

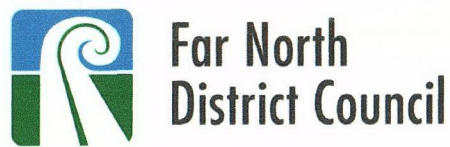
APPLICATION



001

CANCELLED

14 JAN 2014



For Council use

Received:

Application no:
 2014-699/0.
 OSP: 10689.

FORM 2

Application for Project Information Memorandum and / or Building Consent

Section 33 or section 45, Building Act 2004

I wish to apply for a

- PIM only
- Building Consent only
- PIM and Building Consent
- Amendment to Building Consent
- National Multi-Use Approval No:

Restricted Building Work (RBW) applies from 1 March 2012		
Does application involve RBW?	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
Is this a re-clad application?	Yes	No <input checked="" type="checkbox"/>
Is application subject to a claim number under the FAP Scheme	Yes	No <input checked="" type="checkbox"/>
If yes, FAP claim number		

If you wish to book a lodgement and application vetting meeting, please book this in advance of lodgement by phoning our friendly Customer Service or Building Support Officer on 0800 920 029.

If you already have a PIM please quote the number: _____

If you have already obtained a PIM and are applying for Building Consent only, the details and plans submitted should be identical to those provided in the PIM application.

NON TECHNICAL ASSESMENT

RES 1 2 3
 COM Manager 1 2 3
 OBJECT ID: A1180407 - V2

TECHNICAL ASSESMENT

RES 1 2 3
 COM 1 2 3
 REVIEW DATE: 25/07/12

The Building

Street address of building:

(For structures which do not have a street address, number, state the nearest street intersection and the distance and direction from that intersection, or the closest RAPID no):

542 WAIMAMAKU

Legal description of land and where building is located:

(if the land is proposed to be subdivided, include details relevant lot number and subdivision consent)

LOT 1
DP 184 898

Valuation Roll Number:

(This can be found on your Valuation Notice, Rates Invoice or ask at any Council Service Centre).

Building name: (if applicable)

Location of building within site/block number:

(Includes nearest street access)

Number of Levels:

(Include ground level and any levels below ground)

Level / unit number:

Area:

(Total floor area - indicate area affected by the building work if less than the total area)

34 m² m²

Current, lawfully established, use:

(Include number of occupants per level and per use if more than 1)

Res.

Year first constructed:

The Owner

Name of owner

(e.g. Mr, Mrs, Miss, Dr if an individual)

NICHOLSON FAMILY TRUST

Contact person:

BRENDON NICHOLS

Mailing address:

PDC WAIMAMAKU 0446

Street address / registered office:

Phone numbers:

Landline

4058 220

Mobile

Daytime

u After hour's u

Fax

Email Address

The following evidence of ownership is attached to this application:

If the Owner is a Company, Trust or other Organisation the Title or Capacity of the authorised signatory must be given.

Certificate of Title 6 months old or less

Agreement for Sale and Purchase.

Lease

Other document(s)

Applying for you to do it.

Building Manager

REVIEW DATE: 25/07/12



Agent (delete if inapplicable)

Name of the agent:
(Only required if application is being made on behalf of the owner)

HANS MITT

Contact person:

Mailing address / registered office:

Phone numbers:

Landline _____ Mobile _____

Daytime _____ A/hours _____

Email / Web address: hans_mitt@

Relationship to the Owner:
(State details of the authorisation from the Owner to make the application on the owner's behalf)

Designer msn.com.

First point of contact for communications with the council / building consent authority:
(State full name, mailing address, phone number /s Fax no., email address)

HANS MITT

Phone numbers:

Landline 4054876 Mobile _____

Daytime _____ A/hours _____

Email / Web address: _____

Application

I request that you issue a project information memorandum / building consent / amendment for the building work described in this application.

I hereby certify that, to the best of my knowledge, the information given in this application is true, complete and correct. I undertake to pay all actual and reasonable application costs incurred by the Far North District Council.

Signature of owner
or
Agent on behalf of and with the authority of the owner:

Brendan Treche

Date: 10.1.14

The Person / Organisation responsible for invoice payments for this consent:

Owner / Applicant Agent Other



The Project

Description of the building work: SLEEPOUT AND HOME OFFICE

Identify the use of the proposed building work: _____

Residential Commercial

Will the building work result in a change of use of the building? Yes No

If Yes, provide details of new use: _____

Intended life of the building if less than 50 years: — years

List Building Consents previously issued (if any): _____

List any relevant or associated Resource Consents: _____

Estimated value of building work on which the building levy will be calculated, including goods and services tax - State estimated value as defined in section 7 of the Building Act 2004):

\$ 32,400

Restricted Building Work (comes into effect 1 March 2012)

Will the building work include any restricted building work? Yes No

If yes, provide the following details of all licensed building practitioners (LBP) who will be involved in carrying out or supervising restricted building work. *If these details are unknown at the time of application, they must be supplied before the building work begins.*

Licensed Building Practitioners name	Licensing class	LBP No. (or) Registration No. if treated as being licensed under Sec 291 of the Building Act 2004
OWNER BUILD (1 in 5yrs)	—	

Project Information Memorandum (PIM)

The following matters are involved in the project:

Yes	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alterations to land contours
<input type="checkbox"/>	<input checked="" type="checkbox"/>	New or altered connections to public utilities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	New or altered locations and / or external dimensions of the building
<input type="checkbox"/>	<input checked="" type="checkbox"/>	New or altered access for vehicles
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building work over or adjacent to any road or public place
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Disposal of storm water and wastewater
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building work over any existing drains or sewers or in close proximity to wells or water mains
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other matters known to the applicant that may require authorisations from the Territorial authority: (specify) _____

National Environmental Standard (NES) Consents

Your site may be subject to or covered by the NES for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. This is determined by reference to the Hazardous Activities and Industries List (HAIL) which is a list of categories of activity that involve the use, storage and disposal of significant quantities of hazardous substances such as pesticides and heavy metals.

Is this site on Councils HAIL Database?

Yes No

Is the site currently or has it historically been used for an activity on the HAIL?

Yes No

More Information can be found by visiting Councils Website [FAQs for HAIL process](#).

Building Consent

The building work will comply with the building code as follows:

Clause <i>(List relevant clause number of the building code)</i>	Means of Compliance <i>(circle the relevant compliance document(s) or detail of alternative solution in the plans and specifications)</i>	Waiver / modifications required <i>(state nature of waiver or modification of building code)</i>
B1 Structure	B1/AS2 <u>NZS3604</u> NZS4203 NZS4229	
B2 Durability	B2/AS1 NZS3101 NZS3602 <u>NZS3604</u>	
C1-C2-C3-C4 Fire	C1/AS1 C2/AS1 C3/AS1 C4/AS1	
D1 Access	<u>D1/AS1</u> NZS4121	
D2 Mechanical installations for access	D2/AS1 NZS4322 EN/81 EN115	
E1 Surface water	<u>E1/AS1</u> AS / NZS3500	
E2 External Moisture	<u>E2/AS1</u> Specific Design	
E3 Internal Moisture	<u>E3/AS1</u> Specific Design	
F1 Hazardous agents on site	F1/AS1	
F2 Hazardous building materials	F2/AS1 NZS4233	
F3 Hazardous substances	F3/AS1	
F4 Safety from falling	F4/AS1 Fencing Of Swimming Pools Act	
F5 Construction and demolition hazards	F5/AS1	
F6 Lighting for emergency	F6/AS1	
F7 Warning systems	F7/AS1 NZS4512 NZS4515 AS/NZS1668	
F8 Signs	F8/AS1	
G1 Personal hygiene	G1/AS1	
G2 Laundering	G2/AS1	
G3 Food prep. & prevention from contamination	G3/AS1	
G4 Ventilation	<u>G4/AS1</u> AS1668.2	
G5 Interior environment	G5/AS1 <u>NZS3604</u> NZS4203	
G6 Airborne and impact sound	G6/AS1 NZS3101 NZS3602	
G7 Natural light	<u>G7/AS1</u>	
G8 Artificial light	<u>G8/AS1</u> NZS 6703	
G9 Electricity	<u>G9/AS1</u>	
G10 Piped services	<u>G10/AS1</u> AS/NZS3500.2 AS/NZS 3500.5	
G11 Gas and energy source	G11/AS1	
G12 Water supplies	G12/AS1	
G13 Foul water	G13/AS1 AS/NZS3500.2 BS5572	
G14 Industrial liquid waste	G14/AS1	
G15 Solid waste	G15/AS1	
H1 Energy efficiency	<u>H1/AS1</u> NZS 4218 NZS4243 NZS4214 The Northern Glazing Method ratified by DBH as an accepted alternative solution	

Compliance Schedule

The specified systems for the building are new / being altered / added to / or removed during the course of this work:

Type of Specified System	New	Modified	Added	Removed
Cable car				
Automatic systems for fire suppression				
Electromagnetic doors or Automatic doors and windows				
Automatic emergency warnings or Manual emergency warnings				
Emergency lighting systems				
Escape route pressurisation systems				
Riser mains for use by fire service				
Any automatic back-flow prevention connected to potable water supply				
Lifts, escalators travelators or other systems for moving people or goods				
Mechanical ventilation or air conditioning systems				
Building maintenance units for providing access to buildings (internal or external)				
Laboratory fume cupboards				
Audio loops or other assistive listening systems				
Smoke control systems				
Emergency power systems				
Means of escape from fire				
Safety barriers				
Means of access and facilities for Disabled Persons				
Hand-held hose reels for fire fighting				
Signs required by the building Code				

There are no specified systems in the building

Attachments

The following documents are attached to this application: (delete if inapplicable)

Plans and specifications:

Project information memorandum:

Development contribution notice:

Certificate attached to project information memorandum:

Memoranda from Licensed building practitioner(s) who carried out or Supervised any design work that is restricted building work

Key Contacts / Licensed Building Practitioners (LBP) – please provide if applicable

Designer or Architect		Builder / Carpentry Work	
Business / Name: HANS MITT		Business / Name: OWNER BUILD	
Address:		Address:	
Daytime:	After hours:	Daytime:	After hours:
Mobile:	Fax:	Mobile:	Fax:
Registration or LBP Registration No: NA		Registration or LBP Registration No: — NA	
Drainlayer SW. ONLY		Plumber —	
Business / Name: OWNER BUILD		Business / Name:	
Address:		Address:	
Daytime:	After hours:	Daytime:	After hours:
Mobile:	Fax:	Mobile:	Fax:
Registration or LBP Registration No:		Registration or LBP Registration No:	
Structural Engineer		Electrician	
Business / Name: TIMUS DRUPSTEEN		Business / Name: TBA	
Address:		Address:	
Daytime:	After hours:	Daytime:	After hours:
Mobile:	Fax:	Mobile:	Fax:
Registration or LBP Registration No:		Registration or LBP Registration No:	
Gas Fitter		Bricklayer	
Business / Name:		Business / Name:	
Address:		Address:	
Daytime:	After hours:	Daytime:	After hours:
Mobile:	Fax:	Mobile:	Fax:
Registration or LBP Registration No:		Registration or LBP Registration No:	
Foundation work		Blocklaying	
Business / Name: OWN BUILD		Business / Name:	
Address:		Address:	
Daytime:	After hours:	Daytime:	After hours:
Mobile:	Fax:	Mobile:	Fax:
Registration or LBP Registration No:		Registration or LBP Registration No:	
External Plastering		Roofing work	
Business / Name:		Business / Name: OWNER BUILD.	
Address:		Address:	
Daytime:	After hours:	Daytime:	After hours:
Mobile:	Fax:	Mobile:	Fax:
Registration or LBP Registration No:		Registration or LBP Registration No:	
Head Contractor / Site Manager		Other	
Business / Name:		Business / Name:	
Address:		Address:	
Daytime:	After hours:	Daytime:	After hours:
Mobile:	Fax:	Mobile:	Fax:
Registration or LBP Registration No:		Registration or LBP Registration No:	

Application checklist

Please ensure that your application contains **TWO sets** of the following information applicable to the proposed building work.

<p>Plans (A3) and specifications (A4) must meet the FNDC minimum requirements set out in the Regulations or required by the building consent authority as stated below</p>	
<ul style="list-style-type: none"> ○ Plans to be of a high professional standard preferably CAD - No colour drawings ○ Each plan must contain drawing number, title, designers name, owners name, address, date and version controlled ○ Specifications must be relevant ○ Engineering design must have calculations supplied and assumptions identified ○ Producer statements must be site specific and signed by persons of competence ○ Certificates of design for RBW must be signed and supplied by Practitioners (LBP) of competence ○ Specified systems must identify the inspection performance standards and maintenance performance standards with the year of the standard 	
<p>Site Plan to include - (scale 1:200)</p> <ul style="list-style-type: none"> ○ Contours / datum ○ finished floor levels ○ drainage layout [new and existing] ✓ ○ location of water tanks and overflow ○ earthworks ○ retaining walls ○ distance to boundary [2 dimensions] ○ location of pool and pool fencing 	<p>Foundation plan to include - (scale 1:100)</p> <ul style="list-style-type: none"> ○ footing dimensions ○ reinforcing size, type, placement ○ damp proof membrane ○ mesh type and size ○ control joint / saw cuts ✓ ○ supplementary steel location ✓ ○ slab thickness, concrete strength ○ point loads / thickenings
<p>Subfloor Plan to include - (scale 1:50)</p> <ul style="list-style-type: none"> ○ location of piles, joist, bearers ○ size, treatment, grade, spacing of members ○ bracing ○ solid blocking ○ joist layout ○ connection /capacity / type 	<p>Floor plans, each level to include - (scale 1:50)</p> <ul style="list-style-type: none"> ○ location of each room ○ location of windows and doors ✓ ○ location of hot water cylinder ✓ ○ location of plumbing fixtures [sinks, pans] ○ lintel sizes ○ location of brace elements [type and size] ○ location of smoke detectors ○ location of solid fuel heating appliance
<p>Exterior elevations to include - (scale 1:100)</p> <ul style="list-style-type: none"> ○ elevation of each affected face of the building ○ cut and fill ○ finished ground / finished floor level ○ size and openings of exterior joinery ○ roof type, pitch, eaves, gables ✓ ○ gutters, downpipes, vents ✓ ○ type of wall cladding [control joints] 	<p>Cross & long sections to include - (scale 1:50)</p> <ul style="list-style-type: none"> ○ construction details ○ ground level, relative datum ○ finished floor level, steps in floors ○ floor to ceiling heights ✓ ○ window and door heights ✓ ○ framing size, treatment, grade ○ swimming pool fencing details
<p>Construction details to include - (scale 1:5)</p> <ul style="list-style-type: none"> ○ flashing details / penetrations ○ interface between elements / materials ○ bottom plate / cladding overhang ○ soffit / parapet ○ barrier / exterior connections / stairs ○ tanking ○ fire separation / penetration 	<p>Truss / rafter plan to include - (scale 1:100)</p> <ul style="list-style-type: none"> ○ location of members ○ fixing details ○ bracing ○ point loads ○ lintels ✓
<ul style="list-style-type: none"> ○ Earthworks permits ○ Vehicle crossing application ○ Certificate of Public Use 	<p>Risk matrix for weathertightness</p> <ul style="list-style-type: none"> ○ provide matrix for each face of the building

<p>Site specific specifications to identify -</p> <ul style="list-style-type: none"> ○ technical work sections ○ schedule of materials and products ○ method of compliance ○ performance standards and expectations 	<ul style="list-style-type: none"> ○ Bracing schedule and calculation ○ Structural Engineering Design details and calculations ○ Design reports ○ Producer Statements ○ Energy Service Details <p><i>Ensure that this information is specific to the project</i></p>
<p>Plumbing and drainage layout to include -</p> <ul style="list-style-type: none"> ○ identify fixtures, waste and vent pipe sizes ○ fixings ○ materials ○ standards ○ potable water compliance 	<p>Effluent disposal to include -</p> <ul style="list-style-type: none"> ○ application for sewer connection or TP 58 design with producer statement ○ tank location with set backs identified ○ location of disposal field ○ planting details
<p>This application has been vetted and checked for completeness, the application contains the plans and specifications necessary for acceptance and further technical assessment.</p> <p>○ Restricted Building Work identified YES / NO (NO circled)</p> <p>○ Certificate of Works vetted for completeness YES / NO (NO circled)</p> <p>Residential <u> / </u> Commercial <u> </u></p> <p>The vetting date for receipt is <u>16/1/14</u> Signed <u><i>[Signature]</i></u></p>	

Submit your application

To submit your application:

- **Post your completed application form to –**
The Building Manager
Far North District Council
Private Bag 752
Kaikohe 0440
- **Make an appointment –**
To avoid delays and to have your application checked for completeness, call **0800 920 029** to make an appointment with a Vetting Officer at either the Kerikeri or Kaitaia Service Centre.
- **Drop your completed application form in at one of our Service Centers –**

Kaikohe Service Centre Memorial Avenue <u>KAIKOHE</u>	Kaeo Service Centre Main Road <u>KAEO</u>
Kawakawa Service Centre Gillies Avenue <u>KAWAKAWA</u>	Kaitaia Service Centre cnr Church & South Roads <u>KAITAIA</u>
Kerikeri Service Centre John Butler Centre <u>KERIKERI</u>	Rawene Service Centre Parnell Street <u>RAWENE</u>

Private Bag 752, Memorial Ave, Kaikohe 0440, New Zealand, Freephone: 0800 920 029,
Phone: (09) 401 5200 Fax: 401 2137, Email: ask.us@fndc.govt.nz, Website: www.find.govt.nz



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier NA115B/969
Land Registration District North Auckland
Date Issued 17 October 1997

Prior References
NA69A/393

Estate Fee Simple
Area 15.8360 hectares more or less
Legal Description Lot 1 Deposited Plan 184898

Proprietors
Brendan Nichols, Jill Kathleen Nichols and Nicholbee Trust Company Limited

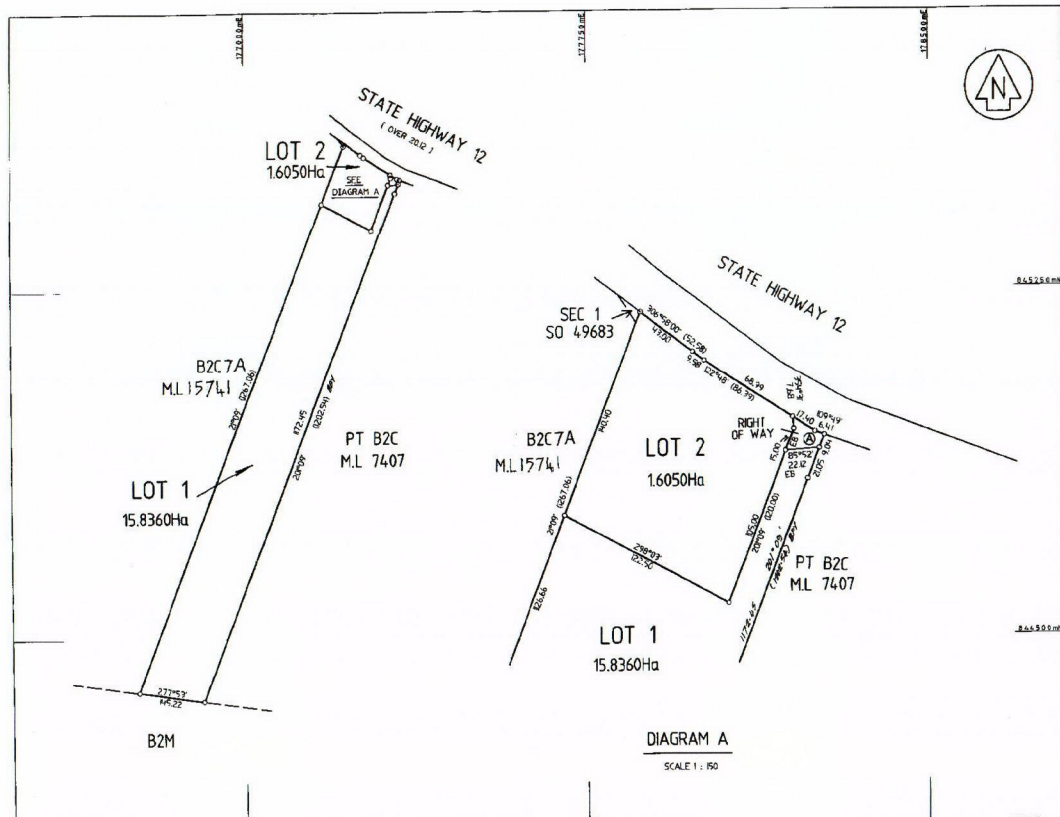
Interests

Subject to a right of way over part marked A on DP 184898 specified in Easement Certificate D206204.3 - 17.10.1997 at 1.05 pm

The easements specified in Easement Certificate D206204.3 are subject to Section 243 (a) Resource Management Act 1991

D616625.1 Gazette Notice (NZ Gazette 9.11.2000 No 152 p 3942) declaring part of State Highway 12 in Northland commencing at its intersection with the northern end of Waitotemarama Gorge Road at Pakanae and proceeding in a Southerly direction to its intersection with the southern end of Waitotematara Gorge Road at Waitotemarama to be a limited access road - 27.6.2001 at 9.01 am

D616772.1 Crossing plance notice pursuant to Section 91 Transit New Zealand Act 1989 - 27.6.2001 at 9.01 am
8701857.3 Mortgage to ANZ National Bank Limited - 8.4.2011 at 4:39 pm



Approved ^{N.A. 10} ROAD SHOWN IS LEGAL
APPROVED

N. A. 10
N. NAERA
Registered Owner

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 17th day of September 1997.

The Common Seal of the Far North District Council is affixed hereto in the presence of:

[Signature]
THE COMMON SEAL OF THE FAR NORTH DISTRICT COUNCIL
UNDER DELEGATED AUTHORITY
RC 160769

SCHEDULE OF EASEMENTS

PURPOSE SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	LOT 1 HEREOF	LOT 2 HEREOF

NEW C/L T ALLOCATED
LOT 1 115B/169 LOT 2 115B/170

Total Area 17.4410Ha
Comprised in CT 69A/393 (All)

MURRAY ROBERTSON WRIGHT
Registered Surveyor and holder of an overseas practice certificate who may act as a registered surveyor pursuant to section 23 of the Survey Act 1980 hereby certifies that this plan has been made from surveys conducted in the field under my direction, that both per and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at PAKIAVA this 15th day of SEPTEMBER 1997

Field Book *[initials]* Traverse Book *[initials]*
Reference Plans

Examined *[Signature]* Correct

Approved as to Survey
4/11/97 *[Signature]* Chief Surveyor

Deposited this 17th day of October 1997
[Signature] District Land Registrar

The Registrar's Office
29 SEP 1997
DP 184 898

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. VIII HOKIANGA
NZMS 261 SHT 006 RECORD MAP No. 4.2

LOTS 1 & 2 BEING SUBDIVISION OF WAIMAMAKU B2C6
& SECTIONS 2, 3 & 4 S.O. 49683

TERRITORIAL AUTHORITY: FAR NORTH DISTRICT
Surveyed by Fraser Thomas
Scale 1:5000 Date JULY 1997



Vap



Far North District Council

ENVIRONMENTAL MANAGEMENT

14 JAN 2014

10 JAN 2014
KAIKOHE SERVICE
CENTRE

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Customer Advice and Declaration

Building and Project Information Memorandum Applications

Council offers a free half hour vetting lodgement meeting for Building and Project Information Memorandum applications. This service is available at Council's Kaitaia Service Centre and Kerikeri (John Butler) Service Centre.

All bookings must be made in advance by phoning 0800 920 029.

If you choose to submit your application today, rather than book a vetting lodgement meeting, The Far North District Council advises you that the application can not be deemed as complete.

This application has not been vetted therefore can not be deemed as complete and has not been formally accepted by The Far North District Council at this time.

Processing timeframes will commence once completeness is confirmed.

Name:
(please print clearly)

HANS MITT

Signature:

Hans Mitt

Date:

10/1/14

BUILDING TRACKING SHEET

CONSENT No - BC-2014-699/0

CANCELLED

APPLICANT NAME: Brendan Nichols
PROJECT DESCRIPTION: Sleepout and Home Office
PROJECT LOCATION: PID 3328410 7849 State Highway 12, Waimamaku 0473

BUILDING ADMIN – CONSENT LODGED / MAINTAINED

ALL sections of Application completed and signed	Tick or NA ✓	CT and all applicable interests supplied <i>Enacted Marion to go to CT.</i>	Update Address if Agent applies	Tick or NA ✓
Vetting section checked and signed	✓	Site Inspection booked <i>16/01/14</i>	If E2 peer review required (risk matrix >13) – show on label	↑ N/A
Application Dimensions entered	✓	Property file ordered	If consent >RES3 or >\$600K – notify BCO TL	↓ N/A
Building Classifications entered	✓	Notify NZFS	If Fire Report received – notify Compliance for CS	↓ N/A
Miscellaneous Data entered	✓	Notify HPT	Generate CCC in Pathways	✓
Related Apps / Licenses entered	✓	Notify EHO	Enter Billable / Non Billable hours in Pathways	✓

COMMENTS:

CHECKED BY: Initials - *J.D. Quache* Signature - *J.D. Quache* DATE - *16/01/14*

PIM OFFICERS ASSESSMENT/ DP CHECK NA / HOLD

RFI requested:	RFI Received:	RFI requested:	RFI Received:
PIM/Dp checklist completed	Tick or NA ✓	Conditions identified - refer over page	Tick or NA NA
2 identical sets of plans stamped and signed	✓	Enter Billable / Non Billable hours in Pathways	NA

ASSESSED BY: Initials - *LEW* Signature - *Lew* DATE - *31.01.14*

E2 CHECK COMPLETED NA / HOLD

Enter Billable / Non Billable hours in Pathways	Tick or NA	Conditions identified – refer technical sheet	Tick or NA
---	------------	---	------------

ASSESSED BY: Initials - Signature - DATE -

BUILDING OFFICERS ASSESSMENT NA / HOLD

RFI requested: <i>12/2/14</i>	RFI Received:	RFI requested:	RFI Received:
Building checklist(s) completed	Tick or NA	Conditions identified – refer technical sheet	Tick or NA NA
2 identical sets of plans stamped and signed		RBW identified – refer technical sheet	NA
Enter Billable / Non Billable hours in Pathways			

GRANTED BY: Initials - Signature - DATE -

BUILDING ADMIN – CONSENT ISSUED

Check all sections of tracking sheet signed off	Tick or NA	Remove any unnecessary popup memos	Tick or NA
Ensure 2 sets of plans stamped and signed by PIM/BO		If Swimming Pool applies - notify Compliance	
Generate invoice for any additional fees, processing time		If BWOV / Compliance Schedule reqd – notify Compliance	
Complete Misc Data screen		Enter Billable / Non Billable hours in Pathways	

Documents sent to Archives for filing

Building Consent documentation (including conditions)	Approved plans, specifications and maps
PIM / DP documentation (including conditions)	Application form
Inspection documentation	Processing Checklists
Financial documentation	Requests for additional information

ISSUED BY: Initials - Signature - DATE -

INSPECTIONS

Prepaid	Additional	TOTAL
7		7

Non Technical Check	RES 1 2 3 COM 1 2 3	Initial: <i>[Signature]</i>
Technical Check	RES 1 2 3 COM 1 2 3	Initial: <i>[Signature]</i>

CONDITIONS FOR BC-2014-699/0

PIM / District Plan Conditions / Other Requirements

Condition of Form4:

- Not yet applied for**
No works to commence until Resource Consent/Earthworks permit has been applied for and granted by Council.
- Lodged – but not granted yet**
No works to commence until RC _____ lodged _____ has been granted by Council.
- Granted**
Works to comply with all conditions of RC _____ granted by Council on _____.

Various BC's. No RC's.

PIM / DP ASSESSMENT FOR BC-2014-699/0

1	District Plan Zone:				
	<i>Rural Production</i>				
2	Resources:				
	Outstanding Natural Feature	/	Site of Significance to Maori	/	Drains in Kaitaia/Awanui (Drainage bylaw)
	Outstanding Landscape Feature	/	Heritage Precinct	/	Bush/Pine trees (fire risk 12.4.6.1.2)
	Outstanding Landscape	/	Kerikeri Visual Buffer (12.5A.6.3.3)	/	Services (Any sewer, stormwater or water lines?)
	Notable Trees	/	Designation	/	Landcover (Hail site – orchard use subject to contam soil regs)
	Recorded Archaeological Site (notify HPT if <100m)	/	Airport Zone (15.2.5.1.2)	/	Setback from Water (Chap 12)
	Reg Arch Site	/	NRC Flooding (discharge consent)	/	
	Historic Site	/	Hazards (other)	/	
	Historic Places Trust	/	Coastal Hazard Rangiputa, Whatuwhiwhi, Tokerau, Aurere, Taipa, Coopers B, Hihii, Ahipara, Opononi, Omapere	/	
3	Certificate of Title:				
	Certificate of Title #: <i>NA1158/969</i>		Area: <i>15.8360</i>		
	Lot: <i>1</i>	DP: <i>184898</i>			
	Consent Notices: <i>(Condition/Other Requirements of PIM)</i>				
	Building Line Restrictions:				
	Transit NZ Gazette Notice: <i>(section 91 following this authorises crossing – otherwise Transit approval req for new activity)</i>				
	Easements:				
	Other:				
	Cross Lease: <i>(advise they may need cross lease neighbour consent + legal advice + update flats plan – ref std condition)</i>				
	Covenants: <i>(advise private covenants not enforced by Council but may affect BC – ref std condition)</i>				

4 Zone Rules: (DP)			
Rule:	Requirement:	Proposed:	Decision:
Residential Intensity		Sleepout / office only - No Facilities	OK
Visual Amenity:			NA
Sunlight:	2m+ 45 deg		OK
Setback	10m	10.2m	OK
Height:			OK
Impermeable Surface:		Imp Surf Req: % of site area = m2 (max) Exist + Proposed = m2 (actual) (Actual) x 100 = % (Area)	OK
Traffic Intensity:			
Scale of Activity:			
Noise:			
Other:			
Other:			
Notes:			

5 District Wide Issues (DP), Bylaws and NRC				
	Requirement:	Proposed:	Decision:	
Earthworks RC requirement	Volume: < m3	/	OK	
	Cut/fill: >1.5m			
	Eng retain wall: >3m			
EWP requirement (Bylaw)	Volume: >50m3			
	Within 3m from boundary			
	>500mm in Depth			
NRC Ewks Permit (NRC)	If volume > 5000m3 (large projects)			
Parking: (Loading Bays):				
Access: (Chp 15)				
Setback – Water: (Chp 12)				
Signage: (Chp 16)				
Hazardous substs (petrol stn 12.8)				
Setback – Services (Bylaw)				
NRC requirements (Bridges/Damns)				
NES contaminated soils (HAIL site)				
Other				
Other				
Notes:				

6 TP58

TP58	<ul style="list-style-type: none"> • Approved TP58 Writer? 		
	<ul style="list-style-type: none"> • No. bedrooms on plan vs TP58 		
	<ul style="list-style-type: none"> • Occupancy corresponds with bdrms 		
	<ul style="list-style-type: none"> • Setback from water (DP vs TP58) 		
	<ul style="list-style-type: none"> • 15/20m setback from kerb & channel, open sw drain/channel 		
	<ul style="list-style-type: none"> • If NRC floodzone discharge consent 		
	Primary system <ul style="list-style-type: none"> • 20m setback water • 100% reserve • Land slope < 25% 14° 1 in 4 (if greater slope then Disch consent) • Grd water sep 1.2m 		
Secondary system <ul style="list-style-type: none"> • 15m setback water • 30 % reserve • Land slope , 6% 3.5° 1 in 17 (if greater slope then subsurface drippers) • Ground water sep 0.6m 			
Notes:			

7 Rules Exceeded – if applicable

None

8 Type of Activity under Resource Management Act 1991

Permitted

9 Any Resource Consents relevant to this application

	Is RC required	Y	N
	Is EWP required	Y	N
	Other		

10 Other Licenses/Approvals that may be required

Licence to Occupy (building within Council Road Reserve)	Y	N
Historic Places Trust (building work within 100m of arch site)	Y	N
Notes:		

11 Site Inspection

Site Inspection Sheet attached			(Y)	N
Topography			Gentle	
Wind	EH	VH	(H)	M
Sea Spray Zone			Y	(N)
Engineering required? (Note on PIM)			Y	(N)
Is Certificate of Public Use required? (School, Police station, library – public buildings)			Y	(N)
Is Section 72 required? Hazard identified – engineering/geotech assessment required?			Y	(N)
Is Section 75 (Titles held together) Certificate required?			Y	(N)
Notes:				

ATTACHMENTS TO BE SENT OUT WITH PIM DOCUMENT:

Required	
-----------------	--

✓	RED Attachment clearly indicating that this is a PIM only, NOT a Building Consent
	PIM Invoice / Receipt
	Conditions for PIM (Other Requirements) <ul style="list-style-type: none"> • Consent Notices (relevant) • HPT/ADP • Relocate standard condition • CPU standard condition • Sec 72/75 standard condition • Survey required to confirm height/sunlight compliance • Cross lease advice note • Setback from services • Sleepout not to be used as a sep res unit • Health licence required (<i>dairy, takeaway, café, tavern, camping ground, meat/fish/poultry/seafood packaging/processing, delicatessen, fruit and vege, mortuaries, septic tank cleaner, hairdresser, sports facility, RSA etc</i>) • RC conditions/Advice notes • Other
	(Form4) Resource Consent – Resource Consent and Conditions
	(Form4) Earthworks Permit (breaches Bylaw) Application Form
	(Form4) Discharge Consent – breaches NRC Water and Soil plan
	GIS Map (showing zone, hazards, services, HPT if applicable)
	Development Contribution Notice
	Vehicle Crossing Permit AND Standard Condition
	Rapid Number Application Form AND Standard Condition
	Certificate of Public Use AND Standard Condition
	Section 75 Notification Letter (Amalgamation of Titles) AND Invoice (<i>must be signed, returned and paid prior to issue of PIM/BC</i>)
	Section 72 Notification Letter (Hazards) AND Invoice
	Copy of CT- if customer paid
	Licence to Occupy

COMMENTS:

PTM - proposed sleepout & offices complies with the provisions of the District Plan & Bylaws for the Rural Production zone.

PERMITTED

**** Don't forget to sign off front of tracking sheet ****

ASSESSED BY: Initials - *LEW* Signature - *Lew*

DATE - *31.01.14*

REQUEST INFORMATION FOR BC-2014-699/0

APPLICANT NAME: **Brendan Nichols**
PROJECT DESCRIPTION: **Sleepout and Home Office**
LEGAL DESCRIPTION: **LOT 1 DP 184898 BLK VIII HOKIANGA SD, 3328410**
PROJECT LOCATION: **PID 3328410, 7849 State Highway 12, Waimamaku 0473**

(This section is crossed out with a large X)

INFORMATION REQUESTED BY:

Initials -

Signature -

Date -

Type of Inspections Required for Building Consent No: BC-2014-699/0

205	0.5	Site Inspection	This inspection is carried out at the PIM stage and is already completed prior to issue of Building Consent (<i>do not call for a site inspection</i>)
PIM / BC Conditions Identified and Agent/Owner made aware			
208	0.75	Foundations <i>slab or wall concrete strip foundations</i>	Boundaries are to be defined and foundations excavated, reinforcing placed as required. Depth/width of excavations, steel size, laps ties clearances ground bearing to be checked.
209	0.75	Footings <i>pile or posts</i>	Boundaries are to be clearly defined. Pile and/or post holes to be drilled/dug to required depth, cleaned and correct size. Depth/width of holes, ground bearing (ie firm original clay) anchor or bracing components identified, to be checked.
212	0.5	Slab drainage <i>concrete floors</i>	All sub floor drainage to be completed, and junctions exposed. Inspection to be carried out while under water test
213	0.75	Slab <i>concrete floors</i>	All slab steel, underlay, penetrations wrapped, thickenings and point loads, formwork complete. Please have a string line taugth across slab for ready thickness check
214	0.5	Tilt Slabs	All Formwork complete. All steel in place, tied and on chairs. All welding plates lifting eyes as per engineer design.
217	0.5	Sub floor <i>timber floor</i>	Bearer support, fixings, and size, and joist span, support, fixings and size, and brace size, location, fixings to be complete (if this is carried out before the floor is laid it is useful). Decks – all fixings to be stainless steel.
221	0.75	Bond Beam	Any block work with bond beams or fill to be complete with steel correctly placed and if over 1200mm high washouts at the base of each starter
222	1.00	Framing	All framing to be completed, all bottom plate, stud to top plate, truss fixings, strapping diagonal braces, purlin fixings to be checked prior to building wrap or roof install
223	0.5	Flashing/Wrap	All building wrap and flashing tape to be completed, roof can be installed by this stage
224	0.75	Cavity	Check of Flashings and Battens to Cavity systems prior to cladding being installed / fitted
225	0.5	Brick Veneer	Bricks half completed, brick tie spacing, slope, type checked, cavity width window flashings (dpc) checked
226	0.5	Exterior Cladding	
229	1.00	Preline	Cladding completed windows installed, building completely weather tight, pre-wire, pipe-out (see <i>preline plumbing</i>) wastes and soil stacks, vents and insulation complete.
230	0.5	Fireplace Chimney	Chimney to be inspected prior to the fire being installed (In Built)
233	0.5	Preline Plumbing <i>often part of preline</i>	All plumbing to be complete and mixers bypassed, outlets plugged and entire system to be under 1500kpa (250psi) pressure test for not less than 30 minutes, Pressure gauge to be on the line at time of inspection and under the above pressure
237	0.75	Post Line	When Internal linings (gib) is installed and all bracing elements correctly fastened, fastening type and spacing to be inspected. All fastening to be exposed, no stopping skirting, scotia etc to be covering fasteners
241	0.75	Drainage	An inspection of all foul water, storm water drains, septic tanks, effluent fields, sewer connections is to be carried out when drains are completed prior to back filling all foul water lines to be under static water test at time of inspection As built plan of drainage to be provided
245	0.5	Septic Tank	Septic Tank installed. Effluent systems completed and/or planted. Asbuilt plan of drainage required at time of inspection.
248	0.5	Swimming Pool Fence	The pool fence and gates must meet the requirements of the Swimming Pool and Fences Act 1987
305	1.00	Final – Heating Appliance	Required when appliance has been installed in strict compliance with the manufacturers instructions and NZ Building Code
305 305-COA 305-EFF 305-SEWER	1.00	Final – Building (Code Compliance Certificate inspection)	All work to be completed, all specified inspections on inspection sheet passed by an FNDC building officer, and all work complying to consented plans. (This may require landscaping against building to be complete also). All required documentation to be provided, see below. Development levies to be paid prior to issue of CCC if applicable
		As built drainage plan	This plan shows the location of drains laid, inspection, gullies, depth of connections, with distances off boundaries or buildings to enable accurate relocation of services in the future
		Producer statements	As required by either the consent or BCA officer for work such as water proof membranes, or specialist installations
		Other documentation	As required. Copies of Electrical certificates, or Gas certificates included

Processing Building Officer: _____

Date: 12/2/14

Time Started: _____ Time Completed: _____ Chargeable Hours _____

7.

CANCELLED

FAR NORTH DISTRICT COUNCIL
 TITLE: Residential 1-3 (RBW) Checklist
 RESPONSIBILITY: BUILDING MANAGER

OBJECT ID: A1334751
 VERSION NO: THREE
 DATE ISSUED: 04/03/12

Date	12/2/14	Consent No	2014 699/o	
Residential	1	2	3	Building Officer STU

Key: A = Approved N = Not approved N/A = Not applicable

Please note National Multi Use and the Approved / Simple design solutions are only processed for district plan requirements foundations, OSD and correctness to the DBH approval.

Item checked				Check building application form 2 for the following
Project value checked	A	N	N/A	Square meter rate <i>OK</i>
Quality of Documents	A	N	N/A	A3 plans A4 specs <i>Specify fixings and details.</i>
Description of work	A	N	N/A	Fit for purpose and correct <i>OK</i>
Site inspection	A	N	N/A	Referenced <i>No issues raised.</i>
PIM Issues				Has the Pim been issued and are there any considerations needed in the building processing
Section 72 (hazards)	A	N	N/A	
Section 75 (2 lots)	A	N	N/A	
Wind and corrosion zones	A	N	N/A	Determine fixings <i>Very high.</i>
Restricted Building Work				Check building application form 2a for the following CoW
RBW identified	A	N	N/A	Primary structure External moisture management systems Fire safety systems <i>Sleep out.</i>
LBP licensed in area of Design.	A	N	N/A	DBH register checked Known designer
Form 2a (CoW) Site specific and filled out correctly	A	N	N/A	Code references, Plan and specs nominated, Carried out or supervised
Form 2b Site specific and filled out correctly	A	N	N/A	Statutory declaration as to owner builder status
Trade LBP's nominated for all associated building work	A	N	N/A	Condition required that no building work can be started till the LBP's are recorded - Note on Tracking Sheet.
Site Plan				Check building application form 2 for the following
Scale appropriate	A	N	N/A	<i>1:5000, 1:500</i>
Datum / contours	A	N	N/A	<i>1m intervals.</i>
Finished floor level	A	N	N/A	Protected and unprotected levels
Sitting dimensions	A	N	N/A	Distance from boundary <i>>10m.</i>
Buildings closer than 1.0m to boundary	A	N	N/A	Check FRR & Eaves closer than 670mm to boundary
Retaining walls	A	N	N/A	Live or dead load
Drainage shown	A	N	N/A	Distance to foundation/structure angle of inference
Geotechnical report provided for subsurface conditions and reviewed <u>only if applicable</u> the typical code clauses assessed are: - B1, B2, E1.				
Geotechnical issues	A	N	N/A	

	Ground bearing capacity identified	<u>A</u>	N	N/A	Soil type silt, moderate, heavy or expansive soil type
	Proposed sub structure recommendations identified in architectural plans	A	N	<u>N/A</u>	
	Supervision	A	N	<u>N/A</u>	Has the Engineer recommended supervision level Cm1-5 or PS3

Footing / Foundation – Concrete B1,B2,C4,E1,E2,E3,G10,G12,G13,H1

	Specific design PS1	A	N	<u>N/A</u>	
	Footings	A	N	<u>N/A</u>	Depth / width
	Reinforcing	A	N	N/A	Steel size, type
	Concrete strength	A	N	N/A	Strength to be used 17.5 or 20 or 25 mpa
	Point loads	A	N	N/A	
	Columns and posts	A	N	N/A	Depth / size
	Stepped foundation	A	N	N/A	Sloping sites

Foundation – Timber Design B1,B2,C4,E1,E2,E3,G10,G12,G13,H1

	Specific design PS1	A	N	<u>N/A</u>	
	Pile plan set out	<u>A</u>	N	N/A	Pile layout ,spacing ,footing dimensions <i>1.2m c/c 125² HS.</i>
	Ordinary piles	<u>A</u>	N	N/A	Depth, size, punch pad, connections? <i>400² x 300.</i>
	Anchor piles	<u>A</u>	N	N/A	Depth, size, punch pad, connections? <i>400² x 900.</i>
	Braced piles	A	N	<u>N/A</u>	Depth, size, punch pad, connections?
	Driven piles(NZS3604 / specific design)	A	N	<u>N/A</u>	Driven pile certificate required
	Ground clearance	<u>A</u>	N	N/A	DPC and cross flow necessary <300mm
	Columns and posts	A	<u>N</u>	N/A	Depth / size, treatment , cut-outs <i>footing and brigs.</i>

Foundations –Block Walls B1,B2,C4,E1,E2,E3,G10,G12,G13,H1

	Block	A	N	<u>N/A</u>	Size / type / height / dimensions
	Reinforcing – vertical	A	N	<u>N/A</u>	Size / type / centres
	Reinforcing – horizontal	A	N	<u>N/A</u>	Size / type / centres
	Block Grade A / B / C	A	N	N/A	Supervision required
	Retaining	A	N	<u>N/A</u>	Maximum height
	Waterproofing / tanking	A	N	N/A	
	Subfloor ventilation	A	N	N/A	
	Subfloor access	A	N	<u>N/A</u>	

Slabs – Standard B1,B2,C4,E1,E2,E3,G10,G12,G13,H1

	Specific design	A	N	<u>N/A</u>	
	Granular fill	A	N	<u>N/A</u>	Certificate required if >600mm

	Sand binding and DPM	A	N	N/A	25mm sand and DPM membrane 0.25 micron min
	Finished floor level	A	N	N/A	Protected and unprotected levels
	Pads / thickenings	A	N	N/A	Nominated on plans
	Drainage pipes	A	N	N/A	Floor thickenings
	Slab thickness	A	N	N/A	
	Saw-cuts	A	N	N/A	3.0m or 4.0m or 6.0m
	Mesh – 668	A	N	N/A	12m maximum
	Mesh – 665	A	N	N/A	24m maximum
	Free joints	A	N	N/A	>24m
	Supplementary steel	A	N	N/A	Internal corners

Subfloor B1,B2, C4,D1,E1,E2,E3,G10,G12,G13,H1

	Timber treatment	A	N	N/A	Showing type and level of treatment <i>H3.</i>
	Bearers	A	N	N/A	Size, centres, span, fixing <i>2/140x45</i>
	Joist	A	N	N/A	Size, centres, span <i>140x45 @ 450c/c</i>
	Bracing layout and calculations	A	N	N/A	(location, type spread etc) <i>OK</i>
	Insulation	A	N	N/A	Sisalation / polystyrene/ other <i>Expol.</i>
	Crawl space	A	N	N/A	
	Subfloor ventilation	A	N	N/A	<i>Base boards</i>

Framing – wall B1,B2,C1-4,E1,E2,G10,G12,G13,H1

	Timber treatment	A	N	N/A	Type and level of treatment <i>H1.2.</i>
	Bottom and top plate	A	N	N/A	Treatment, size, fixing details
	Stud / post(size, height, c/s)	A	N	N/A	Compatible for cladding specs <i>90x45 @ 400c/c, 2/90x45 @ 400c/c.</i>
	Lintel(size / shown on plans)	A	N	N/A	<i>3604.</i>
	Lintel(point load)	A	N	N/A	Engineer design required
	Engineered beams(size / fixing)	A	N	N/A	Engineer design required
	Cantilevered lintels(construction details provided)	A	N	N/A	Engineer design required
	Ceiling battens	A	N	N/A	Type / size / centres <i>70x35 @ 400c/c</i>
	Wall / ceiling linings	A	N	N/A	Wet / dry areas <i>10mm G18.</i>
	Building wrap	A	N	N/A	Type / compatibility
	Wind barrier (rigid / non-rigid)	A	N	N/A	

	Cavity battens	A	N	N/A	Size / type / treatment / fixing, 20mm, vermin proof
	Insulation	A	N	N/A	Type / R value <i>R2.4.</i>
	Bracing units	A	N	N/A	Type, limitations, openings, size, dragon ties <i>G18/ply.</i>
Mid-floor framing B1,B2,C4,E1,E2,E3,G10,G12,G13,H1					
	Layout for each level (joist size, c/s, blocking)	A	N	N/A	
	Engineer designed beams	A	N	N/A	Engineer design required
Framing – roof B1,B2,C4,E1,E2,E3,G10,G12,G13,H1					
	Ceiling joists (size, entries,span)	A	N	N/A	<i>Detail step.</i>
	Rafter (size / centres / span)	A	N	N/A	<i>2/190x45, 2/240x45 @ 900dc.</i>
	Ridge beam (size / span / fixing)	A	N	N/A	Engineer design maybe required
	Skillion roof	A	N	N/A	sarking thickness / type
	Truss design PS1(layout / type)	A	N	N/A	PS1 from manufacturer
	Bracing	A	N	N/A	Type / fixings <i>Strap.</i>
	Roofing underlay	A	N	N/A	Type / compatibility
	Under purlin	A	N	N/A	Size / shown on plan
	Purlin	A	N	N/A	Tile, batten, size, fixing, span, c/s <i>70x45 @ 900dc</i>
	Eaves	A	N	N/A	Width specified
	Outriggers	A	N	N/A	<i>Fixings + Flashings.</i>
	Veranda Beams	A	N	N/A	<i>2/190x45.</i>
Cladding - wall B1,B2,C4,E1,E2,E3, F1,F2,F3,F4,G4,G5,G6,G7,G8,G10,G12,G13,H1					
	Type specify type	A	N	N/A	(Note: If this is an alternative solution of consequence) <i>Ply.</i>
	Spec's maintenance installation	A	N	N/A	
	Bottom edge clearances ground, decks, walls	A	N	N/A	Protected and unprotected level identified
	E2 risk matrix provided / required	A	N	N/A	
	Flashing, air-seals Windows, doors, corners	A	N	N/A	
	Flashing details Apron, barge, intersection junction	A	N	N/A	Kick-out, birds beak folded edges, degree ,size
	Control joints details shown on plans	A	N	N/A	Check against Manufacturers details
	Solid plaster – on cavity	A	N	N/A	continuous foundation

	Stud spacing	A	N	N/A	400mm,450mm, 600mm
	Plaster system	A	N	N/A	type / coats paint system
	Approved applicator required	A	N	N/A	PS3 required
	Brick veneer height, type, cavity, rebate, ties, angle flashings	A	N	N/A	
Cladding – roof B1,B2,C1-4,E1,E2,G12,G13,H1					
	Type (specify type/s)	A	N	N/A	<i>Corrugated</i>
	Minimum roof pitch	A	N	N/A	<i>10°</i>
	Specifications	A	N	N/A	Maintenance/ installation
	Substrate	A	N	N/A	Suitable for cladding
	Roof penetrations	A	N	N/A	Junction flashings detailed
	Internal gutter	A	N	N/A	Size/capacity/ timber treatment
	Parapets	A	N	N/A	slope / capping / framing
Wet areas B1,B2,C4,E1,E2,E3,G1,G2,G3,G4,G10,G12,G13,H1					
	Shower type lined or modular tiled	A	N	N/A	Grade A safety glass human impact zones
	Waterproofing type substrate floor and wall	A	N	N/A	Producer statement 3 required
	Door between kitchen and WC	A	N	N/A	Minimum 1
	Basin in WC	A	N	N/A	except where adjacent to bathroom
	Ventilation	A	N	N/A	
	Laundry space	A	N	N/A	
Kitchen B2, C1-4,E3,G1,G3,G4,G7,G10,G11,G12, G13,G14,H1					
	Oven, fridge , storage, ventilation	A	N	N/A	floor coverings
Heating – Not H/W Tanks					
	Manufactures details	A	N	N/A	specifications
	Location (seismic restraint clearances)	A	N	N/A	Penetrations in weather shield
	M.O.E. requirements met for wood burners	A	N	N/A	
Decks / balconies / stairs B1,B2, C1-4,E1,E2,E3, D1,G1, G3,G4,G7,G10,G11,G12,G13,G14,F2,F4,H1					
	Timber treatment	A	N	N/A	
	Finished floor level	A	N	N/A	Clearances / air-gap
	Stringer connection	A	N	N/A	Fixings and separation <i>Detail</i>
	Floor joists	A	N	N/A	Size / c/s / cantilever
	Waste / overflow	A	N	N/A	If internal

	Saddle flashings	A	N	N/A	Construction details
	Decking	A	N	N/A	Material / membrane
	Barriers	A	N	N/A	Handrails and landings
	Tread and Riser	A	N	N/A	Dimensions and Slip resistance
	Bracing calculations	A	N	N/A	>2.0m wide
	3-storey – balcony top floor - specific design	A	N	N/A	
H1 Energy efficiency H1/AS1 / NZS4218 / NZS4243 / NZS 4214					
Schedule Method 30% allowance Glazing R 0.26					
Great Northern Method 50% allowance					
	Glazing R 0.15	A	N	N/A	Glazing R 0.15
	R values	A	N	N/A	Acceptable /satisfactory
	Total % glass	A	N	N/A	Less than or equal 50%?
	E / W / S % of Glass	A	N	N/A	Details - less than or equal 50%?
	Complies	A	N	N/A	Details
Calculation method					
	Formula HL – Am ² /R value etc	A	N	N/A	
	Reference Building – 70/30 rule	A	N	N/A	
	Heat loss	A	N	N/A	
	Complies	A	N	N/A	
Modeling Method					
	Software used	A	N	N/A	
	Complies	A	N	N/A	
General considerations					
	Smoke detectors	A	N	N/A	in or within 3.0m bedrooms , all exits
	Means of Escape	A	N	N/A	24m dead end and 60m open
	Vertical fire separation	A	N	N/A	SH and SR purpose groups
	Light and visual awareness	A	N	N/A	
	Ventilation	A	N	N/A	
Plumbing and Drainage On-site disposal and other Waste Water B1,B2,E1, G13,G14 , TP58					
Septic tank	Effluent design	A	N	N/A	<i>Loadings</i>
	Type	A	N	N/A	
	Size	A	N	N/A	
	Location plan	A	N	N/A	
Stormwater soakage (Design / details provided)		A	N	N/A	
Backflow Pools, spa baths, etc)		A	N	N/A	
D/P	Size	A	N	N/A	<i>80φ x2.</i>
	Number	A	N	N/A	
	Location	A	N	N/A	
Cess-pits provision for at split floors / retaining walls		A	N	N/A	

Potable water B1,B2,G10,G12, E2, F2									
	Tank, bore, town supply	A	N	N/A	Filtration System Horticultural zone				
	Test certificate	A	N	N/A	Bore or spring water				
	Overflow from tank	A	N	N/A	calculations / details of soakage provided				
	Material compatibility	A	N	N/A	Dissimilar materials galvanic table				
Water reticulation B1,B2,G12, G13,G14,E2, F2									
	System	A	N	N/A	G12	ASNZ 3500	Other		
	Diagrammatical layout	A	N	N/A	including location of plumbing fixtures shown on plans				
Pipe	Size	A	N	N/A					
	Material	A	N	N/A					
	Size	A	N	N/A					
	Restraint	A	N	N/A					
	Valves	A	N	N/A					
	Electric	Mains or Low pressure			Electric	Gas Internal or External	Solar	Wetback	Other
Header tank	Restraint	A	N	N/A					
	Support	A	N	N/A					
	Safe tray	A	N	N/A					
	Overflow	A	N	N/A					
Plumbing sanitary B1,B2,G12, G13,G14,E2, F2									
	Diagrammatical or schematic layout	A	N	N/A					
	System	A	N	N/A	G13	ASNZ3500.2	Other		
Individual waste pipes	Discharge units	A	N	N/A					
	Length	A	N	N/A					
	Pipe size	A	N	N/A					
	Gradient	A	N	N/A					
	Fixings	A	N	N/A					
	Venting	A	N	N/A					
Soil waste & overflow stacks	Discharge units	A	N	N/A					
	Pipe sizes	A	N	N/A					
	Gradients	A	N	N/A					
	Venting	A	N	N/A					
	Fixings	A	N	N/A					
	Expansion joints	A	N	N/A					
	Floor waste gully	A	N	N/A	Recommended 2-storey				
	Gully traps / org	A	N	N/A					
	Domestic fire sprinkler system	A	N	N/A	Backflow prevention				
Producer Statement PS1, PS2 (Note there may be more than one)									

Design specific to project	A	N	N/A	
Design within the authors competence	A	N	N/A	
Building code clauses	A	N	N/A	State code clauses
Compliance document / Alternative solution used	A	N	N/A	Note: If this is an alternative solution of consequence
Building work covered by this statement all / part only	A	N	N/A	Stamped plans and or Calculations provided
Level of supervision required by Engineer	A	N	N/A	PS4 CM1-5and or PS3 from contractor
Insurance cover appropriate on statement	A	N	N/A	

Conditions Required on Building Consent

Section 67	Y	N	N/A	Waivers and Mods
Section 72	Y	N	N/A	Natural Hazards
Section 75	Y	N	N/A	Two or more allotments
Section 90	Y	N	N/A	Inspection checklist filled in for project and completed
Section 113	Y	N	N/A	Specified intended life Only for projects under the 50yrs

Important Imperative Information to be added to Building Consent

PS3, PS4, survey certification, notes for the inspector/ builder (If new building CCC applicable or older building Condition assessment report provided Note any recommendations or quality of report.....)

(This section is currently blank for input.)

Restricted Building Works


<input type="checkbox"/>	LBP info supplied (admin to add appropriate condition)
<input type="checkbox"/>	LBP info NOT supplied (admin to add appropriate condition)

The Certificate of Design Work supplied with this consent has identified Restricted Building Works for the following:

Primary structure (carpenter, brick and blocklayer, foundation specialist) <input type="checkbox"/> Foundations and subfloor framing <input type="checkbox"/> Walls <input type="checkbox"/> Roof <input type="checkbox"/> Column and Beams <input type="checkbox"/> Bracing <input type="checkbox"/> Other	External moisture management systems (carpenter, external plasterer, roofer) <input type="checkbox"/> Damp Proofing <input type="checkbox"/> Roof cladding or roof cladding system <input type="checkbox"/> Ventilation system <input type="checkbox"/> Wall cladding or wall cladding system <input type="checkbox"/> Waterproofing <input type="checkbox"/> Other	Fire safety systems <input type="checkbox"/> Other
--	--	--

Date / Time	Type	Officer's initials	Summary of dialogue, requests for information, etc

Decision:

Request Further Information	Name: <i>STU.</i>	Signature: 	Date: <i>12/2/14</i>
Granted ¹ Refused (Circle decision)			Date:

¹ I am satisfied on reasonable grounds that building application, plans and specifications have shown compliance with the New Zealand Building Code.



**Far North
District Council**

ABA: BC-2014-699/0



E-MAILED

870 13/2/14

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

12 February 2014

CANCELLED

*Kei te hoki mai te kaitiaki
whakataunga. Kei te hoki mai te kaitiaki.*

Brendan Nichols
C/- Hans Mitt
645C Waiotemarama Gorge Road
RD 3
Kaikohe 0473

Att: Hans Mitt

Dear Sir / Madam

RE: Sleepout and Home Office, 7849 State Highway 12, Waimamaku 0473

Thank you for lodging your building application with the Far North District Council.

Initial vetting of your application has highlighted the need for further information to be provided to enable the process of issuing your consent to continue. The time period for processing your application has been suspended under Section 48 (2) of The Building Act 2004, however this will be resumed as soon as the necessary information as listed below is received.

Building Aspect

1. Provide clear plans for flashing and fixing details that are only relevant to the proposed work. Note that specific fixings must be specified in place of the kN rating of the fixing required.
2. Provide details of footing and fixing required for verandah post.
3. Detail how rafters are to be fixed at ridge and difference in rafter sizes will be allowed for to achieve even pitch at ridge.
4. Detail flashing of verandah beam through cladding.
5. Provide stringer fixing detail.
6. Provide comment from an Approved TP58 Writer confirming the existing septic tank and effluent field is capable of handling the potential extra loadings from the proposed office/sleepout.

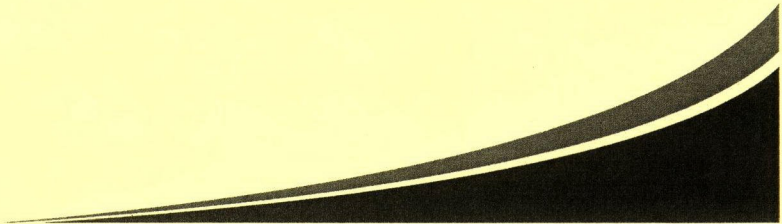
To ensure that processing time is kept to a minimum, please collate all the above requested information and submit 2 copies to Council using your building consent number BC-2014-699/0 as reference. This building consent will remain on hold until **ALL** the requested information is received and deemed complete by the processing officer.

Note: If Engineer certified plans are required, please ensure any changes / variations / modifications are endorsed and are A3 size.

PP

Signed on behalf of Far North District Council by
Stuart Jobe

BUILDING OFFICER
Fax No. 09 407 0419



Raewyn Smythe

From: Stuart Jobe
Sent: Wednesday, 12 February 2014 2:12 p.m.
To: Building Support
Subject: 2014 699

RFI

1. Provide clear plans for flashing and fixing details that are only relevant to the proposed work. Note that specific fixings must be specified in place of the kN rating of the fixing required.
2. Provide details of footing and fixing required for verandah post.
3. Detail how rafters are to be fixed at ridge and difference in rafter sizes will be allowed for to achieve even pitch at ridge.
4. Detail flashing of verandah beam through cladding.
5. Provide stringer fixing detail.
6. Provide comment from an Approved TP58 Writer confirming the existing septic tank and effluent field is capable of handling the potential extra loadings from the proposed office/sleepout.

Raewyn Smythe

From: HANS MITT <hans_mitt@msn.com>
Sent: Monday, 23 June 2014 1:23 p.m.
To: Raewyn Smythe
Subject: RE: BC 14-699

Hi Raewyn,

Thank you , that is all correct , if you could action that please would be great.

Kind regards

Hans Mitt (for Brendan Nichols)

From: raewyn.smythe@fndc.govt.nz
To: hans_mitt@msn.com
Date: Mon, 23 Jun 2014 13:06:20 +1200
Subject: BC 14-699

Hans

Please reconfirm he would like the following actioned:

1. BC2014-699 to be cancelled. Fees to be reversed out (less actual processing charges).
2. Credit to remain against the debtor and will be applied against the new project when new application is submitted.

Breakdown of fees as follows:

Fees paid to date: \$2,251.87

Actual processing charges: \$377.10

Credit amount: \$1,874.77 (to be allocated to new project)

Raewyn Smythe
Building Support
Environmental Management
Ph. 09 4015200 or 0800 920029

From: HANS MITT [mailto:hans_mitt@msn.com]
Sent: Monday, 23 June 2014 10:02 a.m.
To: Building Support
Subject: RE: BC 14-699

Hello Raewyn,

Due to changed circumstances I wish to advise that the applicants are not wanting to proceed with this application as attached and wish to ask for a credit to their account for the fees paid that will be unused as a result.

They are presently engaged in lodging an application for an alternative project on the same property and wish the credit to be used for that , thank you.

Kind regards

Hans Mitt

> From: Building.Group@fndc.govt.nz

> To: hans_mitt@msn.com

> Date: Thu, 13 Feb 2014 08:11:01 +1300

> Subject: BC 14-699

>

> Please find attached the Request For Further Information letter to be actioned, the signed original will be in the post this afternoon. When providing the requested information by email, please note that council photocopying fees will apply as per our fees and charges schedule and please send to bsg@fndc.govt.nz

>

> Many thanks,

>

> Raewyn Smythe

> Building Support

> Environmental Management

> Ph. 09 4015200 or 0800 920029

>

>

>

> Get it done online at your convenience, visit our website - www.fndc.govt.nz

> -----

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> Far North District Council | Te Kaunihera o Tai Tokerau Ki Te Raki

> Ph. 09 401 5200 | Fax. 09 401 2137 | Email. ask.us@fndc.govt.nz

> Address. Memorial Avenue, Private Bag 752, Kaikohe 0440, New Zealand

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