, #(40o plastic S trap)
#Hot Water System	Hot water cylinder with energy cut-out switch, thermostat temperature not less than 60C, 20o tempering valve to give tap temperature not exceeding 55C, 20o pressure reducing valve and pressure relief valve set to 7.2m, 20o cold water expansion valve, Nefa 3 in 1 stop/filter/not-return valve, 20o isolation valve after PRV, cylinder drainpipe and plug, seismic restraining strap and brackets for cylinder.
#External Water Pipe	20mm PVC or HDPE cold water feed buried to cabin from pressurised supply.
#Waste Pipes	32o and 40o SWV PVC subfloor waste pipes; minimum slope to gulley 1:60 clipped and strapped to floor joists, air admittance valves for wastepipes longer than 3.6m.
#Terminal Vent	80o SWV PVC vertical vent pipe and slotted vent cap to roof line.
#Stormwater	Colorsteel Endura/Maxx spouting #(80o PVC spouting downpipes, clipped to framing)

4. DRAINAGE SPECIFICATIONS:

#Gully	110o gully trap, gully dish supported in concrete
#Sewer pipe	110o sewer and drain PVC pipe and fittings, inspections at changes of direction/grade, minimum slope 1:60, pipe bedded and surrounded by 100mm BMF 7mm metal or equivalent, capped with 50mm concrete if top of pipe buried less than 500mm below finished ground level.
#Stormwater Pipe	110o stormwater PVC pipe and fittings, min. slope 1:60, pipe bedded and surrounded by 100mm BMF 7mm metal or equivalent, capped with 50mm concrete if top of pipe buried less than 500mm below finished ground level.
#Septic Tank and Effluent Field	As per site plan and engineer's report (Not required if Local Authority sewer connection available).

5. ELECTRICAL SPECIFICATIONS:

# Meterboard	White sheet metal meterboard, surface mounted at eye level on external wall.
#Earthing	Fuseboard earth wire and sink bench top earth wire connected to external earth peg.

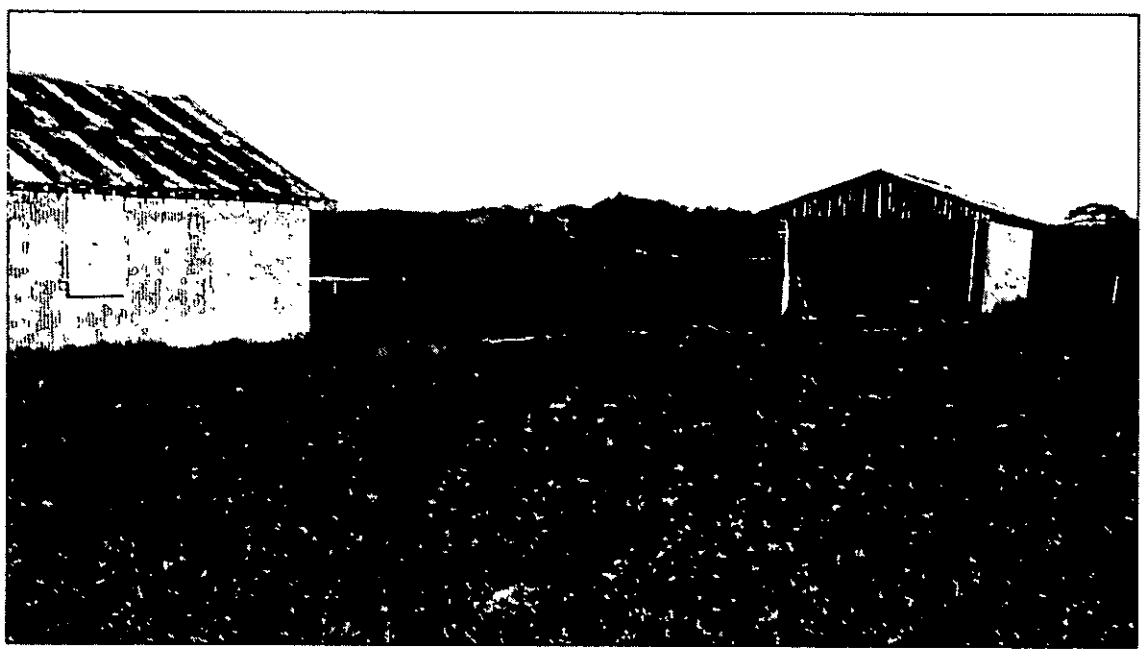
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COUNCIL
Issued Subject to
Section 37
Refer Addenda.

HYNDS
ENVIRONMENTAL

WASTEWATER DESIGN REPORT
PROPERTY IDENTIFICATION:

Client; G D McGowan
LOT 8 ; DP 34338
BEE BUSH ROAD, ARAPOHUE
DARGAVILLE



DATE: 11th March 2008
By: Peter Carroll
BE Civil, M.IPENZ
General Manager

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1.0 INTRODUCTION

Hynds Environmental Systems Ltd, completed a site visit on the 11th March 2008, to determine the suitability for the installation of a Wastewater System to adequately treat and dispose onto land, the expected waste flow from this property.
This application is to obtain permission from the Kaipara District Council, to install a Wastewater Treatment System for a new home at the afore mentioned property.
This design is using the guidelines of AS/NZS 1547/2000.

2.0 DESIGN FLOWS

With tank water supply, the daily wastewater usage expected is:

Bedrooms	=	3
Persons	=	5
Litres per person	=	180
Total Volume	=	900 litres per day
LAND APPLICATION DESIGN		
Total Volume	=	900 litres per day
Application Rate	=	3.2mm per m day
Required Land Area	=	**280m² + 30% reserve**

3.0 SITE EVALUATION

3.1 SITE SPECIFICATIONS

The following conditions were observed on the afore mentioned site:

- A building permit is sought for a proposed Three bedroom Dwelling.
- This is a 759m² property 100% pasture cover.
- There is currently two buildings on this site to be demolished and removed prior to any site works
- The site is gently sloping to an open depression, with boundaries to Road and rural property
- The proposed dwelling will be North-West facing and is to be sited mid-way on the Western boundary.
- This site was evaluated in late summer. The site was dry to walk on, and has no springs with a water way 15m behind the Southern boundary.
- The landform elements present are Lower slope to open depressions.

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- The soil characteristics are 0-150mm Topsoil, with underlying Waiotira Clay, Yellow/Pale in colour and varying depth from 150mm-5000mm.Subsoil of Clay loam yellow with pale Mottles Category 5 - Poorly Drained.
- The fore site is exposed to the elements offering excellent evapotranspiration.
- The most appropriate location for the land application area is on the North-western side of the dwelling and buried in the mulch layer 50-100mm deep and planted in perennial grass or plants at two per m^2 to aid in evapotranspiration.
- All Gully traps from the home will be inspected to be at regulation height and in good order.
- Groundwater in the location of the land application area is over 600mm in Winter.
- Sub-soil & cut off drains are required above land application area

4.0 PROPOSED WASTEWATER SYSTEM

4.1 WASTEWATER TREATEMENT SYSTEM

An Advanced Aerobic Sewerage Treatment System will have the following components:

- Advanced 2 stage Primary Chamber
- Zabel A1800 filter on outlet of Primary Chamber
- 2 stage Aeration Chamber
- Settlement Chamber
- Pump Out Chamber

The tank includes a minimum 24 hours retention period.

The proposed position of the Wastewater Treatment System is noted on the site plan, with consideration of building regulations of 3m clearance from any building and 1.5m from boundaries.

4.2 LAND DISPOSAL SYSTEM

The land application is to be sited as indicated on the site plan. This area does not have any waterways 15m, to be concerned with; Ground water table is over 600mm from the lateral dripper location

The irrigation will be laid, buried in mulch and have perennial grasses or plants at two per m^2 planted in the land application area.

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The area is exposed to the elements, and should receive good wind and sun, providing a good environment for evapotranspiration.

The irrigation will be spaced at a minimum of 1 metre centres.

Disposal of the effluent is to be through 17mm self compensating drip irrigation pipes, with emitters of 3.6 litres per hour, at 1m centres.

There is adequate area for the designed 280m², with an allowance of 30% reserve. Sub-soil/Surface water cut off drains are required to ensure run off from surface water do not effect the application area.

The ground water clearance is over 600mm. The site was visited during March 2008, and had recently received rain. There was no evidence of ponding or water retention on the land application areas.

5.0 GENERAL COMMENTS

The irrigation area has been selected as the most suitable for the land application of wastewater, for its permeability and stability. There is adequate area on this site for extensions to the irrigation should any water retention become evident at service periods.

Instructions will be given, in writing, to the homeowners on use and are of the System, along with emergency operation instructions. The owners will be informed that the land application area may not be used for recreational or grazing area, of for planting of vegetables for consumption.

6.0 CONSTRUCTION WARRANTEE

Hynds Environmental offer components that are designed to all relevant New Zealand Standards. The products are manufactured in an ISO 9001 quality system and rea certified as complying with "S" Mark requirements.

HYNDS ENVIRONMENTAL

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7.0 DESIGN WARRANTEE

Hynds Environmental Systems have designed the Wastewater Treatment System and land application for this property based on information provided. The Wastewater Treatment System design is based solely on the assumption that all components and installation be supplied and carried out by approved installers.

The installation of the specified system is critical to its affective functioning and as such Hynds Environmental Systems Ltd, will not guarantee, or take responsibility for, any system that is manufactured or installed by other parties under this design.

Hynds does not take responsibility for future changes in occupancy that may change the design requirements of the Wastewater System to this dwelling. Plumbing of the dwellings must be certified by a registered plumber to ensure that any poor tap-ware, leaking appliances or illegal pipe work shall not interfere or compromise the predicted design flows.

8.0 SERVICING

Hynds perform one years free service and submit an annual contract to the homeowner thereafter. Copies of all Service Reports are forwarded onto the Council.

Our Northland Trained and Approved Agent/Installer for our System, is **Precision Drainage Ltd**.

Yours faithfully
HYNDS ENVIRONMENTAL SYSTEMS LIMITED

Peter Carroll
B.E. Civil (Hons) M.IPENZ.

HYNDS
ENVIRONMENTAL

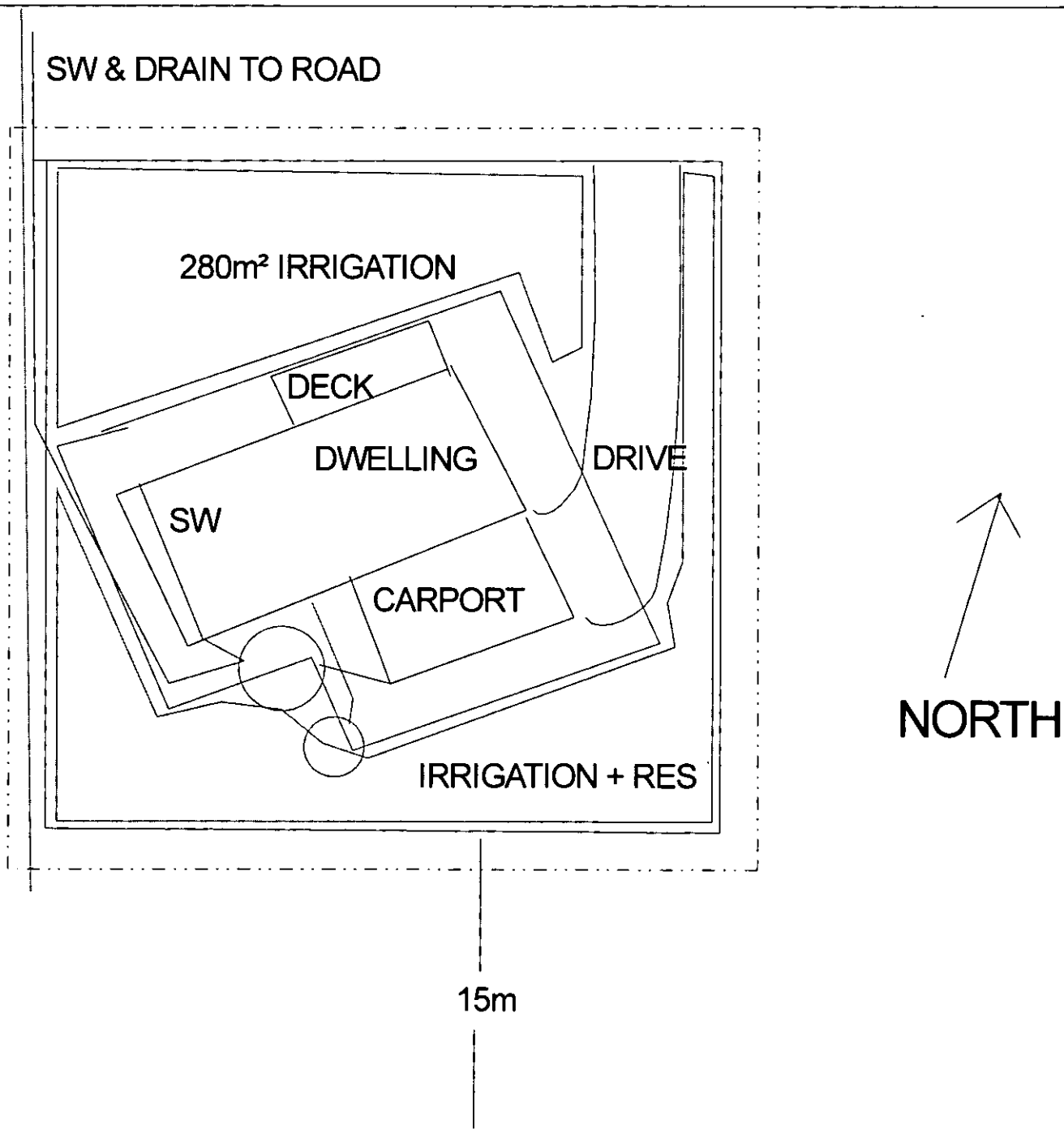
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F
G
H
I
4
9
10
11
12
13
Bream Bay
Ruakaka Beach
Seaside Resort
Uretiti Beach
Waipu Cove
Langs Beach
Ruakaka
Waipu
Marsden
Springfield
Tauroa
Paparoa
Waiotira
Ruarangi
Waikiekie
North River
Aoroa
Mahuta
Arataonga
Te Kopuru
Tatarikí
Redhill
Glinks Gully
Seaside Resort
Te Kapa
Korameā
Tikinui
Waiotemarama
Maunu
Whangarei
Paparoa
Waiteraa
Maroheno
Hakaru
Kaiwaka
Te Arai
Tauhoa
Tangiteroria
Oruawharo
Wellsford
Te Hana
Waiteitei
Whangarei Heads
Whangarei North
Wharehine
Tapora
Tauhoa
Kaipara Flats
Kaurawhero
Glorit
Ahuroa
Kaukapakapa
Araparera
Auckland (North)
See map 64 for detail
Kakanui
Makarau
Shelly Beach
Oyster Pt
Kaiwaka
Orongo Pt
Maturamu Is
Te Ngato Pt
Kaipara Head
North Head
Historic Wooden Lighthouse
Ripiro Beach
4WD
Pouto
Lake Kereta
Opahakeheke Is
Kaipara Harbour
Tauhoa Channel
Okahukura Channel
Mokuroa Is
Flagstaff Hill
Onerhi
Tinopai
Matihe Pt
Kaihiatu Pt
Pupuis Is
Kellys Bay
Taiharuru Bay
Parakanui Pt
Burgess Is
Hukatere
Araparoa
Batley
Pahi
Kaipara Harbour
Toetoe Pt
Okaro Creek
Lake Mokeno
Lake Rotokawau
Lake Waiwhiu
Wai Orikkaka
Te Kawau Pt
Pararaha Pt
Tokatoroto Pt
Waionaka
Fairyland
Ripiro Beach
Taimaahe
Te Kaukai
Ngaru
Waiotemarama
Waiotemarama River
Kaihu River
Wairua River
Oruawharo River
Otamatea River
Wairoa River
Kaipara River
Kaihu
Paparoa
Maungaturoto
Pukekaroro
Brynderwyn
Tara
Mangawhai
Sentinel Mang
Bream Tail
Bream Head
Scenic Res
Parry
Pukehuia
Tangowahine
Oruawharo
Dargaville
Aranga
Okaihau
Kaihu
Waipoua Forest
Kauri Coast
Kauri Museum
Matakohe
Kaihu
Waipoua

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SITE PLAN : G D McGowan

BEE BUSH ROAD



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HYNDS ENVIRONMENTAL

RECOMMENDED PLANT SPECIES LIST

F= Freshwater

S=Sailine

P= Periodic emmersion

SPECIES	COMMON NAME	F	S	P	10mm	20mm	50mm
Astelia Grandis	swamp rush	*				*	
Baumea Articulata	jointed twig-rush, jointed baumea	*					*
Baumea Juncea	swamp twig rush, tussock	*	*	*			
Bolboschoenus fluviatilis	marsh club rush, kukuraho, purua grass	*	*				*
Carox scota		*					*
Carox species		*	*	*			
Chionochloa rubra	red tussock	*					
Coprosma propinqua	mingimingi	*	*	*			
Coprosma tenuicaulis	swamp coprosma	*			*		
Cordyline australis	cabbage tree, ti kouha, palm lilly	*				*	
Cortaderia fulvida	toetoe	*		*			
Cotula coronopifolia	bachelors button, yellow buttons, water buttons		*	*			
Cyperus ustulatus	coastal cutty grass, giant umbrella sedge, cyperus	*	*		*		
Dacrycarpus dacrydioides	kahikatea, white pine	*			*		
Eleocharis acuta	sharp spike sedge	*	*		*		
Eleocharis sphacelata	kutakuta, bamboo spike sedge, tall spike sedge	*					*
Gunnera dentata		*			*		
Halocarpus budwillii	bag pine	*				*	
Hierochloe redolens	holy grass, karetu	*			*		
Isolepis Nodosus		*	*	*		*	

SPECIES	COMMON NAME	F	S	P	10mm	20mm	50mm
Juncus gregiflorus		*				*	
Lepidosperma laterale	sword sedge	*	*	*			*
Leptinella dioica	shore cotula	*	*	*			
Leptocarpus similis		*	*	*	*		
Leptospernum scoparium	manuka, tea tree, kahikatoa	*	*	*		*	
Machaerina sinclairii		*			*		
Myriophyllum propinquum	common water milfoil	*					*
Olearia virgata	twiggy tree daisy	*			*		
Phorium cookianum	mountain flax, wharaniki	*	*	*			
Phormium tenax	flax, harakeke korari	*	*	*		*	
Plagianthus divaricatus	salt marsh ribbonwood		*	*			
Potamogeton cheesemanii	red pondweed	*					**
Pratia Angulata	pratia	*			*		
Schoenoplectus validus		*					*
Selliera radicans		*	*	*	*		
Sporodanthus traversii		*					*
Syzygium maire	swamp maire, maire tawake	*					*
Typha orientalis	raupo, bullrush, broadleaf cumbungi	*					*
Uncinia rubra		*			*		

Immersion depth in cm indicates ability to grow in stagnating water for extended periods

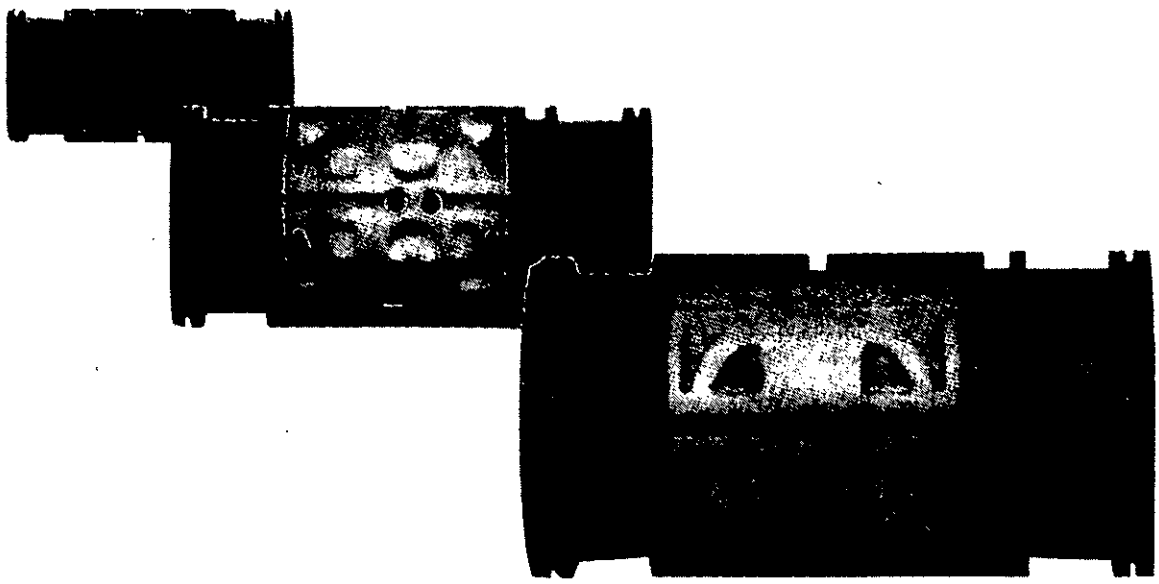
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PLASTRO INTERNATIONAL

INTEGRAL DRIPLINES

Hydro P.C.

Durable Multi-Season Flow-Regulated Dripline



An integral dripline with incorporated flow-regulated cylindrical drippers

Main features:

- Unique flow regulating concept: A wide effective labyrinth, leading into the flow control chamber, where a sensitive floating diaphragm regulates and maintains a constant flow rate at variable inlet pressure.
- High clogging resistance due to:
  - The drippers large intake filter being continuously flushed by the water flow
  - Large cross sectional labyrinth
  - Self-cleaning mechanism at the flow regulated water outlet chamber
- Manufactured from superior durable plastics for long life
- Protected against UV degradation
- Resistant to chemicals and fertilizers commonly used in agriculture
- Complies with emission uniformity category class A (ISO 9261).

Materials:

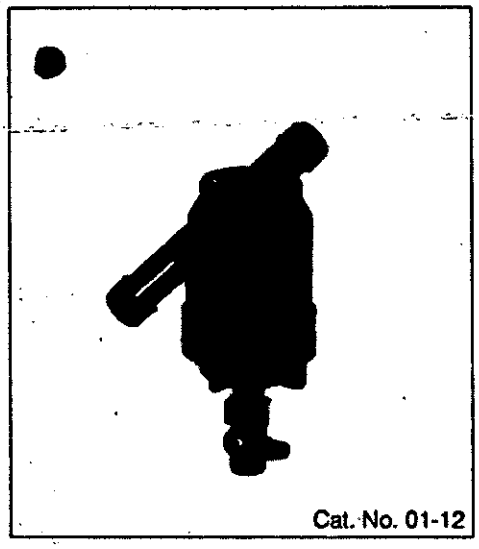
- Tubing: Linear LDPE
- Dripper: PE
- Diaphragm: Silicon Elastomer

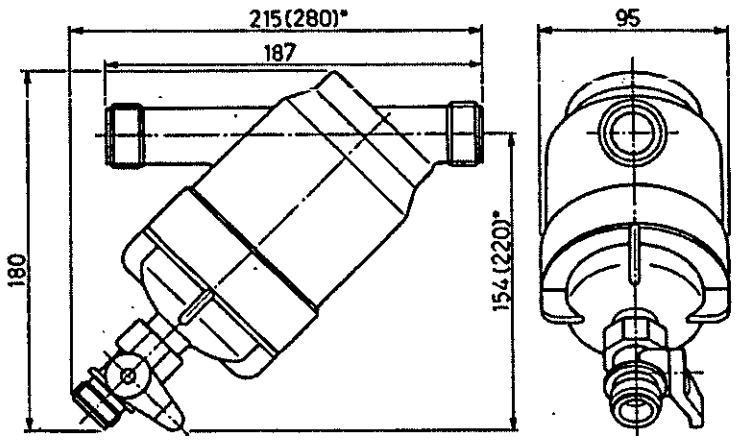
Specifications:

- Flow rates: 1.2, 1.6, 2.2, 3.6 lph
- Working pressure range: 0.8 - 3.5 bar
- Dripline diameters: 16 (I.D. 13.8) mm 17 (I.D. 15.3) mm 20 (I.D. 17.6) mm
- Constant Inside Diameter (I.D.) regardless of dripline wall thickness
- Available in wall thickness of: 0.9, 1.0, 1.1, 1.15 mm (35 - 47 mil)

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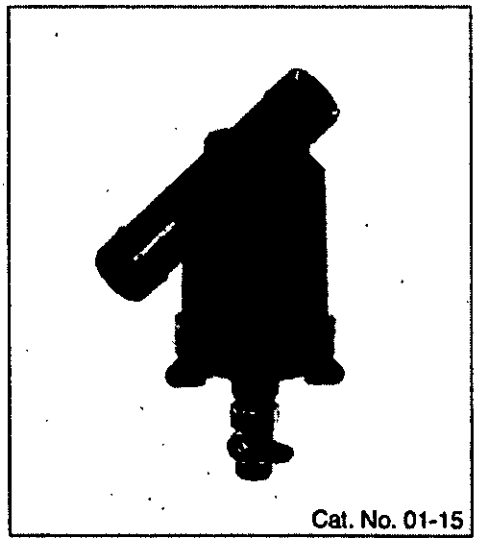
1"-Super filter • ø25mm • flow rates up to 7 m^3/h • screen, disc, turboclean

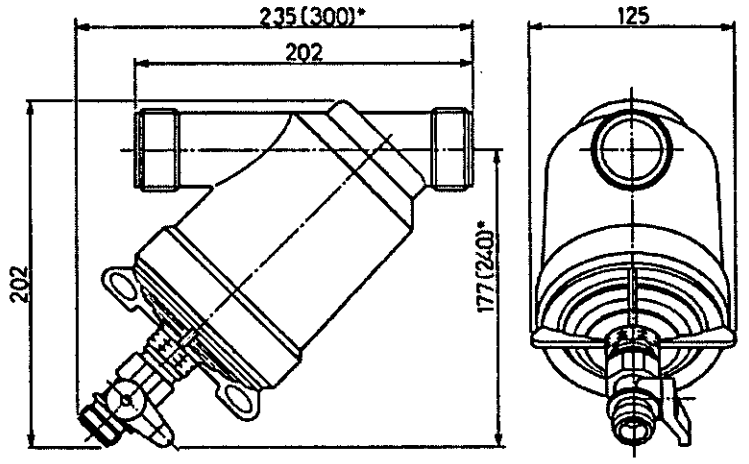




*Distance required to open the filter

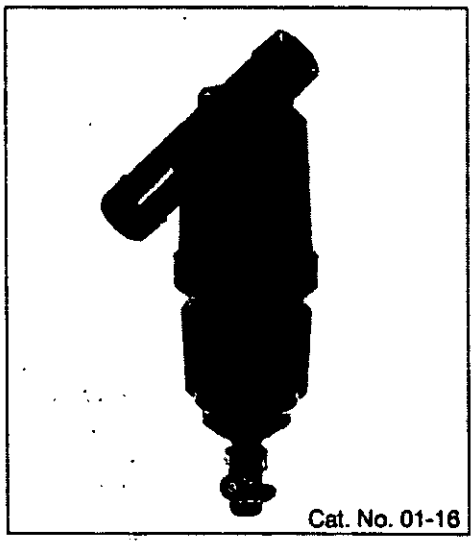
1 1/2"-Compact filter • ø40mm • flow rates up to 15 m^3/h • screen, disc

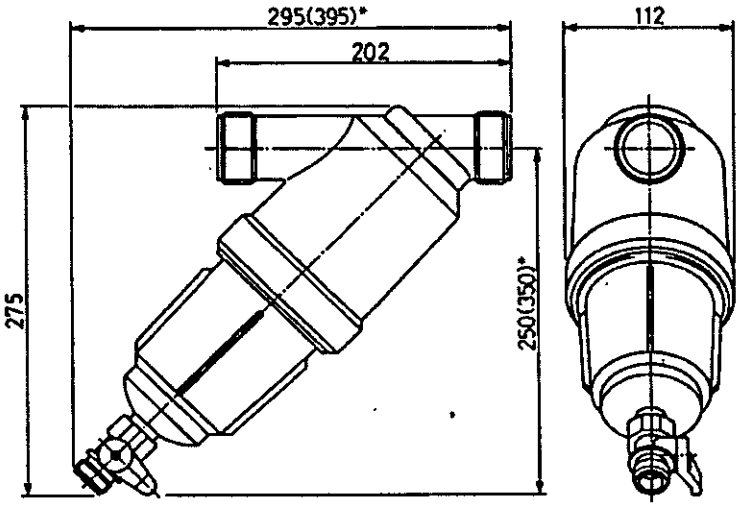




*Distance required to open the filter

1 1/2"-Super filter • ø40mm • flow rates up to 15 m^3/h • screen, disc, turboclean





*Distance required to open the filter

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Technical specifications

Filter type	Cat. No.	In/Out Ø [mm]	Max. Flow [m³/h]	Max. Pressure [bar]	Max. Temp. [°c]	Filter Area [cm²]		Weight [kg]	
						Screen	Disc	Screen	Disc
3/4"	01-07	20	3	10	60	110	-	0.28	-
1"-C	01-10	25	5	10	60	110	-	0.28	-
1"-S	01-12	25	7	10	60	170	200	0.52	0.68
11/2"-C	01-15	40	15	10	60	170	200	0.76	0.86
11/2"-S	01-16	40	15	10	60	340	460	1.0	1.2
2"T	01-20	50	25	10	60	465	790	3.6	4.4
2"T-S	01-22	50	25	10	60	700	1185	4.2	5.4
3"TL	01-302	80	50	10	60	700	1185	4.5	5.7
3"LT-S	01-303	80	50	10	60	930	1580	9.2	11

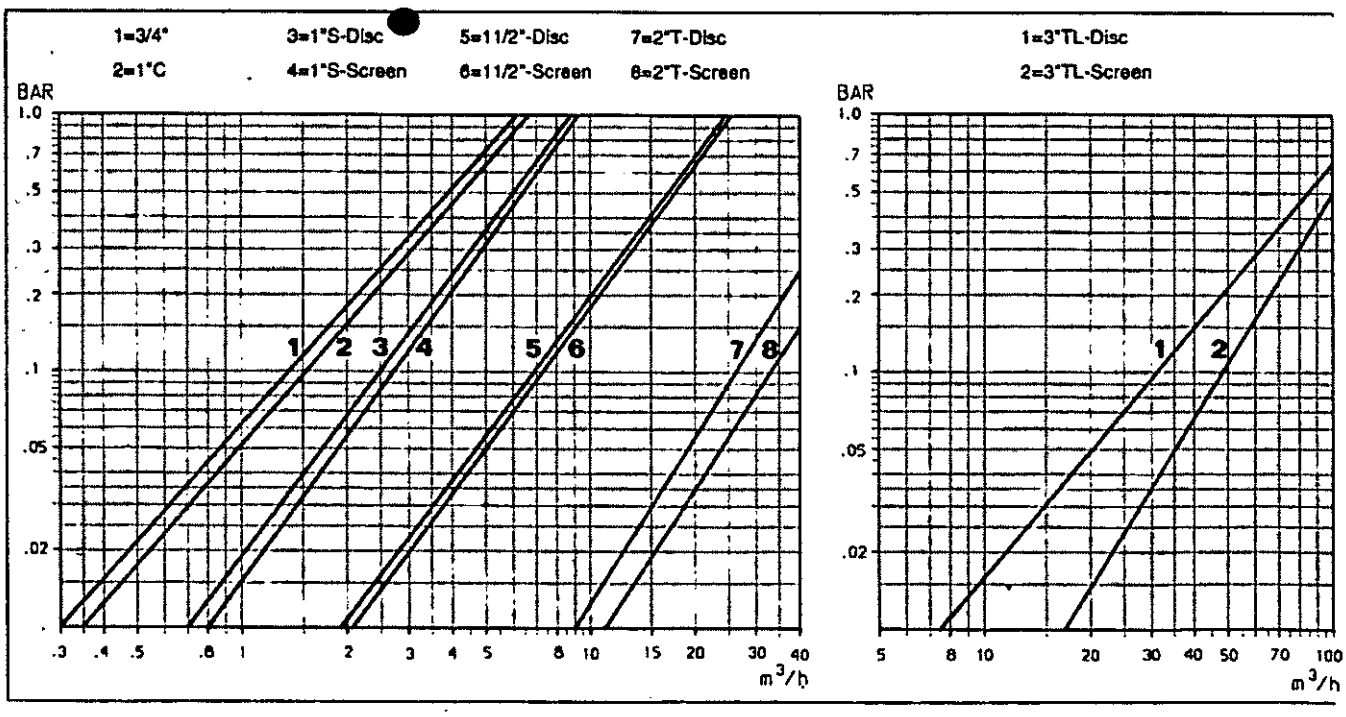
* The Super feature allows longer intervals between cleaning, and highly recommended for use with poor water quality.

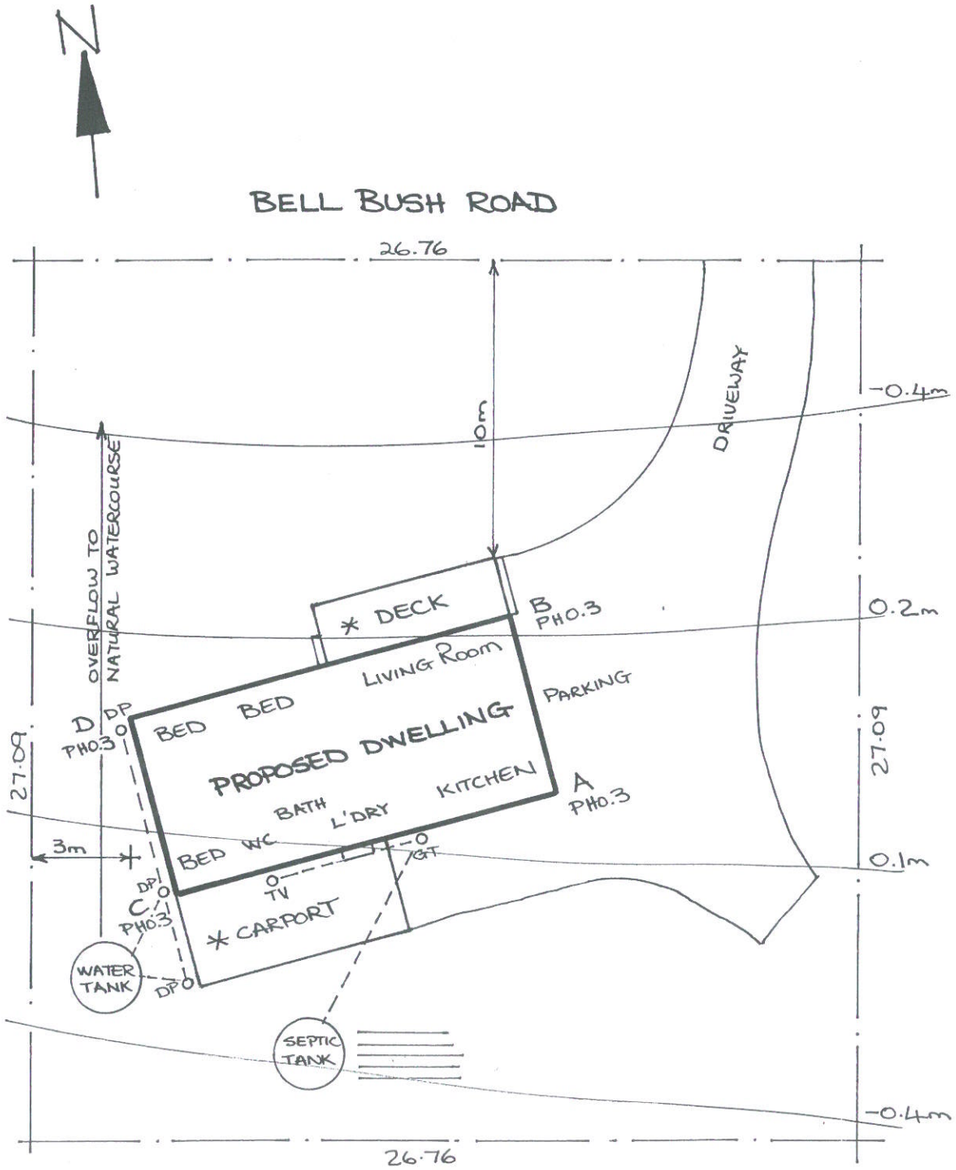
Construction materials

Part		3/4"	3/4"	1"-C	1"-S	11/2"-C	11/2"-S	2"T	2"T-S	3"TL	3"LT-S
Colour		Black	Green	Blue	Black	Black	Black	Black	Black	Black	Black
Housing		POM	PP	PBT	POM	POM	POM	PA+GF	PA+GF	PA+GF	POM
Lid		POM	PP	PBT	POM	POM	POM	PA+GF	PA+GF	PA+GF	PA+GF
Housing seal		NBR	NBR	VITON	NBR	NBR	NBR	NBR	NBR	NBR	NBR
Nut/Clamp		-	-	-	-		-	PA+GF	PA+GF	PA+GF	ST.ST.
Screen Cylinder	Construction	PP	PP	PP	PP	PP	PP	PC	PC	PC	PC
	Mesh	ST.ST./PES	ST.ST./PES	ST.ST./PES	ST.ST./PES	ST.ST./PES	ST.ST./PES	ST.ST.	ST.ST.	ST.ST.	ST.ST.
	Seals	NBR	NBR	VITON	NBR	NBR	NBR	NBR	NBR	NBR	NBR
Disc element	Construction				PP	PP	PP	PE	PE	PE	PE
	Grooved discs	-	-	-	PE	PE	PE	PE	PE	PE	PE
	Seals				NBR	NBR	NBR	NBR	NBR	NBR	NBR

GF = Glass Fibres
NBR = Nitrile Rubber
PA = Polyamid
PBT = Polybutylene
PC = Polycarbonate
PE = Polyethylene
PES = Polyester
POM = Polyacetal
PP = Polypropylene
ST.ST. = Stainless Steel 316

Head loss graphs





LOT 8
DP 34338
759m²

PROPOSED DWELLING = 78m²
PROPOSED CARPORT = 21m²
COVERAGE = 13%

APPROVED
26 MAY 2008
Kaipara District Council
RM980075

* DECK, STEPS & CARPORT BY OWNER

.....(.....) .....(.....)
Signed by Owner Date Signed for Sunshine Homes Ltd Date

Sunshine Homes	Date	Amendment
Date 27. 3. 2008	Name G. McGOWAN	
Model	Building Site BEE BUSH RD, DARGAVILLE	
House size 6x13m	Scale 1:200	
Plan No. 1612/1	Plan Title SITE PLAN & CONTOURS	
Owners Copy	Sunshine Homes copy	