



Franklin

DISTRICT COUNCIL

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CODE COMPLIANCE CERTIFICATE No:12468

Section 43(3), Building Act 1991

Building Consent No: 41744

OWNER : DEAN MALCOLM MAYOR

Mailing Address: C/- HOLMES & BROWN LIMITED, P O BOX 111, PUKEKOHE 1800

Contact: HOLMES & BROWN LTD

Mailing Address: PO BOX 111, PUKEKOHE

Phone: 238-9983 (Bus.) Application received: 01/03/02

PROJECT LOCATION

Street Address: 102B PINNACLE HILL RD, R D, BOMBAY 1850

Property ID: 48272

Assessment No: 03800/213.07

Legal: LOT 3 DP 197078

PROJECT

The project is for New Building

Intended Use(s): NEW WORKSHOP AND FLAT

Intended life: Indefinite but not less than 50 years

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

Signed for and on behalf of the Council:

Name: [Signature]

Position: [Signature]

Date: 14/12/04

FINAL CODE COMPLIANCE CERTIFICATE: 12468

Page : 1

Issued: 13Mar02

Phone: 238-9983 (Bus.)

Application received: 01Mar02

Street Address: PINNACLE HILL RD, R D, BOMBAY 1850
Property ID: 48272
Assessment No: 03800/213.07
Legal: LOT 3 DP 197078 BLK XIV OPAHEKE SD

The project is for New Building
Intended Use(s): NEW WORKSHOP AND FLAT
Intended life: Indefinite but not less than 50 years
Value of Work: \$100,000.00

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details, are: \$0.00

Page : 1

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications and with any condition defined so as to comply with the provisions of the building code; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with this consent and the requirements of the Building Code.

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, curbing, roads or other services.

An amendment to this building consent shall be applied for whenever building work has been or is intended to be carried out otherwise than in accordance with this building consent when such work affects or could affect compliance with the building code.

The issue of this building consent does not relieve the owner of the building or proposed building to which this building consent relates of any duty or responsibility under any other Act relating to or affecting the building or proposed building; or 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. Examples would be the Resource Management Act 1991 and the Historic Places Act 1993. The latter prohibits the modification, damage or destruction of any archaeological deposit that is registered or not. It is important therefore that if any archaeological deposit is identified during earthworks or construction, the contractor should stop work and contact the Historic Places Trust immediately so that the deposit can be assessed and permission sought for continuing work on the project.

This consent expires and becomes void if the building work is not commenced within six months from the date of issue unless the applicant obtains the written consent of the Franklin District Council which may grant an extension of time in its absolute discretion.

The owner's attention is drawn to the requirements of the Plumbers, Gasfitters and Drainlayers Registration Act 1976. Only registered tradesmen may carry out sanitary plumbing, gasfitting and drainlaying work. A similar requirement in respect to electrical work and registered electricians is embodied in the Electrical Wiring legislation. If the identity of the registered tradesman carrying out such work authorised by this consent has not been provided then the owner must supply the particulars to the Franklin District Council before that part of the work is commenced. A form for this purpose is provided.

The owner of the property and the builder are responsible for the correct siting of buildings or additions thereon, according to the District Plan and the Building Code. The owner and builder shall ascertain the true position of survey pegs before building operations commence.

On completion of the building work the owner is required to apply for a Code Compliance Certificate.

1: Inspections by Territorial Authority:-

Notice that building work is ready for inspection shall be given to the Franklin District Council at least 1 (one) working day in advance of covering in of any of the following:-

Exact positioning of proposed building work and/or excavation for foundations.

Reinforcing steel for foundations.

Damp proofing and/or reinforcement to concrete floor.

Plumbing under concrete floor.

Plumbing under pressure test in framing.

Bracing and fixing of framing members.

Framing timber required to have less than a maximum moisture content.

Thermal insulation material.

Fixing of linings for bracing elements.

Sanitary drainage.

Stormwater drainage.

At completion of the work authorised by this consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the:-

Franklin District Council
Pukekohe Office
82 Manukau Road
Pukekohe

Ph: (09) 2371340

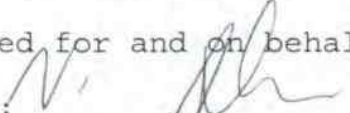
Fax: (09) 2371350

2: Special condition for stormwater drainage:-

All stormwater runoff from roof, driveways and paved areas shall be collected and piped in sealed pipes to an approved discharge point.

THIS IS NOT A CONSENT UNDER THE RESOURCE MANAGEMENT ACT 1991

Signed for and on behalf of the Council:

Name:  13/3/2002

FROM : JOHN WOLFSBAUER PLUMBING LTD

FAX NO. : 09 2380064

Oct. 05 2004 09:35AM P2

Biocycle Holdings Limited

Waste Water Treatment Systems

PO Box 1071, Pukekohe 1800, Auckland

Ph 09 239 2111 Fax 09 239 2114

Mobile 025 810 301



Application Details for the Installation of a Biocycle 7900 Series Waste Water Treatment System

Consent Number 41744

Date 27/8/2002

Council FRANKLIN DISTRICT COUNCIL

Clients Name MR. D. MAXOR

Site Address 102 B PINICAL HILL ROAD PERERO

Postal Address _____

House Size 3 Bedrooms Maximum Occupancy 5 People

Water Source Tank / Bore / Council Supply

Discharge per person 140 (Litres per day)

Total System Discharge 700 (Litres per day)

Dispersal Method Drip Irrigation

Dispersal Area 140 (m)²

Application Rate 5 (mm / day)

Slope of Dispersal Area Flat Moderate Steep (circle one)

Ground Water Level <600mm 600mm - 1.0m 1.0m + (circle one)

Maintenance 6 monthly Yes / No

BioCycle series 7900 tanks comply with all the structural requirements of AUS/NZ Standard 1546/1547

The System will be installed and maintained by Accredited Biocycle Installers and Service Personal.

Installer John Wolfsbauer Plumbing Ltd (0274 836 915)

Servicing Biocycle Servicing (0272 785 794)

(on behalf of Biocycle Holdings Ltd)



Franklin
DISTRICT COUNCIL

'AS BUILT PLAN'

TO BE PRESENTED TO INSPECTOR
AT TIME OF DRAIN TEST &/OR INSPECTION

SCALE = 5mm:1m (1: 200) one small square equals 1m². All other sections (including Farms, etc.), please state scale used.

Plans to be drawn in ink - **Red** for sanitary, **Blue** for stormwater, **Black** for buildings and boundaries.

ROAD BOUNDARY

Drainage/Plumbing Permit No. _____

Lot _____ D.P. _____ VAL No. _____

No. 102 B Street PINICAL HILL ROAD POROHO.

Owner's Name MR. D. MAYOR.

Drainlayer's/Plumber's Name JOHN WOLFSBAUER PLUMBING LTD.

5m 10m 15m 20m 25m 30m 35m 40m

5m

10m

15m

20m

25m

30m

35m

40m

45m

PINICAL HILL ROAD

DRINKING WATER

DRINKING

SEWER

BRICKWORK

TO RIVER

TO RIVER

John Wolfsbauer Plumbing Ltd.

Craftsman Plumber - Registered Drainlayer
127 Manukau Road Pukekohe
P O Box 522 Pukekohe
Phone (09) 23 87107
Fax (09) 2380064

27th August 2002

Franklin District Council
Private bag
Pukekohe

PRODUCER STATEMENT

Installation of Bio Cycle 7900 Waste Water Treatment System

Building Consent No 41744

In respect to the installation of the Bio Cycle Treatment system

Tank No 2338

Situated at **102 B Pinnacle Road Pokeno**

For **Mr D Mayor**

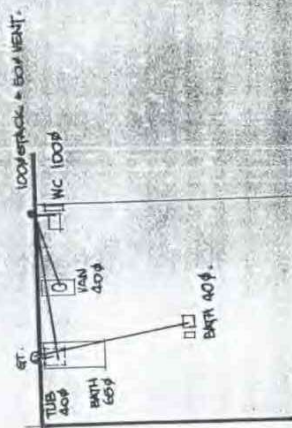
This system has been installed in accordance with the Specifications and Consent Application of Biocycle Holdings.

I Remain, -


..... Reg No 04785.

John Wolfsbauer Plumbing Ltd
Accredited Agent for BioCycle Holdings Ltd

Provide seismic restraint to the HWC in accordance with NZBC D1/AS1. Temperature control valve is to be fitted to the Hot Water System.



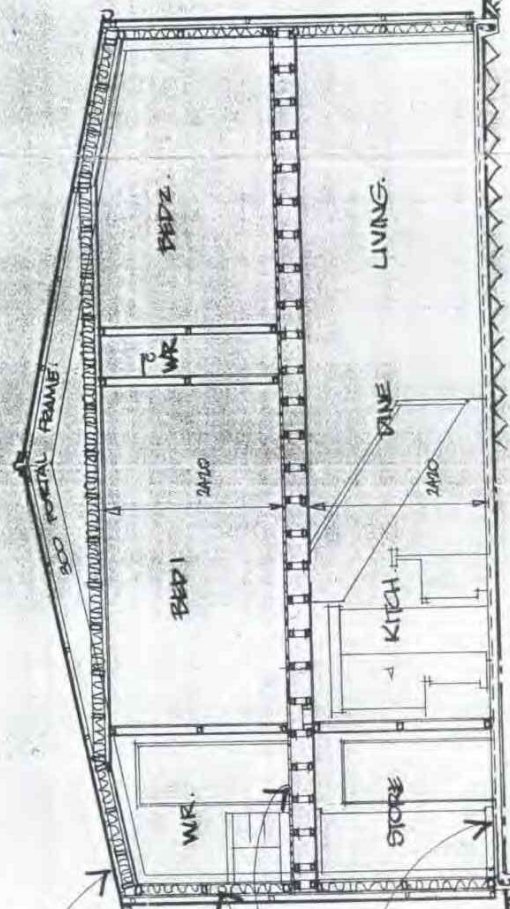
11100
DRAINAGE PLAN

150 x 50 CEILING JOISTS - 600mm
R.V. 1.8 WALL INSULATION
EX 100 x 50 STUDS 1600mm
NOGS - 1350mm MAX
9.5mm GIB BOARD
LINING

20mm PART BOND FLOOR
P.S. 20 x 30 x 85 - 450mm
POS STRUT FLOOR JOISTS
9.5mm GIB BOARD CEILING

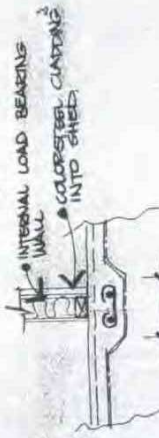
100mm CONC SLAB
6.5 MESH
0.25mm POLYTHENE D.P.C.
COMPACTED GRANULAR
HARDFILL

21 D12 2005
550 x 250 PERIMETER
SLAB THICKENING
D10 - 600mm STARTERS
400mm INTO SLAB



Minimum Heights of Concrete
Floors -
All Claddings except Masonry
veneer -
Permanent Paving - 150mm
Unprotected Ground - 225mm

CROSS SECTION



Stairway Construction must comply with NZBC Code D1/AS1 Table 5-Design Limits for Stairs.

Barriers to all decks & stairs to comply with NZBC Code D1/AS1 Table 5-Design Limits for Stairs. Barriers are not permitted which can be a hazard for young children. Minimum barrier height - 1000mm for decks & 900mm for stairs / ramps.

DETAIL 1 11100

SITE AND DRAINAGE PLAN

WORKING DRAWINGS	2 OF 2
1:50 N100	1:50 N100

MAYOR RESIDENCE • PINNACLE HILL ROAD • BOMBAY.

FRANKLIN ARCHITECTURAL
DESIGN SERVICES LTD
Kiri Bennett
13 (0) 124 4272

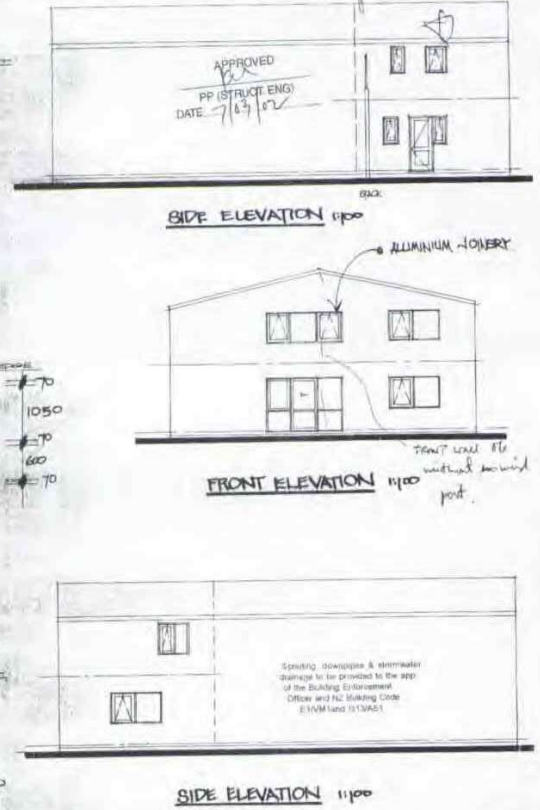
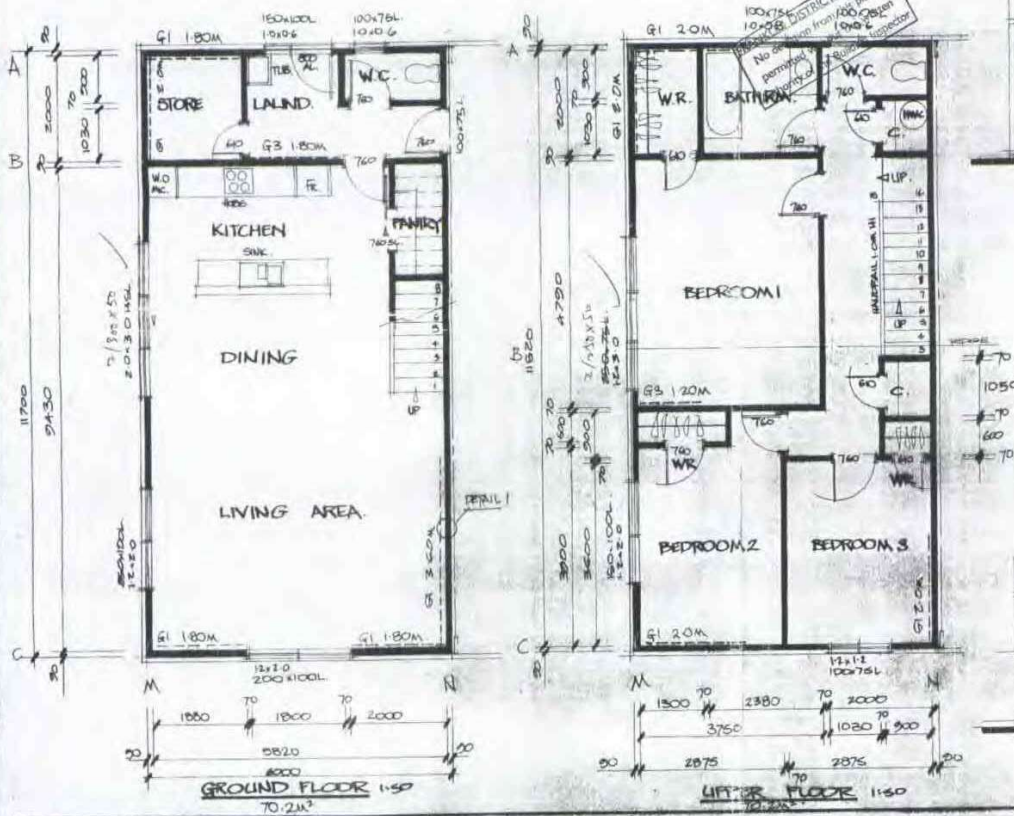
Glazing in windows, doors and skylights must be in accordance with NZS 4223, part 3, table 3, 3A.

All walls and floors of Service Rooms are to be finished with an impervious, easily cleaned material to comply with NZS Code E3A51.

Glazing in Bathrooms is to comply with NZS 4223, part 3, table 3, 3A.

The Moisture Content of timber framing is required to be no more than 20% before internal linings are installed.

Refer to standard drawings 12/6.0-0.0 to 12/6.0-5 (Rev A)
for all structural details of the main building

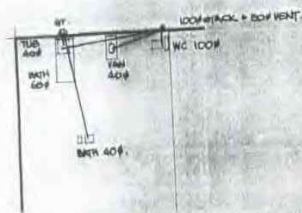


FRANKLIN ARCHITECTURAL
DESIGN SERVICES LTD
Rita Franklin 021 123 4567
PO BOX 112 4122

MAYOR RESIDENCE • PINNACLE HILL ROAD • BOMBAY.

WORKING DRAWINGS 1 OF 2
1:50 1:100 FEB 05 20-112

RECEIVED: 10 Feb 2011 SCANNED: 10 Feb 2011 BOX: 13525 BATCH: 11247 DOC: WDCAFTFC



Building Paper under roofing & cladding over horizontal joints.

150 x 50 CEILING JOISTS - 6000
2500 MAX SPAN
FOR SINGLE SPAN
8000 MAX SPAN FOR
JOISTS CONTINUOUS OVER TWO
SPANS.

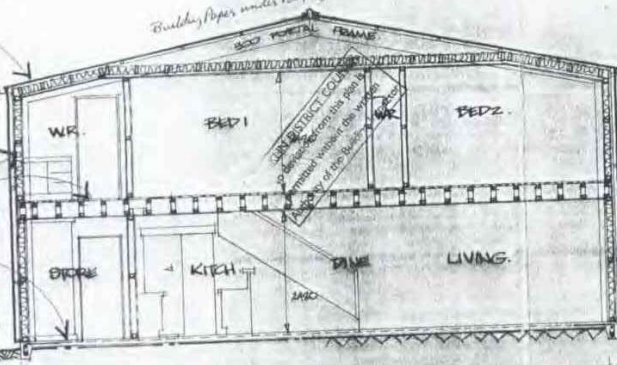
BUILDING PAPER
R.V. 110 WALL INSULATION
BY 100 x 50 STUDS - 6000
NOSSES - 1350 x 450
25 MM GIB BOARD LIVING.

20 MM PART BOARD FLOOR
P.S. 30 x 30 x 95 - 4500
FLOOR STRIPS FLOOR JOISTS
95 MM 950 BOARD CEILING

100 MM CONC SLAB
665 MESH
0.25 MM POLYTHENE D.P.C.
COMPACTED GRANULAR
HARDFILL

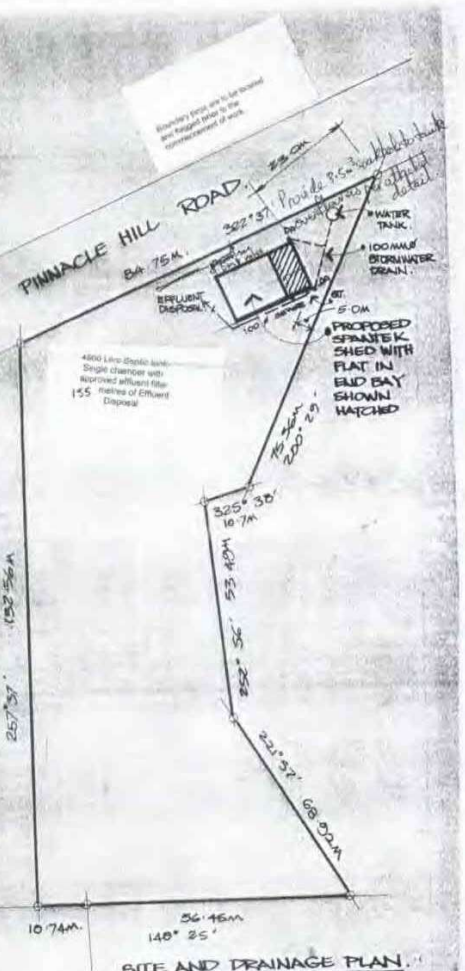
FF - UNGRAVED
M.S. 225 MM

2/ D/I ROOFS
300 x 250 PERIMETER
SLAB THICKENING
D10 - 6000 SPACERS
400 MM INTO SLAB.



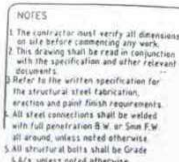
CROSS SECTION

DETAIL 1 1:10



SITE AND DRAINAGE PLAN

WORKING DRAWINGS 2 OF 2
1:50 1:100 FEB 05 20-112



A		12/95	Donnerstag
Name		Firma	

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This drawing shall not be used without
authority from Jones Gray Partners Ltd

SPAN TECH
BUILDINGS LTD

Jones Gray Partners Ltd
CONSULTING ENGINEERS

P.O.Box 4325 HAMILTON, NEW ZEALAND
Tel: 077839-5225, Fax: 077839-5249

PROJECT

STANDARD BUILDING DESIGN
12m SPAN, 6.0m BAY
3.6m, 4.0m, 4.5m
AND 5.0m KNEE

DRAWN: A.S. DATE: Oct 2003
CHECKED: DATE: CUPED:
APPROVED: RECALC: 12/5/10

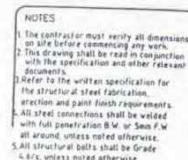
DRAWING

DETAILS

REV. NO. 12/5/10

DATE: 12/5/10

TYPE A - 12/6.0-5 - A



A.	12/00	Ground Floor			
Name	(S) Name	Date			

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authorisation from Jones Gray Partners Ltd

Jones Gray Partners Ltd

CONSULTING ENGINEERS

P.O.BOX 4125 HAMILTON, NEW ZEALAND
Ph: 07(0)839-5225, Fax: 07(0)839-5249

PROJ-001

STANDARD BUILDING DESIGN

12.0m SPAN, 6.0m BAY

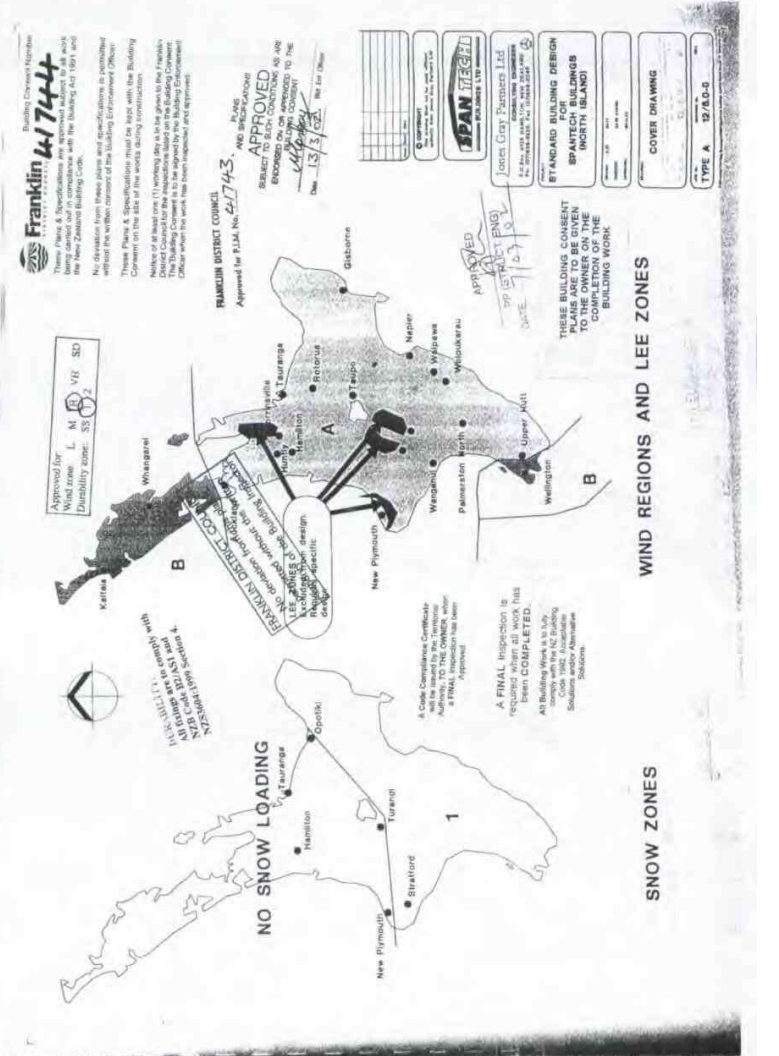
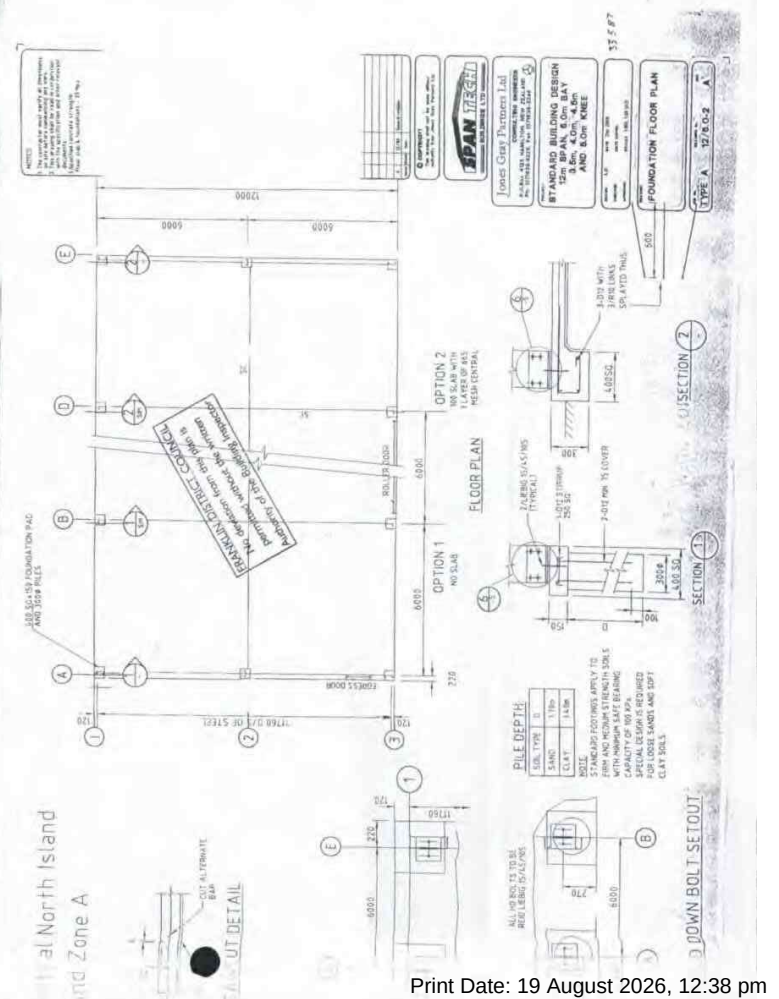
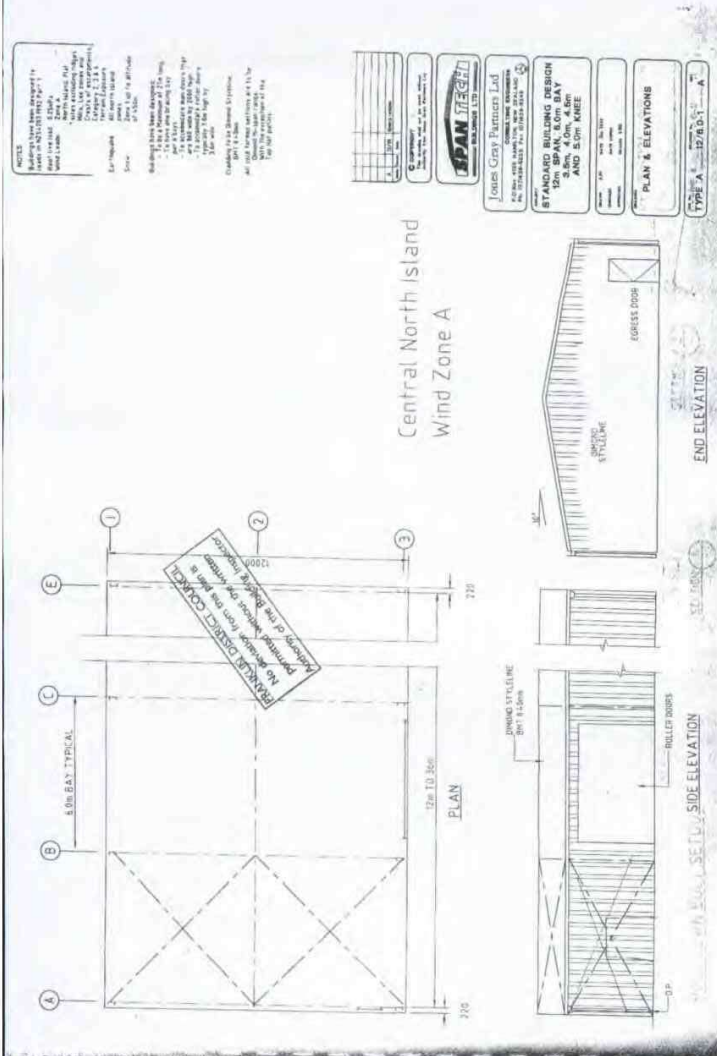
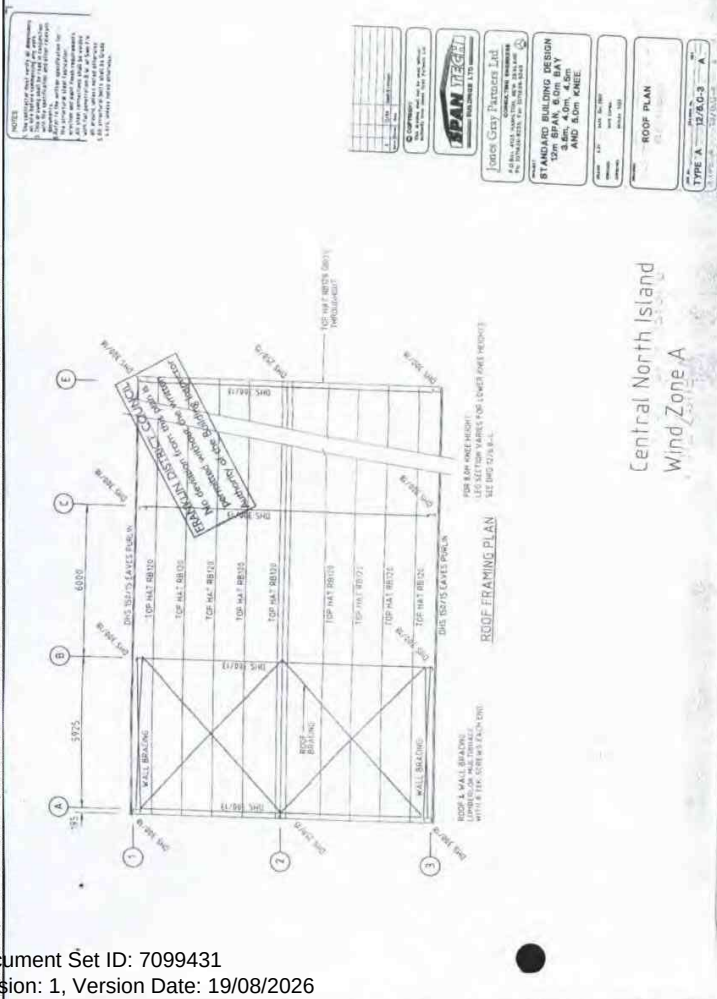
3.5m, 4.0m, 4.5m

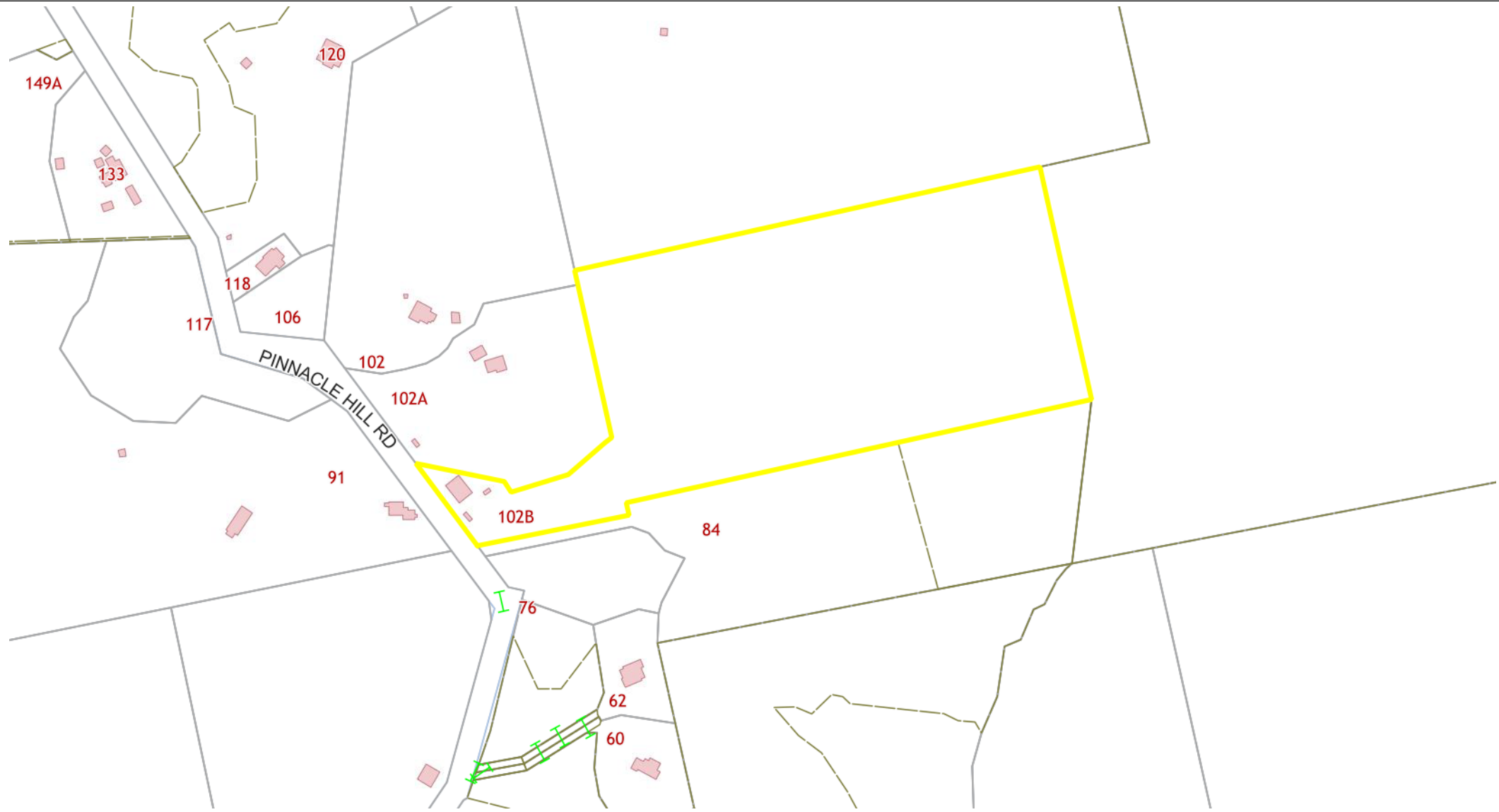
AND 5m KNEE

DRAWN	A.S.I.	DATE DTD	2000
CHECKED		DATE CORRD	
APPROVED		SIGLATURE	1/1/00

SECTION

ELEVATIONS

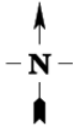




A4 Service Plan

Scale: 1:4514
Print Date: 19/08/2026
Projection: NZ Transverse Mercator
Datum: NZ Geodetic Datum 2000

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Storm Water Point			Waste Water Point			Water Supply Point		
Fitting	Other	Pipe	Fitting	Other	Gravity Main	Backflow	Other	Hydrant
Manhole	Sump	Drain	Manhole	Valve	Other	Fitting/Node	Valve	Meter
		Misc			Service			Main
								Raw Water Main
								Rising Main
								Service