

Code Compliance Certificate

Section 95 Building Act 2004

Number: 72014

PIN No: 1017/956

The Building

Street Address
1 WAIONE AVENUE

Legal Description
LOT 12 DPS34286

Building Name (Not compulsory)

Location of Building within Site

Level/Unit Number

Current lawfully established use

Year first constructed

Project

DWELLING INCLUDE ATTACHED GARAGE AMENDMENT ADDITION OF ONE WINDOW IN KITCHEN AND AFFECTED WALL BRACE MOVED

Building Work

Building Consent Number 72014 issued by Western Bay of Plenty 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; and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachment

Compliance Schedule

Signature: 

Position: **BUILDING OFFICER**
On behalf of Western Bay of Plenty District Council

Date: 14/6/2006

- * Delete if the applicant is an individual
- † Contact details must be in New Zealand
- ‡ Delete if inapplicable

Barkes Corner
Greerton, Tauranga
Private Bag 12803
Tauranga 3030
Telephone 07 571 8008
Facsimile 07 577 9820
customercare@wbopdc.govt.nz
www.wbopdc.govt.nz



PEOPLE • PLAN • PROGRESS

12 JUN 2006

Customer Services

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Private Bag 12803
Tauranga 3030
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customercare@wbopdc.govt.nz
www.wbopdc.govt.nz

MCPHAIL, ADAIR FRANCES
1 WAIONE AVENUE
R D 1
KATIKATI 3063

Dear Sir/Madam

Final Inspection – Building Consent Number 72014

A final inspection was recently carried out on your Building project and it was found to comply with the requirements of the NZ Building Code. Your Code Compliance Certificate is attached.

Thank you for your assistance on this project. We would be happy to assist with any future building projects that you may wish to undertake.

Yours faithfully


Bob Sherman
Senior Building Officer

Email: rds@wbopdc.govt.nz

92858

BUILDING CONSENT

Consent Number: 72014

APPLICANT

MCPHAIL, ADAIR FRANCES
1 WAIONE AVENUE
WAIHI BEACH 2980

PROJECT

DWELLING INCLUDE ATTACHED GARAGE

PROJECT LOCATION

1 WAIONE AVENUE

LEGAL DESCRIPTION

Property No: 1017/956

Valuation No: 06814 062 01

Legal Description:
LOT 12 DPS34286

COUNCIL CHARGES

The balance of Council's charges payable on uplifting this building consent, in accordance with the tax invoice are:

\$NIL

All fees are GST inclusive

Intended Use:
DWELLING INCLUDE ATTACHED GARAGE

Intended Life: Not less than 50 years

Estimated Value: \$240,000

Signed for and on behalf of the Council:

Name: 

Position: Customer Care Officer

Date: 6/12/04

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is subject to the information specified in the covering letter.

Quality Statement

The statutory target to approve this building consent is 10 working days.

The average number of days to approve consents at Western Bay of Plenty District Council is **3.60** days.

This building consent was approved in **17** working days, including **0** days on hold waiting for further information.

MCPHAIL, ADAIR FRANCES
1 WAIONE AVENUE
WAIHI BEACH 2980

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Greerton, Tauranga
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Dear Sir/Madam

Thank you for applying for a building consent with the Western Bay of Plenty District Council. The consent has now been issued.

The Inspector will work with you to achieve full compliance with the NZ Building Code. To help us help you please call for all of the inspections shown on the attached sheet.

All inspections made will be charged for and it is important that the work is ready when the Inspector calls. Extra inspections to check on items that did not meet the code requirements will incur extra costs. The Inspector will not accept anything that he cannot see and this makes it important that work is not closed in before it is inspected.

Book inspections by telephone on **(07) 571 8008** and ask for a **Customer Care Officer**. Please ensure you give Council 24 hours notice when requesting any inspections, in fact, 48 hours notice would enable us to better plan our work loads and would be appreciated.

Your building consent number is **72014**. Please quote this number when booking inspections and make sure that your builder and subcontractors know the number.

Please remember to telephone a **Customer Care Officer** to book inspections and have your consent number ready.

General Information Relating to the Issues of this Building Consent

1. All applicable items listed in the Project Information Memorandum standard requirements apply to this Building Consent.
2. The consent is issued in respect of the documents lodged with the application and approved by the Inspector. The project should not be varied. If you wish to make changes to the project then the prior approval of the Inspector is required. Provide revised plans and specifications and complete the variation application form. Additional fees will be payable.
3. Call for inspections for all of the items listed on the inspection form.
4. Notify the Council when the project is fully completed.

General information applying to your building project is listed below. If this information is followed then the Council will accept them as achieving building code compliance.

This consent and these conditions do not allow work that does not comply with the NZ Building Code.

ANY PLACE FROM WHERE A PERSON CAN FALL 1 METRE OR MORE SHALL BE FITTED WITH A SAFETY BARRIER. FOR EXAMPLE, DECKS, BALCONIES, HIGH LEVEL OPENINGS (NZ BUILDING CODE SECTION F4). THE CONSTRUCTION OF BARRIERS IS TO COMPLY WITH SECTION B1 OF THE BUILDING CODE. IN SOME CASES TOOTHED RING CONNECTORS AND NAIL PLATES WILL BE REQUIRED (NZ BUILDING CODE SECTION B1).

BRICK VENEER SHOULD BE LAID CORRECTLY TO NZS 4210 OVER BUILDING PAPER USING SCREW FIXED TIES. HAMMER DRIVEN TIES WILL NOT BE ACCEPTED. THE FOLLOWING WILL BE ACCEPTED AS A MEANS OF COMPLIANCE. TIES SHOULD BE SPACED AT NOT MORE THAN 600mm HORIZONTALLY OR 400mm VERTICALLY OR ALTERNATIVELY NOT MORE THAN 450mm IN EACH DIRECTION. VERTICAL SPACING SHOULD NOT EXCEED MORE THAN FIVE COURSES AND EXTRA TIES ARE REQUIRED AROUND OPENINGS. CAVITY WIDTH IS TO BE 40mm MINIMUM AND 75mm MAXIMUM (NZ BUILDING CODE SECTION B1 [NZS 3604 APPENDIX F]).

PLEASE READ ALL ENDORSEMENTS CAREFULLY AS SOME OF THESE MAY BE RELEVANT TO YOUR PROJECT.

THE BUILDING CODE DOES NOT ALLOW EXCAVATIONS FOR BUILDINGS TO AFFECT ADJACENT BUILDINGS OR PROPERTY. WHERE EXCAVATIONS ARE CLOSE TO OTHER BUILDINGS, OR OTHER PROPERTY, THEN THE EXCAVATIONS MUST REMAIN STABLE UNDER ALL CONDITIONS. TEMPORARY SUPPORT AND SPECIFICALLY DESIGNED RETAINING WALLS MAY BE REQUIRED TO STABILISE CUT SLOPES AND THE EDGE OF FILLED AREAS (NZ BUILDING CODE SECTION B1).

EXTERIOR WINDOW AND DOOR JOINERY EXPOSED TO WEATHER CONDITIONS SHOULD BE FLASHED CORRECTLY TO SEAL THE WINDOWS FROM WATER PENETRATION. HEAD FLASHINGS SHOULD BE PROVIDED IN ALL CASES EXCEPT WHERE THE JOINERY IS HARD UP TO THE EAVES AND THE HEAD IS COVERED BY A FRIEZE BOARD OR SIMILAR. SEALING WITH SILICONE RUBBER TYPE SEALANTS IS NOT ACCEPTABLE AT WINDOW HEADS (NZ BUILDING CODE SECTION E2).

ALL GLAZING IS TO COMPLY WITH (NZ BUILDING CODE SECTION F2). GLAZING TO NZS 4223 WILL BE ACCEPTED

AS A MEANS OF COMPLIANCE.

THE TOP OF GULLY TRAPS MUST FINISH ABOVE FINISHED GROUND LEVEL. THE TOP OF ALL GULLY TRAP SURROUNDS SHALL BE NO LESS THAN 100mm ABOVE UNPAVED SURFACES AND 25mm ABOVE PAVED SURFACES. ENSURE THAT LANDSCAPING AND GARDENING WORK DO NOT EXTEND HIGHER THAN THESE LIMITS (NZ BUILDING CODE G13/AS2).

CONCRETE BLOCK BOND BEAM BLOCKS SUPPORTING CONCRETE SLABS AND BRICK VENEER SHOULD BE 250mm NOMINAL WIDTH. STANDARD 200mm NOMINAL WIDTH BLOCKS WILL NOT BE ACCEPTED BECAUSE OF INSUFFICIENT COVER ON THE STARTER RODS (NZ BUILDING CODE SECTION B1 [NZS 3604 APPENDIX E]).

HOT WATER SUPPLY TO WASH HAND BASINS, VANITIES, SHOWERS, BATHS AND BIDETS IS TO BE TEMPERED TO A MAXIMUM TEMPERATURE OF 55 DEGREES CELSIUS (NZ BUILDING CODE SECTION G12).

THIS BUILDING CONSENT HAS BEEN ISSUED ON THE BASIS OF THE INFORMATION SUPPLIED WITH THE APPLICATION AND NO PRE CONSENT SITE INSPECTION HAS BEEN MADE.

CONCRETE FLOORS ARE REQUIRED TO BE A MINIMUM HEIGHT ABOVE UNPROTECTED GROUND SURROUNDING THE BUILDING. WHEN SETTING FLOOR LEVELS ENSURE THAT THE SLAB IS HIGH ENOUGH TO MEET THE MINIMUM REQUIREMENT AFTER LANDSCAPING AND GARDENING ARE IN PLACE. THE MINIMUM HEIGHTS ARE: FOR MASONRY VENEER - 150mm. ALL OTHER CLADDINGS - 225mm. TIMBER FLOORS HAVE TO BE MUCH HIGHER (NZ BUILDING CODE SECTION E2 [NZS 3604 APPENDIX E]).

THIS BUILDING CONSENT HAS BEEN ISSUED SUBJECT TO SECTION 35(1A) OF THE BUILDING ACT 1991. THIS MEANS THAT YOU HAVE A BUILDING CONSENT BUT YOU MAY NOT COMMENCE WORK UNTIL THE REQUIRED APPROVALS UNDER THE RESOURCE MANAGEMENT ACT (EG - RESOURCE CONSENT) HAVE BEEN OBTAINED.

PROVIDE SEISMIC RESTRAINT TO THE HOT WATER CYLINDER (NZ BUILDING CODE SECTION B1).

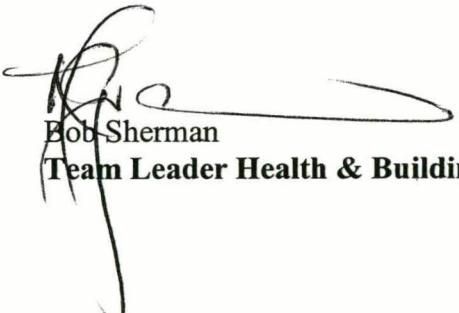
THIS PROJECT REQUIRES A SMOKE ALARM(S) IN ACCORDANCE WITH N.Z. BUILDING CODE F7. A CODE COMPLIANCE CERTIFICATE WILL NOT BE ISSUED UNTIL INSTALLATION IS COMPLETE.

STORMWATER IS TO BE PIPED TO AN APPROVED OUTFALL.
(NZ BUILDING CODE SECTION E1.)

A COPY OF THE ENGINEER'S DESIGN FOR THE ROOF
TRUSSES IS TO BE PROVIDED TO THE COUNCIL (NZ
BUILDING CODE SECTION B1 [NZS 3604:1990 SECTIONS
10.2])

WATER SUPPLY PIPES ARE NOT TO BE RUN UNDER A
CONCRETE FLOOR SLAB UNLESS THEY ARE ENCLOSED IN A
SEALED WATERTIGHT DUCT (NZ BUILDING CODE SECTION
B2).

Yours faithfully



Bob Sherman
Team Leader Health & Building

application for

Building Consent

Section 33, Building Act 1991

Part A (complete all boxes)

Date Received

RECEIVED

27 OCT 2004

WBOPDC
KATIKATI

For Office Use

Application Number

72014

Application for (tick all that are applicable)

Both PIM and Building Consent

Building Consent

In accordance with PIM No:

ADAIR FRANCES / BRIAN LEO

Q1: Owner (please print name in full)

Name AF & BL McPHAIL

Postal Address 1 WAIONE AVE
ATHENREE RD 1
KATIKATI

Phone Numbers 021 636 694
07 863 4221

Q2: Agent (if this box completed, Agent takes legal responsibility)

Name

Postal Address

Phone Numbers

Day

Evening

Q3: Address for Service

AS ABOVE

Q4: Project

Description: ERECTION OF NEW DWELLING INCL. ATTACHED GARAGE	New Building <input checked="" type="checkbox"/>
Intended Use of Building: RESIDENTIAL	Alteration <input type="checkbox"/>
Estimated Value (including GST): \$ 240,000	Demolition <input type="checkbox"/>
Project Area: 254 m ²	Resited <input type="checkbox"/>
Is life of building intended to be less than 50 years	Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, then specify how many years and complete additional form.

Q5: Project Location

Rural ID or Street No 2	Road WAIONE AVENUE	Locality ATHENREE
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Q6: Legal Description

Valuation Number: 06 814 06201	Parcel Number: P110(7)956
Lot: 12	DPS: 34 286
Survey District: KATIKATI	Site Area (square metres): 803 m ²

Q7: Payment of Fees by (please tick one):

Owner: <input checked="" type="checkbox"/>	Builder: <input type="checkbox"/>	Other (specify) <input type="checkbox"/>
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Q8: Signed by or for and on behalf of applicant

(please tick one):

Name: A.F. McPhail	Owner <input checked="" type="checkbox"/>
Signature: A.F. McPhail	Agent <input type="checkbox"/>

Q9: Part B (complete all sections where applicable to this project)**A. Designer(s)**

Name DENNIS OLSEN, OLSEN ARCHITECTURAL
Address 54 CHARD RD RD2 KATIKATI
Phone (07) 549 2329 Fax (07) 549 2329 Mobile (025) 281 2232

B. Builder

Name JOHN PAYNE Registration Number
Address
Phone (07) 863 5833 Fax () _____ Mobile () 025 991 026

C. Drainlayer

Name TBA Registration Number
Address
Phone () _____ Fax () _____ Mobile () _____

D. Plumber (if not as above)

Name KEVIN LOW Registration Number
Address P.O. BOX 71 KATIKATI
Phone () 549 0622 Fax () _____ Mobile () 025 785 681

E. Registered Private Building Certifier

(If applicable)

Name _____
Address _____
Phone () _____ Fax () _____ Mobile () _____
Certifying _____ Registration Number _____

F. Other Producers and Key Personnel

Name _____ Registration Number _____
Address _____
Phone () _____ Fax () _____ Mobile () _____

Q10. Confidentiality

You have the right to request confidentiality of your plans and specifications for reasons of copyright and building security.

Tick here if you request confidentiality

Public Information

Information contained within this form is public information according to Section 27 of the Building Act 1991. Such information is part of a public register maintained by Council and released upon request.

Part C (complete in all cases)

Q11: The project includes the following – please

		Office
<input checked="" type="checkbox"/>	New Connection to Council Water Supply (if required, complete water connection form)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	New Connection to Council Sewer Mains	<input type="checkbox"/>
<input type="checkbox"/>	New Connection to Council Stormwater Mains	<input type="checkbox"/>
<input type="checkbox"/>	New Provisions for Vehicle Access and Parking (complete vehicle crossing form and pay bond)	<input type="checkbox"/>
<input type="checkbox"/>	Cultural Heritage Significance of the Site or Buildings, including Marae Sites	<input type="checkbox"/>

Part D – Compliance Schedule Details (complete in all cases)

Q12: Systems Requiring a Compliance Schedule

The building will contain the following – please <input checked="" type="checkbox"/>		Office
<input type="checkbox"/>	Automatic Fire Protection System Including Sprinklers	<input type="checkbox"/>
<input type="checkbox"/>	Emergency Warning System for fire or Other Dangers	<input type="checkbox"/>
<input type="checkbox"/>	Mechanical Ventilation or Air Conditioning System	<input type="checkbox"/>
<input type="checkbox"/>	Automatically Closing fire Doors in a Firewall	<input type="checkbox"/>
<input type="checkbox"/>	Emergency Lighting System	<input type="checkbox"/>
<input type="checkbox"/>	Automatic Backflow Preventer Connected to a Water Supply	<input type="checkbox"/>
<input type="checkbox"/>	Lifts, Escalators or Building Maintenance Unit	<input type="checkbox"/>
<input type="checkbox"/>	Escape Route Pressurisation System	<input type="checkbox"/>
<input type="checkbox"/>	Any Other Mechanical, Electrical or Hydraulic System Necessary for Compliance with the NZ Building Code	<input type="checkbox"/>
<input type="checkbox"/>	Signs Required by the NZ Building Code for any of the above	<input type="checkbox"/>
<input type="checkbox"/>	None of the Above	<input type="checkbox"/>

Part E

Q13: Complete Part E only if your project has any of the Items in Part D

The building <input checked="" type="checkbox"/> contain the following – please <input checked="" type="checkbox"/>		Office
<input type="checkbox"/>	Access and Facilities for Use by People with Disabilities	<input type="checkbox"/>
<input type="checkbox"/>	Means of Escape from Fire	<input type="checkbox"/>
<input type="checkbox"/>	Handheld Hoses for Firefighting	<input type="checkbox"/>
<input type="checkbox"/>	Signs Required by the NZ Building Code	<input type="checkbox"/>
<input type="checkbox"/>	Safety Barriers	<input type="checkbox"/>

Part F

Q14: Building Consent Applications. All applications for dwellings must complete this section.

1.	Do you own the property where the proposed building work is to take place?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2.	If No, then write the owner's full name:	
3.	Are there any buildings on the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4.	If Yes, then list the buildings here:	
5.	Are any of the buildings listed capable of being used as a dwelling?	Yes <input type="checkbox"/> No <input type="checkbox"/>
6.	If Yes, state how many are capable of being used as a dwelling:	
7.	Is your property part of a recent subdivision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8.	Can you supply the Council with a copy of your property title showing you are the owner if requested?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
9.	If No, state why you cannot supply a copy of the title:	
10.	Do you require a rural number? (If yes, please complete RIN application form)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Q15. Building Fees (Office Use Only)

	Amount
Application Fee	\$ 280
Project Information Memorandum	\$ 160
Project Approval	\$ 215
Inspection	\$ 280
BIA Levy	\$ 156
BRANZ Levy	\$ 240
Title Endorsements	\$ <u> </u>

536(2) 12/11/05

Q16. Other Fees

	Amount
Assessment <i>Notes</i>	\$ 50
Rural Number	\$ 59.36
	\$
	\$
Total	\$ 440

Q17. Payment Details

	Date	Receipt Details	Amount
LO/BCON	27.10.04	05/39269	\$ 440 -
Balance Due	6/12/04	05/47256	\$ 1600.36

Q18. Building Consent Can be Issued

Building Officer Signature:	Date:
<i>J. Allen</i>	19/11/2004

Planner Signature:

Date

PROJECT INFORMATION MEMORANDUM

Number: 72014

APPLICANT

MCPHAIL, ADAIR FRANCES
1 WAIONE AVENUE
WAIHI BEACH 2980

PROJECT

DWELLING INCLUDE ATTACHED GARAGE

Intended Life: Not less than 50 years

PROJECT LOCATION

1 WAIONE AVENUE

LEGAL DESCRIPTION

Ref No: 1017/956

Val No: 06814 062 01

Legal Description:

LOT 12 DPS34286

COUNCIL CHARGES

Council charges payable for this Project Information Memorandum

\$Nil

All fees are GST inclusive

This is:

Confirmation that the proposed work may be undertaken subject to the requirements of the Building Act 1991 and Building Consent.

Not yet applied for
 Building Consent No: 72014 attached
 Not yet issued

Notification that other authorisations must be obtained before a building consent will be issued

Notification that the proposed work may not be undertaken because a necessary authorisation has been refused.

This project information memorandum includes the following.
(cross each applicable box and attach documents)

Information identifying relevant special features of the land concerned.

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

Details of relevant utility systems.

Details of authorisations which have been granted.

Details of authorisation which must be obtained before a building consent will be issued.

Details of authorisation which have been refused.

Signed by or on behalf of the Council.

Name:

Position: Customer Care Officer

Date: November 19, 2004

Project Information Memorandum

Number 72014

Information for the Applicant

1. A list of standard Council requirements is attached as Section 1 to the Memorandum.
2. A list of Council requirements specific to the project is attached as Section 2 to the Memorandum.
3. Applications for services necessary to your project and applicable brochures are provided separate to the Memorandum.
4. The Project Information Memorandum is not a Building Consent. Please obtain your Building Consent before commencing any work.
5. Special notes applying to this Project Information Memorandum are:

BUILDING WORK INC

MUST NOT HAVE AN ADVERSE EFFECT ON OTHER PROPERTY.

OTHER PROPERTY MEANS ANY LAND OR BUILDINGS OR PART THEREOF WHICH ARE:

**(a) NOT HELD UNDER THE SAME ALLOTMENT, or
(b) NOT HELD UNDER THE SAME OWNERSHIP - AND INCLUDES ANY ROAD.**

DWELLING IS WITHIN 40M OF MHWS RESOURCE CONSENT IS REQUIRED.

DAYLIGHTING NEEDS SIGNIUNG OFF BY NEIGHBOUR IF THERE IS A NON COMPLIANCE

EARTHQUAKE ZONE IS B

CORROSION ZONE IS SEA SPRAY



● **Project Information Memorandum**

General Section

Note:

This memorandum only contains information that is **known to the Council and is relevant to the project**.

For example: A note on the memorandum that Council is not aware of stability problems does not necessarily mean there are not stability problems on the site. The note is confirming that the Council knows of no problem. The Building Act does not require the Council to gather new information to include with the memorandum. Planning items that are evident from the District Plan are not included.



Project Information Memorandum

Important Information for all Building Projects

Please Read Carefully

Important: Notify Council when Project is Complete

1. **Fees.** All Council fees are to be paid before a building consent will be issued.
2. **Issue of Consent.** The building consent is issued to the owner of the property that the building is on, or the owners agent.

For new subdivisions and cross leases no building work is permitted until the certificate required by Section 224 of the Resource Management Act is issued by the Council. This means that work cannot commence on any building until the property is owned by the person the building consent is issued to.

No work other than setting out can commence until a building consent is issued. Do not commence any excavation or fill until a consent is issued.

3. **Property Boundaries.** The owner is responsible for identifying the boundaries of the property and setting out of the buildings. The Inspector may ask for the boundary pegs to be identified to establish that buildings are the correct distance from the boundary.
4. **Project Timeframes.** Work on this project must commence within six months of issue of the consent and reasonable progress must be made. The consent will be cancelled if these requirements are not met.
5. **District Plan Requirements.** The requirements of the Western Bay of Plenty District Council District Plan that are relevant to this project must be met before commencement of the project.
6. **Resource Management Act.** Land Use Consents required under the Resource Management Act must be approved before commencement of any building project.
7. **Environment BOP On-Site Effluent Treatment Regional Plan.** On-site sewage treatment and disposal systems must comply with 'Environment BOP On-Site Effluent Treatment Regional Plan'. The property owner is responsible to ensure that the Plan is complied with. If the Western Bay of Plenty District Council is to approve the project for the issue of the Building Consent then the application will need to show how the Plan is complied with. Each application form contains a request for design information. This should be fully completed and lodged with your Building Consent application. The information requested would normally only be obtainable by an appropriately experienced person making a site investigation.

If you are using a Private Building Certifier to approve your project then the obligation to comply with the Environment BOP Plan remains with the Property Owner. The Western Bay Of Plenty District Council **will not** check compliance with the Environment BOP Plan for Private Certifier projects.

Full details of the Plan are available from Environment BOP.

8. **Building Life.** Where the specified life of the building is less than 50 years provide details of how the building is to be altered, removed or demolished before the end of its intended life. A building consent will be required at the time of any alteration, removal or demolition. Applicants will be required to fill out an extra form where the specified life is less than 50 years.

9. **Vehicle Crossings.** S335 of the Local government Act 1974 requires all properties to have a properly constructed vehicle crossing regardless of whether they are located in a rural or urban zone.

Crossings in an urban area must be constructed by a Council approved contractor. A non refundable certification and inspection fee is payable together with a refundable bond which guarantees that the work meets minimum standards. Rural Crossings must be constructed in accordance with Council standards.

Further information on fees and details for vehicle crossings are set out on separate information leaflets available from the Council.

10. **Water Connections to Council Supply.** An availability charge applies to all properties within 100m of the Council's reticulation. Residents may apply for a connection. Those connecting are required to pay the full cost of the service, including water meters, fittings and approved backflow prevention device. Any extension of water mains will be at the cost of the applicant.

All properties greater than 0.5ha and all properties considered by the Council to have greater than normal domestic use are required to have water meters (generally rural, industrial, and commercial consumers). Properties less than 0.5ha with normal domestic use are not metered (generally urban consumers). All Omokoroa properties are metered.

The connection can only be undertaken by a Council approved contractor. Evidence of payment of the Council fees must be supplied to the contractor before any work can commence. A list of Council approved contractors is available on request.

Fees are as follows:

- Connection fee for a standard 20mm connection is \$50, payable to the Council.
- A Uniform Annual Charge applies to all water connections. The actual amount payable is a pro rata charge based on the financial year.
- The cost of installation is payable by the applicant to the Contractor who undertakes the work.

Any connections requiring a greater than 20mm supply or additional connections must have prior approval from the Council.

11. **Alternative Water Supplies.** Water taken from a source other than a Council supply is likely to be contaminated and may require treatment to achieve compliance with the N Z Building Code. For projects taking water from anywhere but a Council supply, a copy of a laboratory test to confirm safe potable supply will be required before a code compliance certificate can be issued. An information brochure is available and this gives further details.

12. **Use of Council Reserves.** Council reserves are not to be used for vehicle access, water supply reticulation or drainage work without prior agreement of the Council. Applications stating the full details of the proposed usage should be made to Council and include an assessment of the effect of the activity on the reserve. An easement will be required.

13. **Sewer Connections.** Where there is an existing Council sewer all sanitary drainage shall be connected to it.

14. **Building over Council Sewers.** No buildings can be built over or near a Council sewer unless the sewer is 150mm diameter or less, and the building is a non-inhabited ancillary building. Conditions apply and these state that no loadings from the building can be transferred to the drain, that there are no connections to the drain or manholes under a building or within 1.5 metres of the building, and the sewer is registered by Memorandum of Encumbrance and Deed of Covenant against the Certificate of Title before a Building Consent is approved.

In other circumstances no buildings are to be closer to Council sewers than the greater of:

- a. 1.5 metres from the sewer centre line, or
- b. the depth of the sewer invert from ground level. Subject to Council prior approval owners may meet all of the cost of diverting a sewer around a proposed dwelling site to Council standards.

15. **Overhead Electrical Wires.** Where there are existing overhead wires there are requirements regarding the distances buildings must be from the wires. Information is available from the electrical supply company.

16. **Surface Water.** The NZ Building Code requires that surface water from a 50 year flood shall not enter Residential or communal use buildings.

NZS3604 1999 section 7 sets minimum heights for concrete floor slabs above ground level. Owners are advised to ensure that paving and gardens are installed in a manner that the minimum heights are maintained.

17. **Stormwater Flow Paths.** When siting buildings, care should be taken to avoid natural flow paths of water. In rural areas stormwater collected by roads can be discharged onto private property. These should be identified on all building consent applications, and proposed buildings sited in a position where they are not affected by stormwater runoff. Overland water flow is not always easy to identify until it is raining, therefore care needs to be taken when locating water flow.

18. **Sub Contractors Work.** The building owner is required to ensure that all work on the project is in accordance with the consent. Plumbing and drainage work in particular will not be covered by the consent unless the work is clearly described and shown on the application.

If any work is to be carried out, in addition to the work included in the consent, a new building consent will be required. When employing sub contractors or sub trade workers ensure that they are aware of the extent of the work covered by the consent.

19. **Health and Safety in Employment Act 1992.** All persons carrying out works on Council property eg vehicle crossings, water and sewer connections, are required to comply with Council's "Works on Council Property" policy. Copies are available free from the Engineering Section.

20. **Release of Information.** Applicants are advised that information regarding building consents is public information and accordingly will be released on request. Charges may be made for the time taken to prepare the information.

21. **Change of Address.** Should you move to a new property please advise of your new address. This is to enable rates notices to be sent to the correct address.

Note:

This memorandum only contains information that is **known to the Council and is relevant to the project**.

For example: A note on the memorandum that Council is not aware of stability problems does not necessarily mean there are not stability problems on the site. The note is confirming that the Council knows of no problem. The Building Act does not require the Council to gather new information to include with the memorandum. Planning items that are evident from the District Plan are not included.



A message from the Mayor

Smoke Alarms – a vital early warning system in the event of house fire

I am sure you are aware of the constant threat of house fire.

To lose precious belongings is one thing, but to lose a loved one as a result of a house fire is a tragedy that can often be prevented.

Prevention is all about being prepared and having an early detection system in the event of a fire in your home. After all, when fire strikes you have only a few precious minutes to act.

To this end I encourage you to install smoke alarms in your house as they provide a vital early warning system, particularly if fire occurs at night when you and other members of your household are asleep.

It's also important for you to note that recent changes to the Building Code have made it compulsory for all new houses to have, at a minimum, nine volt battery powered smoke alarms installed in or close to bedrooms and in fire escape routes such as halls.

In addition, certain alterations to an existing house that require a building consent from Council, for example the installation of a solid fuel heater or the addition of a bedroom or bathroom, will trigger the need for smoke alarms.

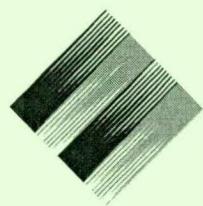
I encourage you to take a proactive approach to keeping you and your household safe by taking a close look at the information contained in this Property Information Memorandum.

Sincerely



A handwritten signature in black ink, appearing to read 'Graeme Weld'.

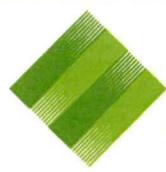
Graeme Weld JP
Mayor



*Western Bay of Plenty
District Council*

Project Information Memorandum

Information Specific to the Project



Western Bay of Plenty District Council

PROPERTY AT
LOT 12 DPS34286
1 WAIONE AVENUE



North

Date : Thu 28 Oct 2004

A3 Scale 1 : 750

Produced using GenMap by the GIS Group © 1994. Property identification No.: 181 // 956

This plan may
not show recent
Subdivisions.

Line Features	Area Features	Water Features	Stormwater Features	Sewerage Features
<ul style="list-style-type: none"> — Property Boundary — Hydro Boundary — Road & Rail Boundary — Water Connection — Water Main — Stormwater Connection — Stormwater Main — Stormwater Open Drain — Sewer Connection — Sewer Main — Sewer Riser Main 	 Archaeological Site  Esplanade Strips  Identified Property(s)	 Pump  Junction  Source  Valve  Treatment Plant  Reservoir  End Cap  Meter  Hydrant  Flow Meter  Toby	 Pump  Junction  Manhole  Sump  Junction Box  Soak Hole  Culvert Headwall  Culvert End  Rodding Eye  Indicative Culvert as at 1998.	 Pump  Junction  Manhole  Rodding Eye  Treatment Plant

Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14

PT. 7

DP 30741

FORESHORE RESERVE
14 DP 30741
M H M Erosion
ADPT CP 30741

TAURANGA HARBOUR

255 800m E

255 900m E

256 000m E

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. II KATIKATI
NZMS SHEET NO.

LOTS 1-14 BEING SUBDIVISION OF LOTS 2 & 3 DPS 5070, LOTS
12 & 13 DP 30741 BEING PT ALLOT 75 AND LOT 1 DP 30740
BEING PT ALLOTS 75 & 76 ALL BEING OF KATIKATI PARISH

LOCAL AUTHORITY TAURANGA COUNTY SOUTH AUCKLAND
Surveyed by SHRIMPONT & LIPINSKI 3515
Scale 1:750 Date JUNE 1983

Approvals
APPROVED

C. L. Hart, Esq.
REGISTERED OWNER

PURSUANT TO A RESOLUTION OF THE TAURANGA COUNTY COUNCIL PASSED ON THE 13th DAY OF July 1983 APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS PLAN OF SUBDIVISION CONDITIONAL UPON THE GRANTING OR RESERVING OF THE EASEMENTS SHOWN IN THE MEMORANDUM ENDORSED HERON AND CERTIFYING THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME THE COMMON SEAL OF THE TAURANGA COUNTY COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF

Chairman
Paul
COUNTY MANAGER

SUB. 3463

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE SHOWN	SERV. TEN.	GRANTEE
R.O.W.	A	LOT 1 HERON TAURANGA COUNTY COUNCIL

Total Area 2.4125 ha.

Comprised in CT 789/18(ALL) CT1443/58(ALL)
CT 785/200(ALL)

WALLACE GRAHAM HOLMES of TAURANGA
Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction; that both plan and Survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1966

Dated at TAURANGA this 20th day
of June 1983 Signature *[Signature]*

Field Book p. Traverse Book p.

Reference Plans

Examined J. R. Bennett Correct *[Signature]*

Approved as to Survey *[Signature]*

This plan may
not show recent
subdivisions.

27/07/1983 Chief Surveyor
Deposited this 7th day of March 1984
[Signature] District Land Registrar

File Received 5.8.83
Instructions U13/03/12 DPS 34286

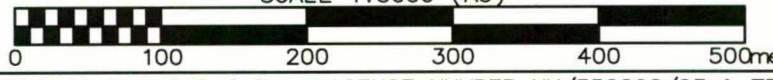
LPS FORM N 53



Western Bay of Plenty District Plan

ATHENREE 2

SCALE 1:5000 (A3)



1000

URBA

AN 5 URBAN 6

URBAN



URBAN 6

URBAN 6

0 100 200 300 400 500m
CROWN COPYRIGHT RESERVED. LINZ DIGITAL LICENCE NUMBER HN/352200/03 & TD093522.
REVISION DATE : 20 July 2002

Reference numbers are related to specific features referred to in the District Plan Appendices.

Rural G	Planning Zone Description
 T7	Notable Tree
 H57	Significant Heritage Feature
 S8	Significant Landscape Feature
 T13/1	Significant Ecological Site
 V8	View Shaft
	Planning Zone Boundary
	District Boundary
	Kaimai - Mamaku Forest Park Boundary
	Property Boundary
	Road/Rail Boundary
	Hydro Boundary
	Tauranga Airport Protection Zone Approach Surface
	Designation
	Reserve
	Esplanade Strip
	Proposed Esplanade Strip/Reserve
	Limited Access State Highway
	East Coast Main Trunk Railway
	Coastal Protection Area - Access Yard
	Coastal Protection Area - Primary Risk
	Coastal Protection Area - Secondary Risk
	Minden Stability Zone A
	Minden Stability Zone B1
	Minden Stability Zone B2
	Minden Stability Zone C
	Possibly Subject To Instability
	Vulnerable To Long Term Landslip
	Floodable Area
	Hydro (River/Stream/Sea)
	Outside WBOP District

Sheet Join Line